

FILING SET
15TH July 2020

MARSHALL RESIDENCE
66 EAST 79TH STREET
12TH FLOOR - APT.12N
NEW YORK, NEW YORK 10075

HAUTE ARCHITECTURE, DPC
134 WEST 29TH STREET, 806
NEW YORK, NY 10001
T: 212.695.9638

general notes

1. all work shall conform to the requirements of the new york city building code, fire department rules and regulations, utility company requirements, and the best trade practices.
2. before commencing work, the contractor shall file all required insurance certificates with the department of buildings, obtain all required permits, and pay all fees required by the governing new york city agencies.
3. minor details not usually shown or specified, but required for proper construction of any part of the work shall be included as if they were indicated in the drawings.
4. the contractor shall coordinate all work procedures with the stipulations of local authorities, building management or board of directors.
5. the contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. the contractor shall design and install adequate shoring and bracing for all structural or removal tasks. the contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
6. the contractor shall layout his own work, and shall provide all dimensions required for other trades: plumbing, electricals, etc.
7. plumbing work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the department of buildings all required permits, inspections and required sign offs.
8. electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the bureau of electrical control all required permits, inspections and required sign offs.
9. the contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
- 10.all piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.
- 11.overall sheetrock to be removed and replaced in kind in the outlined areas of the mold mitigation report, keeping the existing framework intact
- 12.remove and replace all electrical fixtures in kind
- 13.all doors to be replaced in kind
14. wood flooring and plywood to be removed throughout
15. the general contractor shall coordinate his work with all other subcontractors.
- 16.if the existing construction to remain is damaged, it shall be restored to its original condition by the contractor at no extra cost to owner.
- 17.cap and shut off all plumbing and gas risers prior to commencement of demolition.
- 18.protect building from moisture penetration during demolition and construction operations.
19. all adjoining property affected by any operations of demolition and construction shall be protected per the requirements of article 19 of the building code
20. all work is subject to the terms and conditions of that agreement, the contract for construction must bind the general contractor and all sub-contractors to complying with all requirements of that agreement.
21. complete photographic survey must be performed in the adjacent apartments prior to commencement of construction to identify preexisting conditions, copies of the survey to be delivered to the adjacent apartment shareholders and managing agent
22. no cutting, chopping, channeling or alteration to any building structural element is permitted
23. contractor to maintain adequate, clearly identified fire extinguishers throughout the area of work
24. floor padding to be installed throughout the apartment during construction to limit noise transmission
25. GC to provide a set of as-built documents at the completion of the work and a file of photographs of all mechanical, electrical and plumblings systems installed prior to their being concealed by partitions, ceilings or soffit.
1. 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 nfpa 72.
2. smoke detectors and carbon monoxide detectors may be combined providing the devices comply with the provisions of title 28 of the administrative code of the city of new york any applicable rules promulgated thereunder.
3. each smoke/carbon monoxide detectors shall be installed in accordance with reference standard ul2034 and ul2075 of the new york city building code.
4. each smoke/carbon monoxide detectors shall be installed outside of each sleeping room and in the immediate vicinity or within 15'-0" of the entrance to the sleeping room; inside each sleeping room; and on each story within a dwelling unit, including below stories and penthouses per 907.2.11.1 and 908.7.1 through 908.7.4.
5. each smoke/carbon monoxide detectors shall be of a type that allows for readily testing of such device.
6. duplex units shall have a device located on each level if only one means of egress is provided from each level.
7. ceiling mounted devices shall be a minimum distance of 4" from any wall.
8. wall mounted devices shall be a minimum distance of 4" to a maximum of 12" from the ceiling.
9. each dwelling shall be equipped with an approved type smoke/carbon monoxide detector device receiving primary power from a dedicated branch circuit or the unswitched portion of a branch circuit also used for power and lighting, and shall be equipped with a battery backup. smoke alarms shall emit a signal when batteries are low. wiring shall be permanent and without a disconnection switch other than as required for over-current protection. 907.2.11.1 through 907.2.11.3.
10. existing building that are not equipped with hardwired connections shall be supplied with battery operated devices.
11. 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. 907 and 908.
12. a certificate of satisfactory installation for smoke/carbon monoxide detectors must be filed with the division of code enforcement (see form 100-1000)
13. the owner shall be responsible for the maintenance of the smoke/carbon monoxide detectors to the dwelling unit owner.
14. in multiple dwellings (r-2), smoke alarms shall be able to support visible alarm per ansi a117.1

28-104.8.4 Tenant Protection Plan. 2014 Code

- construction documents for alterations of buildings in which any dwelling unit will be occupied during construction shall include a tenant protection plan. such plan shall contain a statement that the building contains dwelling units that will be occupied during construction and shall indicate in sufficient detail the specific units that are or may be occupied during construction, the means and methods to be employed to safeguard the safety and health of the occupants, including, where applicable, details such as temporary fire-rated assemblies, opening protectives, or dust containment procedures. the elements of the tenant protection plan may vary depending on the nature and scope of the work but at a minimum shall make detailed and specific provisions for:
1. egress. at all times in the course of construction provision shall be made for adequate egress as required by this code and the tenant protection plan shall identify the egress that will be provided. required egress shall not be obstructed at any time except where approved by the commissioner.

1.1. refer to drawing t-002 for site/key plan identifying egress path that shall be maintained at all times during construction.

1.2. no construction materials are to be placed or stored in any required path of egress. all materials are to be stored in an orderly fashion.
2. fire safety. all necessary laws and controls, including those with respect to occupied dwellings, as well as additional safety measures necessitated by the construction shall be strictly observed.

2.1. all flammable construction materials will be kept tightly sealed in their respective manufacturers' containers.

2.2. all flammable materials to be used and stored in an adequately ventilated space. such materials are to be kept away from heat or sources of ignition.
3. health requirements. specification of methods to be used for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities, and limitation of noise to acceptable levels shall be included.

3.1. there shall be included a statement of compliance with applicable provisions of law relating to lead and asbestos.

3.1.1. the general contractor will be epa certified to conduct lead-based paint removal as required.

3.1.2. this project will be filed with an asp-5, and is asbestos free.

3.2. the entrance door to the area of work will be encapsulated in plastic to prevent dust and airborne particles from moving into the public corridor and stairwells from the apartment during construction.
4. compliance with housing standards, the requirements of the new york city housing maintenance code, and, where applicable, the new york state multiple dwelling law shall be strictly observed.
5. structural safety. no structural work shall be done that may endanger the occupants.

5.1. the sia assigned for structural work will maintain a log to verify compliance with the tenant safety plan identified on the structural drawings.

5.2. the sia will be onsite for each new phase of structural work to verify that the sequence and manner of work is undertaken as outlined in the structural drawings.

5.3. all equipment and tools used during the construction of this project will comply with the submitted ds1 form.
6. noise restrictions. where hours of the day or the days of the week in which construction work may be undertaken are limited pursuant to the new york city noise control code, work is permitted monday to friday 7am to 6pm.

6.1. hours of construction are to be 9:00 am to 4:00 pm monday thru friday.

6.2. an after hours variance must be obtained from the nyc department of buildings prior to commencing any construction beyond the permitted times identified above.
7. maintaining essential services. where heat, hot water, cold water, gas, electricity, or other utility services are provided in such building or in any dwelling unit located therein, the tenant protection plan shall specify the means and methods to be used for maintaining such services during such work in accordance with the requirements of the new york city housing maintenance code. if a disruption of any such service is anticipated during the work, then such plan shall specify the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption.
- § 28-104.8.4.1 public availability of tenant protection plan. upon issuance of a permit for work containing a tenant protection plan, the department shall make the tenant protection plan publicly available on its website.
- § 28-104.8.4.2 provision of copy of tenant protection plan to occupants upon request. the owner of a building undergoing work for which a tenant protection plan is required by section 28-104.8.4 shall, upon request from an occupant of a dwelling unit within such building, provide such occupant with a paper copy of the tenant protection plan approved by the department.
- 28-104.8.4.3 - notice to occupants - upon issuance of a permit for work containing a tenant protection plan, the owner shall (i) distribute a notice regarding such plan to each occupied dwelling unit or (ii) post a notice regarding such plan in a conspicuous manner in the building lobby, as well as on each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the main stairwell on such floor. the notice shall be in a form created or approved by the department and shall include:

1. the occupants of the building may obtain a paper copy of such plan from the owner and may access such plan on the department website;

2. the name and contact information for the site safety manager, site safety coordinator or superintendent of construction required by section 3301.3 of the new york city building code, as applicable, or, if there is no site safety manager, site safety coordinator or superintendent of construction, the name and contact information of the owner of the building or such owner's designee; and
3. The occupants of the building may call 311 to make complaints about the work.
8. site safety. the premises identified as the area of work under this application will be vacant during construction.

8.1. workers and materials will enter the building through the (main building entrance/service entrance). no materials are to be left in the halls, stairs, or elevator and all workers will be instructed to immediately transfer and store all materials and equipment within the area of work.

