



## 2016 NEW YORK CITY ENERGY CONSERVATION CODE COMPLIANCE

PROPOSED WORK COMPLIES WITH THE REQUIREMENTS OF THE 2016 NYCECC.

### PROFESSIONAL STATEMENT

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH ENERGY CONSERVATION CODE OF NEW YORK CITY."

### ENERGY ANALYSIS

2016 NYCECC, R501.1.1 ADDITIONS, ALTERATIONS, OR REPAIRS: GENERAL. ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTION R502, R503, OR R504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

2016 NYCECC, R501.4 COMPLIANCE. ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, OF EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH (I) ALL APPLICABLE PROVISIONS OF THIS CODE, (II) THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THE NEW YORK CITY CONSTRUCTION CODES, (III) THE NEW YORK CITY FIRE CODE, AND (IV) THE NEW YORK CITY ELECTRICAL CODE.

2016 NYCECC, R501.5 NEW AND REPLACEMENT MATERIALS. EXCEPT AS OTHERWISE REQUIRED OR PERMITTED BY THIS CODE, MATERIALS PERMITTED BY THE APPLICABLE CODE FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS, PROVIDED HAZARDS TO LIFE, HEALTH OR PROPERTY ARE NOT CREATED. HAZARDOUS MATERIALS SHALL NOT BE USED WHERE THE CODE FOR NEW CONSTRUCTION WOULD NOT PERMIT THEIR USE IN BUILDINGS OF SIMILAR OCCUPANCY, PURPOSE AND LOCATION.

2016 NYCECC, R503.1 GENERAL. ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING TO THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION. ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE. ALTERATIONS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE USES NO MORE ENERGY THAN THE EXISTING BUILDING OR STRUCTURE PRIOR TO THE ALTERATION. ALTERATIONS TO EXISTING BUILDINGS SHALL COMPLY WITH SECTIONS R503.1.1 THROUGH R503.2.

2016 NYCECC, R503.1.4 LIGHTING. NEW LIGHTING SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R404.1.

## ENERGY ANALYSIS, ALTERATION TO AN EXSTG APT OF AN EXSTG MULTIPLE DWELLING BUILDING, CLIMATE ZONE 4A, NYCECC 2016

NYCECC ITEM #	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCS
402.3.5	REPLACEMENT FENESTRATION	BUILDING ENVELOPE-FENESTRATION REQ'S - NEW WINDOWS TO REPLACE EXSTG	U-FACTOR = 0.30	U-FACTOR = 0.35 PER NYCECC TABLE 402.1.1	EXTERIOR WINDOW SCHEDULE, SHEET G-001
404.4.2.2	AIR SEALING AND INSULATION	VISUAL INSPECTION	FIELD VERIFICATION REQ'D	NYCECC 404.4.2.2	SEE A-100
402.4.4	FENESTRATION AIR LEAKAGE	BUILDING ENVELOPE-FENESTRATION PRODUCT RATINGS FOR AIR LEAKAGE	MAX 0.3 CFM PER SQUARE FOOT PER ASTM E283	NO MORE THAN 0.3 CFM PER SF	EXTERIOR WINDOW SCHEDULE, SHEET G-001
404.1	LIGHTING EQUIPMENT	ELECTRICAL - LIGHTING IN DWELLING UNITS	NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.	NYCECC 404.1	LIGHTING FIXTURE SCHEDULE, SHEET G-001

### LIGHTING ANALYSIS

DESCRIPTION	LAMP TYPE	QTY
CEILING RECESSED DOWNLIGHT	LED	38
CEILING RECESSED DOWNLIGHT, WET-LISTED	LED	6
SURFACE MOUNTED CEILING LIGHT	FLUORESCENT	18
STRIP LIGHT	LED	69 LF
WALL SCONCE	TBD	30
TOTAL FIXTURE COUNT		161
TOTAL NO. FIXTURES W/ HIGH-EFFICACY LAMPS		131
PERCENTAGE W/ HIGH-EFFICACY LAMPS		81%
<b>TOTAL NO. OF HIGH-EFFICACY LAMPS &gt; 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES</b>		

