



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 03/20/20	EXPIRATION DATE: 3/20/2024	DOCKET #: LPC-20-08042	CNE CNE-20-08042
ADDRESS: 450 WEST END AVENUE Apt/Floor: 11A		BOROUGH: MANHATTAN	BLOCK/LOT: 1229 / 61
Riverside-West End Historic District Extension I			

Display This Permit While Work Is In Progress

ISSUED TO:

Stephen Warren
450 Tenants Corp.
333 7th Avenue, 5th floor
New York, NY 10001

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on March 17, 2020.

The approved work consists of exterior alterations at the 11th floor of the West 82nd Street and West End Avenue facades, including installing four (4) through-wall louvers, painted brown; and removing thirteen (13) six-over-one and four (4) four-over-one double hung metal windows, and replacing with thirteen (13) six-over-one and four (4) four-over-one double-hung aluminum-clad wood windows, with profiled brick molds, all painted black; and interior alterations at the 11th floor; as shown in existing conditions photographs, and on drawings labeled A-001 through A-003, A-100, A-110, A-120, A-200, EN-100, M-001, M-100, P-001, P-100, dated March 17, 2020, prepared by Damian Zunino, R.A.; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Riverside West End Historic District Extension I designation report describes 450 West End Avenue as a Renaissance Revival apartment house designed by Boak & Paris and built in 1930-31; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission further notes that a significant number of the historic steel windows were replaced with

aluminum windows prior to designation.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(1)(ii)(B) for through-wall HVAC equipment on primary facades; and Section 2-14 for Window and Doors, including Section 2-14(f)(2)(iii)(B) for new windows and doors at primary facades at large residential and commercial buildings. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Karina Bishop.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Damian Zunino, Studio DB Architecture DPC

cc: Edith Bellinghausen, Deputy Director; Damian Zunino, Studio DB Architecture DPC

ROTHENBERG RESIDENCE

450 WEST END AVENUE, #11A

NEW YORK, NY 10024

NYC ECC - 2016 ANALYSIS

ENERGY ANALYSIS - RESIDENTIAL

PROJECT: 450 WEST END AVENUE 11A

INTERIOR ALTERATIONS TO AN EXISTING APARTMENT ON THE 11TH FLOOR OF A MULTIPLE DWELLING BUILDING

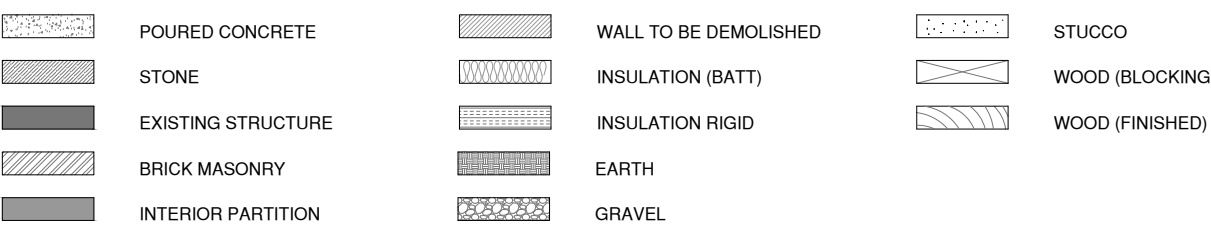
CLIMATE ZONE 4A; ECCC of NEW YORK STATE, 2016

PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION	DRAWING REFERENCE
ENVELOPE	REPLACE WINDOWS WITH (11) NEW WINDOWS. INSULATED 4MM LOW-E/ARGON	U-FACTOR: 0.24 SHGC: 0.27	TABLE 502.3 COMPLIES	A-200, A-004
ENVELOPE	NEW WALL EXHAUST PENETRATION	EXHAUST SURROUND AIR SEALED WITH MINIMAL EXPANDING POLYURETHANE CAULK	SECTION R402.4.1.1	A-200
INTERIOR LIGHTING	NEW INTERIOR LIGHTING	.48 LPD < .51 LPD	SECTION C405.4.2(1) COMPLIES	E-100

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2016 NYC ECC.

Studio DB Architecture D.P.C.

MATERIAL SYMBOLS



DESIGNATIONS



ABBREVIATIONS

ALUM	Aluminum	FL	Flush	R	Riser
AB	Anchor Bolt	FTG	Footing	R&S	Rod & Shelf
ARCH	Architectural	FND	Foundation	RF	Roof
A	Area	FR	Frame	RM	Room
ASPH	Asphalt	FP	Frost Proof	RO	Rough Opening
BSMT	Basement	FUR	Furring	SC	Scale
BATH	Bathroom	GALV	Galvanized	SCH	Schedule
BM	Beam	GAR	Garage	SECT	Section
BRD PL	Bearing Plate	GL	Glass	SEL	Select
BR	Bedroom	GFI	Ground Fault Interrupt	SFTW	Sheathing
BLK	Blocking	GBW	Gypsum Wallboard	SHT	Sheet
BLDG	Building	HOW	Hollow Metal Door	SK	Sink
BL	Building Line	IMD	Insulation	SL DR	Sliding Door
CL or CLKG	Callling	IB	Hose Bibb	SPEC	Specification
CSD	Ceiling	INS	Insulation	SQ FT	Square Foot
CLG	Ceiling	INT	Interior	STR	Stairs
CTR	Center	JB	Jamb	STD	Standard
C to C	Center to Center	KIT	Kitchen	STO	Storage
L or CL	Center Line	LDG	Landing	S	Switch
CER	Ceramic	LAU	Laundry	TEL	Telephone
CL or CLOS	Closet	LT	Laundry Tray	TEM PL GL	Tempered Plate Glass
CONC	Concrete	L	Length	TH	Threshold
CONC FLR	Concrete Floor	LCL	Linon Closet	T&G	Tongue & Groove
CMU	Concrete Masonry Unit	LIV	Living Room	TR	Tread
CONST	Construction	MFG	Manufacturer	TYP	Typical
CH	Counter Height	MTH	Marble Threshold	UNFIN	Unfinished
OTL or DET	Detail	MO	Masonry Opening	UNEXG	Unexcavated
DIM	Dimension	MTL or MATL	Material	UTIL RM	Utility Room
MAX	Maximum	VS	Vent Stack	VEST	Vestibule
DIR	Dining Room	MIN	Minimum	VT	Vinyl Tile
DW	Dishwasher	MISC	Miscellaneous	W	Washing Machine
DN or D	Ditto	NOS	Not Shown	WM	Water Meter
D	Dryer	MLD or MLDG	Moulding	WR	Water Resistant
EXP JT	Expansion Joint	OC	On Center	WRP	Waterproof
EXT	Exterior	OPNG	Opening	WS	Weather Stripping
EXT GR	Exterior Grade	PSI	Per Square Inch	WH	Waphole
FIN	Finish	PL	Plate	WWF	Welded Wire Fabric
FIN FLR	Finished Floor	P	Porch	WP	White Pine
FPL or FP	Fireplace	PREFAB	Prefabricated	WF	Wide Flange
FX WDW	Fixed Window	PS	Full Switch	WN	Wn
FIX	Fixture	R	Range	W	Wood
FLG or FL	Flashing	REC	Recessed	WF	Wood Frame
FL JT	Floor Joint	REF	Refrigerator	YP	Yellow Pine
FD	Floor Drain	REBAR	Reinforcing Steel Bar		
FLR or FLG	Flooring	REV	Revision		

PROJECT DIRECTORY

OWNER

ADAM ROTHENBERG
450 WEST END AVE. 11A
NEW YORK, NY 10024

ARCHITECT

DAMIAN ZUNINO, R.A.
STUDIO DB ARCHITECTURE DPC
311 W 43RD STREET
NEW YORK, NY 10036
TEL: 212.608.6379

CONTRACTOR

TBD

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A-001.00	TITLE SHEET
A-002.00	PARTITION & CEILING TYPES; STANDARD DETAILS, GAS AND PLUMBING RISER DIAGRAMS
A-003.00	SCHEDULE & NOTES ADA DETAILS
A-100.00	DEMOLITION PLAN & NOTES
A-110.00	PROPOSED PLAN & SCHEDULES
A-120.00	RCP & SCHEDULES
A-200.00	EXTERIOR ELEVATIONS & DETAILS
EN-100.00	LIGHTING LAYOUT & NOTES

TR1's & TR8's

REQUIRED INSPECTIONS	CODE SECTION
TR1:	
SPECIAL INSPECTIONS:	
FIRE-RESISTANT PENETRATION & JOINTS	BC 1704.27
PROGRESS INSPECTIONS:	
ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FIRE-RESISTANCE RATED CONSTRUCTION	BC 110.3.4
FINAL	BC 110.5
TR8:	
LIGHTING IN DWELLING UNITS	IIC2
LIGHTING CONTROLS	IIC5
AIR SEALING & INSULATION - VISUAL	IA6, IIA6

SCOPE OF WORK

GENERAL:	ELECTRICAL:
-ALTERATION OF INTERIOR WALL CONFIGURATION IN MASTER SUITE AND KITCHEN/DINING	-INSTALL NEW LIGHTING THROUGHOUT.
-NEW WINDOWS THROUGHOUT	-INSTALL NEW OUTLETS WHERE REQUIRED.
	-INSTALL NEW SMOKE & CO2 DETECTORS AS REQUIRED
ASSOCIATED MECHANICAL WORK FILED UNDER DOB NOW #M00297047-11 AND ASSOCIATED PLUMBING UNDER DOB NOW #M00297929-11	

LOT INFORMATION

BIN NUMBER: 1032698
BLOCK NUMBER: 1229
LOT NUMBER: 61
CONSTRUCTION CLASSIFICATION: CLASS-1 FIREPROOF
ZONING DISTRICT: R10A
ZONING MAP: 5D
LANDMARKS STATUS: L-LANDMARK
FILING REVIEW UNDER: 1968 BLDG CODE

PLOT PLAN

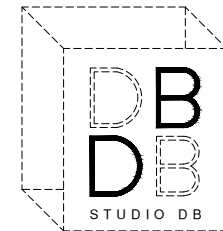


TENANT PROTECTION PLAN - TPP1 AC.28-104.8.4 per LL154 BC 2014

- THE BUILDING IS A 19-STORY RESIDENTIAL BUILDING WITH 56 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION.
- THE CONSTRUCTION IS CONFINED TO THE 11TH FLOOR APT. 11A AND THERE WILL BE NOBODY OCCUPYING THE PROPOSED CONSTRUCTION AREA TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.
- EGRESS:
 - AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED.
 - REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC. WILL BE MAINTAINED AT ALL TIMES.
 - ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIALS, EQUIPMENT AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
- FIRE SAFETY:
 - ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN EXISTING FIRE SAFETY FOR ALL OCCUPIED DWELLING UNITS AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
 - ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE BUILDING OWNER AND/OR CONTRACTOR.
- HEALTH REQUIREMENTS:
 - THE GENERAL CONTRACTOR WILL ENSURE THAT DUST IS CONTROLLED, KEPT TO A MINIMUM, AND REMOVED AT THE COMPLETION OF EACH WORK DAY.
 - THE DISPOSAL OF DEBRIS WILL BE PERFORMED IN SUCH A MANNER AS TO NOT INTERFERE WITH OCCUPIED DWELLINGS.
 - DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAME MANNER.
 - THE DEBRIS, DIRT, AND DUST WILL BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS, LIMIT NOISE TO ACCEPTABLE LEVELS. NOISE WILL BE LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE TO NEW YORK CITY NOISE CONTROL CODE.
 - SANITARY FACILITIES WILL BE CONTAINED.
 - CONTROL PESTS AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.
- ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
- BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
- CONSTRUCTION OPERATIONS WILL BE CONFINED TO THE HOURS OF 7 AM TO 6 PM ON WEEKDAYS ONLY. NO WORK OF ANY KIND TO BE PERFORMED ON SATURDAY, SUNDAY, OR HOLIDAYS UNLESS A VARIANCE TO THE ISSUED WORK PERMIT IS GRANTED BY THE NYC DEPARTMENT OF BUILDINGS FOR AFTER-HOURS/WEEKEND WORK.

ARCHITECT OF RECORD

DAMIAN ZUNINO
DB ARCHITECTURE DPC
311 W 43rd STREET, PH
NEW YORK, NY 10036
P: 212.608.6379 F: 212.202.9618



ARCHITECT'S STAMP



CONSULTANTS

DATE:	REVISION:

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

TITLE SHEET

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ

CHECKED BY: DDZ

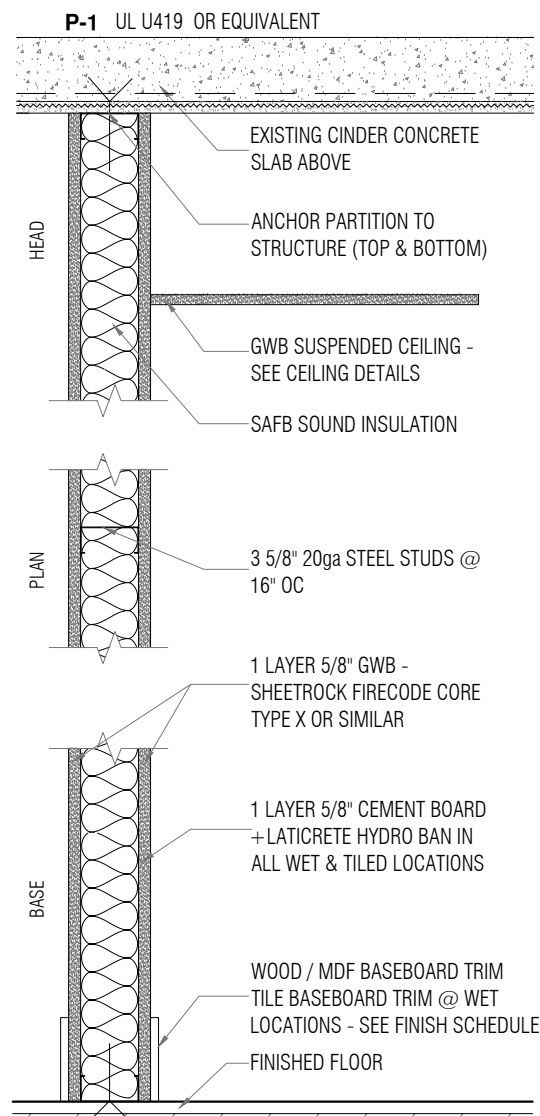
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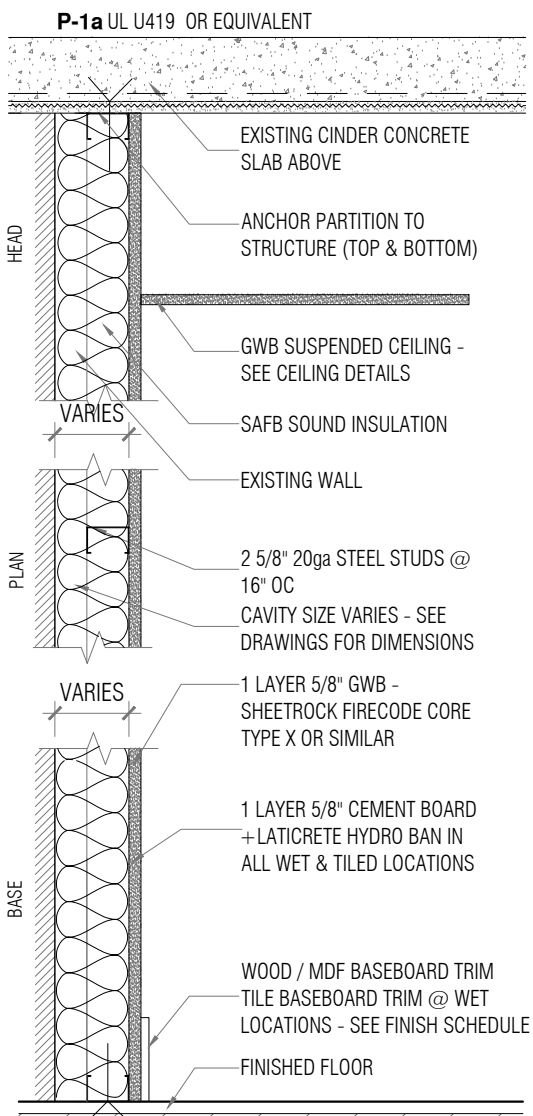
BSCAN STICKERS

SHEET #

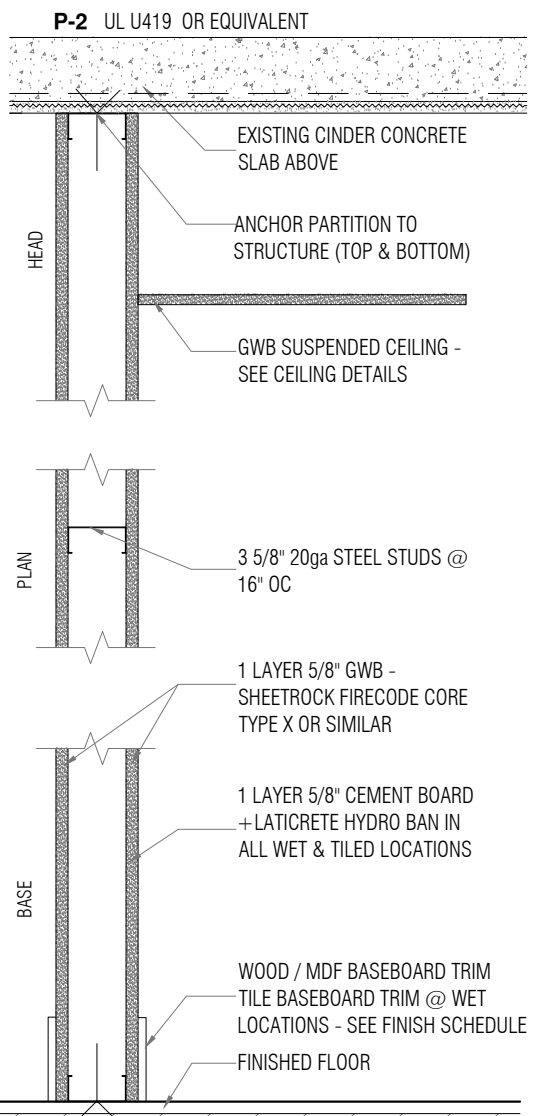
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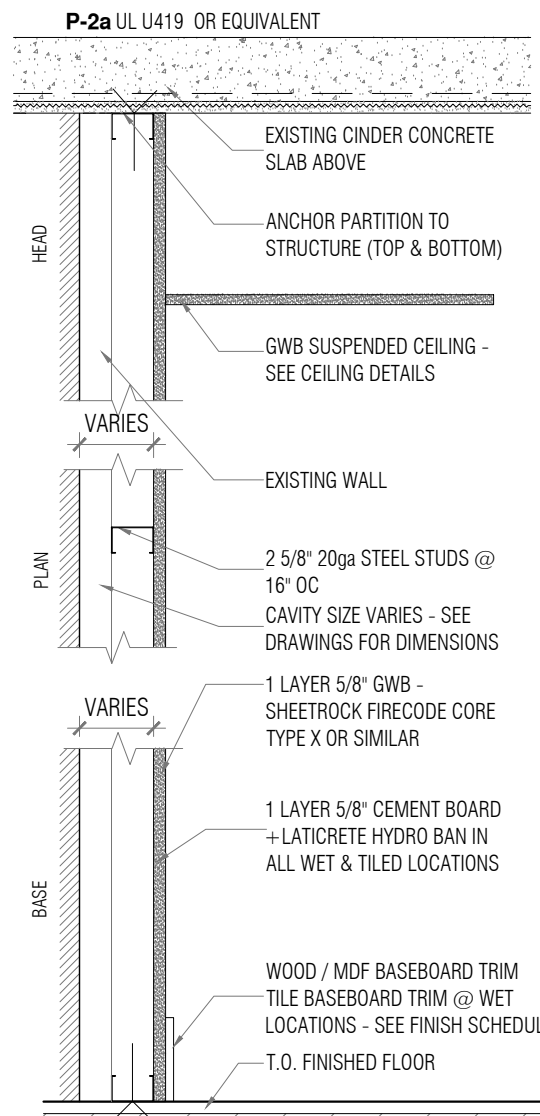
01 INSULATED WALL
1" = 1'-0"



