

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 04/10/2025 - TS

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

253 BROADWAY 11TH FLOOR NEW YORK NY 10007

TEL: 212 669-7700



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 04/10/25	EXPIRATION DATE: 4/10/2029	DOCKET #: LPC-25-09728	PERMIT #: CNE-25-09728
ADDRESS: 172 WEST 79th STREET Apt/Floor: Apt 15F/15 Floor		BOROUGH: Manhattan	BLOCK/LOT: 1150 / 7504
Upper West Side/Central Park West Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jacob Sirotkin
Century Management Services, Inc.
1430 Broadway, Suite 505
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 April 08, 2025.

The approved work consists of exterior work at the 15th floor of the south-facing secondary facade, including the replacement of existing grilles at two (2) through-wall AC units with new rimless architectural grilles, painted to match the surrounding masonry; and interior alterations at the 15th floor, Apt. 15F; as shown in drawings G-001.00, G-002.00, G-003.00, DM-100.00, A-100.00, E-100.00, A-200.00, A-201.00, and A-202.00, dated 8/19/24, prepared by Alan Berman, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper West Side/Central Park West Historic District Designation Report describes 172 West 79th Street (aka 383-391 Amsterdam Avenue, 172-174 West 79th Street) as a neo-Renaissance style apartment building, designed by George A. Bagge & Sons and built in 1930-1935; 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 also notes that Notice of Violation 25-0044 was issued for "Installation of through-wall ac units at apt 15F in noncompliance with Certificate of No Effect 18-0845 (LPC 17-8275), issued on January 7, 2016."

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With regard to this proposal, the Commission finds that the through-wall units are only partially visible through a gap in the streetwall from West 78th Street and from a great distance from West 77th Street, on an undecorated secondary facade, therefore the irregular placement of the westernmost unit does not detract from the historic and architectural character of the building or streetscape; and that the replacement of the grilles with rimless architectural grilles painted to match the surrounding masonry will further diminish the visual impact of the two through-wall installations. Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper West Side/Central Park West Historic District. The work, therefore, is approved.

PLEASE NOTE: Notice of Violation 25-0044 remains in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF SEPTEMBER 10, 2025. Failure to complete the corrective work by this date may result in the issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Timothy Shaw.



Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Albania Medrano, Nexus Consulting NYC, Inc