8.2. all equipment, storages, and chemicals will be kept secured in a locked area to protect the remaining tenants. access to this area is to be controlled by the owner, or the general contractor to prevent accidental access.

9. occupied housing. owner's certification regarding occupied housing. the site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. these occupied dwelling units have been clearly identified on the submitted construction documents.

9.1. all occupied dwelling units in this building will remain occupied during construction.

9.2. there will be no reduction in services during construction.

9.3. separations between units will be maintained.

housing maintenance notes

- d26-10.01 owner to keep premises in good repair.
- d26-11.01 owner to keep roof, yards, courts and other open spaces clean.
- d26-11.03 owner to keep public interior space clean.
- d26-12.01 owner to paint public and interior parts of multiple dwelling.
- d26-12.03 owner to paint exterior window frames & sashes & fire escapes.
- d26-12.05 owner to whitewash courts and shafts.
- d26-13.03 owner to keep dwelling free from rodents and other pests.
- d26-13.05 owner to eliminate harborages.
- d26-14.03 owner to provide for proper waste receptacles.
- d26-14.05 owner to provide for frequency of waste matter collection.
- d26-16.01 owner to provide and maintain pure and wholesome water supply to building in sufficient quantity.
- d26-16.03 owner to supply water to individual units and fixtures.
- d26-15.01 owner to maintain sewer connections and plumbing fixtures.
- d26-16.03 owner to grade and maintain roofs and courtyards.
- d26-17.01 owner to provide central, elect or gas heat syst. when required.
- d26-17.03 owner to supply during october 1-may 31, centrally supplies heat, between 6 a.m. & 10 p.m., temp at least 68 degrees f. when temp outside falls below 55 degrees f.; between 10 p.m. & 6 a.m., temp at 55 degrees f. when temp outside falls below 40 degrees f.
- d26-17.05 owner to provide inspection of heating plant between jane 1 & september 30 each year.
- d26-17.07 owner shall supply hot water between 6 a.m. and midnight at minimum 120 degrees f.
- d26-19.01 owner to provide electric lighting equipment in all dwellings.
- d26-19.03 owner to provide elect lighting fixtures & lights in certain public parts of dwellings. incandescent lighting at least 10 watts per 25 sq. ft. floor area. no less than 60 watts per fixture. fluorescent lighting at least 4 watts per 25 sq. ft. floor area. each light fixture not less than 20 watts.
- d26-19.05 owner to provide required lights in public halls and stairs daily from sunset to sunrise, near entranceways, in yards and courts not less than 50 watts for 22 ft. frontage, 100 watts for excess frontage; 2 light; on each side of entrance, aggregate 150 watts; courts and yards at least 40 watts.
- d26-20.01 owner to provide and maintain peepholes in entrance door of dwelling units.
- d26-20.03 owner to provide mirrors in elevators.
- d26-20.05 owner to provide key lock entrance door of each unit and at least one key.
- d26-21.01 owner to provide for delivery of mail.
- d26-21.03 owner to provide floor signs.
- d26-21.05 owner to provide street number.
- d26-22.03 owner to provide adequate janitorial service.
- d26-32.01 owner to provide cooking gas or electricity.
- d26-32.05 owner to fire-retard combustible material in kitchen or kitchenette underneath and within one foot of cooking apparatus; in kitchenette, fire-rated ceilings and walls.
- d26-41.01 owner to register dwelling.
- hmc 27-2073(d) - all combustible material immediately underneath or within one floor of any permanent apparatus used for cooking or warming food shall be fire-retarded or covered with a non-combustibel material. there will always be at least two feet of clear floor space above any exposed cooking surface of such apparatus.
1. wood flooring : existing wood floor and plywood to be demolished and existing sub floor to remain in place - repair as required
2. walls: existing sheetrock overall to be removed and replaced in kind in the outlined areas of the mold mitigation report, keeping the existing framework intact
3. ceiling : sheetrock to be removed and metal frame to remain in place from the existing ceiling
4. bathrooms : all plumbing fixture, wc, lav and tub to remain

- existing stone floor in the bathroom to remain
5. kitchen : all kitchen millwork to be removed and replaced in kind

- all appliance (dishwasher, washer/dryer, refrigerator) to be uninstall and reinstalled

- countertop to be removed and replaced in kind

- existing sink to remain

- existing induction cooktop to remain
6. remove and replace all electrical fixtures in kind
7. doors: all doors to be replaced in kind
8. radiator cover : all existing radiator cover to be replaced in kind
9. existing radiator to remain
10. existing fancoil to remain
11. remove and replace all electric fixtures in kind
12. Demolishing work was done by Paul Davis company due to mold mitigation. The license number associated with this for mold remediation is 01476
13. prior to the demolition of any interior partition, gc to probe each partition to confirm if partition is load bearing. gc to notify architect after probes are created to review prior to any demolition.
14. no building systems are to demolished, damaged, or relocated during the demolition or construction, including but not limited to ventilation and fire-rated shafts, electrical risers, intercom risers, gas risers, and plumbing risers.
15. no walls of any building stair, elevator, and ventilation shafts shall be probed, channeled , or modified in any way without the expressed permission of the building's management.
16. the buildings's structural floors, walls, columns, or beams are not to be modified.
17. entry door shall be sealed with polyethylene sheeting 6 mil thick or greater and/or duct taped during demolition and construction to prevent dust from infiltrating building systems, corridors, and stairs.
18. all finishes (paints, varnishes, strippers, sealers, and other liquid applied finishes) to be low v.o.c. and environmentally compatible.
19. where existing fire-stopping has been disturbed and/or will be required it is to be installed. All fire-stopping is to be code compliant, and comply with applicable DOB codes and regulations and is to include UL approved details and materials.
20. Any work performed on walls, ceilings and/or floors common to the habitable spaces, public spaces or to the exterior shall not lower their fire ratings.
21. All appliances to be reused and protected
22. where steel beams or columns have been exposed or are to be exposed then they shall be fire proofed to match the existing fire rating.
22. the surfaces of the floor, ceiling slabs, and structural columns are not to be notched or channeled out to accommodate any of the work being done
23. notching and or coring of wooden beams is prohibited.
24. all electrical work is to be performed by a nyc licensed electrician.
25. the electrical panels are to be fully exposed as required by code.
26. gfci outlets shall be installed as per code where required.
27. the buildings intercom contractor must be used for all intercom work and should be consulted regarding apartment unit upgrades.
28. no reduction / modification to the building plumbing risers are permitted.
29. cutting or relocating any risers is not permitted. new connections to riser are not permitted and existing connections must be utilized.
30. care should be exercised to assure no modifications and or reduction to same as this is not allowed. cutting or relocating any riser if not permitted. new connections to riser are not permitted and existing connections must be utilized.
31. apartment to be restored to quality and scope of first iteration.
32. gc to repair any damages to remaining finishes and material in space
33. all perimeter walls to have foil faced insulation at cavity.

Project

66 East 79th Street, apartment 12N,
12th floor

description of work

- Alteration type II application for interior restoration to existing apartment #12N on the 12th floor, no change to use, egress or occupancy under this application.
- restoration of apartment in kind due to water and smoke damage from upstairs apartment fire

progress inspections

- fire resistance rated construction
- Final

special inspections

- Fire - resistant penetration and joints

fema flood statement

this project is not located within a special flood hazard area

asbestos note

It is understood that if asbestos products are encountered or suspected on the project, the owner will retain a specialist in this area. Nothing in these drawings shall impose any liability on Haute Architecture dpc, for claims, lawsuits, expenses or damages arising from or in any manner related to the exposure or disposal of asbestos products or waste or chemicals in any of the various forms as defined by the Environmental Protection Agency.

drawing list

Drawing List		
sheet count	sheet no.	sheet name
	Architectural	
1	A-001.00	Drawing list, General Notes, Inspections
2	A-002.00	Abbreviation,Symbols, Standards,plot plan & ADA diagrams
3	A-100.00	Existing/Demo, Proposed plan and RCP plan
4	A-400.00	Wall types, Schedules and Details

warning:
it is a violation of the nys education law for any person, unless acting under the direction of a licenced architect, to alter this document or item in any way. do not scale dimensions off drawings: given dimensions govern. the contractor shall verify dimensions of all construction. if dimensions are not specifically stated or not, all work is to comply with the rules and regulations governing local and state documents. haute architecture dpc shall be notified of any discrepancies in writing. this drawing is the copyright of haute architecture dpc and may not be reproduced or used except by express permission.

owner:
Mrs. Siri & Mr. Robert Marshall Residence
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no.	revision/submission	date
	Building review resubmission	07/07/20
0	DOB Filing set	07/15/20
project title: MARSHALL RESIDENCE		
project no. 220		
drawing title notes & drawing list		
seal & signature 	date 15 JULY 2020	
scale as noted		
dwg no.		T-001.00
dob no.		
sheet no.		1 of 4