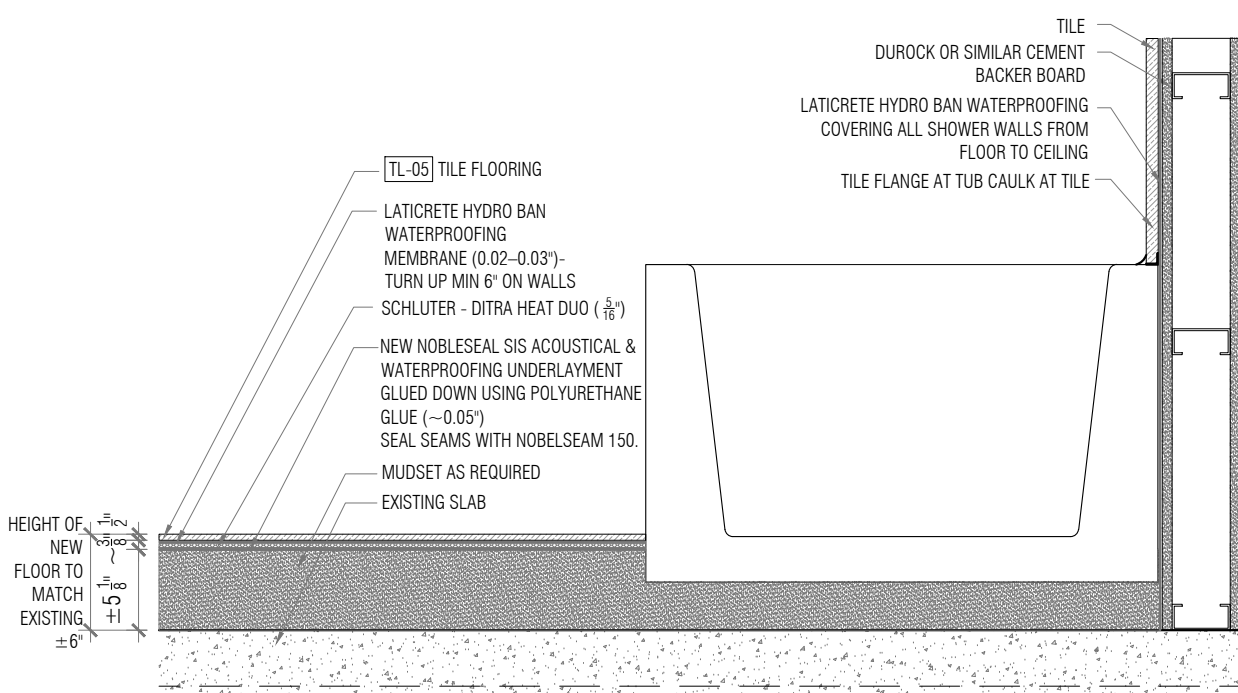
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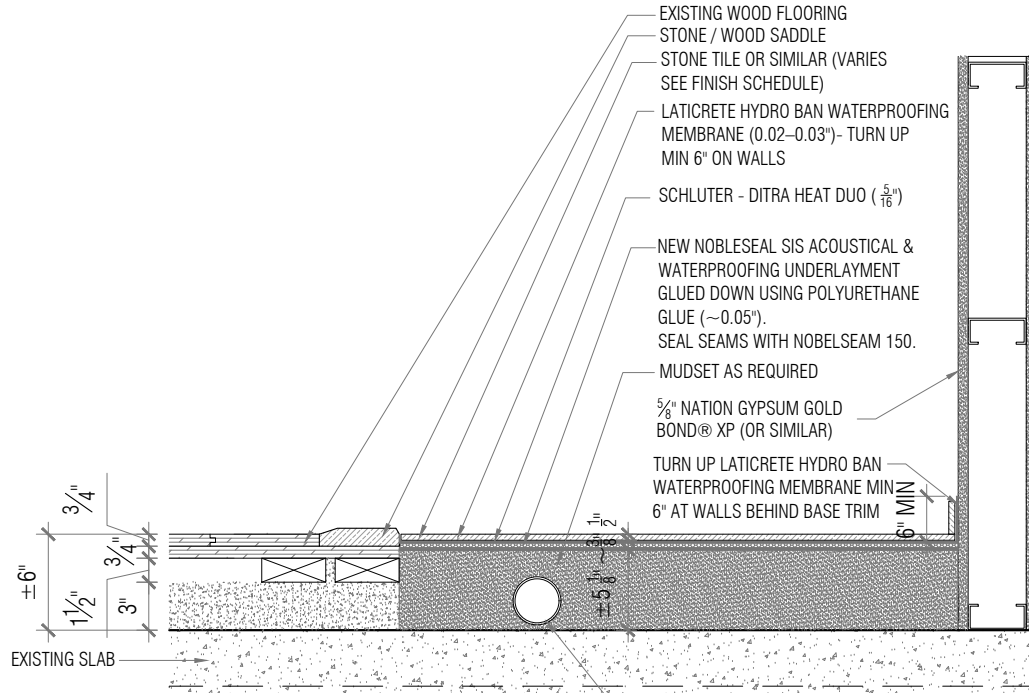
03 POCKET WALL
1" = 1'-0"



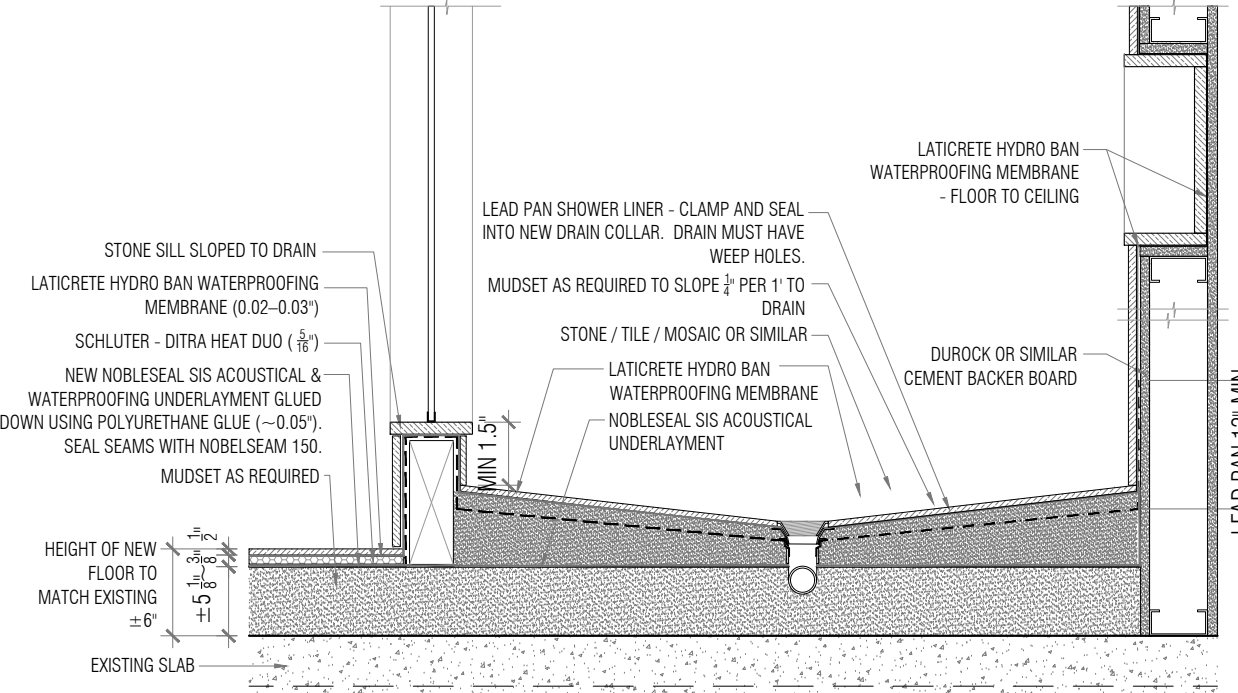
04 SHAFT WALL
1" = 1'-0"



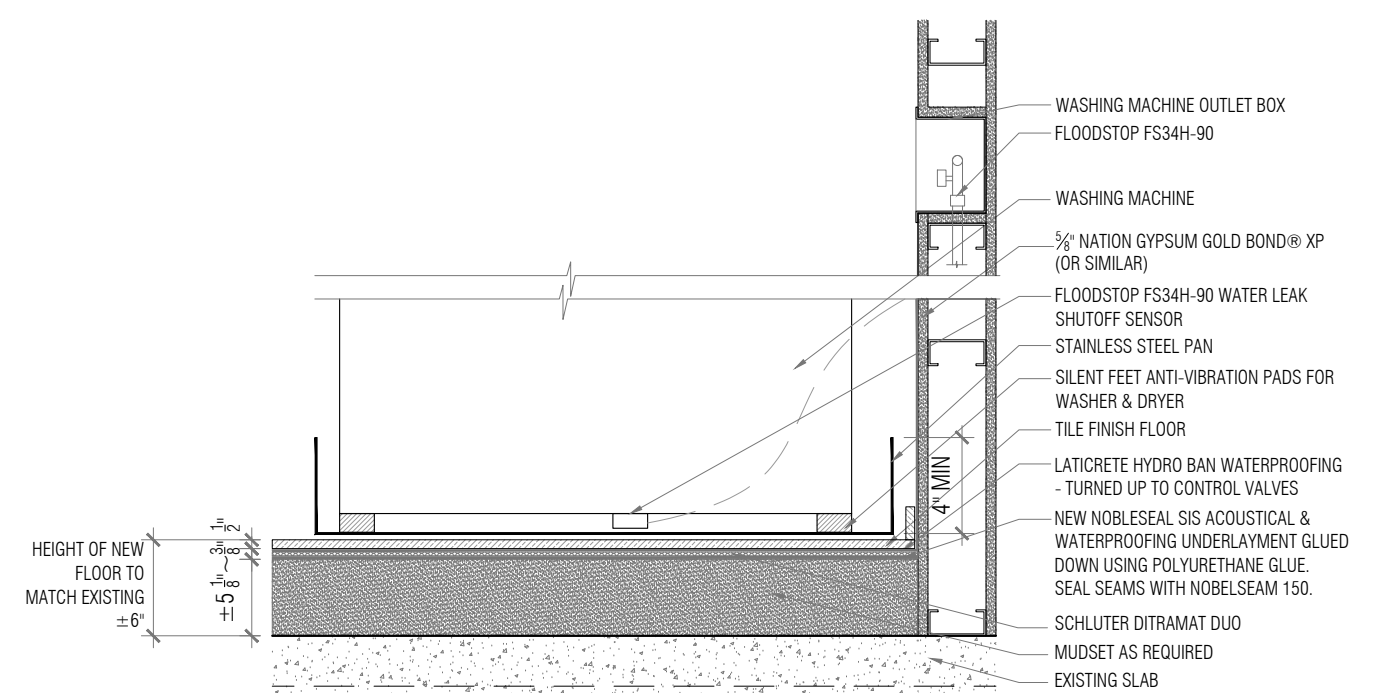
5 TUB WATERPROOFING DETAIL
NOT TO SCALE



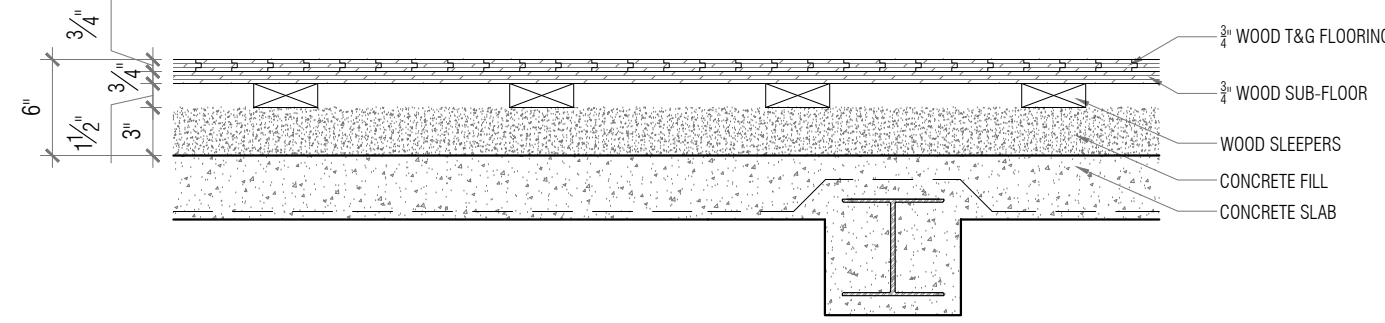
6 FLOORING DETAIL - TILE FLOOR
NOT TO SCALE



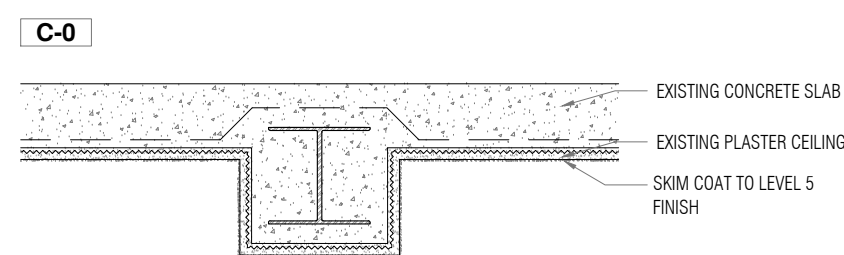
7 SECTION AT SHOWER
NOT TO SCALE



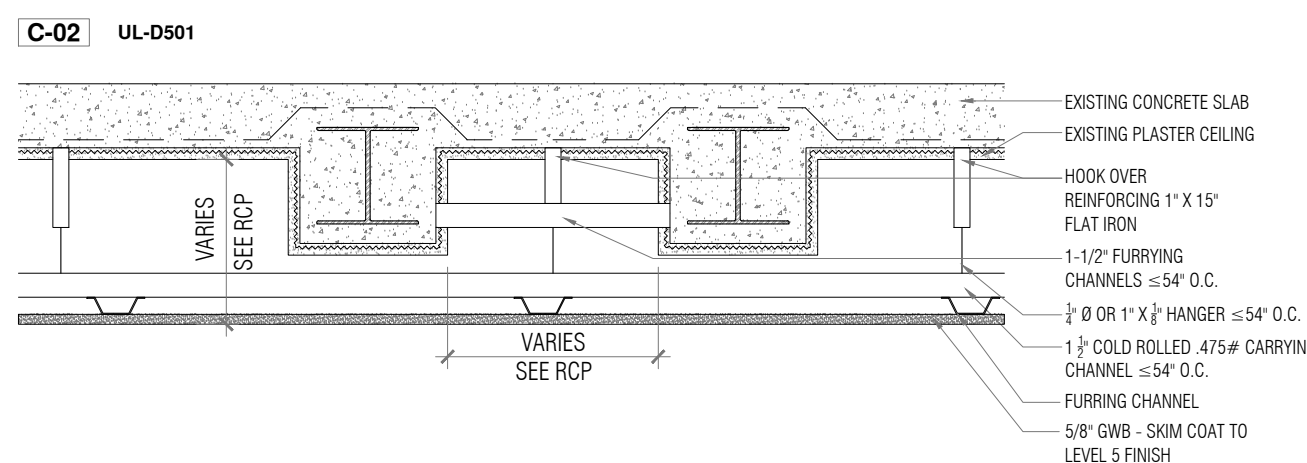
8 DETAIL AT WASHING MACHINE
NOT TO SCALE



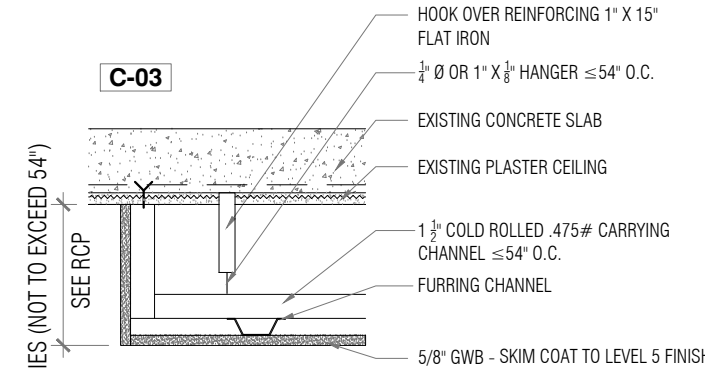
9 EXISTING FLOOR DETAIL, TYP.
NOT TO SCALE



C-01 CEILING DETAILS - TYPE C-01
NOT TO SCALE



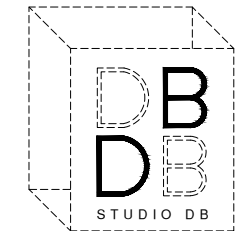
C-02 CEILING DETAILS - TYPE C-02
NOT TO SCALE



C-03 CEILING DETAILS - TYPE C-03
NOT TO SCALE

ARCHITECT OF RECORD

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PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ

CHECKED BY: DDZ

A-002.00

DRAWING NUMBER:

BSCAN STICKERS

SHEET #

2 OF 8

DOOR SCHEDULE				
TAG #	DOOR LOCATION	TYPE	MODEL	DIMENSIONS
D-01	ENTRY	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-02	DINING ROOM	DOUBLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-03	BEDROOM 2 HALL	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-04	ENTRY CLOSET	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-05	BEDROOM 1 SUITE	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-06	BATHROOM 1	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-07	BEDROOM 1	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-08	BEDROOM 1 CLOSET	SINGLE SWING SINGLE PANEL DOOR	INSTALL SALVAGED DOOR	2'-2" W x 7'-0" H
D-09	BEDROOM 1 CLOSET 2	DOUBLE SWING SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	4'-0" W x 7'-0" H
D-10	MUDROOM CLOSET	DOUBLE SWING SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	5'-0" W x 7'-0" H
D-11	BEDROOM 2	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-12	BATHROOM 2	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-13	MASTER BEDROOM	SINGLE SWING SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	2'-10" W x 7'-0" H
D-14	MASTER CLOSET 2	SINGLE POCKET SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	2'-8" W x 7'-0" H
D-15	MASTER CLOSET	SINGLE POCKET SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	2'-8" W x 7'-0" H
D-16	MASTER BATHROOM	SINGLE SWING SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	2'-10" W x 7'-0" H
D-17	KITCHEN	DOUBLE POCKET SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	3'-9" W x 7'-0" H
D-18	UTILITY ROOM	SINGLE SWING SINGLE PANEL DOOR	INSTALL SALVAGED DOOR	2'-2" W x 7'-0" H
D-19	UTILITY ROOM / FIRE STAIR	SINGLE SWING SINGLE PANEL DOOR	EXISTING	EXISTING
D-20	PANTRY CLOSET	SINGLE SWING SINGLE PANEL DOOR	INSTALL SALVAGED DOOR	2'-2" W x 7'-0" H
D-21	POWDER ROOM	SINGLE SWING SINGLE PANEL DOOR	TRUSTILE TS1000 / C-FLAT / LP	2'-9" W x 7'-0" H