cc: William Neeley, Deputy Director; Albania Medrano, Nexus Consulting NYC, Inc

BUILDING DEPARTMENT NOTES 1. PROPOSED SCOPE OF WORK WILL REQUIRE THE FILING OF AN ALTERATION APPLICATION WITH THE DEPARTMENT OF BUILDINGS AND THE OBTAINING OF A BUILDING PERMIT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 2. SCOPE OF WORK: THIS APPLICATION IS FOR AN ALTERATION TYPE II, DIR. 14 AND INCLUDES PLUMBING & PARTITION WORK AT 172 WEST 72ND STREET #15F. THERE WILL BE NO CHANGES IN USE. 3. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C26-106.2 4. PENETRATIONS OF OPENINGS IN WALLS, PARTITIONS OR FLOORS, FOR PIPE SLEEVES, CABINETS, HAMPERS, ELECTRICAL DEVICES AND SUCH SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING. THERE SHALL BE NO FLOOR PENETRATION, OR CHANNELING OF DEMISING PARTITIONS BETWEEN APARTMENTS OR BETWEEN APARTMENT AND PUBLIC HALL IN THIS SCOPE OF WORK. 5. ALL GLASS PANELS, USED IN WINDOWS, IN DOORS, OR AS INTERIOR PARTITIONS SHALL COMPLY WITH APPLICABLE CODES. 6. ALL WORK TO COMPLY WITH ADA & 2014 NYC BUILDING CODE REQUIREMENTS. GENERAL NOTES 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION OVER THE WORK. ALL DRAWINGS ARE SUBJECT TO CHANGE AS MAY BE NECESSITATED BY THE REQUIREMENTS OF THE DEPARTMENT OF BUILDINGS. 2. INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED UPON EXISTING DOCUMENTS AND LISTED FIELD MEASUREMENTS, AND MAY REQUIRE ADJUSTMENTS AND/OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS. ARCHITECT SHALL APPROVE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. IN NO CASE SHALL SAID ADJUSTMENTS REDUCE THE QUALITY OF CONSTRUCTION OR REDUCE THE PROJECTS CONFORMANCE TO STATE AND LOCAL CODES AND ORDINANCES. 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO ARCHETYPE. ON THE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. 4. THE CONTRACTOR SHALL COORDINATE THE WORK OF OTHER TRADES WITH THAT OF THE CONTRACTOR AND CONDITIONS IN THE FIELD. CONTRACTOR SHALL BRING TO THE ATTENTION OF ARCHETYPE CONFLICTS BETWEEN TRADES THAT CANNOT BE RESOLVED IN THE FIELD. 5. CONTRACTOR SHALL LAY OUT ALL WALLS FOR THE ENTIRE SPACE BEFORE STARTING DEMOLITION OR CONSTRUCTION AND IMMEDIATELY BRING ANY DISCREPANCIES WITH THE PLANS TO THE ATTENTION OF ARCHETYPE. 6. ANY MATERIALS NOT SPECIFICALLY SHOWN OR CALLED FOR IN THE SPECIFICATIONS AND THAT ARE REQUIRED TO COMPLETE THE INTENDED WORK SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS IF INCLUDED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL ADVISE ARCHETYPE OF SUCH OCCURRENCES. 7. MINOR DETAILS NOT SHOWN ON THE DRAWINGS, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS. 8. PERMITS SHALL BE DISPLAYED IN A CONSPICUOUS SPOT FOR THE DURATION OF THE WORK. CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL REQD INSPECTIONS AND SIGN-OFFS IN A TIMELY MANNER. 9. CONTRACTOR AND RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL SYSTEMS. THE REPLACEMENTS AND/OR RELOCATION OF ALL GRILLES, REGISTERS, VALVES, PANEL BOXES, ETC. INVOLVED WITH NEW CONSTRUCTION SHALL BE CONSIDERED PART OF THIS CONTRACT. 10. NO ACCUMULATION OF DEBRIS OR DEMOLISHED MATERIALS/EQUIPMENT WILL BE PERMITTED. CONTRACTOR IS RESPONSIBLE FOR THE DAILY REMOVAL OF ALL DEMOLITION DEBRIS SUPPLIED AND COORDINATED BY THE BUILDING MANAGEMENT (THIS SHALL BE STRICTLY ENFORCED). EXISTING CONSTRUCTION AND NEWLY COMPLETED WORK SHALL BE PROTECTED DURING CONSTRUCTION, ESPECIALLY WITH REGARD TO DUST AND DAMAGE ASSOCIATED WITH DELIVERIES AND REMOVALS. 11. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADE. THEY SHALL OBTAIN ALL REQUIRED PERMITS AND SIGN-OFFS FOR THEIR RESPECTIVE WORK. 12. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FULLY INSURED. THEY SHALL MAINTAIN AND BE ABLE TO SHOW PROOF OF WORKMAN'S COMPENSATION, DISABILITY, GENERAL LIABILITY AND OTHER ADDITIONAL INSURANCE COVERAGES REQUIRED BY EITHER THE OWNER, CO-OP BOARD, OR OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION. 13. ALL PROPOSED SUBSTITUTIONS WITH RESPECT TO HARDWOOD, FINISHES, LIGHT FIXTURES, ELECTRICAL SWITCHING, ETC., SHALL BE EQUAL TO SPECIFIED ITEMS AND SUBJECT TO ARCHETYPE'S APPROVAL. 14. CONTRACTOR SHALL REVIEW, AND SUBMIT WITH REASONABLE PROMPTNESS, AND IN SUCH A SEQUENCE AS TO CAUSE NO DELAY TO THE WORK, ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED. 15. SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO CERAMIC TILE, DOOR FRAME STOCK AND FLOORING SHALL BE SUBMITTED TO OWNER OR ARCHETYPE FOR APPROVAL. CATALOGUE CUT SHEETS FOR FIXTURES AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, PLUMBING FIXTURES AND APPLIANCES SHALL BE SUBMITTED TO OWNER OR ARCHETYPE FOR APPROVAL. 16. CONTRACTOR IS RESPONSIBLE FOR PLASTER PATCHING ALL SURFACES RELATED TO NEW CONSTRUCTION. 17. ALL GYPSUM BOARD ASSEMBLIES SHALL BE ATTACHED AS PER INDUSTRY STANDARDS. CEILING SYSTEMS OR MATERIALS SHALL BE CONNECTED TO EXISTING STRUCTURE WITH APPROVED FASTENERS OR LAMINATION AS PER BUILDING CODE REQUIREMENTS. 18. ALL GYPSUM ASSEMBLIES SHALL BE TAPED WITH THREE INCH MINIMUM COMPOUND TAPE, PLASTERED AND PREPARED READY FOR PAINTING. 19. ALL EXISTING ELECTRICAL RECEPTACLES NOT AFFECTED BY NEW CONSTRUCTION SHALL REMAIN (UNLESS OTHERWISE NOTED). 20. ALL NEW EQUIPMENT CIRCUITING SHALL CONFORM TO THE BUILDING CODE AND INDIVIDUAL EQUIPMENT REQUIREMENTS. 21. ALL SWITCH AND RECEPTACLE LOCATIONS SHALL BE APPROVED BY OWNER OR ARCHETYPE PRIOR TO FINAL ROUGH FRAMING. 22. ALL NONCOMBUSTIBLE INSULATION AND ACOUSTICAL MATERIALS WHERE REQUIRED SHALL BE FIREPROOF AND SHALL BE OF A TYPE APPROVED BY THE CITY OF NEW YORK. 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF THE WORK. 24. CONFIRMATION SHOULD BE PROVIDED THAT ALTERATIONS WILL NOT REQUIRE THE RELOCATION OF ANY UTILITY, PIPING OR CONDUIT SERVING ANOTHER APARTMENT. THE CONTRACTOR SHALL NOT DISRUPT ANY EXISTING GAS RISERS, PLUMBING RISERS, DATA / INTERCOM / CABLE / TELEPHONE CONDUITS, HVAC LINES, DUCTWORK, OR POWER LINES THAT ARE EXISTING IN THE INTERIOR AREAS OF THE APARTMENT THAT SERVICE OTHER PORTIONS OF THE BUILDING. 25. NO CHANNELING OR CUTTING OF BUILDING STRUCTURE IS PERMITTED FOR ANY WORK OR ALTERATION. 26. ALL DIMENSIONS ARE TO BE TAKEN FROM FINISHED FACE OF GYP. BD. UNLESS OTHERWISE INDICATED. 27. EXISTING WOOD FLOORS TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED TO BE REMOVED. 28. G.C. IS RESPONSIBLE TO SEAL ALL PENETRATIONS THROUGH ALL FLOORS, WALLS & DOORS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ANY FIRE RATED WALLS PER THE REQUIREMENTS OF THE APPLICABLE U.L. LABEL APPLICATION. 29. G.C. TO PROVIDE CONTINUOUS FIRE RETARDANT WOOD BLOCKING AS REQUIRED. 30. CONTRACTOR SHALL PROVIDE ALL NECESSARY AND LOCAL BUILDING DEPT. / OSHA REQUIRED TEMPORARY BARRICADES. 31. CONTRACTOR SHALL NOTIFY ARCHETYPE OF ANY DEVIATION OF STRUCTURAL CONDITIONS FROM THESE SHOWN ON THE PLANS. 32. DURING CONSTRUCTION, ADEQUATE VENTILATION (EXHAUST AND INTAKE) SHALL BE PROVIDED TO CONTROL FUMES AND ODORS WITHIN THE BUILDING. CONTRACTOR SHALL PROVIDE MANAGEMENT AND SUPERINTENDENT WITH PLAN FOR VENTILATION. NYC 2022 PLUMBING CODE NOTES THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE NEW YORK CITY 2022 PLUMBING CODE. 1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION PC 302. 2. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL IN ACCORDANCE WITH SECTION PC 303. 3. EQUIPMENT HOOK-UP AND THE JOINING WILL BE FULL COMPLIANCE WITH SECTIONS PC 605 AND PC 705. 4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTIONS PC CHAPTER 4. 5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC 412, PC 708 AND PC CHAPTER 10. 6. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION PC 308. 7. THE WATER SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH SECTION PC 702 & PC CHAPTER 9. 8. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11. 9. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION PC 702 & PC CHAPTER 9. 10. THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11. 11. GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH THE NEW YORK CITY 2022 FUEL GAS CODE. 12. ALL REPAIRS TO EXISTING PLUMBING SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS P C306. 13. RODENT PROOFING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 304. 14. CONVEYANCE OF ALL WASTE SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTION PC 311.	TENANT PROTECTION PLAN - 2022 CODE: PER BC 28-120.1. THIS BUILDING CONTAINS 97 DWELLING UNITS. ALL APARTMENTS WILL BE OCCUPIED. CONSTRUCTION WORK IS CONFINED TO APT: #15F. EGRESS: ALL REQUIRED MEANS OF EGRESS WILL BE ALWAYS MAINTAINED DURING DEMOLITION WITH NO OBSTRUCTIONS. NO MODIFICATIONS TO EGRESS WILL BE REQUIRED FOR THIS PROJECT. UNIT WILL REMAIN OCCUPIED DURING CONSTRUCTION. ALL WORK SHALL BE CONFINED WITHIN THE APARTMENT. FIRE SAFETY ALL REQUIRED FIRE RATINGS WILL BE ALWAYS MAINTAINED. ALL BUILDING MATERIAL STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS TO BE KEPT IN A VENTILATED SPACE AND TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS. GENERAL CONTRACTOR AT ALL TIMES TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION. ALL REQUIRED FIRE RATINGS WILL BE MAINTAINED DURING CONSTRUCTION AND NO TEMPORARY FIRE WALLS WILL BE REQUIRED. ALL WORK TO BE CONFINED WITHIN THE APARTMENT. ANY EXISTING FIRE PROTECTION ELEMENTS WILL BE MAINTAINED. HEALTH REQUIREMENTS HEALTH REQUIREMENTS SPECIFIED IN THE 2014 CODE WILL BE COMPLIED WITH. DUST AND DEBRIS SHALL BE MINIMIZED BY USE OF SHOP VACUUMS AND PROMPT DEBRIS REMOVAL. THE CONTRACTOR IS REQUIRED TO CONTAIN DUST/DEBRIS LEAVING THE APARTMENT AND PROTECT ALL SER VICE STAIRWAYS/HALLWAYS PRIOR TO START OF DEMOLITION UNTIL ALL ALTERATION WORK IS COMPLETED. DEBRIS WILL BE DISCARDED PROMPTLY AT THE END OF THE DAY AND THE CORRIDOR SHALL BE KEPT CLEAN DURING CONSTRUCTION. LEAD AND ASBESTOS ALL WORK SHALL COMPLY WITH APPLICABLE LAWS RELATING TO ASBESTOS AND LEAD PAINT REMOVAL. IF ANY OF THESE MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. UNLESS BUILDING IS EXEMPT FROM NYC DEP ASBESTOS TESTING REQUIREMENTS, AN
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LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL 04/10/2025- TS
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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

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DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED
CONSENT OF ARCHETYPE ARCHITECTURE, PLLC.
INFRINGEMENTS OF THE CONCEPTS AND DESIGN IDEAS
PRESENTED ON THESE DRAWINGS ARE FORBIDDEN AND
VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT
PERMITTED BY LAW.

1. DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY ARCHITECT.
2. DRAWING NOT TO BE SCALED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES

Revised:

[illegible]

Project:

CONNELLY RESIDENCE
172 W 79th St, #15F
NEW YORK, N.Y. 10025

Drawing Title

PLOT PLAN, BUILDING NOTES, RISER DIAGRAMS

☐ REVIEW SET	☒ NOT FOR CONSTRUCTION	☐ FOR CONSTRUCTION
Seal & Signature 		DATE: 08.19.2024 DRAWN BY: MF SCALE: AS NOTED DRAWING # G-002.00
		2 OF 9

The diagrams illustrate required clearances at doors for different door types and approaches:

- SWING - SAME DIRECTION:** Shows a door swinging in the same direction as travel. The clearance is 4'-0" MIN. (1220 MM).
- SWING - OPPOSITE DIRECTION:** Shows a door swinging in the opposite direction to travel. The clearance is 4'-0" MIN. (1220 MM).
- FRONT APPROACH - PULL SIDE:** Shows a door being pulled. The clearance is 18" MIN. (445 MM) for the pull side and 5'-0" MIN. (1525 MM) for the approach.
- FRONT APPROACH - PUSH SIDE:** Shows a door being pushed. The clearance is 12" MIN. (305 MM) with both closer and latch, and 4'-0" MIN. (1220 MM) for the approach.
- HINGED DOOR - MINIMUM CLEAR WIDTH:** Shows a hinged door with a minimum clear width of 2'-7 3/4" MIN. (815 MM).
- SLIDING DOOR:** Shows a sliding door with a minimum clear width of 2'-8" MIN. (815 MM).
- REQUIRED CLEARANCES AT DOORS:** A summary diagram showing the required clearances for different door types and approaches.
- MAXIMUM SADDLE HEIGHTS:** Shows the maximum saddle heights for different door types: 1/4" TO 1/2" MAX (6.5 TO 13 MM) for hinged doors and 1/4" MAX (6.5 MM) for sliding doors.