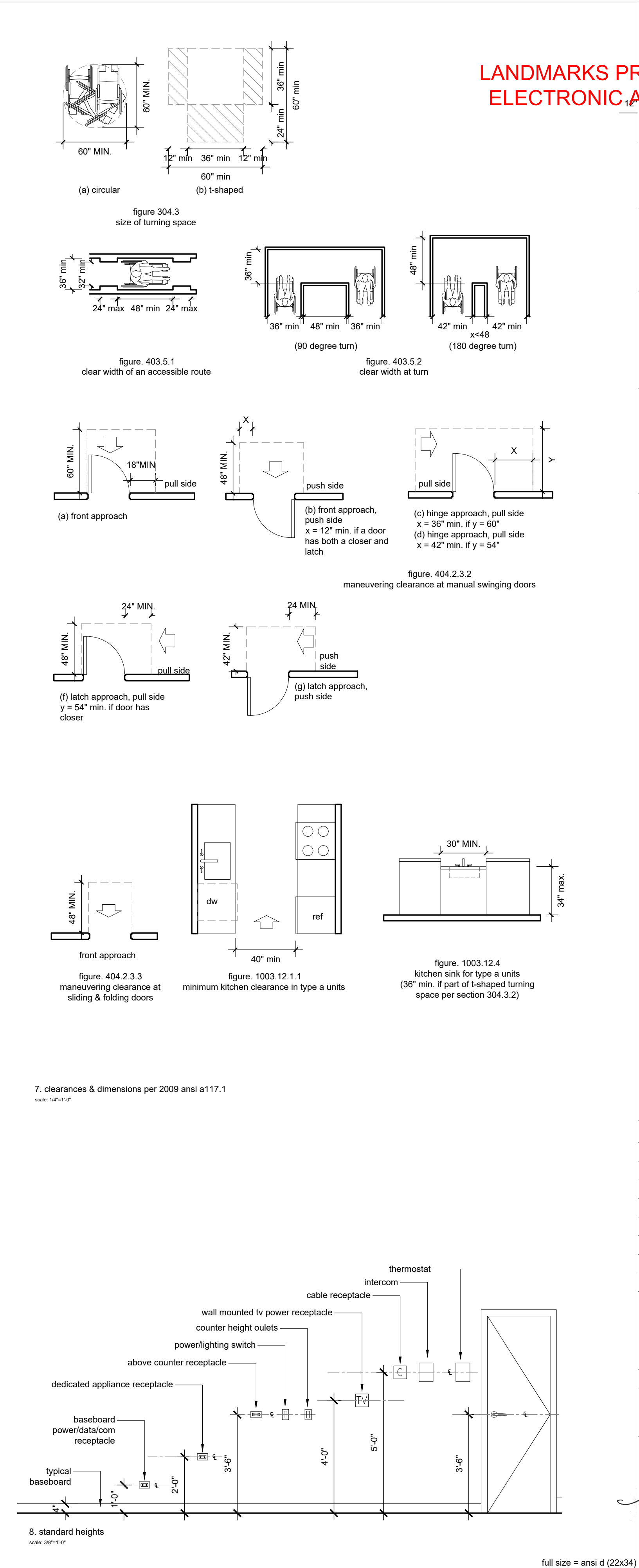
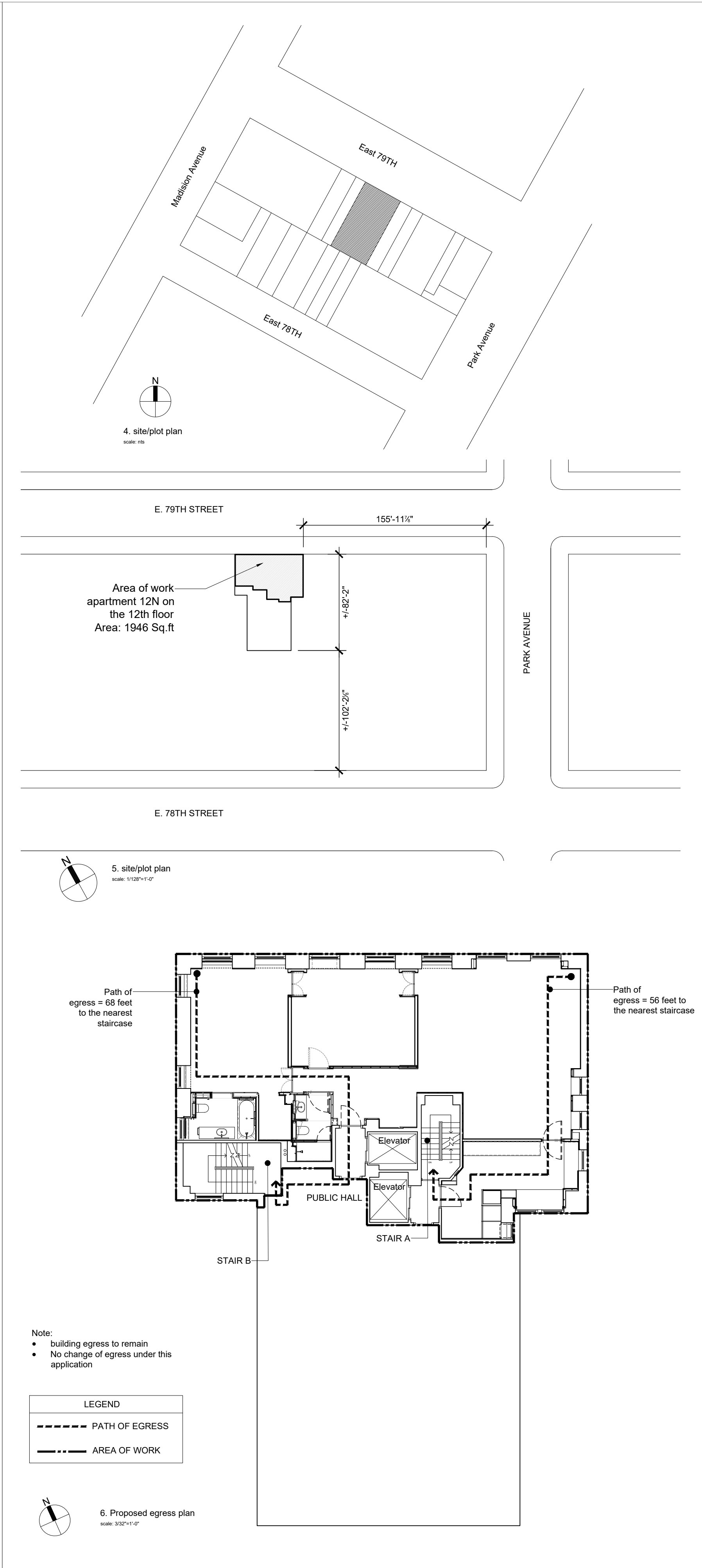
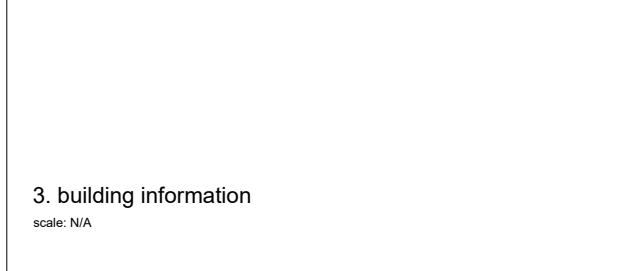
LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL 08/07/2020 MC

ROOM NAME xx SF XXXX	room number		
	partition type		lh - lefthand swing
	window/ glass type		rh - righthand swing
	door number		lh - lefthand reverse swing
	finish/appliance/fixture tag		rh - righthand reverse swing
	grill and louver type		
	thermostat		
	supply duct		
	exhaust return duct		
	heat detector		interior elevation number
	combination smoke & carbon monoxide detector		exterior/ interior elevation
	smoke detector		building, wall and detail section
	carbon monoxide detector		
	revision letter (before issue/bid)		
	revision number (after issue/bid)		
	hidden line (above)		
	hidden line (below/concealed)		
	element to be removed		
	existing partition to remain		
	new partition		
	partial height partition		
	indicates 2 hour rated partition		
	center line		blocking
	dimension line		plywood
	elevation aff		batt insulation
	revision cloud		rigid insulation
	north arrow typ. 1" diameter		brick
			existing partition
			concrete