APPLIANCE SCHEDULE					CONFIRMED	UNCONFIRMED	PLACEHOLDER
TAG	LOCATION / ITEM	MANUFACTURER	MODEL	MODEL #	FINISH	QTY	NOTES
AP-01	KITCHEN / REFRIGERATOR	GAGGENAU	30-INCH BUILT-IN PANEL READY REFRIGERATOR COLUMN	RC472704		1	
AP-02	KITCHEN / FREEZER	GAGGENAU	18-INCH BUILT-IN PANEL READY FREEZER COLUMN	RF411704		1	
AP-03	KITCHEN / 36" RANGE	VIKING	36" GAS RANGE W/ 6 BURNERS	VGR5364GSS	SS	1	
AP-04	KITCHEN / RANGE HOOD	XO APPLIANCE	INTEGRATED BLOWER INSERT - COMPLIANT SERIES	XO0315SMUA		1	
AP-05	KITCHEN / SPEED OVEN	MIELE	24 INCH ELECTRIC SPEED OVEN W/ CONVECTION COOKING	H6600BM	SS	1	
AP-06	KITCHEN / DISHWASHER	MIELE	24 INCH DISHWASHER	G6875SCVI	PANEL READY	1	
AP-07	UTILITY / WASHER	WHIRLPOOL	27 INCH FRONT LOAD WASHER	WFW8620HC	WHITE	1	
AP-08	UTILITY / DRYER	WHIRLPOOL	27 INCH HYBRIDCAPRE VENTLESS ELECTRIC DRYER	WHD862CHC	WHITE	1	
AP-09	DINING / WINE FRIDGE	MARVEL	24 INCH BUILT-IN DUAL ZONE WINE REFRIGERATOR	ML24WDFRP	PANEL READY	1	

WINDOW SCHEDULE						CONFIRMED	UNCONFIRMED	PLACEHOLD
TAG	LOCATION	MANUFACTURER / TYPE	CONFIGURATION	GLAZING	EXTERIOR / INTERIOR FINISH	DIMENSIONS	HARDWARE SET	ELEVATION
W-01	BEDROOM 1	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	69 3/4" W X 65" H	TBD	A-200
W-02	LIVING ROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	100" W X 65" H	TBD	A-200
W-03	BEDROOM 2	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	69 3/4" W X 65" H	TBD	A-200
W-04	BATHROOM 2	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
W-05	MASTER BEDROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	69 3/4" W X 65" H	TBD	A-200
W-06	MASTER BEDROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
W-07	MASTER BEDROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
W-08	MASTER BATHROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
W-09	DINING ROOM	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	100" W X 65" H	TBD	A-200
W-10	KITCHEN	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
W-11	KITCHEN	PANORAMA ALUMINUM DOUBLE HUNG WINDOW	6 OVER 1	U FACTOR: .24 SHGC: .27	ALUMINUM PAINTED	39" W X 65" H	TBD	A-200
NOTE: WINDOW INSTALLATION TO BE IN COMPLIANCE WITH THE 2014 NYC BUILDING CODE, TABLE RS9-5.1								

BUILDING GENERAL NOTES:

- CUTTING OR CHANNELING OF THE BUILDING STRUCTURE WILL NOT BE ALLOWED. THIS INCLUDES CEILINGS, BEAMS, EXTERIOR WALLS, APARTMENT DEMISING WALLS, COLUMNS OR THEIR ENCLOSURES AND STRUCTURAL SLABS. CUTTING INTO THE DEMISING OR EXTERIOR WALLS FOR ELECTRICAL, PLUMBING OR ANY OTHER SERVICES IS NOT PERMITTED. VERIFY WALL THICKNESS AND VARIABILITY OF INSTALLATION OF ELECTRICAL BOXES IN WALLS PRIOR TO CUTTING. TYPICAL UNIT PARTITIONS THAT ARE SCHEDULED FOR REMOVAL AS PART OF THIS SCOPE OF WORK MAY BE REMOVED ON CONDITION THAT THEY ARE NOT STRUCTURAL AND THAT NO RISERS ARE DISTURBED IN THE PROCESS. CUTTING OR CHASING IN DEMISING WALLS FOR ELECTRICAL OR ANY OTHER SERVICES IS PERMITTED ONLY IN THE VERTICAL DIRECTION, AND ONLY TO THE DEPTH OF THE PLASTER LAYER, IF PERFORMED BY A CROCK CHASER UNDER THE DIRECT SUPERVISION OF THE RESIDENT MANAGER. ANY UNAPPROVED CHIPPING WILL RESULT IN STOPPAGE OF WORK AND REQUIRE AN INSPECTION BY OUR OFFICE TO INDICATE A REMEDY.
- PROVIDE AND/OR MAINTAIN FIRE RATED CONSTRUCTION AS REQUIRED AT SHAFTS, STRUCTURAL MEMBERS, DEMISING WALLS, ETC. THE EXISTING MASONRY FIREPROOF ENCLOSURE OF COLUMNS OR BEAMS MAY NOT BE DISTURBED.
- WHERE CHASES, SHAFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE FIRESTOPPING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. USE MONOKOTE PATCHING COMPOUND.
- NO CHANGE IN THE BUILDING'S PLUMBING, ELECTRICAL, HEATING/COOLING, OR OTHER SERVICES IS PERMITTED. EXISTING BUILDING RISERS, SUCH AS PLUMBING, EXHAUST, ELECTRICAL, INTERCOM, ETC. MAY NOT BE RELOCATED.
- SHUTDOWN OF SYSTEM RISERS MUST BE COORDINATED WITH THE BUILDING RESIDENT MANAGER.
- PROVIDE PROTECTION OF THE BUILDINGS THERMAL AND MOISTURE SYSTEMS THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION. ANY ELEMENTS OF THESE SYSTEMS THAT ARE DISTURBED MUST BE RESTORED IMMEDIATELY. EXAMPLES OF WORK THAT COULD POTENTIALLY DISTURB THESE SYSTEMS, NOT LIMITED TO THE FOLLOWING, INCLUDE: WINDOW OR SILL REPLACEMENT, INSTALLATION OF WINDOW TREATMENTS, AND ANY BUILDING-OOB-APPROVED WALL PENETRATIONS.
- PROVIDE FOR FIRE SAFETY PER THE ALTERATION AGREEMENT. A UL LISTED CLASS ABC FIRE EXTINGUISHERS AND SMOKE/CO DETECTORS MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION. THEY ARE TO BE LOCATED IN A CONSPICUOUS LOCATION AND MAINTAINED IN WORKING ORDER IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NYC FIRE CODE.
- THE CONTRACTOR IS TO PROVIDE FOR ADDITIONAL PAINT, DUST, DEBRIS AND NOISE CONTAINMENT AS DIRECTED BY THE RESIDENT MANAGER AND ALTERATION AGREEMENT. ALL VENTS AND EXHAUSTS MUST BE FULLY SEALED TO PREVENT INFILTRATION OF DUST AND DIRT. DUST CONTAINMENT IS OF THE UTMOST IMPORTANCE. ALL OPENINGS IN FLOORS, WALLS AND CEILINGS THAT COULD LEAD TO DUST ESCAPING TO OTHER APARTMENTS OR BUILDING SPACES MUST BE SEALED. ALL DEBRIS IS TO BE PROPERLY SEALED IN BAGS OR CONTAINERS THAT WILL NOT PERMIT DUST TO LEAVE THE VESTIBULE OR ENTER THE PUBLIC HALLS. DEMOLITION SHALL BE MANAGED TO CONCLUDE WITH THE AMOUNT OF DEBRIS THAT CAN BE PROPERLY REMOVED ON THAT DAY. ALL DEBRIS IS TO BE PROPERLY SEALED IN BAGS OR CONTAINERS THAT WILL NOT PERMIT DUST TO LEAVE THE VESTIBULE OR ENTER THE PUBLIC HALLS. NEGATIVE AIR PRESSURE MACHINES SHALL BE UTILIZED PER MANUFACTURERS' GUIDELINES WHERE REQUIRED BY MANAGEMENT, SPECIFICATIONS FOR WHICH MUST BE SUBMITTED PRIOR TO IMPLEMENTATION.
- NOTE THAT ANY DEBRIS ENCOUNTERED WITHIN WALLS IS TO BE REMOVED BY THE CONTRACTOR EVEN IF THE DEBRIS IS NOT A RESULT OF CURRENT WORK AS THIS DEBRIS MAY OBSTRUCT INSPECTION OF FIRESTOPPING AMONG OTHER HAZARDS.
- THE USE OF POWER DEVICES SUCH AS ELECTRIC HAMMERS OR OTHER PNEUMATIC TOOLS WILL NOT BE ALLOWED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADHERENCE TO THE NYC NOISE CODE AND ASSOCIATED NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS (LL 113/05 AND RCNY 28-100) AND ALL OTHER BUILDING REQUIREMENTS AS REGARDS NOISE AND CONSTRUCTION NOISE MITIGATION. SHOULD THE DEP REQUIRE A NOISE MITIGATION PLAN, THE CONTRACTOR SHALL IMMEDIATELY COMPLY.
- ALL WORK IS TO BE IN COMPLIANCE WITH THE ALTERATION AGREEMENT, HOUSE RULES AND THE ALTERATION AGREEMENT.
- ALL PROJECTS ARE REQUIRED TO RENOVATE UTILIZING LEAD SAFE PRACTICES INCLUDING THE USE OF CERTIFIED RENOVATORS. THE UNIT OWNER MUST BE MADE AWARE OF THESE REQUIREMENTS AS THERE IS A \$32,500 FINE PER DAY FOR NON-COMPLIANCE. IT WILL BE THE UNIT OWNERS RESPONSIBILITY TO NOTIFY THE CONTRACTOR AS TO THE PRESENCE OF LEAD-BASED PAINT ON THE SITE AND SHALL CAUSE THE CONTRACTORS AND WORKERS TO USE SAFE WORK PRACTICES AS REQUIRED BY EPA LAW 40 CFR 745 SUBPART E, EFFECTIVE 04/22/10, AND ANY APPLICABLE AGENCY REQUIREMENTS, TAKING ALL PRECAUTIONS TO PREVENT THE SPREAD OF DUST AND DEBRIS THAT MAY CONTAIN LEAD. THE UNIT OWNER HEREBY ACKNOWLEDGES THAT THE BUILDING HAS NO LIABILITY OR OBLIGATION IN CONNECTION WITH THIS NOTIFICATION REQUIREMENT OF THE EPA, PREALTERATION TESTING FOR THE PRESENCE OF LEAD MAY LIMIT THE AMOUNT OF AREA UNDER THE PURVIEW OF THE REGULATIONS.
- ANY ASBESTOS UNCOVERED DURING THE COURSE OF THE WORK MUST BE TESTED PER AGENCY REQUIREMENTS BY A LICENSED INVESTIGATOR. THE MANAGING AGENT IS TO BE PROVIDED WITH ASBESTOS CONTRACTORS LICENSE AND INSURANCE DOCUMENTATION FOR APPROVAL PRIOR TO REMOVAL OF ASBESTOS FROM THE PREMISES. THE RESIDENT MANAGER MUST BE GIVEN 24-HOURS NOTICE PRIOR TO THE SCHEDULE FOR REMOVAL. REMOVAL MUST COMPLY WITH AGENCY REQUIREMENTS.
- ALL PROJECTS ARE REQUIRED TO COMPLY WITH OTC (OZONE TRANSPORT COMMISSION) GUIDELINES CONCERNING VOC (VOLATILE ORGANIC COMPOUND) REQUIREMENTS. THERE ARE STRINGENT REQUIREMENTS CONCERNING THE USE OF OIL BASED MATERIALS. GUIDELINES NOTED THAT IT WOULD BE BEST BOTH IN TERMS OF QUALITY FINISH AND ENVIRONMENTAL ISSUES TO SPRAY THE LACQUER OFF SITE IN AN APPROPRIATE BOOTH. IF THIS IS TO BE SPRAYED ON SITE, THEY WILL BE LIMITED TO PURCHASING QUART CANS ONLY. THE CONTRACTOR SHOULD BE USING A HIGH VOLUME, LOW PRESSURE SPRAY DEVICE.
- THE ARCHITECT/GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ADA REQUIREMENTS.
- THE CONTRACTOR, ARCHITECT, SHAREHOLDER OR THEIR REPRESENTATIVE IS TO NOTIFY DULY DESIGNATED BUILDING REPRESENTATIVE AND RESIDENT MANAGER ON THE FOLLOWING MILESTONES SO THAT OBSERVATION VISITS MAY BE

SCHEDULED OF THE WORK:

- COMPLETION OF DEMOLITION
- COMPLETION OF FIRESTOPPING AND FIREPROOFING
- COMPLETION OF PLUMBING AND ELECTRICAL ROUGH IN
- COMPLETION OF WATERPROOFING/SOUNDPROOFING
- COMPLETION OF CLOSURE OF WALLS PRIOR TO INSTALLATION OF CABINETRY, ETC.
- COMPLETION OF PROJECT PRIOR TO DOB SIGN-OFF

- ANY CHANGES TO THE SCOPE OF WORK MUST BE SUBMITTED FOR OUR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF THAT WORK.

ADDITIONAL NOTES:

PLUMBING

- ALL BRANCH PIPING, SUPPLY, WASTE AND VENT, MUST BE REPLACED BACK TO THE BUILDING'S RISERS AND STACKS THROUGHOUT. REPLACEMENT OF BRANCH PIPING IS TO INCLUDE PROVIDING NEW RISER SHUT-OFF VALVES TO BE LOCATED IN CLOSE PROXIMITY TO THE RISER AND ARE TO BE MADE ACCESSIBLE FOR SERVICING. A MINIMUM OF 4 ELBOW SWINGS TO ALLOW FOR VERTICAL EXPANSION ARE REQUIRED BETWEEN THE HOT WATER RISER T AND SHUT-OFF VALVE. PROVIDE DIELECTRIC UNIONS WITH APPROPRIATE END CONNECTIONS FOR THE PIPE MATERIALS IN WHICH INSTALLED (SCREWED, SOLDERED, OR FLANGED) TO ISOLATE DISSIMILAR METALS. SOFT-SEALED, SPRING LOADED SWING CHECK VALVES ARE TO BE PROVIDED ON HOT AND COLD WATER BRANCH LINES FOLLOWING THE SHUT-OFF VALVES. BRANCH PIPING IS TO BE WRAPPED WITH DURABLE CONDENSATE CONTROLLING INSULATING MATERIAL AND SUPPORTED WITH NONREACTIVE MATERIALS, AND AS PER NYC EDC REQUIREMENTS. A MINIMUM CLEAR DISTANCE OF 2" IS REQUIRED BETWEEN HOT AND COLD WATER PIPES AND THERE MUST BE NO METAL-TO-METAL CONTACT BETWEEN PIPING, CONDUIT, BX, ETC. A WATER HAMMER ARRESTER IS TO BE PROVIDED AT ALL BRANCH LINES THAT FEED SINKS, LAVATOIRES AND WATER CLOSETS. ARRESTERS MUST BE MADE ACCESSIBLE FOR SERVICING (UNLESS THE UNIT HAS A LIFETIME GUARANTEE I.E. SINKO CHIEF) AND ARE TO BE LOCATED ACCORDING TO MANUFACTURERS

INSTRUCTIONS:

- THE RESIDENT MANAGER MUST BE NOTIFIED FOR INSPECTION OF RISERS UPON DEMOLITION.
- HOT AND COLD WATER SUPPLY PIPING AND GAS SUPPLY PIPING MAY NOT BE RUN IN THE FLOOR. THEY MUST BE RUN IN WALLS OR CEILINGS.

WET-OVER-DRY:

- A 24-HOUR WATER RETENTION TEST, WITNESSED BY THE RESIDENT MANAGER, WILL BE REQUIRED AFTER WHICH THE ENTIRE LEAD PAN MUST BE COATED WITH A SUITABLE WATERPROOF MASTIC MEMBRANE PRIOR TO INSTALLATION OF THE MORTAR BED.

GENERAL ARCHITECTURAL:

- ALL WALLS WILL BE COMPLETELY SHEATHED AND ALL OPENING IN BLOCK WALLS PATCHED OR PLASTERED PRIOR TO INSTALLATION OF CABINETRY AND BASE BOARDS. THE INTEGRITY OF THE FIRE RATING OF ALL DEMISING WALLS MUST BE MAINTAINED.
- ONLY WATER BASED SEALANTS MAY BE USED FOR REFINISHING OF WOOD FLOORING.
- ANY REPAIR OF EXISTING FIREPROOFING MUST HAVE A UL RATING AND MUST BE APPROVED BY BUILDING ARCHITECT PRIOR TO REPAIR. USE MONOKOTE PATCHING COMPOUND
- AN 8 1/2" X 11" SKETCH OF THE ALTERATION INDICATING LOCATIONS OF ALL VALVES AND THE LOCATION OF ACCESS PANELS HAS TO BE PROVIDED AT PROJECT CLOSEOUT.

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DAMIAN DELAFIELD ZUNINO

038161

STATE OF NEW YORK

CONSULTANTS

DATE:	REVISION:

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

SCHEDULES & NOTES

ADA DETAILS

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

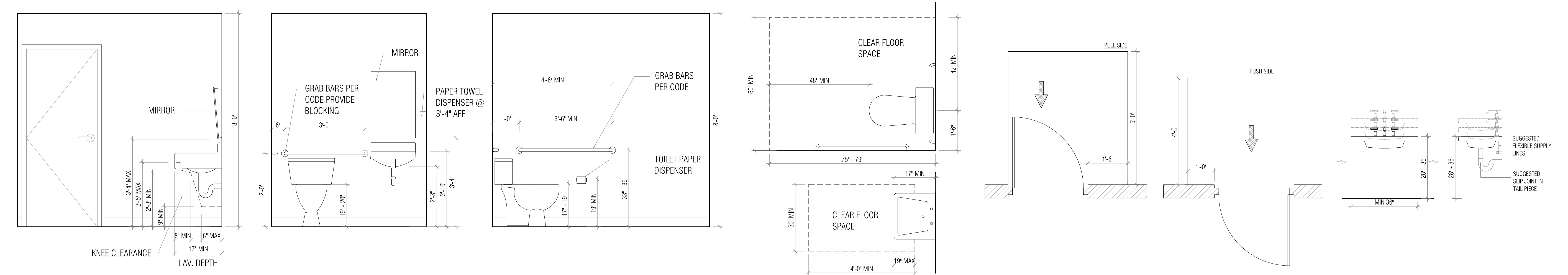
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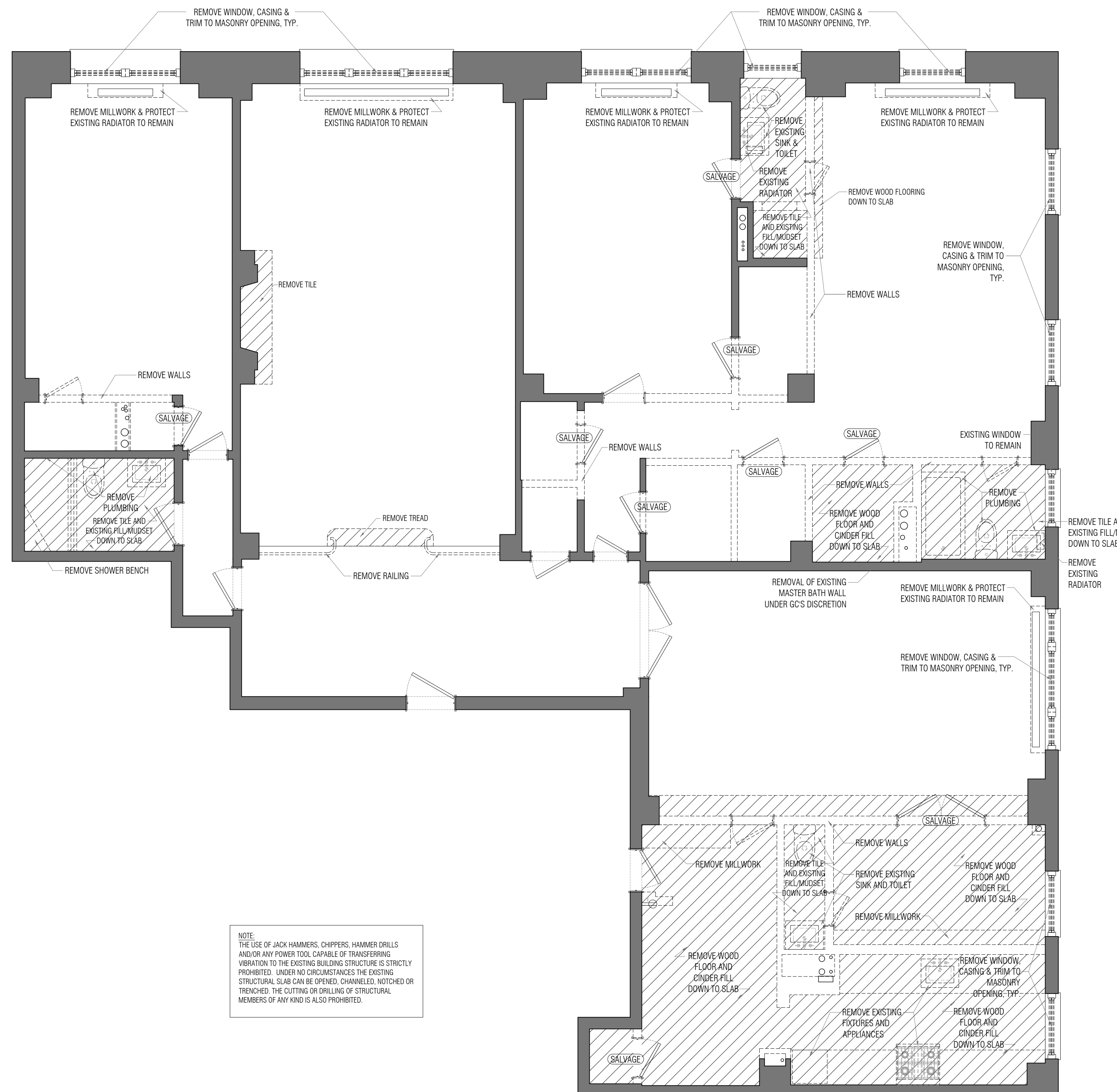
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DRAWING NUMBER:

BSCAN STICKERS SHEET #

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1. ALL DOORS, WALLS, FIXTURES, ETC. SPECIFICALLY NOTED ON THE DEMOLITION PLAN ARE TO BE REMOVED AND DISPOSED OF.
2. ANY DAMAGE THAT MAY OCCUR DURING DEMOLITION AND/OR CONSTRUCTION DUE TO THE CONTRACTORS FAULT SHALL BE THE CONTRACTORS RESPONSIBILITY AND MUST BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
3. NOTIFY THE ARCHITECT AT ONCE OF ANY UNFORESEEN HAZARD OF ANY KIND BEFORE DEMOLITION IS COMPLETE.
4. NO ALTERATION TO STRUCTURAL MEMBERS ARE ALLOWED WITHOUT ARCHITECT OR ENGINEERS APPROVAL.
5. COORDINATE WITH NEW YORK CITY DOB OR ITS REPRESENTATIVE PERTAINING TO ANY DEMOLITION REQUIREMENTS AND PROVISIONS AS REQUIRED.
6. MAINTAIN ALL FIRE SEPARATIONS BETWEEN TENANT SPACES AS REQUIRED BY ANY CODE OR REGULATION DURING DEMOLITION WORK.
7. IMMEDIATELY UPON COMPLETION OF DEMOLITION, ALL CONDITIONS AND DIMENSIONS ARE TO BE CHECKED FOR VARIANCES, REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
8. GROUND INVESTIGATE THE SITE PRIOR TO SUBMISSION OF F-105ER BID TO ANTICIPATE ANY DEVIATION WHICH MAY NOT BE SHOWN ON THIS PLAN OR ANY OTHER DRAWINGS IN THIS CONSTRUCTION DOCUMENTS.
9. NO COMBUSTIBLE MATERIALS ARE ALLOWED ABOVE THE FINISHED CEILING.
10. CONSTRUCTION SITE IS TO BE SEALED TIGHTLY. CONSTRUCTION BARRICADES SHALL BE BY THE G.C.
11. REFER TO SCOPE OF NEW WORK IN ELECTRICAL DRAWINGS FOR ELECTRICAL FIXTURES, ETC. ENCLOSED DURING DEMOLITION, ANY ABANDONED AND/OR NOT USED EQUIPMENTS, FIXTURES, WIRING, ETC. SHALL BE REMOVED FROM THE JOB SITE.
12. REFER TO SCOPE OF NEW WORK IN MECHANICAL DRAWINGS FOR ANY EQUIPMENTS, DUCTWORK, REGISTERES, ETC. ENCOUNTERED DURING DEMOLITION, ANY ABANDONED AND/OR NOT USED, SHALL BE REMOVED FROM THE JOB SITE.
13. RELOCATE EXISTING SERVICE LINES SUCH AS SPRINKLER MAIN, DOMESTIC WATER, SEWER LINE, ETC. IF REQUIRED TO ACCOMMODATE THE NEW WORK, ANY SUCH WORK MUST BE COORDINATED WITH LAND LORD.
14. ANY UNNOTED EXISTING CONDITIONS WHICH MAY CONFLICT WITH THE PROPOSED NEW WORK AND MAY REQUIRE MODIFICATION, RELOCATION AND/ OR REMOVAL, SHALL BE IDENTIFIED AND REPORTED TO THE ARCHITECT AT ONCE.
15. ANY MODIFICATION TO EXISTING SPRINKLER SYSTEM MUST BE FILED WITH THE NYC DEPARTMENT OF BUILDINGS AND COORDINATED WITH LAND LORDS REPRESENTATIVE.

DATE:	REVISION:

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ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

11TH FLOOR, UNIT 11A

DEMOLITION PLAN / NOTES

SCALE: AS NOTED

DRAWN BY: JAJ CHECKED BY: DDZ

A-100.00

BSCAN STICKERS

BSCAN STICKERS	SHEET #
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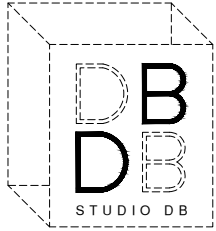
4 OF 8



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

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

PLAN

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ CHECKED BY: DDZ

A-110.00

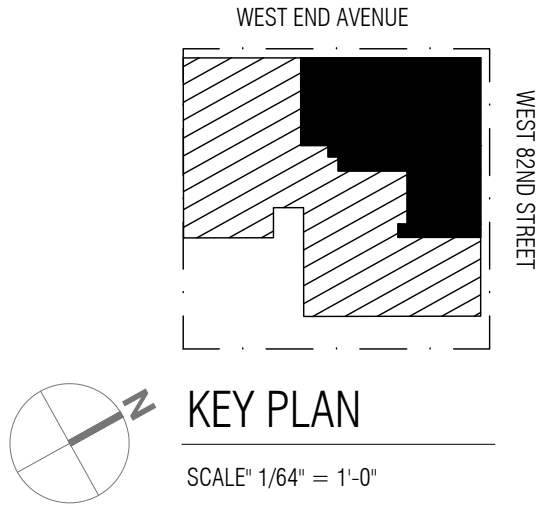
DRAWING NUMBER:

BSCAN STICKERS	SHEET #
	5 OF 8



NOTE:
450 WEST END AVENUE IS IN THE FEMA FLOOD MAP FLOOD
ZONE X - AREA OF MINIMAL FLOOD HAZARD.

- EXISTING
CEILING
- FURRED OUT
CEILING
- DROPPED
CEILING
- DROPPED
SOFFIT



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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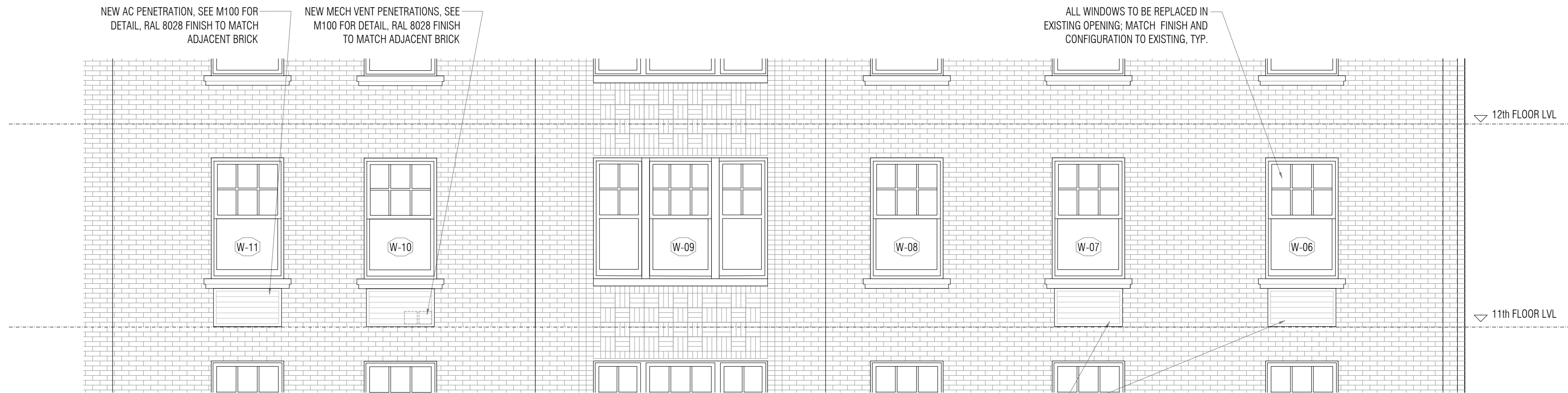
PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:	
11TH FLOOR, UNIT 11A	
DRAWING TITLE:	RCP
DRAWING DATE:	03.17.2020
SCALE:	AS NOTED
DRAWN BY:	JAJ
CHECKED BY:	DDZ
A-120.00	
DRAWING NUMBER:	
BSCAN STICKERS	SHEET #
	6 OF 8



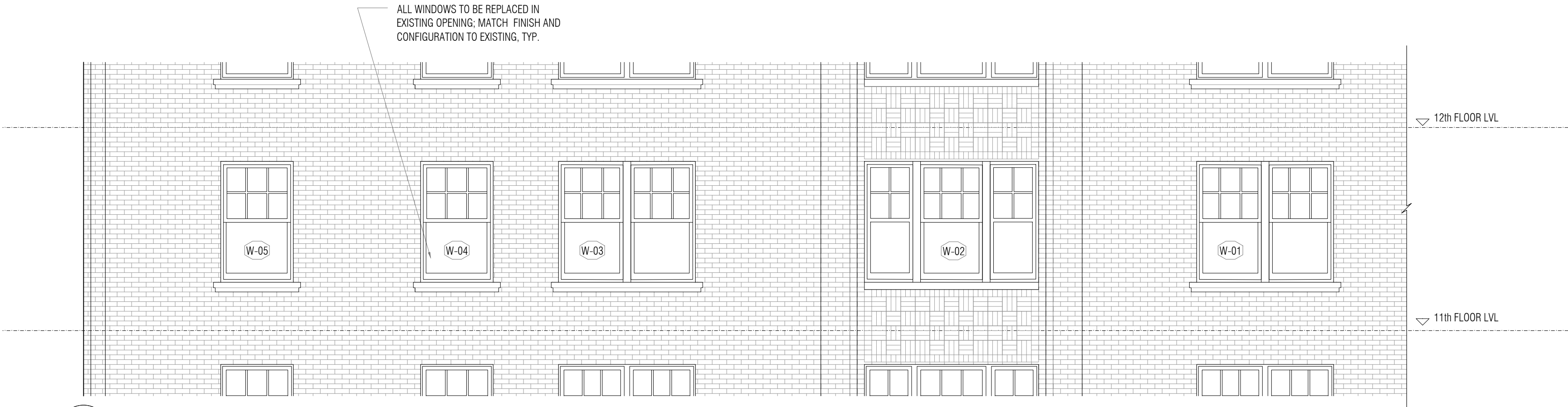
01 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



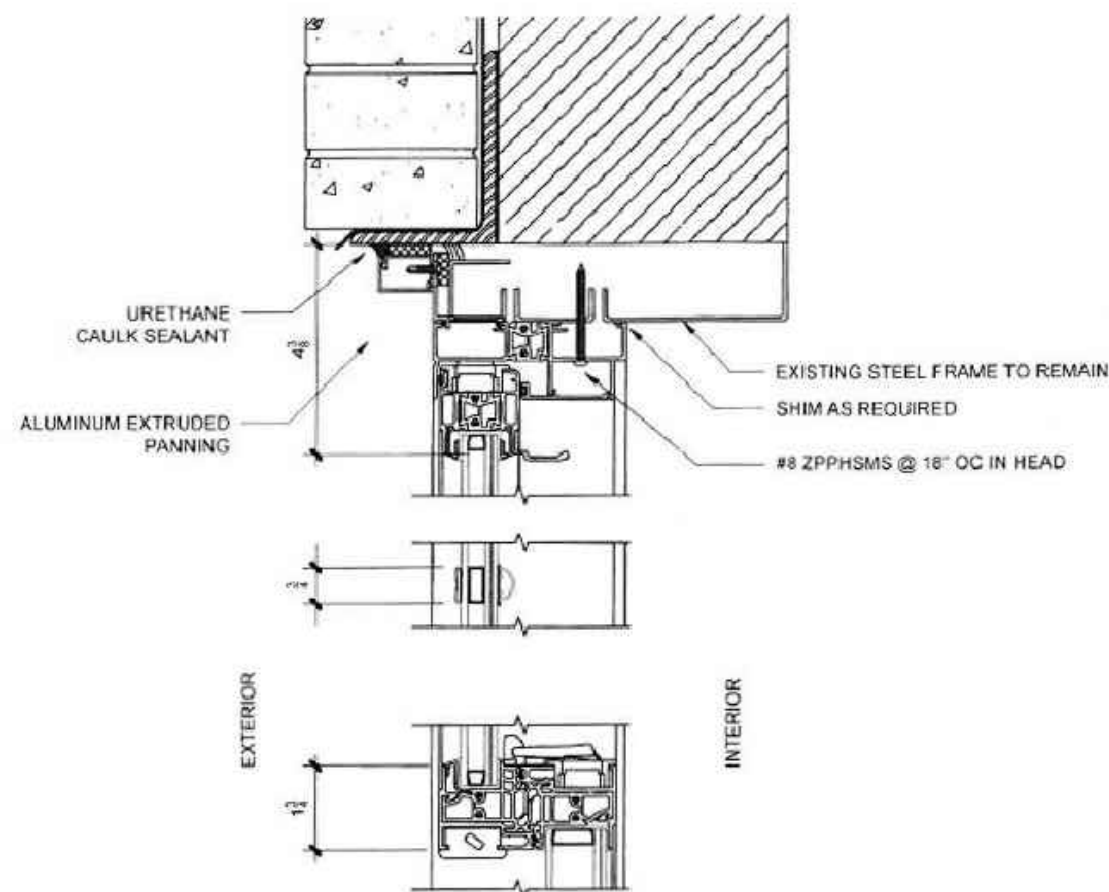
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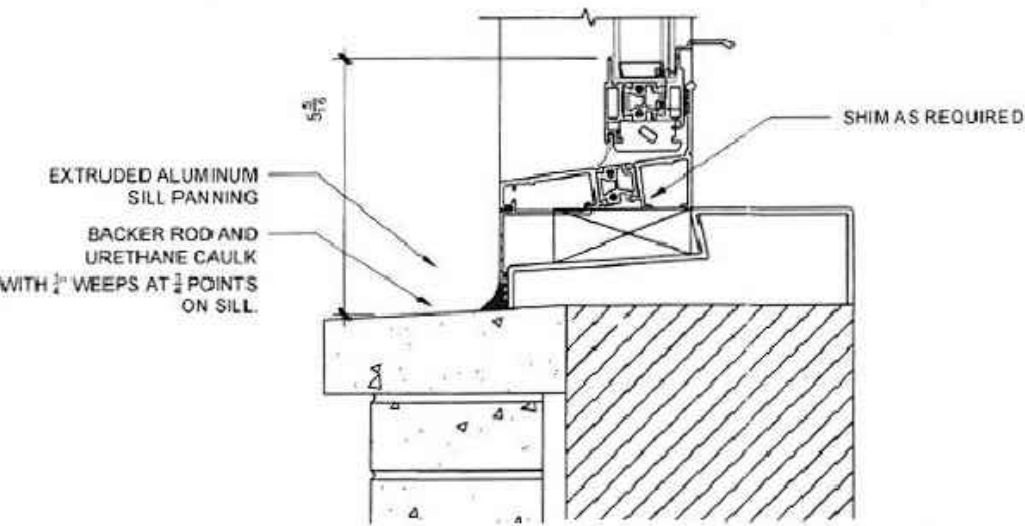
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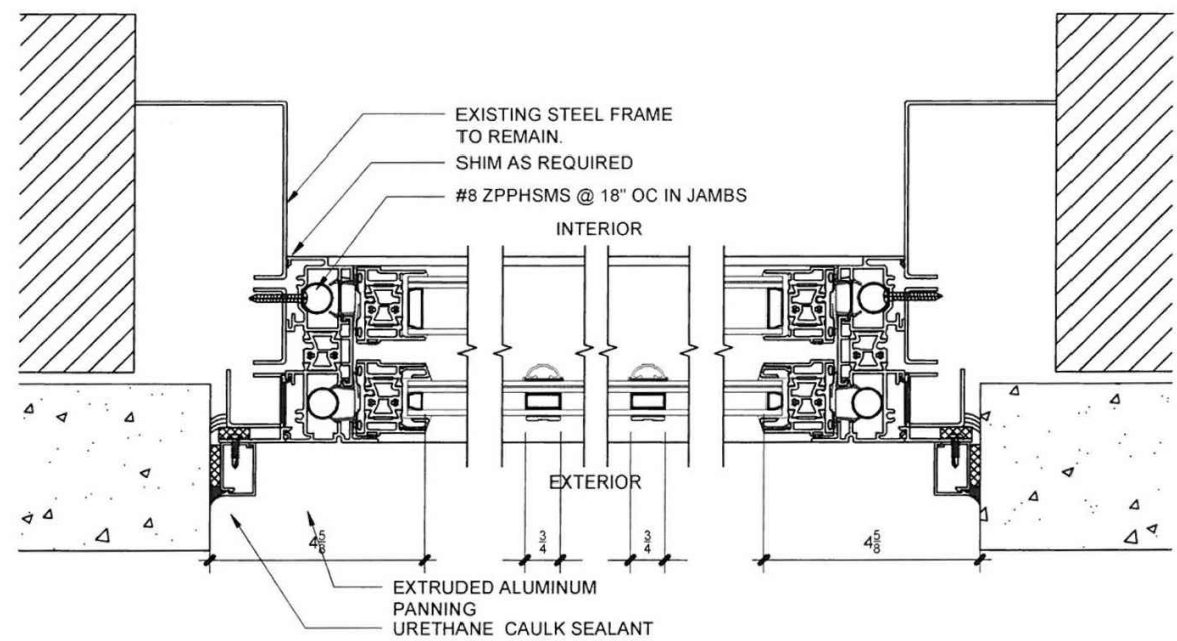
06 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



04 TYPICAL PROPOSED WINDOW SECTION
SCALE: 1 1/2"=1'-0"

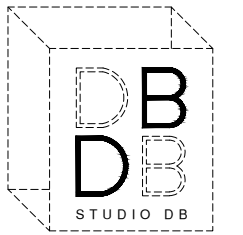


05 TYPICAL PROPOSED PLAN SECTION
SCALE: 1 1/2"=1'-0"



ARCHITECT OF RECORD

DAMIAN ZUNINO
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P: 212.608.6379 F: 212.202.9618



ARCHITECT'S STAMP



CONSULTANTS

DATE:	REVISION:

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

EXTERIOR ELEVATIONS / DETAILS

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ

CHECKED BY: DDZ

A-200.00

DRAWING NUMBER:

BSCAN STICKERS

SHEET #

7 OF 8

ROTHENBERG RESIDENCE

450 WEST END AVENUE, #11A

NEW YORK, NY 10024

MATERIAL SYMBOLS

	POURED CONCRETE		WALL TO BE DEMOLISHED		STUCCO
	STONE		INSULATION (BATF)		WOOD (BLOCKING)
	EXISTING STRUCTURE		INSULATION RIGID		WOOD (FINISHED)
	BRICK MASONRY		EARTH		
	INTERIOR PARTITION		GRAVEL		