The diagrams illustrate the required clear floor space for water closets and lavatories. The left diagram shows a water closet with a 3'-6" MIN. width, 4'-8" MIN. depth, and a 5'-0" MIN. clear floor space. The middle diagram shows a lavatory with a 3'-0" width, 4'-0" MIN. depth, and a 4'-0" MIN. clear floor space. The right diagram shows a lavatory with a 3'-0" width, 4'-0" MIN. depth, and a 4'-0" MIN. clear floor space. The right diagram also shows a lavatory with a 3'-0" width, 4'-0" MIN. depth, and a 4'-0" MIN. clear floor space.

The diagram consists of three parts: two sets of water closet (WC) drawings and one shower stall clearance drawing.

- Accessible Water Closets:**
 - Side Wall Elevation:** Shows a toilet with a height of 33" to 36" and a width of 36" (915 mm) MAX. The toilet paper is 42" (1065 mm) MIN from the side wall. The rear wall is 36" (915 mm) MIN when wall space permits.
 - Rear Wall Elevation:** Shows a toilet with a height of 36" (915 mm) MIN when wall space permits. The toilet paper is 42" (1065 mm) MIN from the side wall. The rear wall is 36" (915 mm) MIN when wall space permits.
- Adaptable Water Closets:**
 - Side Wall Elevation:** Shows a toilet with a height of 32" MAX and a width of 36" (915 mm) MAX. The toilet paper is 42" (1065 mm) MIN from the side wall. The rear wall is 36" (915 mm) MIN when wall space permits.
 - Rear Wall Elevation:** Shows a toilet with a height of 32" MAX and a width of 36" (915 mm) MAX. The toilet paper is 42" (1065 mm) MIN from the side wall. The rear wall is 36" (915 mm) MIN when wall space permits.
- Clearance at Shower Stall:** Shows a shower stall with a width of 60 min and a depth of 30 min. The side wall is 27" max and the end wall is 27" max.

CLEARANCE AT SHOWER STALL

WHEELCHAIR MANEUVERING CLEARANCES

BATHROOM RENOVATIONS ARE EXEMPT FROM CHAPTER 11 ACCESSIBILITY RULES BECAUSE RENOVATIONS ARE LIMITED TO ORDINARY REPAIR (REPLACEMENT OF PLUMBING FIXTURES IN EXISTING LOCATION).

KITCHEN AND KITCHENETTE RENOVATIONS ARE ABA 1107.1:

KITCHEN 2.3 TYPE B-9WC UNIT KITCHEN AND KITCHENETTE

WHERE KITCHEN AND KITCHENETTE RENOVATIONS ARE PROVIDED IN THE TYPE B-9WC DWELLING UNIT OR SLEEPING UNIT, THE PRIMARY KITCHEN OR KITCHENETTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KITCHEN REQUIREMENTS OF SECTION 1003.12 (KITCHEN) OF ICC A117.1 AND SECTIONS 1107.1 AND 1107.2.3.5 OF THIS CODE. SECONDARY KITCHENS AND KITCHENETTES WITHIN THE TYPE B-9WC DWELLING UNIT OR SLEEPING UNIT SHALL BE REQUIRED TO COMPLY ONLY WITH THE SECTION 1004.12 (KITCHEN) OF ICC A117.1.

1107.2.3.1 KITCHEN COUNTERS:
A KITCHEN COUNTER THAT IS REQUIRED TO COMPLY WITH SECTION 1003.12.3.2 OR 1003.12.4.2 (HEIGHT) OF ICC A117.1 SHALL BE PERMITTED TO BE ADJUSTABLE OR DESIGNED TO BE REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 29 INCHES AND 36 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE WORK SURFACE. THE OWNER SHALL ADJUST OR REPLACE SUCH COUNTERTOP AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNER'S EXPENSE.

1107.2.3.2 APPLIANCES IN KITCHEN AND KITCHENETTE:
APPLIANCES SHALL COMPLY WITH SECTION 1003.12.5 (APPLIANCES) OF ICC A117.1.
EXCEPTION: WHERE APPLIANCES' CONTROLS ARE NOT IN COMPLIANCE WITH SECTION 309.3 (HEIGHT) OF ICC A117.1, THE OWNER SHALL REPLACE SUCH APPLIANCES WITH APPLIANCES IN CONFORMANCE WITH SECTION 309.3 OF ICC A117.1 AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNER'S EXPENSE. HOWEVER, THE OWNER SHALL NOT BE RESPONSIBLE TO PROVIDE A PARTICULAR MODEL OR TYPE OF APPLIANCES PROVIDED SUCH APPLIANCES AND CONTROLS COMPLY WITH SECTIONS 309.3 AND 1003.12.5 OF ICC A117.1.

1107.23.3 REFRIGERATOR/FREEZERS:
COMBINATION REFRIGERATORS AND FREEZERS SHALL COMPLY WITH SECTION 1003.12.5.6 (REFRIGERATOR/FREEZER) OF ICC A117.1. IN ADDITION, WHERE LESS THAN 100 PERCENT STORAGE VOLUME OF THE FREEZER IS LOCATED WITHIN 54 INCHES (1372 MM) MAXIMUM ABOVE THE FLOOR, SUCH FREEZER SHALL BE SELF-DESTRUCTING TYPE.
EXCEPTION: WHERE REFRIGERATORS AND FREEZERS ARE NOT IN COMPLIANCE WITH THIS SECTION, THE OWNER SHALL REPLACE SUCH APPLIANCES WITH COMPLYING APPLIANCES AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT. IF A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF A UNIT AND THE UNIT DOES NOT HAVE A SELF-DESTRUCTING TYPE FREEZER, THE OWNER SHALL REPLACE THE FREEZER WITH A SELF-DESTRUCTING TYPE FREEZER. THE OWNER SHALL PROVIDE SUCH APPLIANCES COMPLY WITH THIS SECTION.

1107.2.3.4 COOKTOPS AND OVENS:
COOKTOPS AND OVENS SHALL COMPLY WITH SECTIONS 1003.12.5.4 AND 1003.12.5.5 OF ICC A117.1, RESPECTIVELY. HOWEVER, OVEN CONTROLS SHALL NOT BE REQUIRED TO BE LOCATED ON EITHER SIDE OF THE OVEN DOOR, PROVIDED SUCH CONTROLS COMPLY WITH SECTION 1003.12.5.5.4 OF ICC A117.1. WHERE DOUBLE OVENS ARE PROVIDED, AT LEAST ONE OVEN INTERIOR AND ITS CONTROLS SHALL COMPLY WITH SECTION 309.3 (HEIGHT) OF ICC A117.1.

1107.2.3.5 KITCHEN AND KITCHENETTE STORAGE:
KITCHEN STORAGE, KITCHEN CABINETS, DRAWERS, AND SHELF STORAGE AREAS, WITHIN KITCHEN AND KITCHENETTES THAT ARE REQUIRED TO COMPLY WITH SECTION 1003.12 OF ICC A117.1 PURSUANT TO SECTION 1107.2.3, EXCEPT OVERHEAD CABINETS, SHALL COMPLY WITH SECTION 905 (STORAGE FACILITIES) OF ICC A117.1. IN ADDITION, AT LEAST ONE STORAGE SHELF OR CABINET, MOUNTED ABOVE WORK COUNTERS AT 48 INCHES (1219 MM) MAXIMUM ABOVE
COUNTERTOP, FOR EACH THE STORAGE SHELF OR CABINET IS NOT PROVIDED IN ACCORDANCE WITH THIS SECTION, THE OWNER SHALL INSTALL SUCH STORAGE SHELF OR CABINET IN COMPLIANCE WITH THIS SECTION AT A TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNERS EXPENSE.