2. symbols
scale: not to scale
copyright © 2017 haute architecture dpo

WALL LEGEND	
EXISTING WALL - NON RATED	
EXISTING PARTITION	
NEW PARTITION	
DEMOLISHED	
ELECTRICAL & RCP LEGEND	
.....	BEAMS ABOVE FINISHED CEILING
o (fa)	RECESSED
(fb) →	DIRECTIONAL LIGHT
o (fc)	ADJUSTABLE DOWNLIGHT
o (fd)	WET LISTED DOWNLIGHT
— (fk)	LINEAR CABINET LED STRIP
⊕ (fg)	WALL SCONCE (INTERIOR DESIGNER TO SPECIFY)
⊕ (nN)	DUPLEX (quantity)
⊕ (nN)	DEDICATED APPLIANCE OUTLET (quantity)
(nN) ⊕	GFI (GFI CIRCUIT BREAKERS @ ELECTRICAL PANEL - SEE MEP DRAWINGS) 42" ABOVE FIN. FLOOR (quantity)
⊕ (nN)	FLOOR OUTLET (quantity)
⊕ (nN)	HALF SWITCHED FLOOR OUTLET (quantity)
⊕ (nN)	HALF SWITCHED CEILING OUTLET (quantity)
(nN) ⊕	HALF SWITCH OUTLET (quantity)
\$	SWITCH - TRUFIG
\$	DIMMER SWITCH
\$3	3-WAY SWITCH
\$3D	3-WAY SWITCH
\$4	4-WAY SWITCH
\$J	SWITCHING - JAMB SWITCH
\$4D	4-WAY SWITCH, DIMMABLE
◇	TELEVISION
▲	DATA
⬆	THERMOSTAT
⊗	REMOTE SENSOR (HWAC)
▲P	PHONE
□	EXISTING SPEAKER TO BE REPLACED IN KIND
	LINEAR FLOWBAR
	EXHAUST RETURN DUCT
	POWER AND DATA HALF SWITCHED FLOOR OUTLET
	POWER AND DATA FLOOR OUTLET

- 66 east 79th street, Unit 12N
- borough: Manhattan Borough 1
- block: 1393
- lot: 43
- zoning district: R10
- special district: Pl
- zoning map: 8c
- FAR: 10.0
- Building Stories: 14 stories+penthouse
- Dwelling Units Existing: 15
- year built: 1926
- building classification: Res.
- occupancy group: Res



warning:
it is a violation of the nys education law for any person, unless acting under the direction of a licenced architect, to alter this document or item in any way, do not scale dimensions off drawings: given dimensions govern, the contractor shall verify dimensions with a total station or similar surveying instrument. If not specifically stated or not, all work is to comply with the rules and standards of the governing local, state and federal agencies. If the architecture dpc shall be notified of any discrepancies in writing this drawing is the copyright of haute architecture dpc and may not be reproduced or used except by express permission.

owner:
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no.	revision/submission	date
	Building review resubmission	07/07/20
0	DOB Filing set	07/15/20

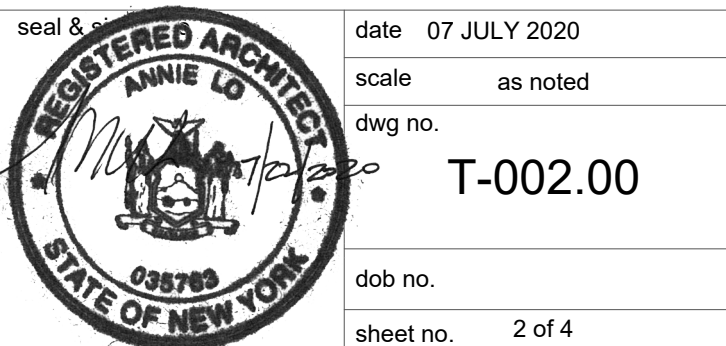
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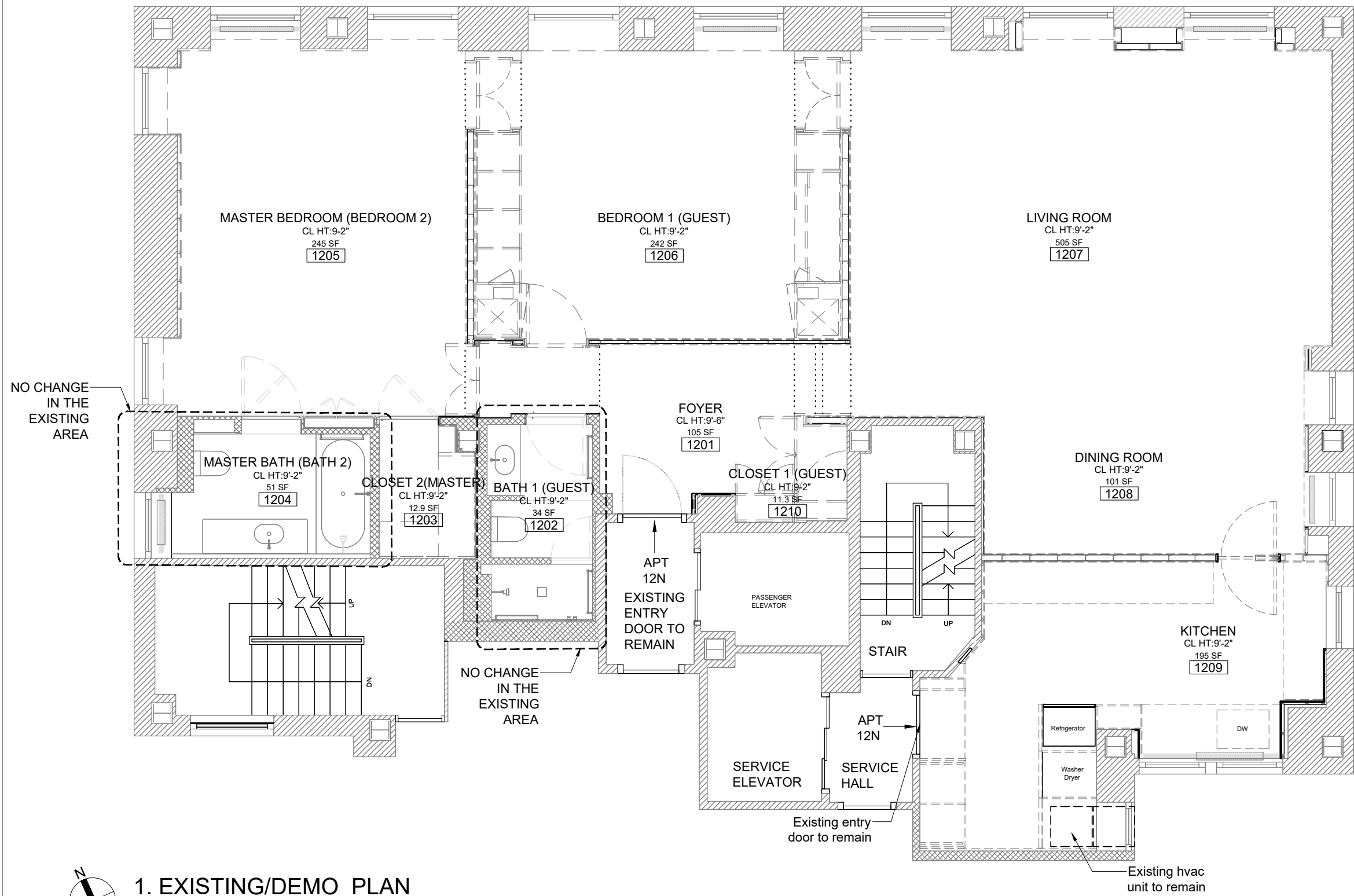
MARSHALL
RESIDENCE