DESIGNATIONS

	SECTION		CEILING DETAIL TAG
	ELEVATION KEY		CEILING HEIGHT MARKER
	CENTER LINE		DOOR TAG
	WALL DETAIL TAG		WINDOW TAG

ABBREVIATIONS

ALUM	Aluminum	FL	Flush	R	Riser
AB	Anchor Bolt	FTG	Footing	R&S	Rod & Shelf
ARCH	Architectural	FND	Foundation	RF	Room
A	Asphalt	FR	Frame	RO	Rough Opening
ASPH	Asphalt	FP	Frost Proof	SC	Scale
BSMT	Basement	FUR	Furring	SCH	Schedule
BATH	Bathroom	GAR	Garage	SECT	Section
BM	Beam	GL	Glass	SEL	Select
BPD PL	Beaming Plate	GFI	Ground Fault Interrupt	SFTWD	Sheathing
BR	Bedroom	GWB	Gypsum Wallboard	SHT	Sheet
BLK	Blocking	HOW	Hollow Metal Door	SK	Sink
BLDG	Building	HMD	Hollow Metal Door	SL DR	Sliding Door
BL	Building Line	IB	Hose Bibb	SPEC	Specification
CL or CLKG	Callings	INS	Insulation	SQ FT	Square Foot
CSD	Ceiling	INT	Interior	STR	Stairs
CLG	Ceiling	JB	Jamb	STD	Standard
CTR	Center	KIT	Kitchen	STO	Storage
C to C	Center to Center	LDG	Landing	S	Switch
L or CL	Center Line	LAU	Laundry	TEL	Telephone
CER	Ceramic	LT	Laundry Tray	TEL	Tempered Plate Glass
CL or CLOS	Closet	L	Length	TH	Threshold
CONE	Concrete	LCL	Linon Closet	T&G	Tongue & Groove
CONE FLR	Concrete Floor	LIV	Living Room	TR	Tread
CMU	Concrete Masonry Unit	MFG	Manufacturer	TYP	Typical
CONST	Construction	MTH	Marble Threshold	UNFIN	Unfinished
CH	Counter Height	MO	Masonry Opening	UNEXG	Unexcavated
DET	Detail	MTL or MATL	Material	UTL RM	Utility Room
DIM	Dimension	MAX	Maximum	VS	Vent Stack
D	Dryer	MIN	Minimum	VEST	Vestibule
EXP JT	Expansion Joint	MISC	Miscellaneous	VT	Vinyl Tile
EXT	Exterior	MDO or MLDG	Moulding	WM	Washing Machine
EXT GR	Exterior Grade	NOS	Noising	WR	Water Resistant
FIN	Finish	OC	On Center	OPNG	Opening
FIN FLR	Finished Floor	OC	Opening	PTN	Partition
FX WDW	Fixed Window	PSI	Per Square Inch	PL	Plate
FL or FL	Flashing	P	Porch	PREFAB	Prefabricated
FL JT	Floor Joint	PS	Full Switch	R	Range
FD	Floor Drain	REC	Recessed	WF	Wood Frame
FLR or FLG	Flooring	REF	Refrigerator	YP	Yellow Pine
		RE BAR	Reinforcing Steel Bar		
		REV	Revision		

PROJECT DIRECTORY

OWNER ROTHENBERG 450 WEST END AVE, 11A NEW YORK, NY 10024	CONTRACTOR TBD
ARCHITECT DAMIAN ZUNINO, R.A. STUDIO DB ARCHITECTURE DPC 311 W 43RD STREET NEW YORK, NY 10036 TEL: 212.608.6379	

NYC ECC - 2016 ANALYSIS				
ENERGY ANALYSIS - RESIDENTIAL				
PROJECT: 450 WEST END AVENUE 11A				
INTERIOR ALTERATIONS TO AN EXISTING APARTMENT ON THE 11TH FLOOR OF A MULTIPLE DWELLING BUILDING				
CLIMATE ZONE 4A; ECCO of NEW YORK STATE, 2016				
PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION	DRAWING REFERENCE
MINIMUM EFFICIENCY REQUIREMENTS; ELECTRICALLY OPERATED UNITARY AC AND CONDENSING UNITS	SPLIT SYSTEM, THROUGH-WALL AIR COOLED UNIT	12.00 SEER	12.00 SEER	M-100.00 SCHEDULE
AUTOMATIC START CAPABILITIES	ALL ZONES	LED 7-DAY PROGRAMMABLE TYPE WITH WIFI AND TOUCH-SCREEN ENABLED.	C403.2.4.2.3	M-100.00 NOTES
AUTOMATIC SETBACK AND SHUTDOWN CAPABILITIES	ALL ZONES	LED 7-DAY PROGRAMMABLE TYPE WITH WIFI, TOUCH-SCREEN ENABLED AND BATTERY BACKUP	C403.2.4.2.2	M-100.00 NOTES
THERMOSTATIC CONTROLS	THERMOSTAT FOR ALL ZONES	ONE THERMOSTAT PROVIDED FOR EACH ZONE	MINIMUM ONE THERMOSTAT/HUMIDISTAT REQUIRED PER ZONE	M-100.00 NOTES
DUCT & PLENUM INSULATION AND SEALING	ALL DUCTWORK	UNCONDITIONED SPACES: R-6 CONDITIONED SPACES: NONE, EXTERIOR WALL INSULATED >R-8	UNCONDITIONED SPACES: R-6 INSULATED DUCTWORK	M-100.00 NOTES
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2016 NYC ECC.				
Studio DB Architecture D.P.C. Damian Zunino, R.A.			Signature	

ARCHITECTURAL DRAWINGS

M-001.00	TITLE SHEET
M-100.00	MECHANICAL LAYOUT & DETAILS

TR1's & TR8's

REQUIRED INSPECTIONS	CODE SECTION
TR1: SPECIAL INSPECTIONS: MECHANICAL SYSTEMS	BC 1704.16
PROGRESS INSPECTIONS: FINAL	BC 110.5
TR8: HVAC & SERVICE WATER HEATING EQUIP. HVAC & SERVICE WATER HEATING SYSTEM CONTROLS HVAC INSULATION AND SEALING DUCT LEAKAGE TESTING	IB3, IB3 IB4, IB4 IB5, IB5 IB6, IB6

SCOPE OF WORK

HVAC: -INSTALL NEW HVAC SPLIT SYSTEM -INSTALL (2) NEW BATHROOM EXHAUSTS -INSTALL NEW KITCHEN EXHAUST

LOT INFORMATION

BIN NUMBER: 1032698 BLOCK NUMBER: 1229 LOT NUMBER: 61 CONSTRUCTION CLASSIFICATION: CLASS-1 FIREPROOF ZONING DISTRICT: R10A ZONING MAP: 5D LANDMARKS STATUS: L-LANDMARK FILING REVIEW UNDER: 2014 BLDG CODE

PLOT PLAN



NOTES

GENERAL NOTES
1. NO WORK SHALL COMMENCE UNTIL A WORK PERMIT IS OBTAINED AND ALL ASPECTS OF THE ALTERATION AGREEMENT WITH THE BOARD ARE SATISFIED AND APPROVED.
2. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK PRIOR TO OBTAINING THE WORK PERMIT. ALL ERRORS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. OTHERWISE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN SAFE MANNER. PROVIDE BARRICADES AND PARTITIONS AS REQUIRED.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMIT AND CERTIFICATE OF COMPLETION FEES AS APPLICABLE.
5. ALL NEW ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
6. PLUMBING WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS.
7. NEW STRUCTURAL STEEL SHALL BE F _y = 22000 PSI IN CONFORMANCE WITH THE LATEST AISC SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT OF RECORD WITH ALL REQUIRED SIGN OFFS.
9. GENERAL CONTRACTOR TO ENSURE THAT ALL ELECTRICAL FIXTURES AND MECHANICAL EQUIPMENT, SUBJECT TO ALTERATION OR RELOCATION MUST BE DISCONNECTED AND PROPERLY PROTECTED DURING CONSTRUCTION.
10. THE TENANT SHALL NOT OCCUPY AREAS OR USE EQUIPMENT INSTALLED UNTIL A FINAL INSPECTION HAS BEEN HELD.
11. ANY CONSTRUCTION LEFT IN PLACE THAT IS WEAKENED OR DAMAGED SHALL BE RESTORED TO THE CONDITION THAT EXISTED PRIOR TO SUCH DAMAGE.
12. CONSTRUCTION THAT IS REPLACED AFTER REMOVAL OF WORK SHALL BE REPLACED WITH CONSTRUCTION OF EQUAL STRENGTH AND DESIGN.
13. ALL WORK ABOVE SUSPENDED CEILING SHALL BE PERFORMED USING APPROPRIATE SAFEGUARDS, IE SCAFFOLDS, SHORING, ETC. APPROVED BY THE ARCHITECT.
14. PROPOSED DESIGN COMPLIES WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. (A.D.A) PL-101-336.
15. SEAL ALL CRACKS & CREVICES AND SPACES AROUND ALL PIPE PENETRATIONS.
16. ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL BUILDING CODES.
17. ALL EXPOSED UTILITY LINES & PIPES (ELECTRICAL, PLUMBING, CONDUTS ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS & CEILING AREAS. INSTALL A MINIMUM 6" OFF FLOOR AND 1" OFF WALLS, CEILINGS & ADJACENT PIPES.
18. ALL PLYWOOD, WOOD AND PARTICLE BOARD MATERIALS SHALL BE FIRE-RATED WHERE REQUIRED BY CODE.
19. ALL WORK SHALL BE EXECUTED PER BUILDING RULES AND IN ACCORDANCE WITH THE ALTERATION AGREEMENT. PROVIDE ALL PERMITS, APPROVALS, LICENSES, INSURANCE, WORKERS COMPENSATION CERTIFICATIONS AND FEES REQUIRED BY THE BOARD OF DIRECTORS' AND BUILDING MANAGEMENT.

TENANT PROTECTION PLAN - TPP1 AC.28-104.8.4 per LL154 BC 2014

1. THE BUILDING IS A 19-STORY RESIDENTIAL BUILDING WITH 56 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION.
2. THE CONSTRUCTION IS CONFINED TO THE 11TH FLOOR APT. 11A AND THERE WILL BE NOBODY OCCUPYING THE PROPOSED CONSTRUCTION AREA TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.
3. EGRESS: a. AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED. b. EXISTING EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC. WILL BE MAINTAINED AT ALL TIMES. c. ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIALS, EQUIPMENT AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
4. FIRE SAFETY: a. ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN EXISTING FIRE SAFETY FOR ALL OCCUPIED DWELLING UNITS AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED. b. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE BUILDING OWNER AND/OR CONTRACTOR.
5. HEALTH REQUIREMENTS: a. THE GENERAL CONTRACTOR WILL ENSURE THAT DUST IS CONTROLLED, KEPT TO A MINIMUM, AND REMOVED AT THE COMPLETION OF EACH WORK DAY. b. THE DISPOSAL OF DEBRIS WILL BE PERFORMED IN SUCH A MANNER AS TO NOT INTERFERE WITH OCCUPIED DWELLINGS. c. DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAME MANNER. d. THE DEBRIS, DIRT, AND DUST WILL BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. e. CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS. LIMIT NOISE TO ACCEPTABLE LEVELS. NOISE WILL BE LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE TO NEW YORK CITY NOISE CONTROL CODE. f. SANITARY FACILITIES WILL BE CONTAINED. g. CONTROL PESTS AT ALL TIMES.
6. CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.
7. ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
8. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
9. CONSTRUCTION OPERATIONS WILL BE CONFINED TO THE HOURS OF 7 AM TO 6 PM ON WEEKDAYS ONLY. NO WORK OF ANY KIND TO BE PERFORMED ON SATURDAY, SUNDAY, OR HOLIDAYS UNLESS A VARIANCE TO THE ISSUED WORK PERMIT IS GRANTED BY THE NYC DEPARTMENT OF BUILDINGS FOR AFTER-HOURS WEEKEND WORK.

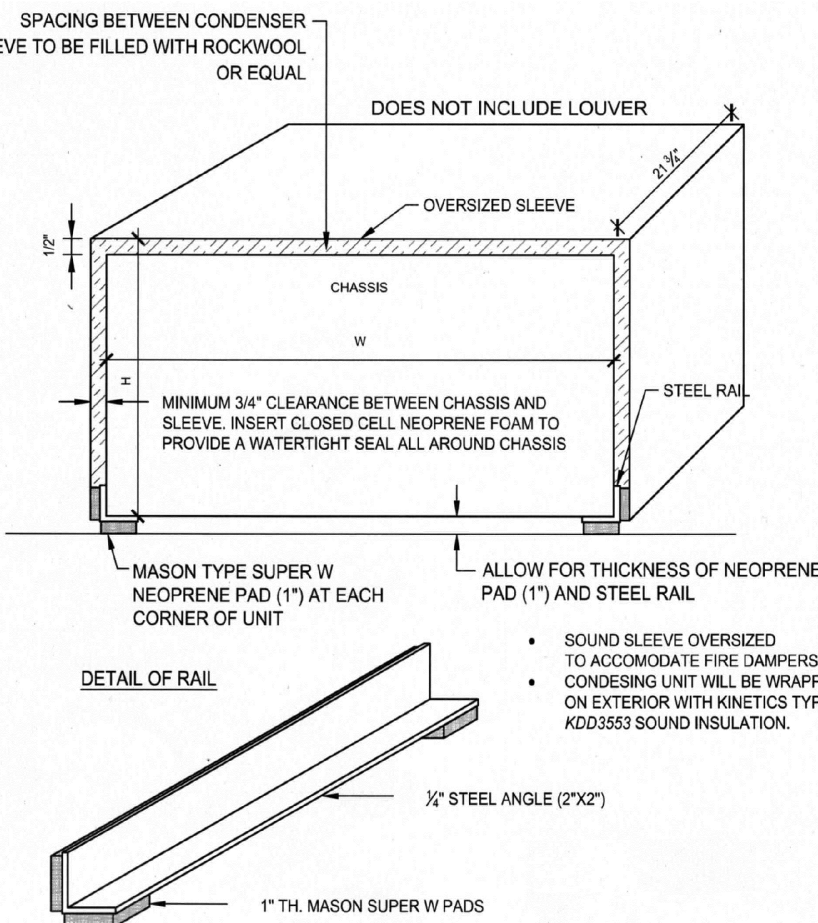
ARCHITECT OF RECORD DAMIAN ZUNINO STUDIO DB ARCHITECTURE DPC 311 W 43rd STREET, PH NEW YORK, NY 10036 P: 212.608.6379 F: 212.202.9618
ARCHITECT'S STAMP
CONSULTANTS

DATE:	REVISION:

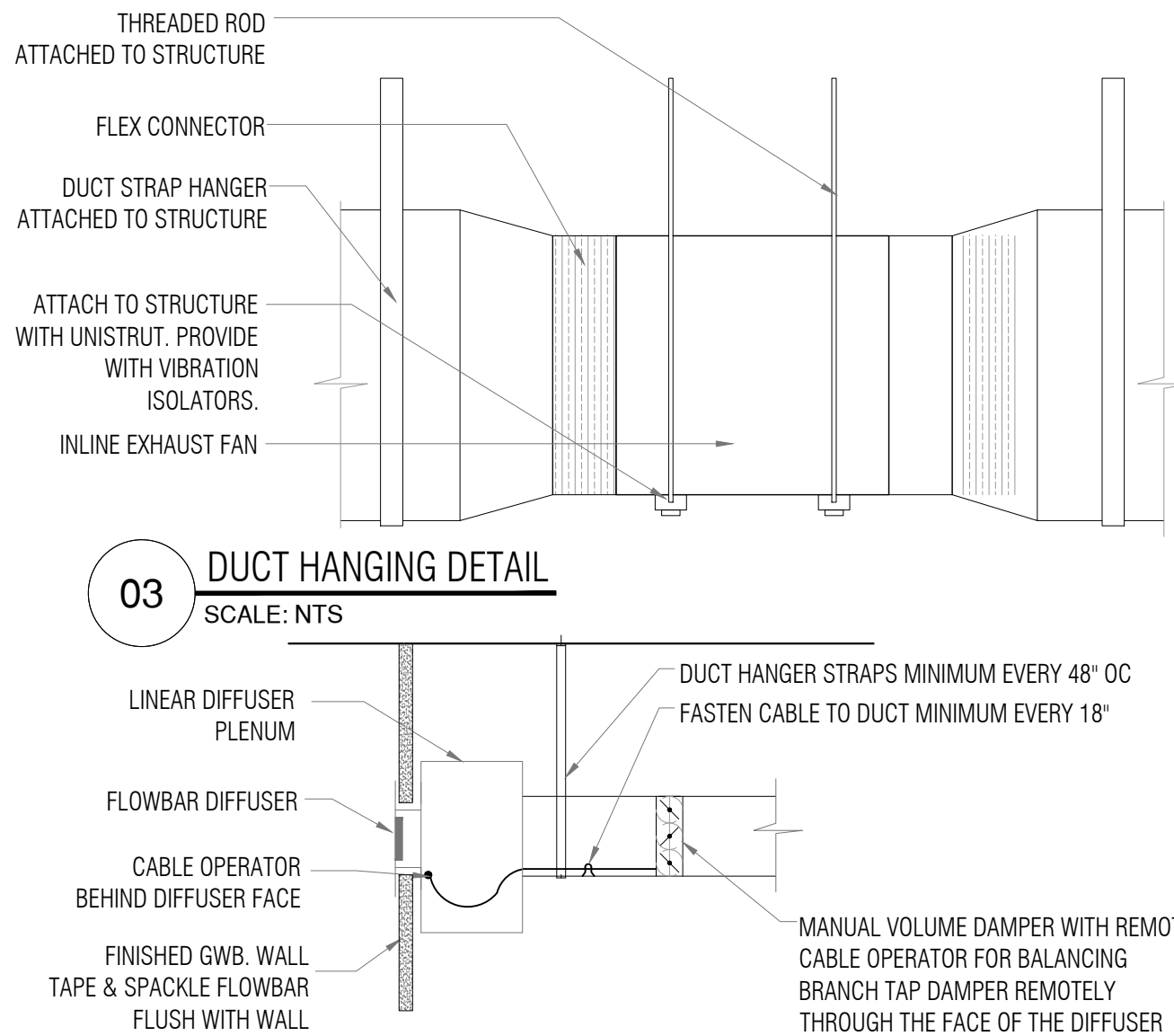
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PROJECT: ROTHENBERG RESIDENCE 450 WEST END AVENUE, 11A NEW YORK, NY, 10024
PROJECT INFORMATION: 11TH FLOOR, UNIT 11A
DRAWING TITLE: TITLE SHEET
DRAWING DATE: 03.17.2020
SCALE: AS NOTED
DRAWN BY: JAJ CHECKED BY: DDZ
M-001.00
DRAWING NUMBER: DOB NOW Job # M00297047-11 SHEET # 1 OF 2

MECHANICAL SCHEDULE									
UNIT	LOCATION	TYPE	MANUFACTURER	MODEL #	SERIAL #	CFM	BTU	SEER	NOTES
AC-1	KITCHEN	THROUGH WALL CONDENSOR	ABOVEAIR TECHNOLOGIES	VCU-C-030-1-X			27,200	12.0	
AC-2	MASTER BEDROOM	THROUGH WALL CONDENSOR	ABOVEAIR TECHNOLOGIES	VCU-C-030-1-X			27,200	12.0	
AC-3	MASTER BEDROOM	THROUGH WALL CONDENSOR	ABOVEAIR TECHNOLOGIES	VCU-C-030-1-X			27,200	12.0	
AH-1	KITCHEN / PANTRY	AIR HANDLER	FIRST COMPANY	31-CDXX-HW		1,060			
AH-2	HALLWAY	AIR HANDLER	FIRST COMPANY	31-CDXX-HW		1,060			
AH-3	HALLWAY	AIR HANDLER	FIRST COMPANY	31-CDXX-HW		1,060			