## BUILDING NOTES

- A FINAL SCHEDULE BROKEN OUT BY TRADE MUST BE SUBMITTED FOR BUILDING APPROVAL.
- ALL WORK SHALL BE PROVIDED BY LICENSED CONTRACTORS WHERE APPLICABLE: GENERAL CONSTRUCTION SHALL BE PROVIDED BY CONTRACTORS WITH A HOME IMPROVEMENT CONTRACTOR'S LICENSE AS ADMINISTERED BY THE NEW YORK CITY DEPARTMENT OF CONSUMER AFFAIRS, AND PLUMBING AND ELECTRICAL WORK SHALL BE PROVIDED BY CONTRACTORS LICENSED BY NEW YORK CITY. ALL PROJECTS ARE REQUIRED TO RENOVATE UTILIZING LEAD SAFE PRACTICES INCLUDING THE USE OF CERTIFIED RENOVATORS. SUBMIT COPIES OF THE LICENSES, AND NAMES AND ADDRESSES OF THE CONTRACTORS / SUBCONTRACTORS FOR REVIEW. THESE INCLUDE HOME IMPROVEMENT CONTRACTOR'S LICENSE, RENOVATOR'S CERTIFICATION FOR LEAD SAFE PRACTICES, MASTER PLUMBER'S LICENSE AND MASTER ELECTRICIAN'S LICENSE. SUBMITTAL OF DOCUMENTS THAT SHOW COMPLIANCE WITH THE ABOVE ARE REQUIRED FOR APPROVAL AND RECORD.
- THE CONTRACTORS ARE TO PROVIDE CERTIFICATES OF LIABILITY INSURANCE AND PROOF OF WORKMAN'S COMPENSATION AND DISABILITY COVERAGE AS PER THE ALTERATION AGREEMENT.
- NOTIFICATION LETTERS TO ADJACENT APARTMENTS ARE TO BE ISSUED AT LEAST 10 DAYS PRIOR TO COMMENCEMENT OF WORK AS PER THE ALTERATION AGREEMENT. PICTORIAL DOCUMENTATION OF EXISTING CONDITIONS IN NEIGHBORING APARTMENTS PRIOR TO THE START OF CONSTRUCTION IS REQUIRED AND IS TO BE SCHEDULED WITH THE RESIDENT MANAGER.
- POWER-ACTUATED DEVICES MAY NOT BE UTILIZED WITHOUT PRIOR CONSENT FROM THE BOARD, AS PER THE ALTERATION AGREEMENT.
- PROVIDE FOR FIRE SAFETY AS 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.
- NOTE THAT BUILDING SYSTEMS MAY NOT BE RELOCATED. NO PLUMBING OR HEATING RISERS MAY BE RELOCATED WITHOUT THE BUILDING'S SPECIFIC WRITTEN CONSENT. SIMILARLY, RELOCATION OF ANY ELECTRICAL RISER WILL NOT BE PERMITTED WITHOUT THE BUILDING'S APPROVAL.
- UPON COMPLETION OF DEMOLITION, THE CONDITION OF EXISTING BUILDING RISERS MUST BE INSPECTED BY THE BUILDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE RESIDENT MANAGER OR BUILDING MANAGEMENT FOR THIS INSPECTION AND OBTAINING THEIR WRITTEN SIGN-OFF INDICATING THAT THE RISERS DO NOT REQUIRE REPAIR AND SCHEDULED WORK MAY PROCEED. IF A RISER REPLACEMENT IS REQUIRED, THE SHAREHOLDER AND CONTRACTOR ARE TO NOTE THAT THIS COULD AFFECT THE CONSTRUCTION SCHEDULE AS WALLS CANNOT BE CLOSED WITHOUT COMPLETION OF THE REQUISITE INSPECTIONS. IN ADDITION, IF THE BUILDING'S \$25,000 ALLOTMENT FOR WORK UNDER LAA1 IS NOT AVAILABLE OR THE COST OF THE WORK LEAVES THE BUILDING WITHOUT AVAILABLE FUNDS, THE SHAREHOLDER MAY BE REQUIRED TO AMEND THE APARTMENT'S EXISTING DOB APPLICATION OR FILE NEW TO INCLUDE THIS WORK.
- ALL PROJECTS ARE REQUIRED TO RENOVATE UTILIZING LEAD SAFE PRACTICES INCLUDING THE USE OF CERTIFIED RENOVATORS. THE SHAREHOLDER MUST BE MADE AWARE OF THESE REQUIREMENTS AS THERE IS A \$32,500 FINE PER DAY FOR NON-COMPLIANCE. IT WILL BE THE SHAREHOLDER'S 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 SHAREHOLDER HEREBY ACKNOWLEDGES THAT THE BUILDING HAS NO LIABILITY OR OBLIGATION IN CONNECTION WITH THIS NOTIFICATION REQUIREMENT OF THE PRE-ALTERATION TESTING FOR THE PRESENCE OF LEAD MAY LIMIT THE AMOUNT OF AREA UNDER THE PURVIEW OF THE REGULATIONS.