1004.12 KITCHENS AND KITCHENETTES:
KITCHENS AND KITCHENETTES SHALL COMPLY WITH SECTION 1004.12. 1004.12.1
CLEARANCE. CLEARANCE COMPLYING WITH SECTION 1004.12.1 SHALL BE PROVIDED.

1004.12.1.1 MINIMUM CLEARANCE:
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES (1 015MM) MINIMUM.
1004.12.2 U-SHAPED KITCHENS. IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES (1525 MM) MINIMUM.

1004.12.2 CLEAR FLOOR SPACE:
CLEAR FLOOR SPACE AT APPLIANCES SHALL COMPLY WITH SECTIONS 1004.12.2 AND 305.3.
1004.12.2.1 SINK. A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL. EXCEPTION: A SINK WITH A FORWARD APPROACH COMPLYING WITH SECTION 1003.12.4.1.

1004.12.2.2 DISHWASHER:
A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE DISHWASHER, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER

ACCESSIBILITY NOTES: 2014 BC ARTICLE 11 ACCESSIBILITY. ANSI A117.1 2009.

1107.2.2 TYPE B+NYCUNIT TOILET AND BATHING ROOMS
WHERE TOILET AND BATHING ROOMS ARE PROVIDED IN THE TYPE B+NYC DWELLING UNIT OR SLEEPING UNIT, ALL SUCH TOILET AND BATHING ROOMS SHALL COMPLY WITH APPENDIX P.

EXCEPTION FOR TYPE A TOILET AND BATHING ROOM:
1.0 WHERE AT LEAST ONE TOILET AND BATHING ROOM IN THE TYPE B+NYC DWELLING UNIT OR SLEEPING UNIT IS CONSTRUCTED IN ACCORDANCE WITH THE TYPE A TOILET AND BATHING FACILITIES REQUIREMENTS OF SECTION 1003.11 (TOILET AND BATHING FACILITIES), INCLUDING SECTION 1003.2.2 (TURNING SPACE), OF ICC A117.1 AND IS IN COMPLIANCE WITH THE FOLLOWING:

1.1 AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR SHOWER WITHIN SUCH TOILET OR BATHING FACILITY SHALL COMPLY WITH SECTION 1003.11 OF ICC A117.1. SUCH TOILET AND BATHING FIXTURES SHALL BE IN A SINGLE TOILET OR BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BEYOND THE AREA IN WHICH THE FIXTURES OF SUCH TOILET OR BATHING ROOM ARE LOCATED.

1.2 TOILET PAPER DISPENSERS WITHIN SUCH ROOMS SHALL COMPLY WITH SECTION 604.7 (DISPENSERS) OF ICC A117.1.

1.3 MEDICINE CABINETS, IF PROVIDED, MUST INCLUDE A STORAGE SHELF NO HIGHER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.

2.0 WHERE AT LEAST ONE TOILET AND BATHING ROOM COMPLYING WITH SECTIONS 1003.11 AND 1002.3.2 OF ICC A117.1 IS PROVIDED WITHIN THE TYPE B+NYC DWELLING UNIT OR SLEEPING UNIT IN ACCORDANCE WITH ITEM 1 OF THIS EXCEPTION, OTHER TOILET AND BATHING ROOMS IN THE SAME UNIT SHALL BE REQUIRED TO COMPLY ONLY WITH SECTIONS 1004.3 (ACCESSIBLE ROUTE), 1004.4 (WALKING SURFACES), 1004.5.2 (USER PASSAGE DOORWAYS), 1004.9 (OPERABLE PARTS) AND 1004.11.1 (GRAB BAR AND SHOWER SEAT REINFORCEMENT) OF ICC A117.1. DOORS AND DOORWAYS TO SUCH TOILET AND BATHING ROOMS SHALL BE SUBJECT TO SECTION 1107.2.1, EXCEPTION 5.

NOTE:
ALL NEW DOORS SHALL HAVE LEVER TYPE A.D.A. COMPLIANT HARDWARE.

SECTION

UNDERSIDE OF STRUCTURE ABOVE.

7/8" FURRING CHANNEL @ 16" OC

5/8" GYPSUM BOARD CEILING-PRIMED & PAINTED

SEALANT AT PERIMETER, TYP.

5/8" GYPSUM BOARD @ BOTH SIDES-PRIMED & PAINTED

3-5/8" x 18 GAUGE METAL STUDS @ 16" O.C.

SOUND ATTENUATION BATT INSULATION BETWEEN METAL STUDS

BASE AS SCHEDULED

SECTION

5/8" TYPE 'X' GYPSUM BOARD -PRIMED & PAINTED

EXISTING DEMISING WALL TO REMAIN

SOUND ATTENUATION BATT INSULATION

VARIES x 18 GAUGE METAL STUDS @ 16" O.C.

PLAN

3-5/8" x 18 GAUGE METAL STUDS @ 16" O.C.

5/8" GYPSUM BOARD @ BOTH SIDES-PRIMED & PAINTED

SOUND ATTENUATION BATT INSULATION BETWEEN METAL STUDS

PLAN

EXISTING DEMISING WALL

SOUND ATTENUATION BATT INSULATION BETWEEN METAL STUDS

3-5/8" x 18 GAUGE METAL STUDS @ 16" O.C.

5/8" TYPE 'X' GYPSUM BOARD -PRIMED & PAINTED

A. GENERAL DRYWALL PARTITION

B. INTERIOR WALL FURRING

A. GENERAL DRYWALL PARTITION

B. INTERIOR WALL FURRING

TYPE **B1** 3-1/2" METAL STUD

TYPE **B2** 1- 1/2" METAL STUD

A

NEW FULL HEIGHT PARTITION : 3/4" 16 GAUGE METAL STUDS @ 16" O.C. WITH ONE LAYER OF 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE, WITH SOUND ATTENUATION BATT INSULATION BETWEEN STUDS UP TO CEILING.

A1

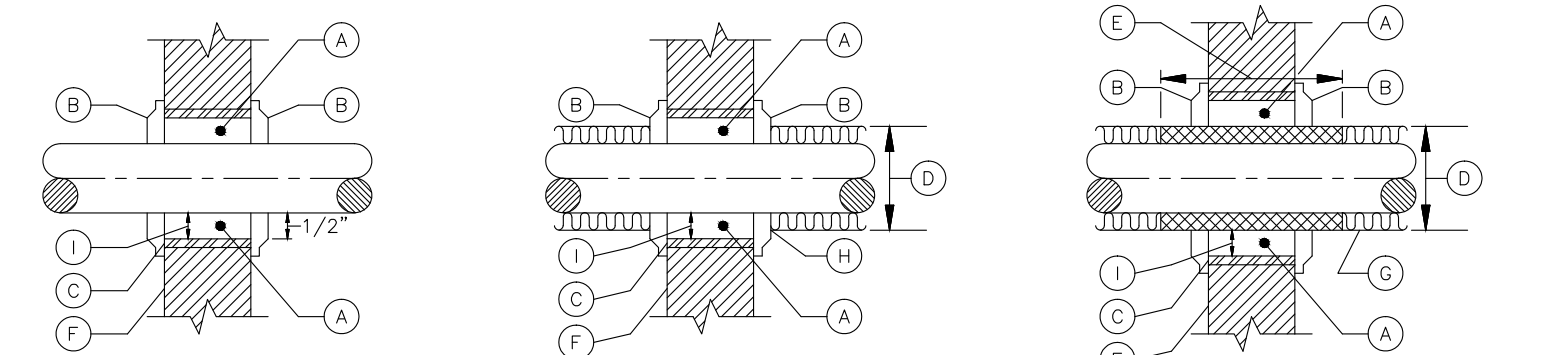
NEW FULL HEIGHT PARTITION FOR WET AREAS:
3-1/2" 16 GAUGE METAL WALL STUDS @ 16" O.C. TYPE X GYPSUM WALL BOARD ON NON-WET SIDE AND ONE LAYER OF 3/4" MOISTURE RESISTANT CEMENT BOARD ON WET SIDE FROM FLOOR TO UNDERSIDE OF CEILING ABOVE. PROVIDE WOOD BLOCKING TO SUPPORT CABINETS AND BATHROOM ACCESSORIES.

B

NEW FULL HEIGHT FURRED PARTITION : 3/4" 16 GAUGE METAL STUDS @ 16" O.C. WITH ONE LAYER OF 5/8" TYPE X GYPSUM WALLBOARD, WITH SOUND ATTENUATION BATT INSULATION BETWEEN STUDS UP TO CEILING.