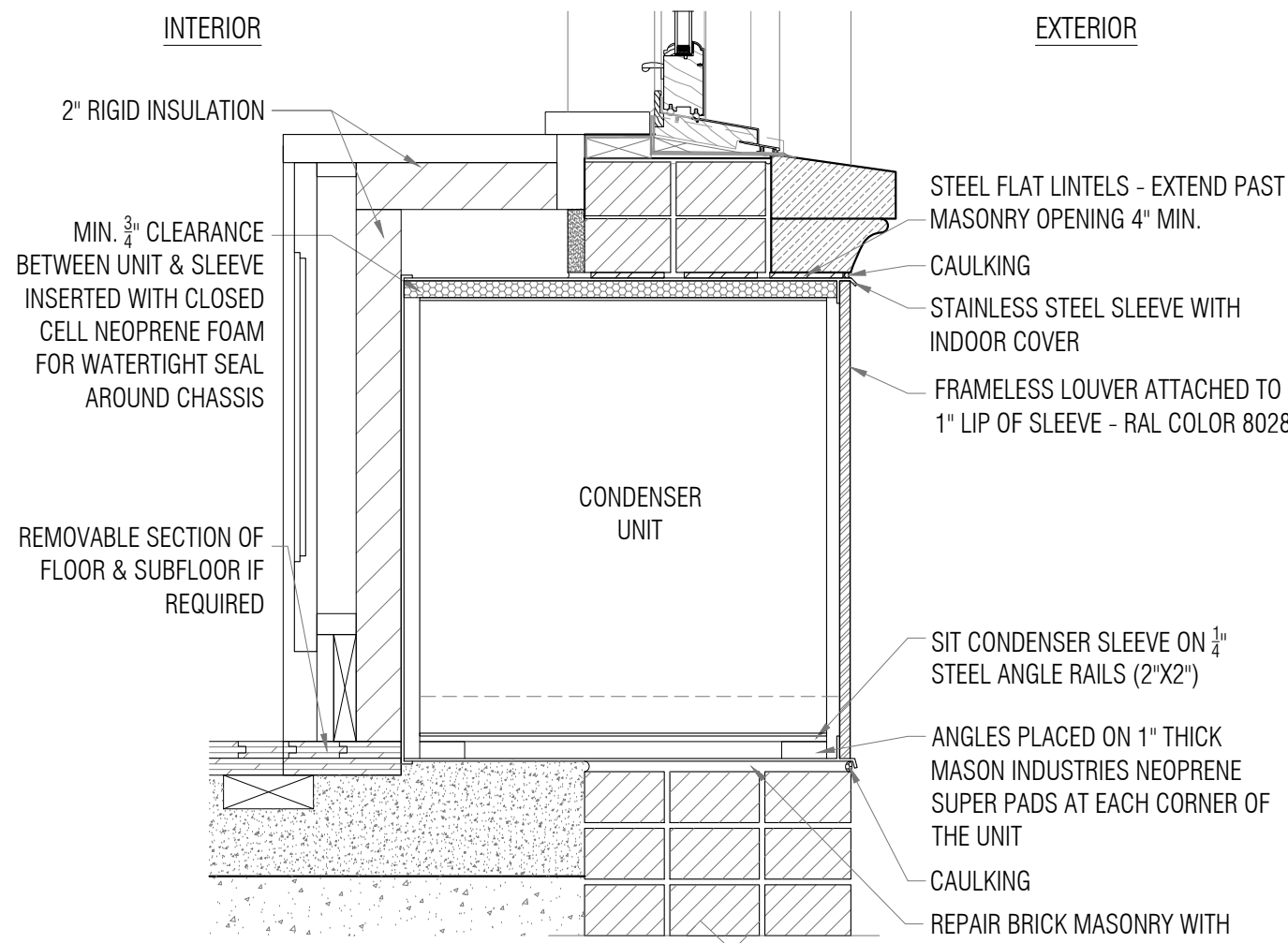


02 CONDENSER SLEEVE DETAIL
SCALE: NTS

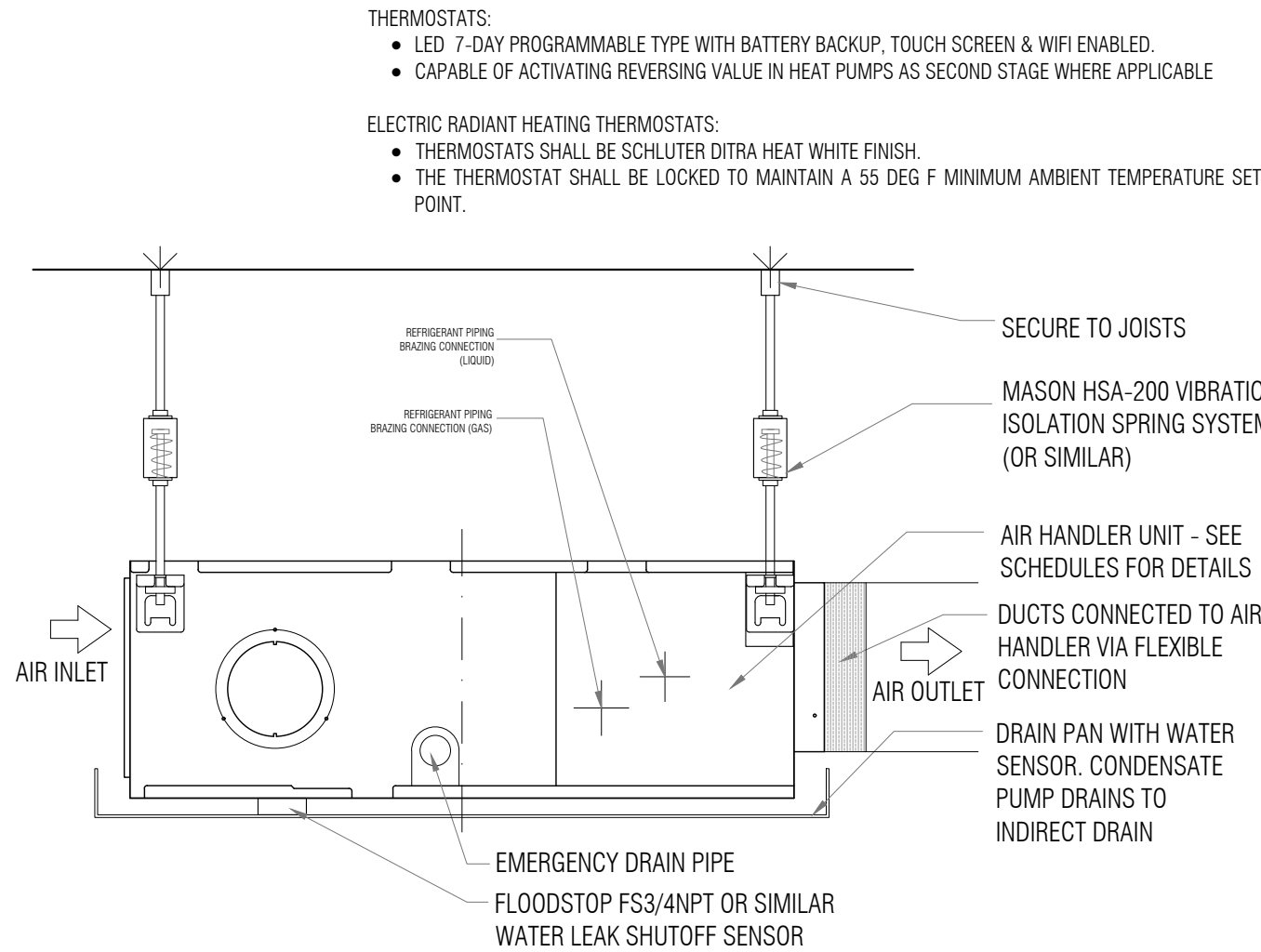


03 DUCT HANGING DETAIL
SCALE: NTS

04 FIRE DAMPER DETAIL
SCALE: NTS



05 THROUGH WALL AC PENETRATION DETAIL
SCALE: NTS



06 AHU HANGING DETAIL
SCALE: NTS

01 MECHANICAL LAYOUT
SCALE: 1/4" = 1'-0"

MECHANICAL GENERAL NOTES:

- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE GOVERNMENTAL REGULATIONS AND SHALL BEAR APPROVAL CERTIFICATES AS APPLICABLE.
- INVESTIGATE EACH SPACE THROUGH WHICH EQUIPMENT MUST BE MOVED. WHEN NECESSARY, EQUIPMENT SHALL BE SHIPPED FROM MANUFACTURER IN CRATED SECTIONS OF SIZE SUITABLE FOR MOVING THROUGH RESTRICTED SPACES AVAILABLE.
- INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES OF MAGNITUDE WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
- THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF THE VENTILATION AND AIR CONDITIONING SYSTEMS. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION, INCLUDING NECESSARY LABOR AND MATERIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED HEREIN. IT IS NOT THE INTENTION OF THESE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, OBSTRUCTIONS OR STRUCTURAL CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO INSTALL HIS WORK IN SUCH A MANNER TO AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT FURTHER COST OR INSTRUCTIONS.
- BEFORE SUBMITTING PROPOSAL BIDDERS SHALL CAREFULLY EXAMINE. CONTRACT DRAWINGS OF ALL TRADES. SUBMISSION OF PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT REQUIRED EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT AND MATERIALS REQUIRED DUE TO DIFFICULTIES WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED. VERIFICATION SHALL BE MADE AS TO THE ACTUAL LOCATIONS WHERE NEW DUCT AND PIPE LINE RUNS WILL BE INSTALLED, AS WELL AS CLEARANCES BETWEEN NEW AND EXISTING DUCTWORK, PIPING AND STRUCTURAL MEMBERS. THE CONTRACTOR FIND ANY EQUIPMENT OR CONDITION THAT IS NOT IN AGREEMENT WITH THE PLANS, HE SHALL REFER THE MATTER TO THE ENGINEER'S ATTENTION BEFORE PROCEEDING WITH THE CONSTRUCTION.
- CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION OF THE OWNER ANY CHANGES IN THE SIZE OR LOCATION OF THE MATERIAL, OR EQUIPMENT WHICH MAY BE NECESSARY IN ORDER TO MEET FIELD CONDITIONS, OR IN ORDER TO AVOID CONFLICT WITH THE EQUIPMENT OF OTHER SECTIONS. OBTAIN THE OWNERS APPROVAL BEFORE SUCH DEVIATIONS ARE MADE.
- SUPPORT ALL DUCTWORK AND PIPING FROM BUILDING STRUCTURE AND/OR FRAMING IN AN APPROVED MANNER. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF SUPPORTS FOR EQUIPMENT, FURNISH ADDITIONAL FRAMING.
- THE MECHANICAL CONTRACTOR SHALL FURNISH ELECTRIC, AUTOMATIC CONTROLS, MOTORS AND MOTOR CONTROLLERS. THE MECHANICAL CONTRACTOR SHALL GIVE THE MOTOR CONTROLLERS AND CONTROLS TO THE ELECTRICAL CONTRACTOR FOR INSTALLATION, TOGETHER WITH ALL NECESSARY WIRING DIAGRAMS AND INSTRUCTIONS FOR INSTALLATION.
- ALL EQUIPMENT HAVING MOVING PARTS SHALL BE ISOLATED FROM THE BUILDING STRUCTURE BY MEANS OF SPRING VIBRATION ISOLATORS. ISOLATION SHALL BE OF THE SAME BRAND AND EQUIPMENT MANUFACTURERS RECOMMENDATIONS SHALL BE FOLLOWED IN THE ISOLATION OF THE EQUIPMENT.
- DAILY DURING CONSTRUCTION, THE MECHANICAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND EXCESS MATERIAL ACCUMULATED AS A RESULT OF HIS OPERATIONS. ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE WIPED CLEAN OF DUST AND DEBRIS BEFORE FINAL ACCEPTANCE BY THE OWNER.
- BEFORE COMPLETION OF THIS PROJECT, THE MECHANICAL CONTRACTOR SHALL TEST ALL EQUIPMENT. ALL EQUIPMENT SHALL BE OPERATED SUFFICIENTLY LONG TO PROVE TO THE OWNER THAT EACH UNIT PERFORMS SATISFACTORILY AND MEETS THE REQUIREMENTS SPECIFIED.
- THE MECHANICAL CONTRACTOR SHALL INCLUDE WITH HIS BASE BID AN ADDED ALTERNATE TO PROVIDE COMPLETE SERVICING OF THE MECHANICAL EQUIPMENT WHICH HE HAS INSTALLED FROM THE PERIOD STARTING WITH THE WRITTEN ACCEPTANCE OF THE COMPLETE INSTALLATION FOR THE ONE (1) YEAR WARRANTY UP TO ITS CONCLUSION DATE. SERVICING SHALL CONSIST OF, BUT NOT BE LIMITED TO, LUBRICATION OF UNITS, ADJUSTMENTS, CLEANING, FILTER CHANGES.
- FOR EXACT LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS REFER TO ARCHITECTURAL PLANS AND DETAILS.
- OBTAIN FROM THE ENGINEER THE LOCATION OF ANY APPARATUS NOT DEFINITELY LOCATED ON THE DRAWINGS. LOCATE EQUIPMENT AND ACCESSORIES IN SUCH A MANNER AS TO PROVIDE EASY ACCESS FOR PROPER SERVICE AND MAINTENANCE OF ALL EQUIPMENT AND ITEMS REQUIRING MAINTENANCE.
- REVIEW WITH THE ENGINEER ANY CONDITION WHICH PREVENTS ADEQUATE ACCESSIBILITY FOR MAINTENANCE PRIOR TO INSTALLATION OF THE WORK. ALL EQUIPMENT AND/OR ACCESSORIES THAT ARE INSTALLED WITHOUT PROPER ACCESS, AND INSTALLED WITHOUT THE APPROVAL, SHALL BE REMOVED AND REVISED AS DIRECTED BY THE BUILDING OWNER AND/OR ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTORS WORK SHALL INCLUDE THE COST OF BREAKING DOWN AND REASSEMBLY OF THE NEW EQUIPMENT AS NECESSARY TO FIT THE EQUIPMENT INTO THE BUILDING.
- THE CONTRACTORS WORK SHALL INCLUDE THE HOISTING OF ALL MATERIALS AND EQUIPMENT, AND HE SHALL ASSUME ALL RESPONSIBILITY FOR SUCH HOISTING AND WORK.
- THIS CONTRACTOR SHALL REPAIR AND RESTORE TO ORIGINAL CONDITIONS ANY EQUIPMENT OR MATERIALS DAMAGED IN THE PROCESS OF INSTALLATION, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVES.

MECHANICAL CONSTRUCTION NOTES:

- ELECTRICAL WORK:
- ELECTRICAL POWER AND CONTROL WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 - MECHANICAL CONTRACTOR SHALL SUBMIT CONTROL DRAWINGS TO ELECTRICAL CONTRACTOR.

CONNECTIONS TO EXISTING WORK:

- PLAN INSTALLATION OF ALL NEW WORK INCLUDING CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING BUILDING FACILITIES. ALL REQUIRED SYSTEM SHUTDOWNS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH THE BUILDING OWNER.
- CONNECT NEW WORK TO EXISTING WORK IN A NEAT AND APPROVED MANNER RESTORE EXISTING WORK WHICH WAS DISTURBED WHILE INSTALLING NEW WORK TO AN ACCEPTABLE CONDITION.

REMOVAL AND RELOCATION OF EXISTING WORK:

- REMOVAL AND RELOCATION OF SOME EXISTING MATERIAL, EQUIPMENT, DUCTWORK OR PIPING WILL BE NECESSARY FOR THE PROPER INSTALLATION OF NEW WORK. ALL EXISTING CONDITIONS HAVE NOT BEEN COMPLETELY DETAILED ON THE DRAWINGS.

CUTTING AND PATCHING:

- ALL NECESSARY CUTTING CORE DRILLING AND PATCHING FOR THE INSTALLATION OF THE HVAC WORK SHALL BE PERFORMED BY THIS CONTRACTOR.
- COORDINATE ALL CUTTING AND PATCHING FOR INSTALLATION OF HVAC EQUIPMENT WITH BUILDING OWNERS AND OTHER BUILDING TENANTS WHICH WILL BE EFFECTED BY THE WORK.
- FIRE SAFING SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR

DUCTWORK

- DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL AND INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
- ALL DUCT SEAMS SHALL BE SEALED WITH MASTIC DUCT SEALING TAPE.
- SHALL BE SEALED AND TESTED TO CONFORM TO SMACNA AIR LEAKAGE TEST MANUAL, 1985 EDITION, MEDIUM AND HIGH-PRESSURE SEAL CLASS "B" LOW PRESSURE, SEAL CLASS "C".
- ACOUSTICALLY LINE DUCTWORK WITH MAT-FACED GLASS DUCT LINER, 1 INCH THICK AND 1-1/2" LB/OF DENSITY. ALL DUCT SIZES SHOWN ON PLAN ARE CLEAR NET INSIDE DIMENSIONS, INSTALL ACOUSTICALLY LINED DUCT WHERE SHOWN ON DRAWING AND/OR AS LISTED HERE.
 - MINIMUM 16" FROM AIR CONDITIONING UNIT DISCHARGE AND INTAKE.
- EXHAUST FAN DUCTWORK
 - ALL SUPPLY DUCT NOT ACOUSTICALLY LINED SHALL BE INSULATED WITH 1-1/2" INCH FOIL FACED.
 - VAPOR BARRIER FIBERGLASS WIRE IN PLACE.
 - LOWERED PLENUMS INCLUDING CONDENSER AIR INLET AND DISCHARGE, AND ECONOMIZER INTAKE AND EXHAUST SHALL BE INSULATED WITH 1" THICK RIGID BOARD INSULATION, 618 DENSITY, BOARD TO HAVE FACTORY APPLIED WHITE FIRE RETARDING JACKET WITH MECHANICAL FASTENER.
 - PROVIDE FLEX CONNECTIONS AT ALL FAN DISCHARGE FLANGES.
 - VOLUME DAMPERS - GALVANIZED STEEL, PER SMACNA STANDARDS. DAMPER ROD TO HAVE BEARING AT ONE END AND LEVER AND LOCK SCREW AT THE OTHER END.
 - DUCTWORK ACCESS DOOR TO BE FABRICATED OF GALVANIZED STEEL, 14 X 14, LATCHED ALL AROUND, SIMILAR TO VENTLOCK MANUFACTURER. PROVIDE INSULATED ACCESS DOORS FOR ACOUSTICALLY LINED DUCTWORK INSTALLATION.
 - FUSIBLE LINK FIRE DAMPER, GALVANIZED STEEL, FABRICATED WITH SHUTTER TYPE MECHANISM OUT APPROVED.
 - OF AIRSTREAM, TYPE 8 OR APPROVED EQUAL DAMPERS INSTALLED IN HORIZONTAL DIRECTION. SHALL BE SPRING LOADED. FIRE DAMPERS TO BE INSTALLED IN DUCTS PENETRATING RATED WALLS AND ON OUTSIDE AIR LOUVERS, WHERE SHOWN ON DRAWING AND AS IS REQUIRED BY THE NYC BUILDING CODE.
 - CABLE OPERATED DAMPERS SHALL BE EXTRUDED ALUMINUM, SPRING LOADED WITH STEEL ROTARY CABLE ROTO-TWIST RT-10. INSTALL IN BRANCH DUCTWORK IN INACCESSIBLE CEILINGS.
 - PROVIDE VIBRATION ISOLATORS ON KITCHEN EXHAUST DUCTS
 - ALL INTERIOR DUCTWORK SHOULD BE R-6 INSULATED.

DIFFUSERS, GRILLES AND REGISTER

- SUPPLY AIR DIFFUSERS SHALL BE TITUS MODEL FLOWBAR, CT-480 OR AS SCHEDULED ON PLANS, OR AS APPROVED.
- RETURN AIR REGISTERS SHALL BE TITUS MODEL.
- FLOWBAR, CT-480 OR AS APPROVED.
- DIFFUSERS AND REGISTERS SHALL BE COMPATIBLE.
- FINISH SHALL BE COORDINATED WITH THE ARCHITECT.