project no. 220

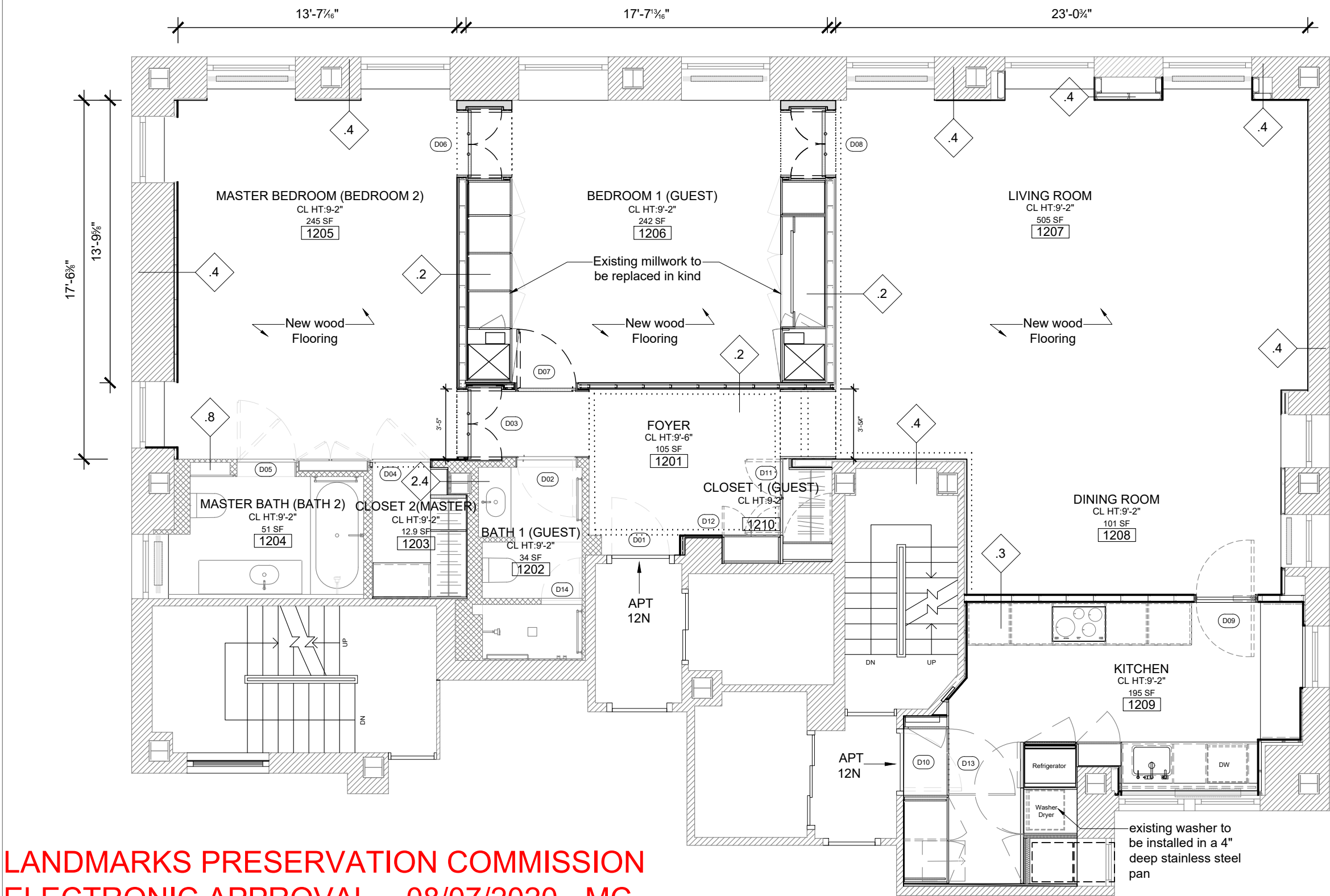
drawing title

standards, plot plan, diagrams

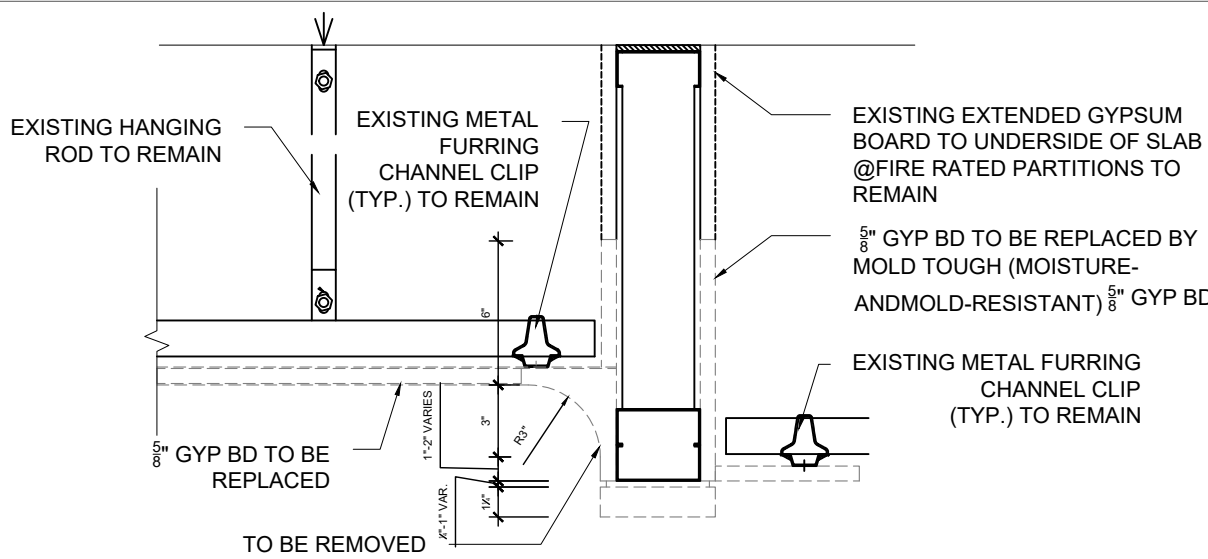




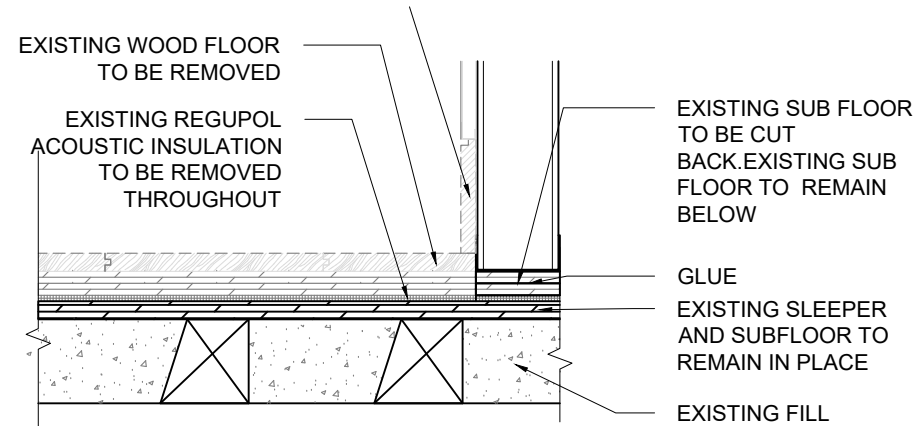
1. EXISTING/DEMO PLAN
SCALE: 3/16"=1'-0"



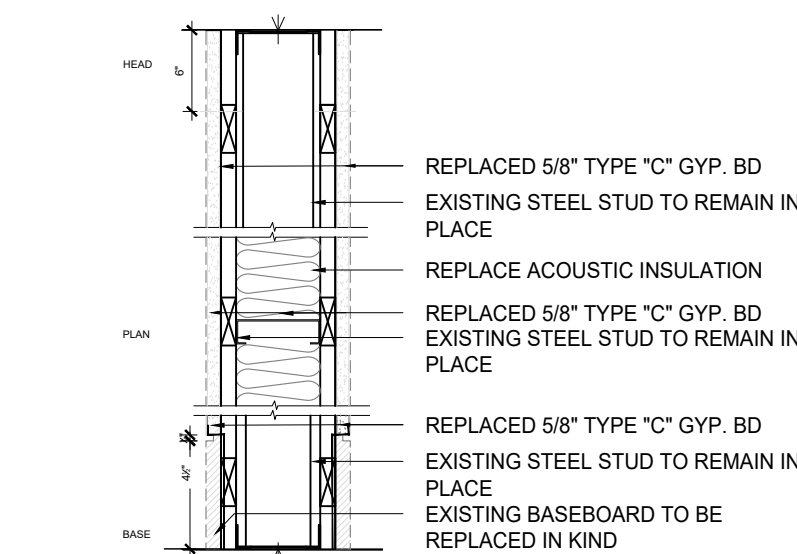
LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 08/07/2020 - MC
2. PROPOSED PLAN
SCALE: 3/16"=1'-0"