- A. PACK ALL SPACES FULL DEPTH W/ MINERAL WOOL OR OTHER EQUALLY APPROVED FIRE RESISTIVE MATERIAL. (ASBESTOS OR FIBERGLASS SHOULD NOT BE USED). FIRE RESISTANT FOAM SEALANT CHASE FOAM CTC P2-655 MAY BE USED. INSTALLATION AS PER MANUFACTURER. ESCUTCHEON BOTH SIDES
- B. SLEEVE
- C. INSULATION (OUTSIDE DIAMETER)
- D. ANHYDROUS CALCIUM SILICATE INSULATION THRU SLEEVE
- E. FIRE RATED PARTITION, WALL OR FLOOR
- F. FIBERGLASS INSULATION
- G. TERMINATE INSULATION AT ESCUTCHEON
- H. MAXIMUM 1/2" CLEARANCE BETWEEN INSIDE OF SLEEVE & PIPE

DETAIL OF PIPING PIERCING FIRE RATED PARTITIONS, WALLS & FLOORS

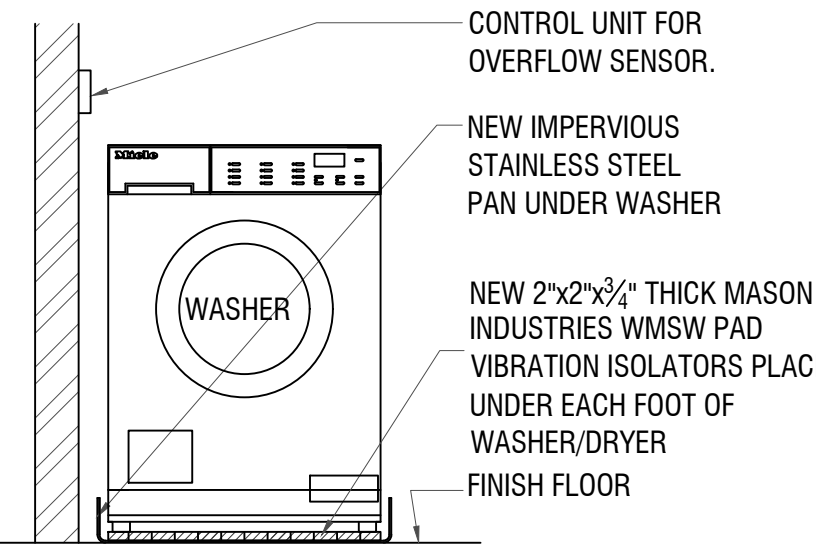


NOTES:

1. PROVIDE NEW CURBED STAINLESS STEEL WASHING MACHINE PAN.
2. PROVIDE 3/4" THICK MASON TYPE SW VIBRATION ISOLATION PADS UNDER WASHER & DRYER.
3. COMBINATION FITTING WITH CHECK VALVES AND WATTS INTELLIFLOW AUTO-SHUT-OFF MECHANISM ON SIDE WALL.
4. PROVIDE HIGH PRESSURE WASHER HOSES WITH NO BURST EXTERIOR METAL MESH REINFORCED LINES AND BRASS ENDS.
5. PROVIDE EASILY ACCESSIBLE MANUAL SHUT-OFF VALVES AND HOT AND COLD LINE CHECK (BACK-FLOW PREVENTION) VALVES

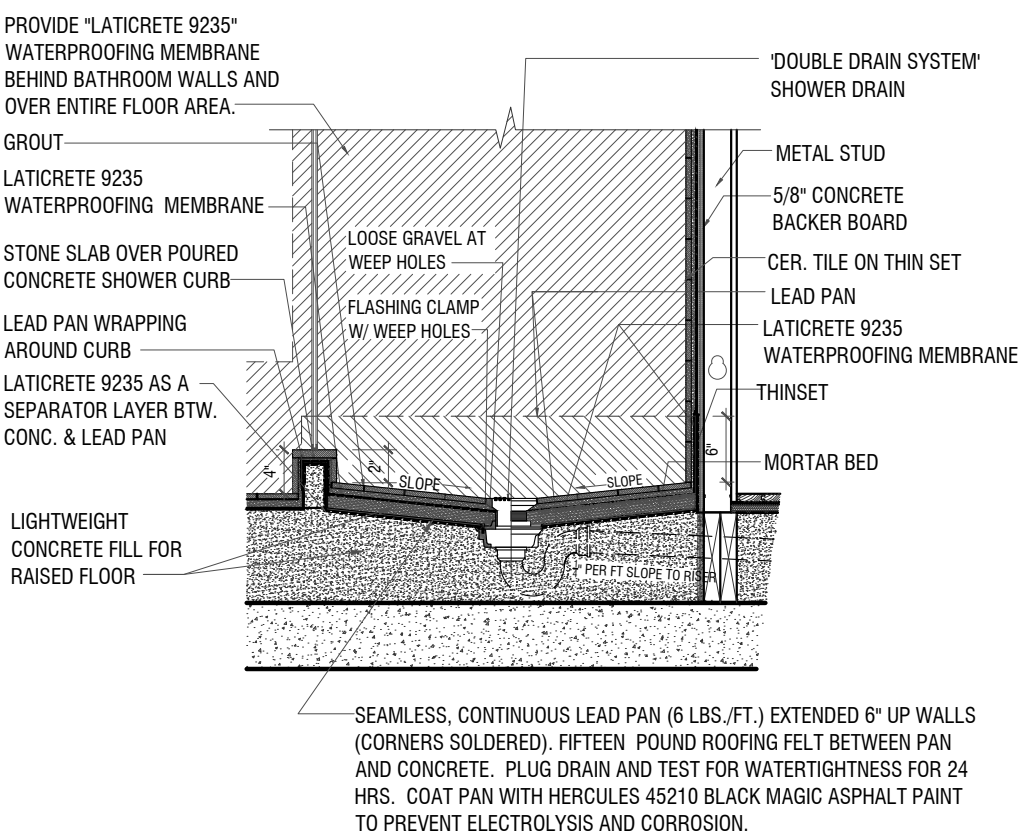
BUILDING'S SPECIFIC NOTES
WASHER/DRYER

1. ANY TIME A CLOTHES WASHER IS INSTALLED, WHETHER IN AN ALTERATION, A REPLACEMENT OF EXISTING UNIT, OR INSTALLATION OF A NEW UNIT, SPECIAL PRECAUTION SHALL BE TAKEN TO MINIMIZE THE RISK OF FLOODS, AS FOLLOWS:
2. NEW CLOTHES WASHERS MUST BE FRONT LOADING H TYPE, USING HE DETERGENT.
3. THE CLOTHES WASHER SHALL BE FITTED IN A STAINLESS-STEEL PAN, WITH 2" CURB ALL AROUND AND WITH A LAYER OF MAT SOUNDPROOFING BELOW THE PAN AND NEOPRENE PADS BELOW THE SUPPORT POINTS OF BOTH WASHER AND DRYER.
4. THE PAN SHALL HAVE AN OVERFLOW SENSOR WITH AN AUDIBLE ALARM AND BE WIRED TO SOLONOID VALVES, SUCH AS WATTS INTELLIFLOW, THAT AUTOMATICALLY SHUT OFF THE HOT AND COLD WATER SUPPLIES.
5. THE WATER SUPPLY HOSES ARE TO BE ARRANGED SO THAT IN THE EVENT OF LEAKAGE, WATER FLOWS INTO THE PAN.
6. PROVIDE SHUT-OFF VALVES AND WATER HAMMER ARRESTORS ON HOT AND COLD WATER SUPPLY PIPING.
7. ALL CLOTHES WASHERS SHALL HAVE BACKFLOW PREVENTION DEVICES ON THE WATER SUPPLY PIPING.
8. WASHING MACHINE FLEXIBLE WATER SUPPLY HOSES SHALL BE "NO BURST" BRAIDED STAINLESS STEEL/NEOPRENE TYPE. BLACK RUBBER HOSES ARE NOT TO BE USED.
9. WASHING MACHINE DRAINS ARE TO FLOW INTO AN OPEN HUB 2" STANDPIPE WITH HUB ELEVATION 6" ABOVE THE FLOOR LEVEL OF THE MACHINE.