INSULATION

- INTERIOR DUCTWORK (NOT ACOUSTICALLY LINED): FIBEROUS CLASS BLANKET, FOIL-SCRM KRAFT FACING, 1-1/2" INCH THICK.
- FLEXIBLE DUCTWORK FACTORY PRE-INSULATED 1-1/2" INCH FOIL SCRM KRAFT FACING.
- ALL PIPING: FIBEROUS GLASS, WITH VAPOR SEALED JACKET AND FITTINGS.
 - ALL PIPING EQUAL TO OR LESS THAN 1.5" DIA = 2.5" THICK
 - 2" DIA OR LARGER = 2.5" THICK
- PIPING FINISHED WITH TWO COATS OF BITUMASTIC, CONTRACTOR SHALL NOT INSTALL INSULATION ON PIPING OR EQUIPMENT UNLESS IT HAS BEEN TESTED AND PROVEN TO BE LEAK TIGHT.
- PROVIDE PRE-MOLDED INSULATION ON ALL FITTINGS, EXPANSION JOINTS, FLANGES, STRAINERS, AND VALVES AND FINISH WITH PRE-MOLDED PVC FITTING COVERS. MAINTAIN VAPOR BARRIER INTEGRITY AND INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- CONTRACTOR SHALL FINISH INSULATION NEATLY AT HANGERS, SUPPORTS AND OTHER PROTRUSIONS. COAT WITH VAPOR BARRIER MASTIC.

EQUIPMENT

- PROVIDE ALL EQUIPMENT AND ACCESSORIES OF THE SIZES AND CAPACITIES AS SCHEDULED AND AS INDICATED ON THE DRAWINGS.
- INSTALL EQUIPMENT IN ACCORDANCE WITH APPROVED SHOP DRAWINGS, MANUFACTURERS INSTRUCTIONS AND ALL CODES AND REGULATIONS WHICH APPLY. CEILING MOUNTED EQUIPMENT, PROVIDE SUPPORTS WITH APPROVED ANCHORS SUSPENDED DIRECTLY FROM BUILDING STEEL STRUCTURE. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED TO ADEQUATELY SUPPORT THE LOAD.
- TAG ALL DUCTS.

VOLUME DAMPERS:

- DAMPERS SHALL BE CABLE (NOT CORD TYPE) ROTARY, TWIST TYPE TO TURN GEAR ON AIR FOIL TYPE DAMPER. FRAME AND BLADES SHALL BE CONSTRUCTED OF ALUMINUM WITH TOLERANCES TO PREVENT DAMPER HANG-UP.
- ROTO TWIST MODEL 100 DISTRIBUTED BY AIR DISTRIBUTION SYSTEMS.

SHOP DRAWINGS:

- SUBMIT TWO HARD PRINTS AND ONE DIGITAL PDF IN E-MAIL AND/OR CD OF SHEET METAL AND/OR PIPING SHOP DRAWINGS, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED, SUBMIT CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS.
- THIS CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL SHEET METAL SHOP DRAWINGS ON A SCALE NOT LESS THAN 3/8" = 1'-0"
- SUBMIT TWO (2) BOOKBOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - DUCTWORK ACCESS DOORS, VOLUME DAMPERS
 - CERTIFIED BALANCING REPORT
 - DIFFUSERS, REGISTERS, GRILLES
 - REFRIGERANT, HOT WATER & DRAIN PIPING
- STUDIO DB SHALL REVIEW AND COMMENT ON SUBMITTED SHOP DRAWING.

CLEANING, BALANCING AND ADJUSTMENT:

- THOROUGHLY CLEAN ALL NEW AND REUSED APPARATUS (COILS, REPLACE FILTERS, ETC.) PRIOR TO PLACING IN OPERATION. CALIBRATE AND/OR REPLACE FAULTY CONTROLS ON EXISTING EQUIPMENT AS REQUIRED OR NOTED ON THE DRAWINGS. RESTORE FINISHED SURFACE, IF DAMAGED, & DELIVER ENTIRE INSTALLATION IN AN APPROVED CONDITION.
- THE CONTRACTOR SHALL TEST ALL MATERIALS AND EQUIPMENT FURNISHED OR INSTALLED UNDER THIS CONTRACT TO SEE THAT THEY OPERATE PROPERLY, QUALITY AND IN A SATISFACTORY MANNER AND ARE FREE FROM DEFECTS OF ANY DESCRIPTION.
- THE EQUIPMENT SHALL BE STARTED-UP, TESTED, ADJUSTED AND GENERALLY DE-BUGGED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL MOTORS AND SEARINGS ARE PROPERLY LUBRICATED AS SOON AS THEY ARE CONNECTED BY THE ELECTRICAL CONTRACTOR AND BEFORE OPERATION OF THE EQUIPMENT.
- ALL DEFECTIVE MATERIALS AND WORKMANSHIP DISCLOSED BY THE TESTS, SHALL BE REMOVED AND REPLACED WITH NEW AND THE TEST REPEATED.
- AIR BALANCING WORK SHALL BE PERFORMED BY AN INDEPENDENT AEC CERTIFIED COMPANY, NOT ASSOCIATED WITH THE CONTRACTOR, AND SHALL INCLUDE THE FOLLOWING:
 - UPON COMPLETION OF ALL HVAC WORK, TEST, ADJUST, BALANCE NEW AIR DISTRIBUTION SYSTEMS TO PROVIDE AIR QUANTITIES INDICATED WITHIN PLUS OR MINUS 5%.
 - SUBMIT A CERTIFIED TEST REPORT INDICATING THE FOLLOWING:
 - TEMPERATURE OF AIR AT TRUNK DUCT
 - TEMPERATURE OF AIR LEAVING OUTLETS
 - QUANTITY OF AIR AT EACH OUTLET AFTER BALANCING

THERMOSTATS:

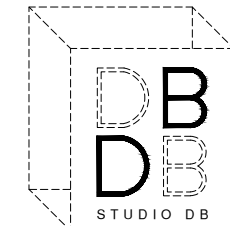
- LED 7-DAY PROGRAMMABLE TYPE WITH BATTERY BACKUP, TOUCH SCREEN & WIFI ENABLED.
- CAPABLE OF ACTIVATING REVERSING VALVE IN HEAT PUMPS AS SECOND STAGE WHERE APPLICABLE

ELECTRIC RADIANT HEATING THERMOSTATS:

- THERMOSTATS SHALL BE SCHLUTER DITRA HEAT WHITE FINISH.
- THE THERMOSTAT SHALL BE LOCKED TO MAINTAIN A 55 DEG F MINIMUM AMBIENT TEMPERATURE SET POINT.

ARCHITECT OF RECORD

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ARCHITECT'S STAMP



CONSULTANTS

DATE: REVISION:

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

MECHANICAL LAYOUT & DETAILS

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ

CHECKED BY: DDZ

M-100.00

DRAWING NUMBER:

DOB NOW Job #

M00297047-11

SHEET #

2 OF 2

ROTHENBERG RESIDENCE

450 WEST END AVENUE, #11A

NEW YORK, NY 10024

NYC ECC - 2016 ANALYSIS

ENERGY ANALYSIS - RESIDENTIAL

PROJECT: 450 WEST END AVENUE 11A

INTERIOR ALTERATIONS TO AN EXISTING APARTMENT ON THE 11TH FLOOR OF A MULTIPLE DWELLING BUILDING

CLIMATE ZONE 4A; ECCC of NEW YORK STATE, 2016

PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION	DRAWING REFERENCE
INSULATION OF PIPING	DHW PIPE INSULATION	SERVICE WATER PIPING SHALL BE INSULATED ACCORDING TO TABLE C403.2.10	TABLE C403.2.10	P-100.00 NOTES
MAXIMUM ALLOWABLE PIPE LENGTH METHOD	DHW 1/2" & 3/4" PIPING	MAXIMUM DISTANCE FROM DHW SUPPLY TO FIXTURE IS 21 FT	TABLE C404.5.1	P-100.00 PLUMBING LAYOUT
MAXIMUM ALLOWABLE PIPE VOLUME METHOD	DHW 1/2" & 3/4" PIPING	MAXIMUM VOLUME OF WATER FROM DHW SUPPLY TO RESIDENTIAL LAVATORY DOES NOT EXCEED 0.5 GALLONS	C404.5.2	P-100.00 PLUMBING LAYOUT

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2016 NYC ECC.

Studio DB Architecture D.P.C.

Damian Zunino, R.A.

Signature

MATERIAL SYMBOLS

	POURED CONCRETE		WALL TO BE DEMOLISHED		STUCCO
	STONE		INSULATION (BATT)		WOOD (BLOCKING)
	EXISTING STRUCTURE		INSULATION RIGID		WOOD (FINISHED)
	BRICK MASONRY		EARTH		
	INTERIOR PARTITION		GRAVEL		

DRAWING INDEX

ARCHITECTURAL DRAWINGS

P-001.00	TITLE SHEET
P-100.00	PLUMBING RISER DIAGRAM, DEMOLITION AND PROPOSED PLANS

DESIGNATIONS

	SECTION		CEILING DETAIL TAG
	ELEVATION KEY		CEILING HEIGHT MARKER
	CENTER LINE		DOOR TAG
	WALL DETAIL TAG		WINDOW TAG

ABBREVIATIONS

ALUM	Aluminum	FL	Flush	R	Riser
AB	Anchor Bolt	FTG	Footing	R&S	Rod & Shelf
ARCH	Architectural	FND	Foundation	RF	Rough
A	Asphalt	FR	Frame	RM	Room
ASPH	Asphalt	FP	Frost Proof	RO	Rough Opening
BSMT	Basement	FUR	Furring	SC	Scale
BATH	Bathroom	GALV	Galvanized	SCH	Schedule
BM	Beam	GAR	Garage	SECT	Section
BRD PL	Bearding Plate	GL	Glass	SEL	Select
BR	Bedroom	GFI	Ground Fault Interrupt	SHT	Sheeting
BLK	Blocking	GBW	Gypsum Wallboard	SK	Sink
BLDG	Building	HDW	Hardware	SL DR	Sliding Door
BL	Building Line	HMD	Hollow Metal Door	SPEC	Specification
CL or CLKG	Callling	HB	Hose Bibb	SQ FT	Square Foot
CLD	Cladding	INS	Insulation	STR	Stairs
CLG	Ceiling	INT	Interior	STD	Standard
CTR	Center	JB	Jamb	STO	Storage
C to C	Center to Center	KITCH	Kitchen	S	Switch
L or CL	Center Line	LDG	Landing	TEL	Telephone
CER	Ceramic	LAU	Laundry	T&G	Tongue & Groove
CL or CLOS	Closet	LT	Laundry Tray	TEM PL GL	Tread
CONE	Concrete	LCL	Linon Closet	TEL	Telephone
CONE FLR	Concrete Floor	LIV	Living Room	TR	Typical
CMU	Concrete Masonry Unit	MFG	Manufacturer	UNFIN	Unfinished
CONST	Construction	MTH	Marble Threshold	UNEXG	Unexcavated
CH	Counter Height	MO	Masonry Opening	UTL RM	Utility Room
DTL or DET	Detail	MTL or MATL	Material	VS	Vent Stack
DM	Dimension	MAX	Maximum	VEST	Vestibule
DING RM	Dining Room	MIN	Minimum	VT	Vinyl Tile
DW	Dishwasher	MISC	Miscellaneous	WM	Washing Machine
DN or D	Down	MLO or MLDG	Moulding	WR	Water Resistant
D	Dryer	NOS	Noising	WP	Waterproof
EXP JT	Expansion Joint	OC	On Center	WS	Weather Stripping
EXT	Exterior	OPNG	Opening	WH	Wapshole
EXT GR	Exterior Grade	PTN	Partition	WWF	Welded Wire Fabric
FIN	Finish	PSI	Per Square Inch	WP	White Pine
FIN FLR	Finished Floor	PL	Plate	WF	Wide Flange
FPL or FP	Fireplace	P	Porch	WI	Wire
FX WDW	Fixed Window	PREFAB	Prefabricated	WD	Wood
FIX	Fixture	PS	Full Switch	WF	Wood Frame
FLG or FL	Flashing	R	Range	YP	Yellow Pine
FL JT	Floor Joint	REC	Recessed		
FLD	Floor Drain	REF	Refrigerator		
FLR or FLG	Flooring	RE BAR	Reinforcing Steel Bar		
		REV	Revision		

PROJECT DIRECTORY

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CONTRACTOR

TBD

SMOKE/CARBON MONOXIDE DETECTOR NOTES (2014)

- SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ORDINANCE WITH THE HOUSING MAINTENANCE CODE, MULTIPLE DWELLING LAW THE NEW YORK CITY BUILDING CODE THE NEW YORK CITY ELECTRICAL CODE AND LL 7/04.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE 27 OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THEREUNDER.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD 17-12 OF THE NEW YORK CITY BUILDING CODE.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OR WITHIN 10'-0" OF THE ENTRANCE TO A SLEEPING ROOM.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
- DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
- CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
- WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 12" FROM THE CEILING.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 27-980.
- EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
- SUCH SMOKE/CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC. 27-981.(B).
- A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D., 10 DAYS AFTER INSTALLATION.
- WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

PLOT PLAN



NOTES

GENERAL NOTES

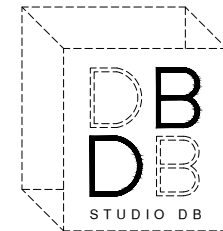
- NO WORK SHALL COMMENCE UNTIL A WORK PERMIT IS OBTAINED AND ALL ASPECTS OF THE ALTERATION AGREEMENT WITH THE BOARD ARE SATISFIED AND APPROVED.
- THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK PRIOR TO OBTAINING THE WORK PERMIT. ALL ERRORS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION OTHERWISE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN SAFE MANNER. PROVIDE BARRICADES AND PARTITIONS AS REQUIRED.
- THE CONTRACTOR SHALL PAY FOR ALL PERMIT AND CERTIFICATE OF COMPLETION FEES AS APPLICABLE.
- ALL NEW ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
- PLUMBING WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS.
- NEW STRUCTURAL STEEL SHALL BE FS = 22000 PSI IN CONFORMANCE WITH THE LATEST AISC SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT OF RECORD WITH ALL REQUIRED SIGN OFFS.
- GENERAL CONTRACTOR TO ENSURE THAT ALL ELECTRICAL FIXTURES AND MECHANICAL EQUIPMENT SUBJECT TO ALTERATION OR RELOCATION MUST BE DISCONNECTED AND PROPERLY PROTECTED DURING CONSTRUCTION.
- THE TENANT SHALL NOT OCCUPY AREAS OR USE EQUIPMENT INSTALLED UNTIL A FINAL INSPECTION HAS BEEN HELD.
- ANY CONSTRUCTION LEFT IN PLACE THAT IS WEAKENED OR DAMAGED SHALL BE RESTORED TO THE CONDITION THAT EXISTED PRIOR TO SUCH DAMAGE.
- CONSTRUCTION THAT IS REPLACED AFTER REMOVAL OF WORK SHALL BE REPLACED WITH CONSTRUCTION OF EQUAL STRENGTH AND DESIGN.
- ALL WORK ABOVE SUSPENDED CEILING SHALL BE PERFORMED USING APPROPRIATE SAFEGUARDS, I.E. SCAFFOLDS, SHORING, ETC. APPROVED BY THE ARCHITECT.
- PROPOSED DESIGN COMPLIES WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. (A.D.A) PL-101-336.
- SEAL ALL CRACKS & CREVICES AND SPACES AROUND ALL PIPE PENETRATIONS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL AND LOCAL BUILDING CODES.
- ALL EXPOSED UTILITY LINES & PIPES (ELECTRICAL, PLUMBING, CONDUITS ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS & CEILING AREAS. INSTALL A MINIMUM 6" OFF FLOOR AND 1" OFF WALLS, CEILINGS & ADJACENT PIPES.
- ALL PLYWOOD, WOOD AND PARTICLE BOARD MATERIALS SHALL BE FIRE-RATED WHERE REQUIRED BY CODE.
- ALL WORK SHALL BE EXECUTED PER BUILDING RULES AND IN ACCORDANCE WITH THE ALTERATION AGREEMENT. PROVIDE ALL PERMITS, APPROVALS, LICENSES, INSURANCE, WORKERS COMPENSATION CERTIFICATIONS AND FEES REQUIRED BY THE BOARD OF DIRECTORS' AND BUILDING MANAGEMENT.

TENANT PROTECTION PLAN - TPPI AC.28-104.8.4 per LL154 BC 2014

- THE BUILDING IS A 19-STORY RESIDENTIAL BUILDING WITH 56 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION.
- THE CONSTRUCTION IS CONFINED TO THE 11TH FLOOR APT. 11A AND THERE WILL BE NOBODY OCCUPYING THE PROPOSED CONSTRUCTION AREA TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.
- EGRESS:
 - AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED.
 - REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC. WILL BE MAINTAINED AT ALL TIMES.
 - ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIALS, EQUIPMENT AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
- FIRE SAFETY:
 - ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN EXISTING FIRE SAFETY FOR ALL OCCUPIED DWELLING UNITS AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
 - ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE BUILDING OWNER AND/OR CONTRACTOR.
- HEALTH REQUIREMENTS:
 - THE GENERAL CONTRACTOR WILL ENSURE THAT DUST IS CONTROLLED, KEPT TO A MINIMUM, AND REMOVED AT THE COMPLETION OF EACH WORK DAY.
 - THE DISPOSAL OF DEBRIS WILL BE PERFORMED IN SUCH A MANNER AS TO NOT INTERFERE WITH OCCUPIED DWELLINGS.
 - DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAME MANNER.
 - THE DEBRIS, DIRT, AND DUST WILL BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS. LIMIT NOISE TO ACCEPTABLE LEVELS. NOISE WILL BE LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE TO NEW YORK CITY NOISE CONTROL CODE.
 - SANITARY FACILITIES WILL BE CONTAINED.
 - CONTROL PESTS AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.
- ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
- BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
- CONSTRUCTION OPERATIONS WILL BE CONFINED TO THE HOURS OF 7 AM TO 6 PM ON WEEKDAYS ONLY. NO WORK OF ANY KIND TO BE PERFORMED ON SATURDAY, SUNDAY, OR HOLIDAYS UNLESS A VARIANCE TO THE ISSUED WORK PERMIT IS GRANTED BY THE NYC DEPARTMENT OF BUILDINGS FOR AFTER-HOURS/WEEKEND WORK.