4. DEMO DETAIL - AT CEILING
SCALE: 1 1/2"=1'-0"

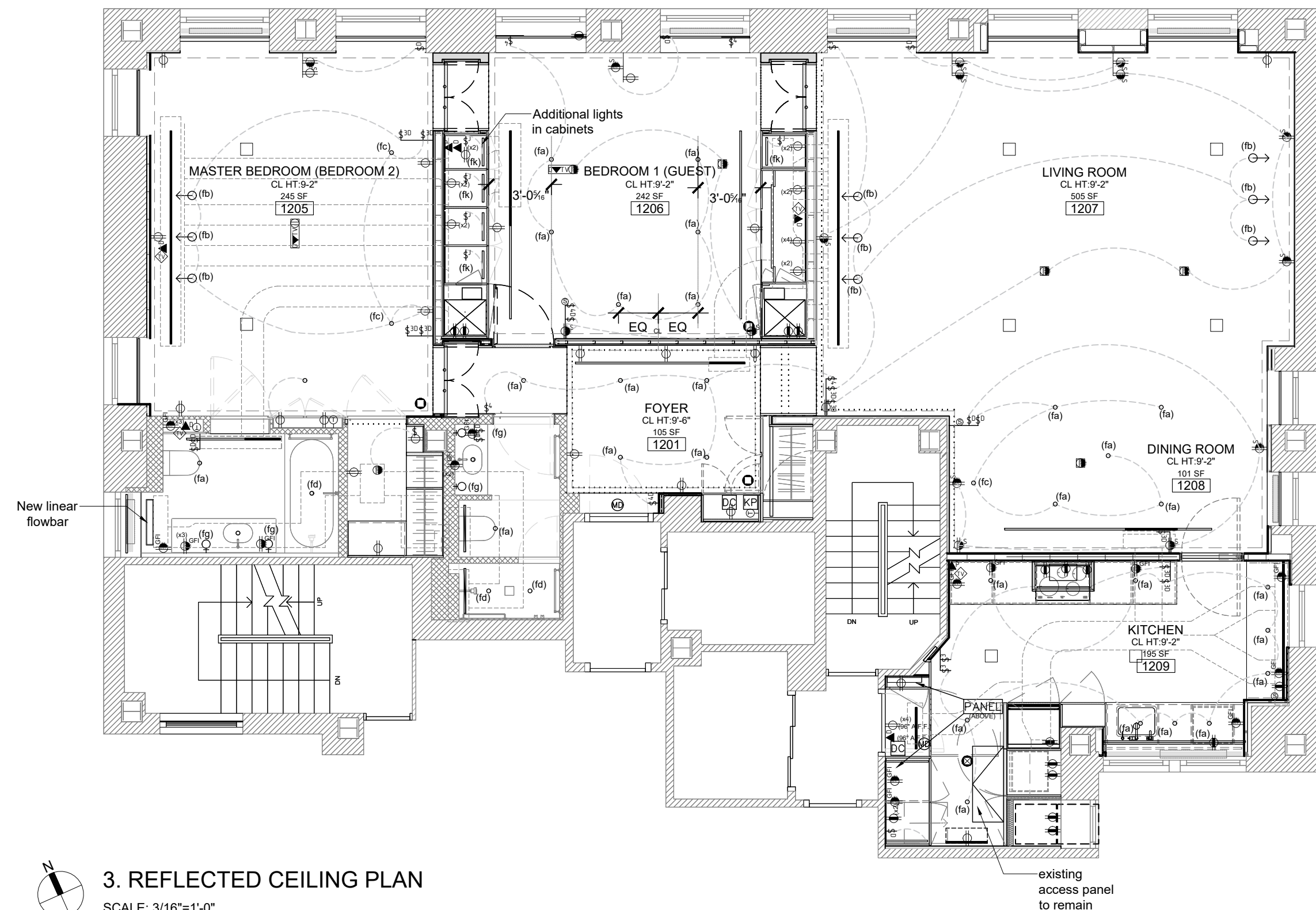


5. DEMO DETAIL - WOOD FLOOR DETAIL
SCALE: 1 1/2"=1'-0"



0.2 NO-RTG (6 1/4") (TYPICAL WALL)
3 1/2" MTL STUD (20 GA) EXISTING
1-LYR 5/8" TYPE 'C' GYP. BD EA. SIDE (TO BE REPLACED)
1-LYR SHIMS EA. SIDE

6. DEMO DETAIL - AT CEILING
SCALE: 1 1/2"=1'-0"



3. REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

Light & Air - Floor: 12					
Room #	Room Name	Room Area	Required Light 10%	Provided Light 39%	Existing to remain
1205	Master Bedroom	245 Sq Ft	25 Sq Ft	95 Sq Ft	
			Required Air 5%	Provided Air 38%	Existing to remain
			12 Sq Ft	93 Sq Ft	
Room #	Room Name	Room Area	Required Light 10%	Provided Light 22%	Existing to remain
1206	Bedroom 1	239 Sq Ft	24 Sq Ft	53 Sq Ft	
			Required Air 5%	Provided Air 21%	Existing to remain
			12 Sq Ft	50 Sq Ft	
Room #	Room Name	Room Area	Required Light 10%	Provided Light 16%	Existing to remain
1207	Living/Dining Room	508 Sq Ft	51 Sq Ft	83 Sq Ft	
			Required Air 5%	Provided Air 16%	Existing to remain
			25 Sq Ft	79 Sq Ft	

7. LIGHT AND AIR SCHEDULE
SCALE: NTS

NOTES FOR RCP:

- ALL FIXTURES, RECEPTACLES, SWITCHES AND SPEAKER TO BE REPLACED IN KIND

General Notes:

- To the best of my knowledge, belief and professional judgment, these plans and specifications are exempt from 2020 NYC Energy Conservation Code. The scope of work is located in a building certified as a contributing building within a National or State historic district.
- Demolishing work was done by paul davis company due to mold mitigation. The license number associated with this for mold remediation is 01476
- Climate zone 4A

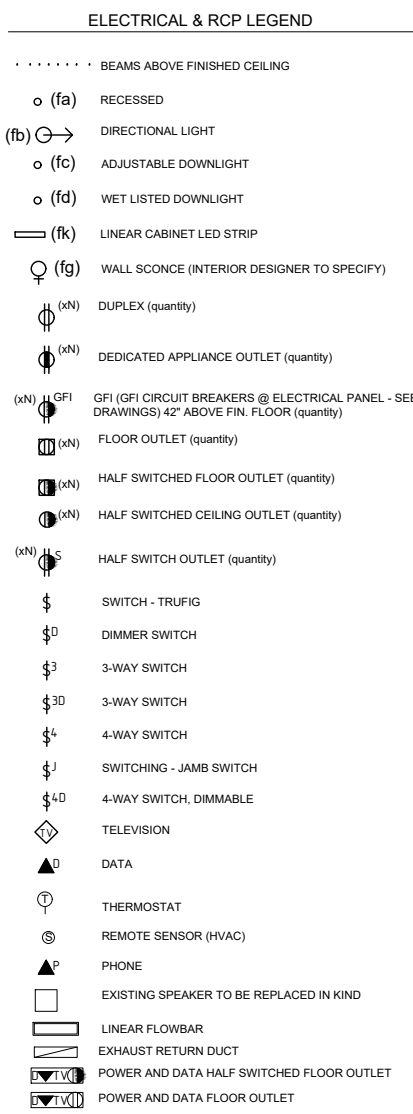
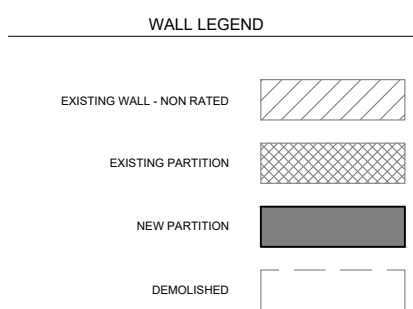
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no.	revision/submission	date
	Building review resubmission	07/07/20
0	DOB Filing set	07/15/20

project title:

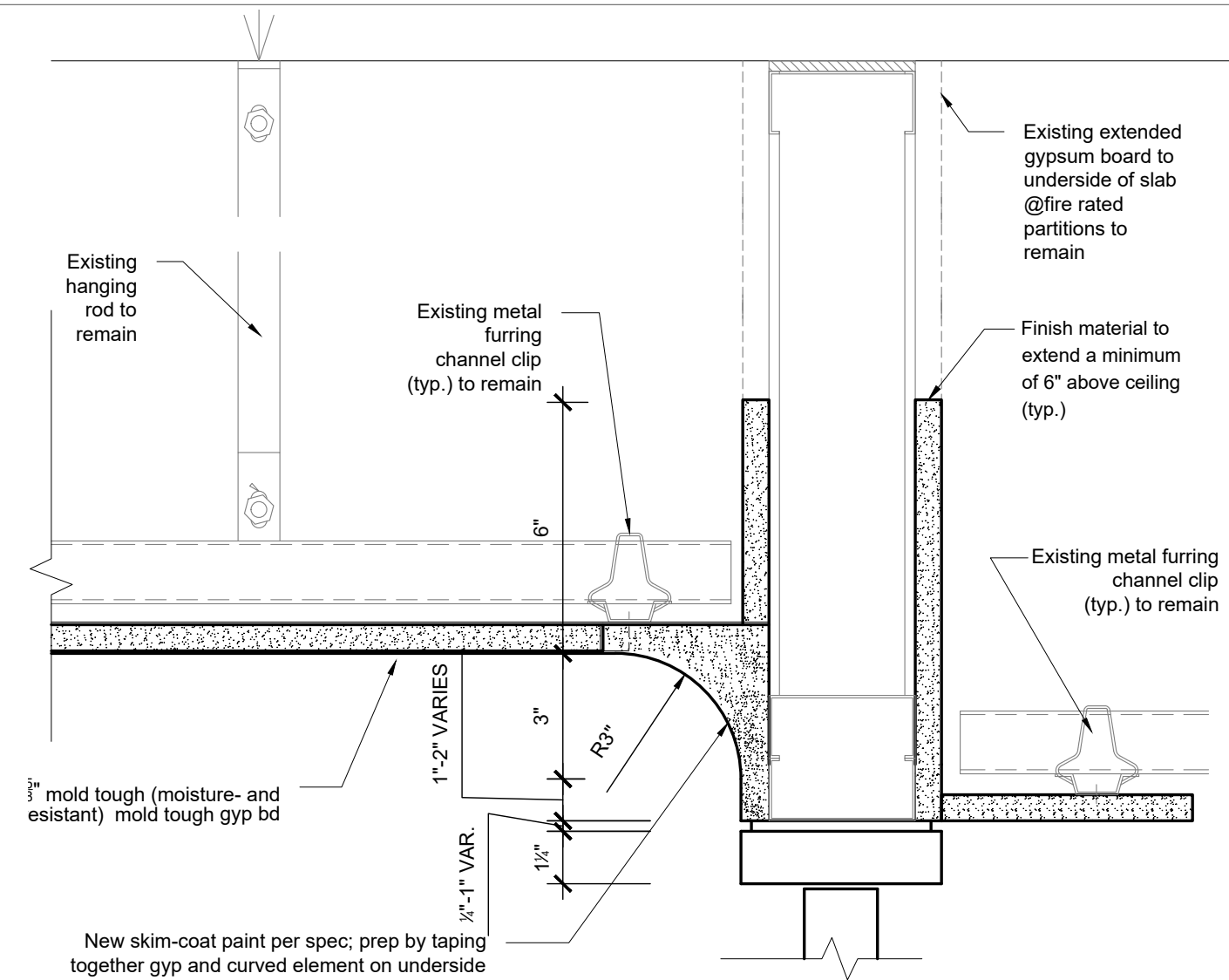
MARSHALL
RESIDENCE

project no. 220

drawing title
Existing/demo, Proposed Plan and RCP

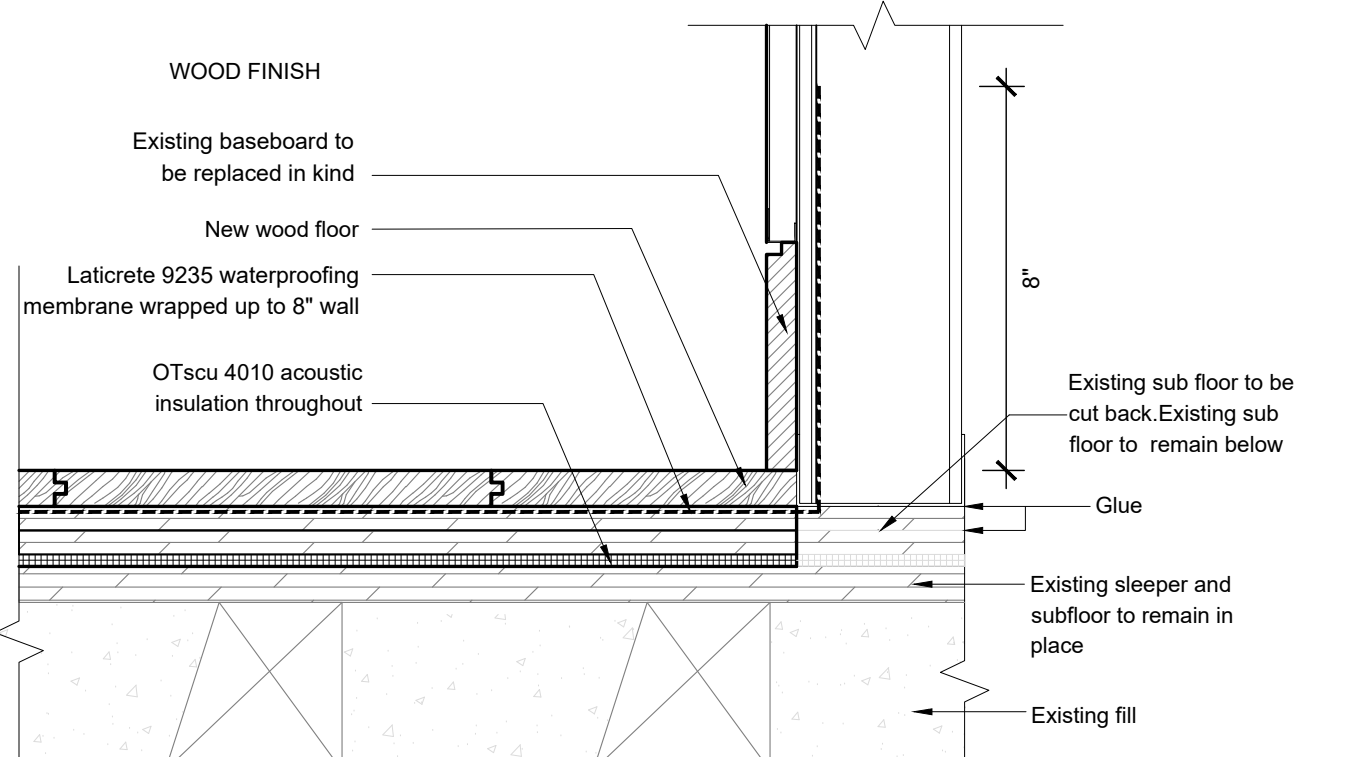


date 15 JULY 2020
scale as noted
dwg no. A-100.00
dob no.
sheet no. 3 of 4



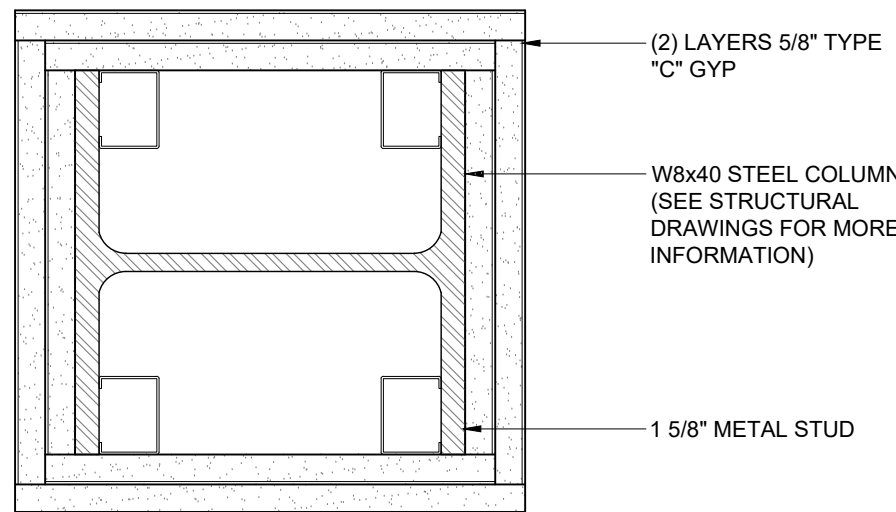
1. DETAIL - TYPICAL AT CEILING

SCALE: 3"=1'-0"



3. DETAIL - TYPICAL WOOD FLOOR DETAIL

SCALE: 3"=1'-0"

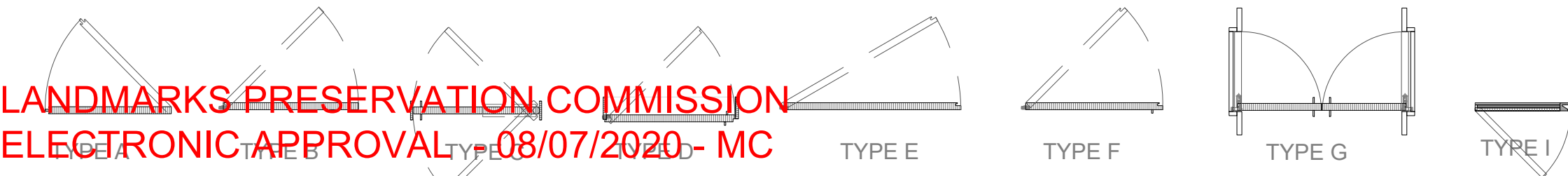


- 24 2-hour rated (4 1/8") (2 HR RATED BREAKAWAY COLUMN)
1 5/8" METAL STUD (20 GA.)
2-LYR 5/8" TYPE 'C' GYP. BD.