PROVIDE AUTOMATIC SHUT-OFF LEAK SENSOR/ALARM
UNDER WASHER: FLOODSTOP FS3 4H-90 BY ONSITE PRO
OR APPROVED EQUAL

NOTE:
1. PROVIDE LATICRETE 9235 WATERPROOFING MEMBRANE AND EXTEND UP THE FLOORS AND AROUND THE SHOWER HEAD HEIGHT AT TUB AND SHOWER WALLS.
2. MINIMUM 4" OVERLAP OF MATERIALS WHEN THEY MEET AT SHOWER BASE AND WALL.
3. SEAMLESS, CONTINUOUS LEAD* PAN (6 LBS./FT.) EXTENDED OVER CURB AND 6" UP WALLS (CORNERS SOLDERED). FIFTEEN POUND ROOFING FELT BETWEEN PAN AND CONCRETE. PLUG DRAIN AND TEST FOR WATERIGHTNESS FOR 24 HRS. COAT PAN TO PREVENT ELECTROLYSIS AND CORROSION.
*ONLY USE "VIRGIN" LEAD, NOT RECYCLED OR RECAST LEAD.

[illegible]

Project:
CONNELLY RESIDENCE
172 W 79th St, #15F
NEW YORK, N.Y. 10025

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		3 OF 9
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GENERAL NOTE:
EXISTING CONDITIONS BASED ON SITE VISIT.
PROBE AS NOTED TO CONFIRM THAT REMOVAL
DOES NOT AFFECT STRUCTURAL, RISER OR
MECHANICAL SYSTEMS THROUGHOUT.

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC BIDDING 04/19/2025 TS

ARCHETYPE LLC
2162 BROADWAY, 2ND FLOOR
NEW YORK, NY 10024
PHONE: 212.580.6087
ABERMAN@ARCHETYPE-NY.COM

ARCHITECT: ALAN BERMAN RA AIA
NYS LIC. 036223

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

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DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED
CONSENT OF ARCHETYPE ARCHITECTURE, PLLC .
INFRINGEMENTS OF THE CONCEPTS AND DESIGN IDEAS
PRESENTED ON THESE DRAWINGS ARE FORBIDDEN AND
VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT
PERMITTED BY LAW.

1. DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY ARCHITECT.
2. DRAWING NOT TO BE SCALED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES

Revised:

[illegible]**Project:**

CONNELLY RESIDENCE
172 W 79th St, #15F
NEW YORK, N.Y. 10025

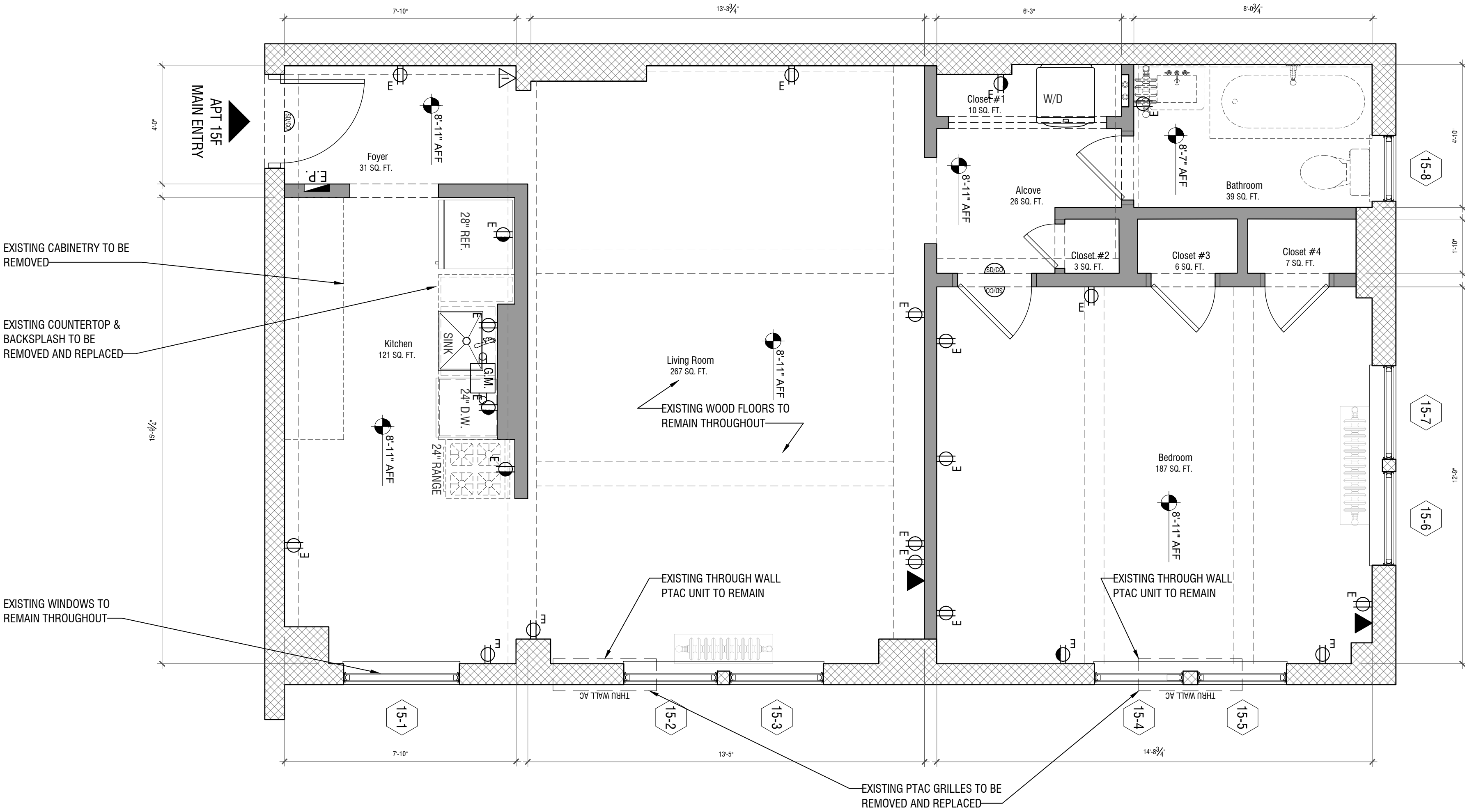
Drawing Title:

DEMOLITION PLAN

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	DRAWN BY: MF
	SCALE: AS NOTED
	DRAWING #
	DM-100.00
	4 OF 9

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GENERAL REMOVAL NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PERMIT AND PERFORM ALL REMOVAL WORK IN A MANNER THAT IS IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS.
 2. THE GENERAL CONTRACTOR IS TO REVIEW REMOVAL PLANS AND SPECIFICATIONS PRIOR TO WORK.
 3. ALL AREAS TO BE PROTECTED WHERE WORK DOES NOT OCCUR. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ADJACENT STRUCTURES INCLUDING EXISTING PARTY WALLS, EXISTING EXTERIOR WALLS, EXISTING SIDEWALKS AND BRIDGES TO BE NOTIFIED UNDER SEPARATE APPLICATION. FIVE DAY FILING TO ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION/DEMOLITION.
 4. NO CONSTRUCTION OR DEMOS OR REMOVAL MATERIALS/EQUIPMENT WILL BE PERMITTED, CONTRACTOR TO REMOVE THESE MATERIALS FROM SITE DAILY.
 5. THE PROJECT SHALL BEGIN PRIOR TO REMOVAL OF EXISTING FOUNDATION BEAMS AND GROUNDWORK.
 6. CONTRACTOR SHALL NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY DEVIATION OF STRUCTURAL CONDITIONS FROM THESE SHOWN ON THE PLANS.
 7. PRIOR TO WORK, THE GENERAL CONTRACTOR TO VERIFY EXISTING EXISTING EQUIPMENT TO BE REMOVED. REMOVE AND/OR RELOCATE THE SERVICES AS DIRECTED.
 8. ANY EXISTING UTILITY SERVICES TO BE REMOVED, TERMINATED, OR DISCONNECTED FOR FUTURE REUSE SHALL BE PROPERLY SEALED OR REMOVED IN ACCORDANCE WITH APPLICABLE CODES AND UTILITY COMPANY REQUIREMENTS AND RECOMMENDATIONS.
 9. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ALL ABANDONED EQUIPMENT WITHIN THE SPACE- CONFORM WITH OWNER IF TO BE DISCARDED OR TO BE REUSED.
 10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING USE OF ALL UTILITIES, EXCEPT THOSE TO BE REMOVED OR RELOCATED FOR EXTENT OF ON-GOING WORK. UTILITY INTERRUPTIONS MUST BE SCHEDULED WITH OWNER PRIOR TO WORK. CONTRACTOR IS RESPONSIBLE FOR NORMAL ELECTRIC REQUIRED TO HAVE PERMANENT OR TEMPORARY POWER TO DE-SIT DISCONNECT.
 11. THE GENERAL CONTRACTOR SHALL NOT CHIP, DAMAGE, ALTER OR ENLARGE ANY EXTERIOR OPENINGS UNLESS INDICATED ON PLANS.
 12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING WINDOWS TO REMAIN. CONTRACTOR IS TO PROTECT WINDOWS BEFORE STARTING ANY REMOVAL OR WORK IN GENERAL AND SHALL HAVE PROTECTION OBSERVED BY THE OWNERS REPRESENTATIVE PRIOR TO WORK. CONTRACTOR OR OWNERS REPRESENTATIVE SHALL MAKE A DETAILED PHOTOGRAPHIC INVENTORY OF THE CONDITION OF THE WINDOWS PRIOR TO CONTRACTORS PROTECTION BEING PUT IN PLACE AND THE START OF WORK.
 13. THE ARCHITECT SHALL CONDUCT INVESTIGATION OF WALLS IF THEY LOAD BEARING WALLS PRIOR TO REMOVE. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENTS TO BE REMOVED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN.
 14. IF SOMETHING INDICATED ON THE PLAN OR DISCOVERED IN THE FIELD IS NOT SPECIFICALLY IDENTIFIED TO BE REMOVED OR TO REMAIN ON THE