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DATE:

REVISION:

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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:

TITLE SHEET

DRAWING DATE:

03.17.2020

SCALE:

AS NOTED

DRAWN BY:

JAJ

CHECKED BY:

DDZ

P-001.00

DRAWING NUMBER:

DOB NOW Job #

M00297929-I1

SHEET #

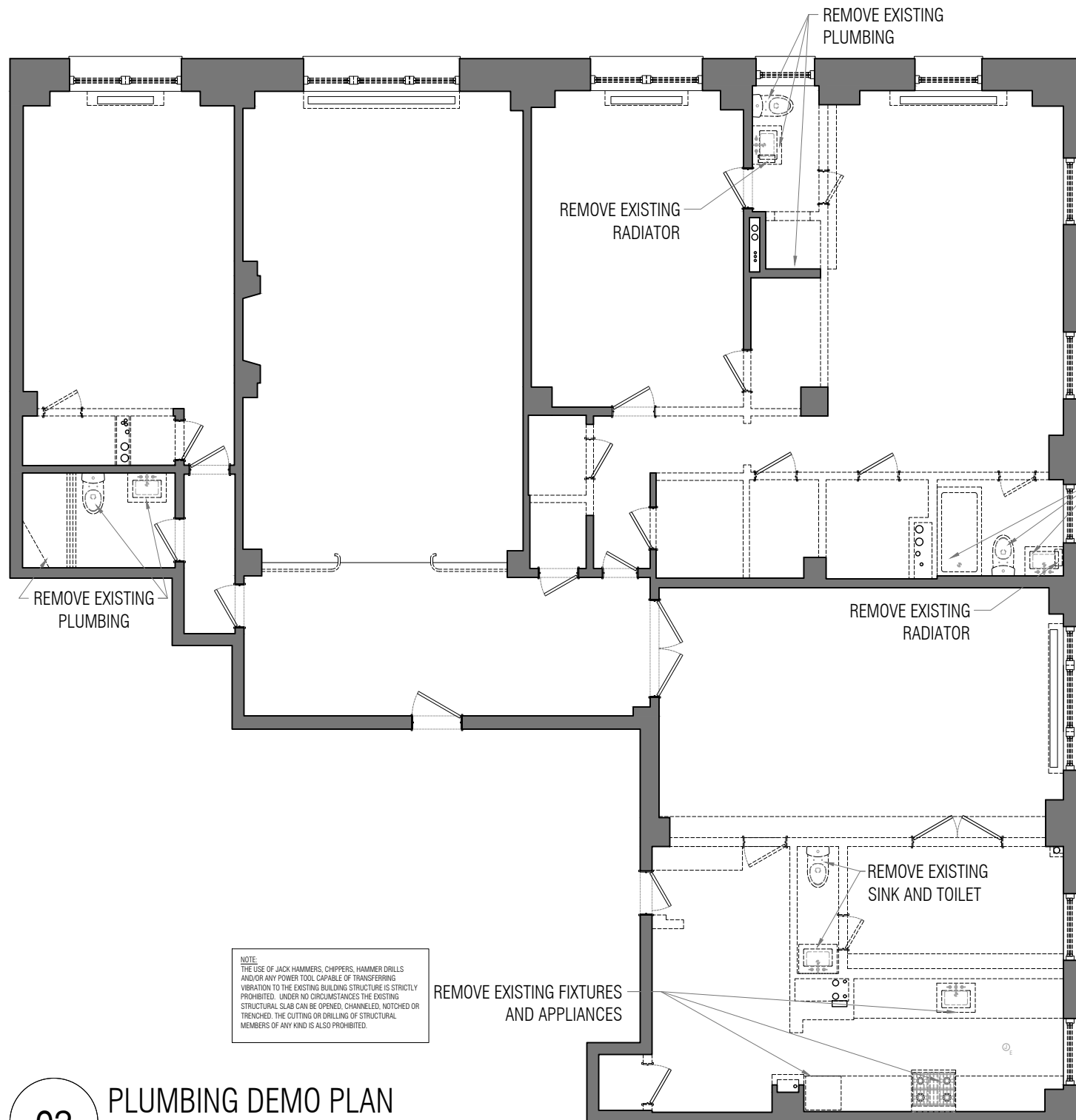
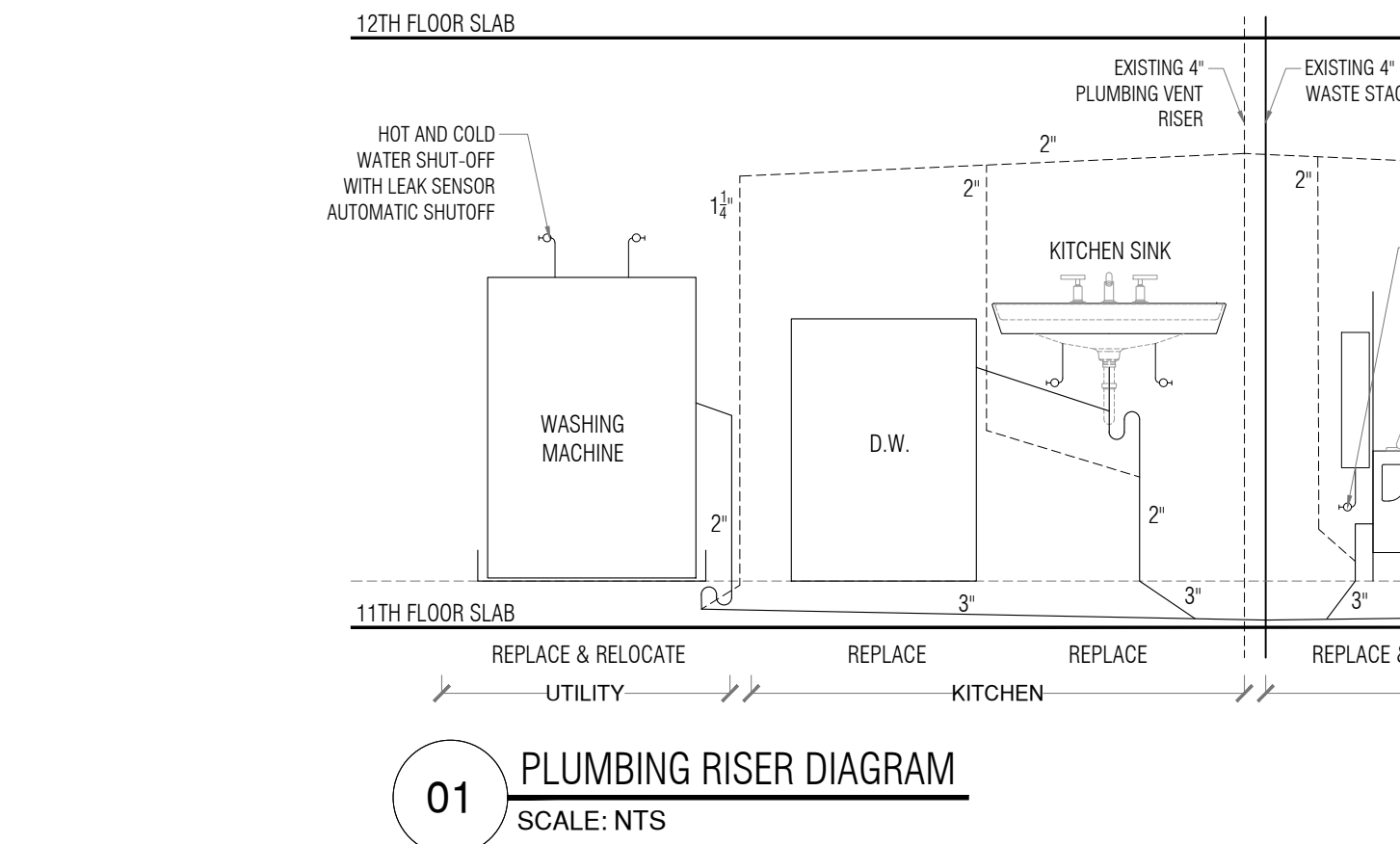
1 OF 2

DEMOLITION GENERAL NOTES:

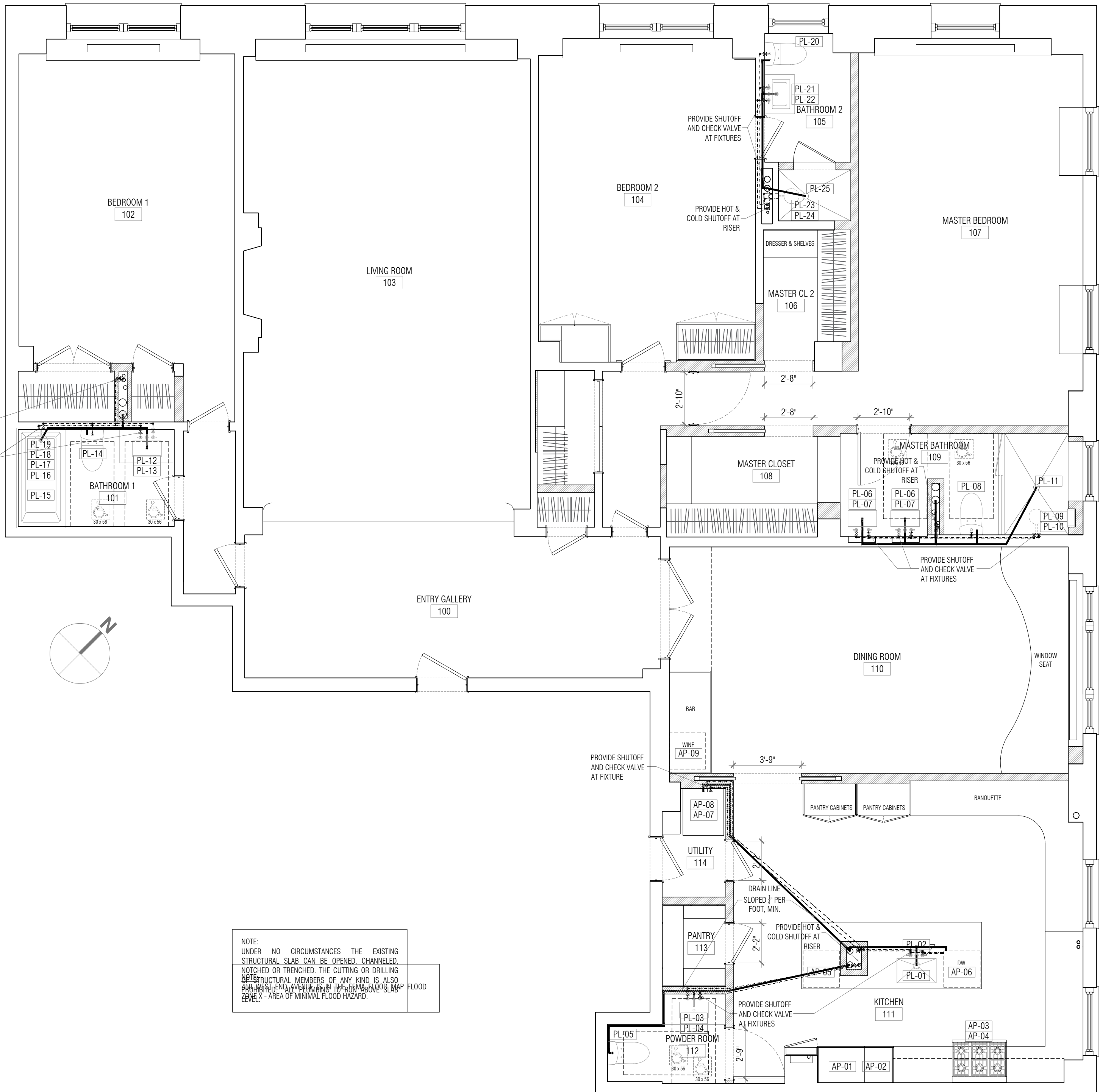
1. ANY DAMAGE THAT MAY OCCUR DURING DEMOLITION AND/OR CONSTRUCTION DUE TO THE CONTRACTOR'S FAULT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND MUST BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
2. NOTIFY THE ARCHITECT AT ONCE OF ANY UNFORESEEN HAZARD OF ANY KIND BEFORE DEMOLITION IS COMPLETE.
3. NO ALTERATION TO STRUCTURAL MEMBERS ARE ALLOWED WITHOUT ARCHITECT OR ENGINEER'S APPROVAL.
4. COORDINATE WITH NEW YORK CITY DOB OR ITS REPRESENTATIVE PERTAINING TO ANY DEMOLITION REQUIREMENTS AND PROVISIONS AS REQUIRED.
5. MAINTAIN ALL FIRE SEPARATIONS BETWEEN TENANT SPACES AS REQUIRED BY ANY CODE OR REGULATION DURING DEMOLITION WORK.
6. IMMEDIATELY UPON COMPLETION OF DEMOLITION, ALL CONDITIONS AND DIMENSIONS ARE TO BE CHECKED FOR VARIANCES, REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
7. G.C. MUST INVESTIGATE THE SITE PRIOR TO SUBMISSION OF HIS/HER BID TO ANTICIPATE ANY OBSTACLE WHICH MAY NOT BE SHOWN ON THIS PLAN OR ANY OTHER DRAWINGS IN THIS CONSTRUCTION DOCUMENTS.
8. NO COMBUSTIBLE MATERIALS ARE ALLOWED ABOVE THE FINISHED CEILING.
9. CONSTRUCTION SITE IS TO BE SEALED TIGHTLY. CONSTRUCTION BARRICADES SHALL BE BY THE G.C.
10. G.C. SHALL RELOCATE ANY EXISTING SERVICE LINES SUCH AS SPRINKLER MAIN, DOMESTIC WATER, SEWER LINE ETC. IF REQUIRED TO ACCOMMODATE THE NEW WORK, ANY SUCH WORK MUST BE COORDINATED WITH LAND LORD.
11. ANY UNNOTED EXISTING CONDITIONS WHICH MAY CONFLICT WITH THE PROPOSED NEW WORK AND MAY REQUIRE MODIFICATION, RELOCATION AND/ OR REMOVAL SHALL BE IDENTIFIED AND REPORTED TO THE ARCHITECT AT ONCE.

PLUMBING INSULATION NOTES:

1. INSULATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE NFPA, AND SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM-E-84, NFPA 255 OR UL723, NOT EXCEEDING FLAME SPREAD 25, SMOKE DEVELOPED 50. ACCESSORIES SUCH AS ADHESIVE, MASTICS, CEMENTS, FACING, TAPES AND CLOTH FOR FITTINGS SHALL HAVE THE SAME COMPONENT RATINGS AS LISTED ABOVE. PRODUCTS OR THEIR SHIPPING CARTONS SHALL BEAR A LABEL INDICATING THAT FLAME AND SMOKE RATINGS DO NOT EXCEED ABOVE REQUIREMENTS. ANY TREATMENT OF JACKETS OR FACINGS TO IMPART FLAME & SMOKE SAFETY SHALL BE PERMANENT. THE USE OF WATER SOLUBLE TREATMENTS IS PROHIBITED.
2. ALL HOT, COLD & HOT WATER RETURN PIPING SHALL BE INSULATED. INSULATION SHALL BE PREMOULDED GLASS FIBER, FINISHED WITH A VAPOR BARRIER JACKET. HOT WATER INSULATION SHALL BE 1" THICK (FOR PIPE DIAMETERS LESS THAN 1.5") AND 1.5" THICK (FOR PIPE DIAMETERS GREATER OR EQUAL TO 1.5"). COLD WATER INSULATION SHALL BE 1" THICK.
3. JACKETING SHOULD BE APPLIED WITH ALL LONGITUDINAL JACKET LAPS AND BUTT JOINTS SMOOTHLY SECURED WITH BENJAMIN FOSTER 82-07 ADHESIVE. TRANSVERSE ENDS OF EACH SECTION OF PIPE INSULATION SHALL BE SEALED OFF WITH BENJAMIN FOSTER 30-35.
4. INSULATE FITTINGS AND VALVES WITH SAME MATERIAL AND SAME THICKNESS AS ADJOINING PIPE. FITTINGS AND VALVES SHALL BE FINISHED WITH ZESTON. PREMOULDED COVERINGS. THE ZESTON COVERING CIRCUMFERENTIAL ENDS SHALL BE OVERLAPPED ONTO THE ADJACENT INSULATION AND WRAPPED WITH ZESTON'S VAPOR BARRIER PRESSURE SENSITIVE TAPE AND THE LONGITUDINAL SEAMS SHALL BE SEALED WITH VAPOR ADHESIVE.



PLUMBING SCHEDULE					CONFIRMED	UNCONFIRMED	PLACEHOLDER
TAG	LOCATION / ITEM	VENDOR	MODEL	MODEL #	FINISH	QTY	NOTES
PL-01	KITCHEN SINK	J7	JULIEN CONTEMPORARY UNDERMOUNT SINK	3918	STAINLESS STEEL	1	10" DEPTH SPECIFIED HERE, 8" OPTION AVAIL.
PL-02	KITCHEN FAUCET	BRIZO	SOLINA PULL-DOWN SMART TOUCH FAUCET	64020LF-SS	STAINLESS STEEL	1	
PL-03	KITCHEN HOT/COLD DISPENSER	INSINGERATOR	INDULGE HOT/COLD WATER DISPENSER	FHC3000		1	
PL-04	POWDER ROOM FAUCET	NEWPORT BRASS	EAST LINEAR WALL MOUNTED FAUCET	3-991	SATIN BRASS	1	
PL-05	POWDER ROOM TOILET	DURAVIT	STARCK 3 WALL MOUNTED TOILET	222509	WHITE	1	
PL-06	MASTER BATH IN-WALL TANK	GERBERIT					3.5" THICK
PL-07	MASTER BATH SINK	KOHLER	KATHRYN	K-2330-0	WHITE	2	
PL-08	MASTER BATH FAUCET	WATERMARK	BLUE 37 WALL MOUNTED 2-HOLE LAVATORY SET	37-1 2M-BL2	POLISHED NICKEL	1	
PL-09	MASTER BATH TOILET	DURAVIT	STARCK 3 WALL MOUNTED TOILET	222509	WHITE	1	
PL-10	MASTER BATH IN-WALL TANK	GERBERIT					3.5" THICK
PL-11	MASTER SHOWERHEAD	WATERMARK	BLUE 37 WALL MOUNTED SHOWERHEAD	37-HAF	POLISHED NICKEL	1	
PL-12	MASTER SHOWER CONTROL	WATERMARK	BLUE 37 WALL MOUNTED 3-VALVE SHOWER TRIM	37-WTR3-BL2	POLISHED NICKEL	1	
PL-13	MASTER SHOWER DRAIN	INFINITY DRAIN	LINEAR SHOWER DRAIN	ISAG6548PS	POLISHED STAINLESS	1	
PL-14	BATHROOM 1 SINK	KOHLER	KATHRYN	K-2330-0	WHITE	1	
PL-15	BATHROOM 1 FAUCET	WATERWORKS	FLYTE 3-HOLE LOW PROFILE DECK MOUNTED FAUCET W/ CROSS HANDLES	FLLS01	CHROME	1	
PL-16	BATHROOM 1 TOILET	DURAVIT	STARCK 3 CLOSE COUPLED TOILET	12809	WHITE	1	
PL-17	BATHROOM 1 TUB	KOHLER	UNDERSCORE RECTANGLE, 60X30 DROP-IN BATH	K-1121-0	WHITE	1	
PL-18	BATHROOM 1 SINK	KOHLER	KATHRYN	K-2330-0	WHITE	1	
PL-19	BATHROOM 1 FAUCET	WATERWORKS	FLYTE 3-HOLE LOW PROFILE DECK MOUNTED FAUCET W/ CROSS HANDLES	FLLS01	CHROME	1	
PL-20	BATHROOM 1 TOILET	DURAVIT	STARCK 3 CLOSE COUPLED TOILET	12809	WHITE	1	
PL-21	BATHROOM 1 SINK	KOHLER	KATHRYN	K-2330-0	WHITE	1	
PL-22	BATHROOM 1 FAUCET	WATERWORKS	FLYTE 3-HOLE LOW PROFILE DECK MOUNTED FAUCET W/ CROSS HANDLES	FLLS01	CHROME	1	
PL-23	BATHROOM 1 SHOWERHEAD	WATERMARK	BLUE 37 WALL MOUNTED SHOWERHEAD	37-HAF	POLISHED NICKEL	1	
PL-24	BATHROOM 1 SHOWER CONTROL	WATERMARK	BLUE 37 WALL MOUNTED 3-VALVE SHOWER TRIM	37-WTR3-BL2	POLISHED NICKEL	1	
PL-25	BATHROOM 1 SHOWER DRAIN	INFINITY DRAIN	LINEAR SHOWER DRAIN	ISAG6548PS	POLISHED STAINLESS	1	



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PROJECT:

ROTHENBERG RESIDENCE
450 WEST END AVENUE, 11A
NEW YORK, NY, 10024

PROJECT INFORMATION:

11TH FLOOR, UNIT 11A

DRAWING TITLE:
PLUMBING RISER DIAGRAM
DEMOLITION AND PROPOSED PLANS

DRAWING DATE: 03.17.2020

SCALE: AS NOTED

DRAWN BY: JAJ CHECKED BY: DDZ

P-100.00

DRAWING NUMBER:
DOB NOW Job # M00297929-11 SHEET # 2 OF 2