4. WALL TYPES

SCALE: 3"=1'-0"

DOOR #	DOOR TYPE	RM#	RM NAME	MATERIAL	FINISH	WIDTH	HEIGHT	THICKNESS	STATUS	HARDWARE	HINGE FINISH	PULL/HANDLE	PULL FINISH	LOCK SET	LOCKSET FINISH	NOTES
01	N/A	P1201	FOYER	EXISTING	PAINTED	33 3/4"	81"	2 1/2"	EXISTING ENTRY DOOR	NEW HW TO MATCH EXISTING	BRONZE PLATED	VALLI & VALLI H368	BRONZE (CUSTOM)	ENTRY MORTISE LOCKSET	BRONZE	Existing to remain
02	D	P1202	BATH 1	STAVE CORE	PAINTED	32 3/4"	105 1/2"	1 3/4"	NEW SWING DOOR	SIMONSNERK TECTUS 240 3D	BRONZE PLATED	SOKO AC215	BRONZE	BATHROOM LOCKSET (PRIVACY)	SATIN NICKEL/BRONZE	Existing to remain
03	G	P1205	BEDROOM 2	STAVE CORE	PAINTED	40 1/4"	105 1/2"	1 3/4"	NEW DOUBLE SWING DOOR	CUSTOM PIVOT HINGE	BRONZE PLATED	SOKO AC215	BRONZE	CUSTOM LOCKSET	BRONZE	Replaced door in same location
04	E	P1203	CLOSET 2	STAVE CORE	PAINTED	35"	107"	1 3/4"	NEW SWING DOOR	SIMONSNERK TECTUS 240 3D	BRONZE PLATED	CONCEALED PULL 2/SOKO AC215	SAME AS DOOR/BRONZE	N/A	N/A	Existing to remain
05	F	P120 4	BATH 2	STAVE CORE	PAINTED	34 1/2"	107"	1 3/4"	NEW SWING DOOR	SIMONSNERK TECTUS 240 3D	BRONZE PLATED	CONCEALED PULL 2/SOKO AC215	SAME AS DOOR/BRONZE	BATHROOM LOCKSET (PRIVACY)	SATIN NICKEL/BRONZE	Existing to remain
06	G	P1206	BEDROOM 1	STAVE CORE	PAINTED	40 1/4"	105 1/2"	1 3/4"	NEW DOUBLE SWING DOOR	CUSTOM PIVOT HINGE	BRONZE PLATED	SOKO AC215	BRONZE	CUSTOM LOCKSET	BRONZE	Replaced door in same location
07	J	P1206	BEDROOM 1	STAVE CORE	PAINTED	33"	105 1/2"	1 3/4"	NEW SWING DOOR	SIMONSNERK PIVOT	SATIN NICKEL	SOKO AC215	BRONZE	N/A	N/A	Replaced door in same location
08	G	P1206	BEDROOM 1	STAVE CORE	PAINTED	40 1/4"	105 1/2"	1 3/4"	NEW DOUBLE SWING DOOR	CUSTOM PIVOT HINGE	BRONZE PLATED	SOKO AC215	BRONZE	N/A	N/A	Replaced door in same location
09	C	P1209	KITCHEN	STAVE CORE	PAINTED	32"	105 1/2"	1 3/4"	NEW SWING DOOR (DOUBLE ACTING)	DORMA CONCEALED CLOSER	BRONZE PLATED	SOKO AC215	BRONZE	N/A	N/A	Replaced door in same location
10	N/A	P1211	UTILITY ROOM	EXISTING	PAINTED	34"	81"	2 1/2"	EXISTING ENTRY DOOR	NEW HW TO MATCH EXISTING	BRONZE PLATED	VALLI & VALLI H368	BRONZE (CUSTOM)	ENTRY MORTISE LOCKSET	N/A	Existing to remain
11	B	P1201	FOYER	STAVE CORE	PAINTED	44 1/2"	107"	1 3/4"	NEW SWING DOOR	SIMONSNERK TECTUS 240 3D	SATIN NICKEL	N/A	SAME AS DOOR	PUSH LATCH	N/A	Replaced door in same location
12	B	P1201	FOYER	STAVE CORE	PAINTED	34"	107"	1 3/4"	NEW SWING DOOR	SIMONSNERK TECTUS 240 3D	SATIN NICKEL	PUSH LATCH	SATIN NICKEL	N/A	N/A	Replaced door in same location
13	A	P1211	UTILITY ROOM	STAVE CORE	PAINTED	31 3/4"	107"	1 3/4"	NEW SWING DOOR (DOUBLE ACTING)	DORMA CONCEALED CLOSER	SATIN NICKEL	N/A	SAME AS DOOR	N/A	N/A	Replaced door in same location
14	I	P1202	BATH 1	GLASS/ALUCORE/SOLIDCORE	PAINTED	25 1/4"	102 1/2"	2"	NEW SWING DOOR	SIMONSNERK TECTUS 340 3D	SATIN NICKEL	CONCEALED PULL 4	SHOP PAINTED	N/A	N/A	Door to remain



5. DOOR SCHEDULE

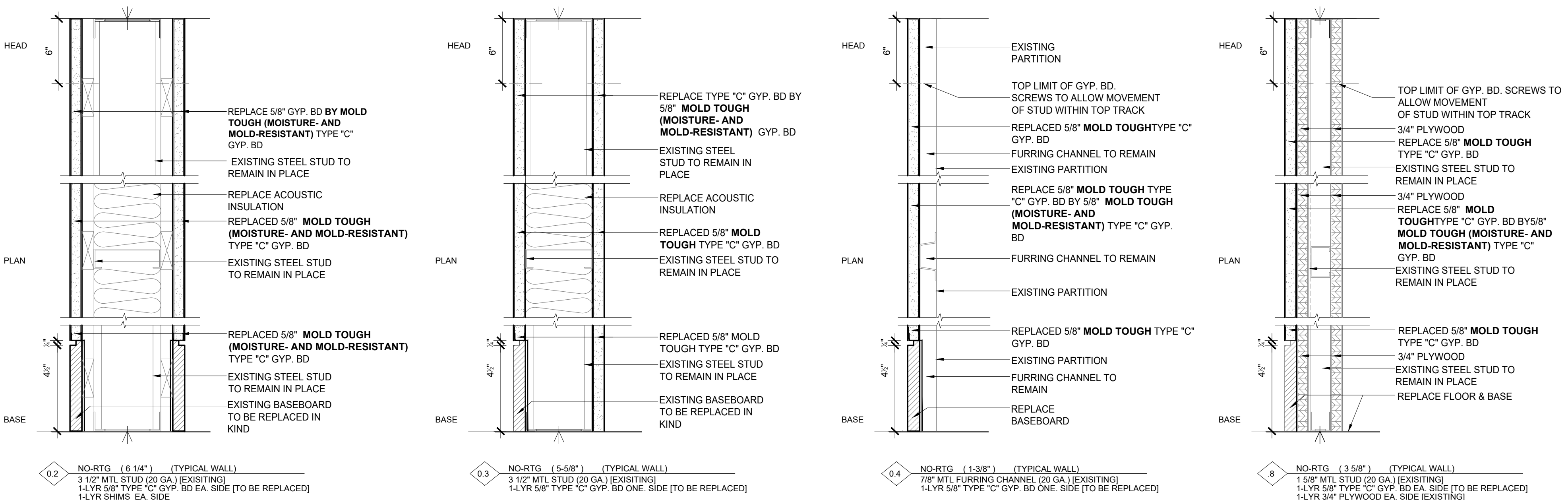
SCALE: NTS

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lighting fixtures																	
designation	description	location	manufacturer	model	color/finish	manufacturer	model	Watt	Volt	Notes	Lighting Trim						
fa	Fully recessed MR16 low voltage downlight with aluminum housing, 2.4 in. diameter aperture, trimless spackle flange, Solite lens, and remote dimmable magnetic low voltage Q-Tran transformer.	Throughout	Interlux Whitegoods	P60RDL-LVR-20-120V-MLV + SOLITE LENS	Trimless	GE	GE Q20MR16/C/FL 40	20W	12V								
fb	Fully recessed MR16 low voltage wall washer with aluminum housing, 2.4 in. diameter aperture, trimless spackle flange, etched glass diffuser, and remote dimmable magnetic low voltage Q-Tran transformer.	Throughout	Interlux Whitegoods	P60RWW-LVR-20-120V-MLV	Trimless	GE	GE Q20MR16/C/FL 40	20W	12V								
fc	Fully recessed MR16 low voltage adjustable downlight with aluminum housing, 2.4 in. diameter aperture, trimless spackle flange, Solite lens, 22 degree adjustability, and remote dimmable magnetic low voltage Q-Tran transformer.	Throughout	Interlux Whitegoods	P60RDDL-LVR-20-120V-MLV + SOLITE LENS	Trimless	GE	GE Q20MR16/C/FL 40	20W	12V								
fd	Fully recessed MR16 low voltage wet listed downlight with aluminum housing, 2.4 in. diameter aperture, trimless spackle flange, and remote dimmable magnetic low voltage Q-Tran transformer.	Baths	Interlux Whitegoods	P60RDLP-LVR-20-120V-MLV IP65	Trimless	GE	GE Q20MR16/C/FL 40	20W	12V								
fg	Decorative wall sconce to be selected by Interior Designer.	Baths	Interlux Whitegoods	n/a	n/a	n/a	n/a	40W	120V								
fk	Recessed linear LED Strip in closet, Nominal 0.75 inch wide and 0.45inch high extruded channel with spotless opal lens. 128 lumens per foot, jamb switch	Closet	Lumen truss	1200 OP FL NO 27 LPO HW9 I B													
Qtran	Surface mounted magnetic low voltage transformer. Size and location to be coordinated by EE and EC.		Qtran														

2. LIGHT FIXTURE SCHEDULE

SCALE: NTS



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0	DOB Filing set	07/15/20

project title:
MARSHALL RESIDENCE

project no. 220

drawing title
Details &
Typical wall and Floor

seal & signature 	date 15 JULY 2020
scale as noted	
dwg no. A-400.00	
dob no.	
sheet no. 4 of 4	

full size = ansi d (22x34)