PLANS. CONTRACTOR SHALL REQUEST DIRECTION FROM ARCHITECT PRIOR TO REMOVAL.

ARCHITECT IS RESPONSIBLE FOR THE TEMPORARY SHORING DESIGN. SUBMIT DETAILS AND DESIGN CALCULATIONS TO ARCHITECT FOR REVIEW BY A LICENSED PROFESSIONAL OR STRUCTURAL ENGINEER'S REVIEW BEFORE CONSTRUCTION OF SHORING.

SAFETY ZONE: A SAFETY ZONE SHALL BE PROVIDED AROUND ALL WORK AREAS TO PREVENT PERSONS FROM ENTERING INTO THE WORK AREA OR SAFETY ZONE. WHERE WORK OCCURS ON THE EXTERIOR OF A BUILDING, SUCH ZONE SHALL BE APPROVED BY THE COMMISSIONER PRIOR TO THE COMMENCEMENT OF WORK.

MEMBER WEIGHT: NO MEMBER THAT IS BEING DISMEMBERED SHALL NOT SUPPORT ANY LOAD OTHER THAN ITS OWN WEIGHT. NO WALL, CHIMNEY, OR OTHER STRUCTURAL PART SHALL BE LEFT IN SUCH CONDITION THAT IT MAY COLLAPSE OR CAUSE DAMAGE TO ADJACENT STRUCTURE OR OTHER CAUSE. THE REMOVAL OR REDUCTION OF ANY STRUCTURAL MEMBER SHALL NOT DESTABILIZE REMAINING MEMBERS. ALL HANDLING AND MOVEMENT OF MATERIAL OR DEBRIS SHALL BE CONTROLLED SUCH THAT IT WILL NOT DEVELOP UNDESIRABLE IMPACT LOADS ON THE STRUCTURE.

DEMOLITION PLAN

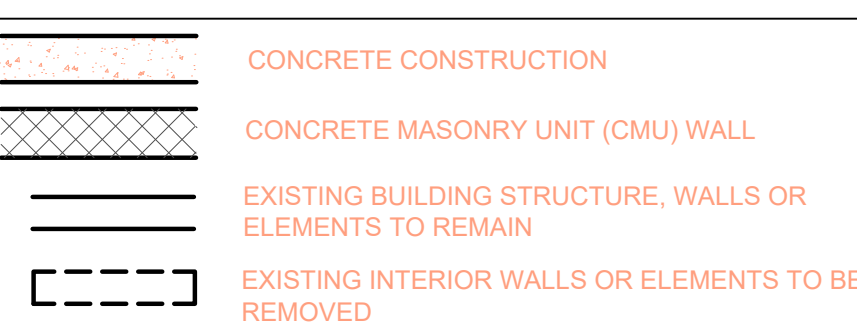
15th FLOOR

SCALE

$$1/8'' = 1'-0''$$

1

GRAPHIC LEGEND:



NOTE: ALL WALLS & PARTITIONS BEING REMOVED ARE NOT LOAD BEARING.

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL: 04/10/2025, T
ARON BERMAN ARCHITECT, L.L.C.

ARCHITECT: ALAN BERMAN RA AIA
NYS LIC. 036223

MECHANICAL ENGINEER:

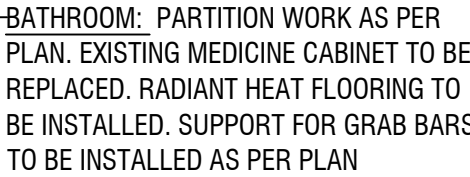
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SCALE	1
$3/8" = 1'-0"$	

GENERAL CONSTRUCTION NOTES

15. PRIME COAT & PAINT ALL WALLS TWO (2) COATS BENJAMIN MOORE, TS, PAINT COLORS TO

	(E) CONCRETE CONSTRUCTION
	(E) MASONRY WALL
	EXISTING BUILDING STRUCTURE, WALLS OR ELEMENTS TO REMAIN
	EXISTING INTERIOR WALLS OR ELEMENTS TO BE REMOVED
	EXISTING (2) HOUR RATED WALL
	NEW CONSTRUCTION
	WALL TAG
	PLUMBING FIXTURE TAG- REFER TO SCHEDULE E
	APPLIANCE/FIXTURE TAG- REFER TO SCHEDULE E
	SMOKE/CARBON MONOXIDE DETECTOR AS PER RS-17 13/14 ALSO TO COMPLY WITH LL 7/04
	PITCH, 1/4" / FT. (MINIMUM 1/8")
	ELECTRICAL PANEL
	THERMOSTAT (LUTRON OR EQUAL)
	DOOR TAG - REFER TO SCHEDULE
	WINDOW TAG - REFER TO SCHEDULE

A

NEW FULL HEIGHT PARTITION PROVIDE 2" OR 3" 1/2 16 GAUGE METAL STUDS @ 16" O.C. WITH ONE LAYER OF 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE, WITH SOUND ATTENUATION BATT INSULATION BETWEEN STUDS UP TO CEILING.

A1

NEW FULL HEIGHT PARTITION FOR WET AREAS:
2" OR 3" 1/2 16 GAUGE METAL WALL STUDS @ 16" O.C. WITH ONE LAYER 5/8" TYPE X GYPSUM WALL BOARD ON NON-WET SIDE WITH SOUND ATTENUATION BATT INSULATION BETWEEN STUDS UP TO CEILING AND ONE LAYER OF 5/8" MOISTURE RESISTANT CEMENT BOARD ON WET SIDE FROM FLOOR TO UNDERSIDE OF CEILING ABOVE. PROVIDE WOOD BLOCKING TO SUPPORT CABINERY AND BATHROOM ACCESSORIES.

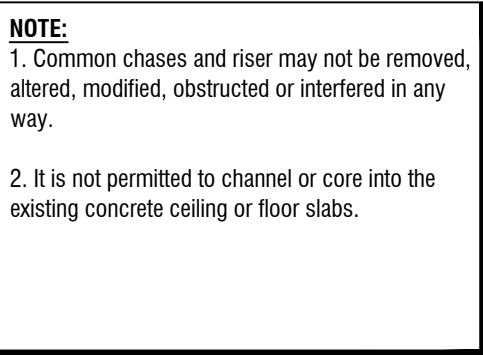
B

NEW FURRED OUT WALL:
1 1/2" 16 GAUGE METAL WALL STUDS @ 16" O.C. W/SOUND ATTENUATION BATT INSULATION UP TO CEILING. USE 5/8" MOISTURE RESISTANT GYPSUM CEMENT BOARD ON WET AREAS AND CEMENT BOARD **ONLY** FOR ALL BATHROOM AREAS

C

NEW 2 H RATED PARTITION_ UL #1411
Provide 3 1/2" 16 GA. METAL STUDS @16" O.C. WITH TWO (2) LAYERS OF 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE W/SOUND ATTENUATION BATT INSULATION BETWEEN STUDS UP TO CEILING.