- IF ASBESTOS IS UNCOVERED DURING DEMOLITION, PROVIDE FOR REMOVAL OR CONTAINMENT AS PER AGENCY REQUIREMENTS. RESIDENT MANAGER MUST BE GIVEN 24-HOURS NOTICE PRIOR TO THE SCHEDULE FOR REMOVAL.
- AS THE ALTERATION AGREEMENT GOVERNS THE CONTRACTOR IS TO PROVIDE PROTECTION AS PER THE RESIDENT MANAGER'S REQUIREMENTS. ALL TOILET AND KITCHEN EXHAUSTS ARE TO BE COVERED, HVAC UNITS PROTECTED OR REMOVED FROM THE SITE. THE HALLWAYS PROTECTED WITH MASONITE AND STICKY MATS PROVIDED EACH DAY AT THE ELEVATORS AND AT THE FRONT DOOR.
- NEGATIVE AIR PRESSURE MACHINES SHALL BE UTILIZED PER MANUFACTURER'S GUIDELINES AND AS DIRECTED BY MANAGEMENT. SPECIFICATIONS FOR WHICH MUST BE SUBMITTED PRIOR TO IMPLEMENTATION. NEGATIVE AIR PRESSURE MACHINES REDUCE DUST INFILTRATION TO ADJACENT UNITS AND PUBLIC SPACES OUTSIDE OF THE UNIT BEING ALTERED. PARTICULATE DUST WITHIN THE WORK AREA, CLEANUP AND MAINTENANCE TIME, AND UNPLEASANT ODDORS. DEMOLITION SHALL BE MAINTAINED TO COINCIDE 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.
- ALL WORK IS TO BE IN COMPLIANCE WITH ALL SECTIONS OF THE ALTERATION AGREEMENT AND HOUSE RULES.
- CHOPPING, CUTTING, CHASING OR CHANNELING IS NOT PERMITTED FOR ANY REASON IN BRICK OR BLOCK AT BUILDING EXTERIOR WALLS, APARTMENT DEMISING WALLS, BUILDING STRUCTURE, STRUCTURAL SLABS, BEAMS, MASONRY COLUMNS OR THEIR ENCLOSURES. THIS MUST BE ADEQUATELY COMMUNICATED TO YOUR GC. TYPICAL IN UNIT PARTITIONS MAY BE COMPLETELY REMOVED IF DESIRED, ON CONDITION THEY ARE NOT STRUCTURAL AND THAT NO RISERS ARE DISTURBED IN THE PROCESS. IF IN DOUBT, VERIFY WITH RESIDENT MANAGER WHICH WALLS MAY BE AND MAY NOT BE REMOVED / CHOPPED, AND WHICH MAY BE CHASED. CUTTING / 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. ANY UNAPPROVED CHOPPING WILL RESULT IN STOPPAGE OF WORK AND REQUIRE AN INSPECTION BY OUR OFFICE TO INDICATE A REMEDY. FIREPROOF / FIRESTOP AROUND ALL ELECTRICAL BOXES. VERIFY WALL THICKNESS AND VIABILITY OF INSTALLATION OF ELECTRICAL BOXES IN WALLS PRIOR TO CUTTING.
- ALL BRANCH PIPING, SUPPLY, WASTE AND VENT, MUST BE REPLACED BACK TO THE BUILDING'S RISERS AND STACKS. REPLACEMENT OF BRANCH PIPING IS TO INCLUDE PROVIDING NEW RISER SHUT-OFF VALVES TO BE LOCATED IN CLOSE PROXIMITY TO THE RISER. A MINIMUM OF 3 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-SEATED, SPRING LOADED CHECK VALVES ARE TO BE PROVIDED ON HOT AND COLD WATER BRANCH LINES FOLLOWING THE SHUT-OFF VALVES. ALL VALVES ARE TO BE MADE ACCESSIBLE FOR SERVICING. BRANCH PIPING IS TO BE WRAPPED WITH DURABLE, CONDENSATE CONTROLLING, INSULATING MATERIAL AND SUPPORTED WITH NON-REACTIVE MATERIALS. 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, LAVATORIES AND WATER CLOSETS. ARRESTERS MUST BE MADE ACCESSIBLE FOR SERVICING (UNLESS THE UNIT HAS A LIFETIME GUARANTEE I.E. SIOUX CHIEF) AND ARE TO BE LOCATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NOTE: AIR CHAMBERS ARE NOT TO BE USED.