ENERGY ANALYSIS, CODE COMPLIANCE STATEMENT AND NOTES					
CLIMATE ZONE 4 2020 NYECC RESIDENTIAL RESIDENTIAL - RENOVATION OF EXISTING MASONRY CONCRETE BUILDING ALTERATION OF EXISTING APARTMENT LOCATED ON 15TH FLOOR MASONRY CONCRETE BUILDING AS PER PLAN.					
SECTION ECC R404 - ELECTRICAL POWER & LIGHTING SYSTEMS					
NYECC SECTION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE-PRESCRIBED VALUE	SUPPORTING DOCUMENTATION
C404.1	LIGHTING EQUIPMENT	NEW LIGHTING	90% OF PERMANENTLY INSTALLED NEW FIXTURES CONTAIN HIGH EFFICACY LAMPS	NOT LESS THAN 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.	DWG. # A-810 (10th FLOOR R.C.P.) DWG. #A-811 (11th FLOOR R.C.P.)
SECTION ECC R402 - BUILDING THERMAL ENVELOPE					
C402.1.2	U-VALUE COMPUTATION ALL WINDOWS & DOORS HAVE U-VALUE OF 0.25	R-VALUE COMPUTATION	STUCCO R = 0.25 6" CMU R = 1.75 5.5" BATT INSUL. R = 19 AIR SPACE R = 1.00 GWB R = 0.56 TOTAL R = 22.56 U-FACTOR: < 0.35 SHGC: < 0.40	MASS WALL MINIMUM 'R' VALUE = 20 U-FACTOR: < 0.36 SHGC: < 0.40	DWG.# G-001 (GENERAL NOTES) DWG. #G-001 (WALL TYPES)
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF 2020 NYC ECCC.					



STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

[illegible]

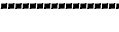
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		6 OF 9
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1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS FOR CLEARANCE OF MECHANICAL UNITS, DUCTWORK, PIPING, ETC, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
2. THE CONTRACTOR SHALL SUBMIT COORDINATED SHOP DRAWINGS FOR ARCHITECT APPROVAL AT 3/8"=1'-0" INDICATING THE FOLLOWING:
 - A.) PARTITIONS
 - B.) LAYOUT OF LIGHT FIXTURES
 - C.) DUCTWORK, DIFFUSERS AND ACCESS PANELS
 - D.) STRUCTURE
3. REFER TO LIGHT FIXTURE SCHEDULE & INSTALL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
4. DIMENSIONS ARE TO THE CENTERLINE OF THE FIXTURE, UNLESS OTHERWISE NOTED.
5. VERIFY MAXIMUM ALLOWABLE CEILING HEIGHTS AT THE BEGINNING OF CONSTRUCTION AND NOTIFY ARCHITECT IF ANY CONDITIONS PREVENT THE PROPOSED HEIGHTS TO BE CONSTRUCTED. ALL CEILING HEIGHTS GIVEN ARE ASSUMED, TO BE VERIFIED ONCE ALL MECHANICAL EQUIPMENT AND DUCTWORK HAVE BEEN INSTALLED.
6. ALL CEILING HEIGHTS SHALL BE MEASURED FROM THE FINISH FLOOR LEVEL OF THE SPACE DESIGNATED.
7. PARTITIONS SHALL NOT BE SECURED OR ATTACHED IN ANY WAY TO DUCTWORK.
8. ALL SMOKE DETECTORS, DIFFUSERS AND GRILLES SHALL BE CENTERED AND/OR ALIGNED WITH SURROUNDING ARCHITECTURAL ELEMENTS U.O.N.
9. COORDINATE LIGHTING WITH ENGINEER'S DRAWINGS, LUTRON'S SUBMITTALS & DECORATIVE LIGHTING SCHEDULE.
10. ALL CEILINGS SHALL BE LEVEL AND IN ALIGNMENT. PROVIDE FIRE RATED HOUSING FOR RECESSED LIGHTS OR PROTECTIVE FIRE RATED ENCLOSURES. MAINTAIN FIRE RATING OF CEILING.
11. COORDINATE LIGHT FIXTURE LAYOUT WITH LAYOUT OF PIPES AND EQUIPMENT.
12. PROVIDE BLOCKING AT ALL HANGING FIXTURE LOCATIONS.
13. LIGHT FIXTURES IN SMALL SPACES (I.E. CLOSETS, VESTIBULES, UTILITY ROOMS, ETC.) SHALL BE CENTERED IN THE SPACE UNLESS OTHERWISE NOTED
14. ALL HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND BE INSTALLED IN ACCORDANCE WITH 17-14.8 L.C. /2004.
15. PROVIDE BLOCKING AND SUPPORT FOR COORDINATION PURPOSES ONLY. REFER TO ENGINEERING DRAWINGS FOR LIGHTING, HVAC, SPRINKLER, ETC.
16. SUPPORT VIEWS FOR CEILING MUST NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, PIPING AND EQUIPMENT.
17. LOW VOLTAGE WIRING AND EQUIPMENT TO BE COORDINATED WITH THE A.V. CONSULTANT.
18. WHERE THERE ARE WINDOWS TO RECEIVE MOTIONPIED SHOTS TO BE COORDINATED WITH A.V. CONSULTANT.
19. THE ELEC. SPECIALTIST IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL WIRING AND KEYPAD LOCATIONS. COORDINATE WITH A.V. CONSULTANT AND THE MOTIONPIED SPECIALIST. BLACKOUTS PROVIDE ALL ELEC. OUTLETS AND CABLE, HDMI, INTERNET OUTLETS AT TV HEIGHTS AS INDICATED TV MOUNTING HEIGHTS TO BE DETERMINED WITH OWNER. PROVIDE REQUIRED FRAMING AND BLOCKING FOR ALL WALL HUNG TVs. INSTALL OWNER SUPPLIED BRACKETS AND TVs.
20. ALL ELEC. OUTLETS IN WET AREAS SHALL BE G.F.I. TYPE AS REQUIRED BY ELECTRICAL CODE AND AS PER PLAN.

	CHANDELIER / PENDANT FIXTURE		SQUARE TRIMLESS RECESSED LIGHT FIXTURE
	SURFACE MOUNTED CEILING FIXTURE		CLOSET SURFACE MOUNTED FIXTURE
	WALL SCONCE - TYP.		CLOSET LIGHT WALL MOUNTED
	WALL SCONCE @ BATHROOM		UNDERCABINET/STRIP LIGHT
	WALL SCONCE - EXTERIOR		UNDERCABINET PUCK LIGHT
	CLOSET LIGHT FIXTURE W/ JAMB SWITCH		EXTERIOR WALL SCONCE
	IN-GROUND EXTERIOR FIXTURE		EXTERIOR FLOOD LIGHT
	RECESSED LIGHT - ROUND TRIM		THERMOSTAT
	RECESSED LIGHT - SQUARE TRIMLESS	*NOTE: ADD DIMMERS AT ALL SWITCHES AS PER OWNER	

 ELECTRICAL OUTLET* - QUAD.
 ELECTRICAL OUTLET - DUPLEX
 IN-FLOOR ELECTRICAL OUTLET - QUAD.
 IN-FLOOR ELECTRICAL OUTLET - DUPLEX
 ON-CEILING ELECTRICAL OUTLET - DUPLEX
 ELECTRICAL OUTLET - CONNECT TO SWITCH
 ELECTRICAL OUTLET - WATERPROOF (EXTERIOR)
 CABLE LINE
 DATA / INTERNET - 1 CAT6 / 1RG6
 (COORDINATE WITH AV CONSULTANT)
 TV - 4 CAT6 WIRES
 SPEAKER - 1 -16/4 SPEAKER WIRE (COORDINATE WITH AV CONSULTANT)
 MOTOR FOR SHADES (COORDINATE WITH AV CONSULTANT)
 WIFI ACCESS POINT
 ILLUMINATED EXIT SIGN

	LED LIGHTING
	ELECTRICAL PANEL
	LINE OF CIRCUIT
	SMOKE/CARBON MONOXIDE DETECTOR AS PER RS-17 13/14 ALSO TO COMPLY WITH LL 7/04
	THREE-WAY SWITCH
	SWITCH
	DIMMER SWITCH (COORD. WITH AV CONSULTANT)
	ELECTRIC JAMB SWITCH @ ALL CLOSETS (U.O.N.)
	ELEVATOR CALL BUTTON
	DOORBELL
	INTERCOM - 2 CAT6
	VIDEO
	CAMERA - 2 CAT6
	ELECTRIC DOOR STRIKE
	SNOW MELT CONTROL