- WP SYSTEMS BY LATICRETE (9235, HYDROBAN OR APPROVED EQUAL) WILL BE ACCEPTABLE. SUBMIT PRODUCT SPECIFICATIONS AND DETAILS AS THEY RELATE TO THE FLOOR CONSTRUCTION IN THIS BUILDING. INDICATE THE EXTENT OF WP LOCATIONS ON THE CONSTRUCTION PLAN FOLLOW MANUFACTURER'S WP RECOMMENDATIONS WHERE NEW FLOORING IS INSTALLED. PLUMBING LINES RUNNING IN WALLS OVER DRY AREAS BELOW MUST BE WATERPROOFED. WP MUST TURN UP A MINIMUM OF 6" AT ALL WALL CONDITIONS. NEW STONE SADDLES MUST BE INSTALLED AT ALL BATHROOMS. AT THE WALLS SURROUNDING BATH TUBS AND SHOWERS, WATERPROOFING MUST EXTEND FLOOR TO CEILING. THE WP INSTALLATION MUST BE INSPECTED BY OUR OFFICE UPON COMPLETION.
- ALL RENOVATED FLOORS ARE TO INCLUDE A SOUNDPROOFING MEMBRANE THAT WILL PROVIDE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 BASED UPON LABORATORY MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E 492, OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 1007 IN COMPLETED CONSTRUCTION. WE HAVE PREVIOUSLY REVIEWED AND APPROVED THE FOLLOWING SOUNDPROOFING PRODUCTS: GENIE MAT RST10 (10MM); KINETICS SR FLOORBOARD 5/8" THICK; COLBOND ENKASONIC 9110, 10 MM; INTERTEK QUIET CORK, 6MM; AND SIKA ACOUBOND (FOR WOOD FLOORS ONLY). NOTE THAT THE EXISTING BUILDING'S FLOOR CONSTRUCTION AND THE SP'S PERFORMANCE UNDER WET CONDITIONS MUST BE CONSIDERED IN THE SELECTION OF THE APPROPRIATE SOUNDPROOFING PRODUCT FOR WHICH TEST DATA BASED ON REQUIREMENTS PRESCRIBED BY THE NEW YORK CITY BUILDING CODE MUST BE PROVIDED.
- PROVIDE AND/OR MAINTAIN FIRE RATED CONSTRUCTION AS REQUIRED AT SHAFTS, STRUCTURAL MEMBERS, DEMISING WALLS, ETC. NOTE THAT WALLS MUST BE COMPLETELY SHEATHED BEHIND CABINETS.
- WHERE CHASES, SHAFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE A UL-LISTED FIRESTOPPING OR FIREPROOFING SYSTEM AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. WHERE PIPE CHASES ARE ENCLOSED IN MASONRY CONSTRUCTION, THE FIRE RATING MUST BE MAINTAINED AND WALLS THAT ARE DEMOLISHED IN THE COURSE OF THE WORK MUST BE RESTORED WITH SIMILAR CONSTRUCTION OR NEW CONSTRUCTION WITH THE SAME RATING. WHERE PIPING IS NOT LOCATED IN A RATED ENCLOSURE PROVIDE FIRESTOPPING SYSTEMS AS MANUFACTURED BY STI, HILTI, USG OR EQUAL UL LISTED PRODUCTS ARE ACCEPTABLE AND THEIR RATING MUST COINCIDE WITH THE FIRE RATING OF THE EXISTING ASSEMBLY. ORDINARY CEMENT, INSULATION AND OTHER NON-RATED SEALANTS AND PRODUCTS MAY NOT BE USED UNLESS PARTITIONS PROVIDE THE REQUIRED FIRE RATING. NOTE THAT FIRESTOPPING AND FIREPROOFING MUST BE INSTALLED UPON THE COMPLETION OF DEMOLITION AND PRIOR TO THE INSTALLATION OF ANY SHEATHING OR OTHER WORK THAT WILL BLOCK ACCESS TO ANY OPENINGS THAT MUST BE FIRESTOPPED.
- CONTRACTOR IS TO NOTIFY THE RESIDENT MANAGER ON THE FOLLOWING MILESTONES SO THAT OBSERVATION VISITS MAY BE SCHEDULED OF THE WORK.
  - COMPLETION OF DEMOLITION WHICH INCLUDES THE INSTALLATION OF SHUT OFF VALVES.
  - COMPLETION OF FIRESTOPPING AND FIREPROOFING IF REQUIRED.
  - COMPLETION OF MECHANICAL, PLUMBING AND ELECTRICAL ROUGH IN.
  - COMPLETION OF WATERPROOFING/SOUNDPROOFING.
  - COMPLETION OF SHOWER PAN INSTALLATION.
  - COMPLETION OF 24 HOUR WATER RETENTION TEST.
  - COMPLETION OF CLOSURE AND SEALING OF WALLS PRIOR TO INSTALLATION OF CABINETRY, APPLIANCES, ETC.
  - COMPLETION OF PROJECT PRIOR TO DOB SIGN-OFF.
- THE ARCHITECT IS RESPONSIBLE FOR MAINTAINING ADA REQUIREMENTS. WHERE WALLS ARE REPLACED AT ALL BATHROOMS, INCLUDING FOR REPLACEMENT OF BRANCH PIPING TO THE RISER, PLATES FOR THE LOCATION OF FUTURE GRAB BARS ARE TO BE INSTALLED AS PER ADA REQUIREMENTS.
- PROVIDE GFCI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS. OUTLETS AND FIXTURES LOCATED AT DEMISING WALL CONDITIONS MUST MAINTAIN THE EXISTING FIRE RATING. ALL LIGHTING MUST BE UL RATED AND POWER OUTLETS AND SWITCHES LOCATED AS PER ADA REQUIREMENTS.
- NEW YORK ALONG WITH 5 OTHER NORTHEASTERN STATES, INCLUDING NEW JERSEY HAS ADOPTED OTC (OZONE TRANSPORT COMMISSION) GUIDELINES CONCERNING VOC (VOLATILE ORGANIC COMPOUND) REQUIREMENTS. THERE ARE STRINGENT REQUIREMENTS CONCERNING THE USE OF OIL BASED MATERIALS. IT WOULD BE BEST BOTH IN TERMS OF QUALITY FINISH AND ENVIRONMENTAL ISSUES TO SPRAY ANY LACQUER OFF SITE IN AN APPROPRIATE BOOTH. IF THIS IS TO BE SPRAYED ON SITE, CONTRACTORS ARE TO BE LIMITED TO PURCHASING QUART CANS ONLY. THE CONTRACTOR SHOULD BE USING A HIGH VOLUME, LOW PRESSURE SPRAY DEVICE.
- ANY CHANGES TO THE SCOPE OF WORK MUST BE SUBMITTED FOR OUR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF THAT WORK. ALL FUTURE SUBMITTED DRAWINGS SHOULD HAVE CHANGES BUBBLED. WE WILL ONLY REVIEW BUBBLED CHANGES. CONSEQUENCES FOR ANY NON-BUBBLED CHANGES WILL BE THE RESPONSIBILITY OF THE SHAREHOLDER.
- COPIES OF SIGNED AIA FORMS G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS, AND G706A, CONTRACTOR'S RELEASE OF LIENS ARE TO BE SUBMITTED UPON SUBSTANTIAL COMPLETION.
- UPON COMPLETION OF CONSTRUCTION, PROVIDE AN 8.5X11 SKETCH OF THE ALTERATION INDICATING LOCATIONS OF ALL VALVES AND ACCESS PANELS FOR PLUMBING AND ACCESS FOR MECHANICAL EQUIPMENT.

## Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

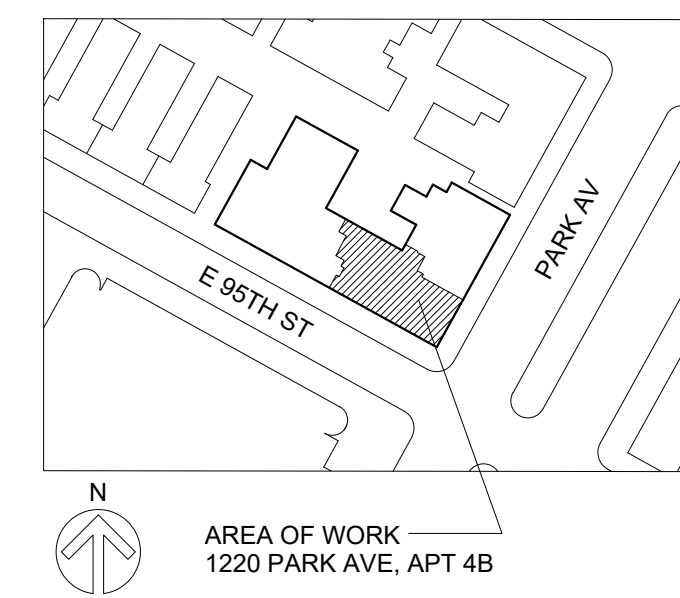
ARCHITECT  
DAVIES TOEWIS ARCHITECTURE  
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CODE CONSULTANT  
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CONSULTING ENGINEERS, PC  
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OZONE PARK, NY 11416  
TEL: (917) 362-6719

### KEY PLAN



### STAMP

AREA OF WORK  
1220 PARK AVE, APT 4B

NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

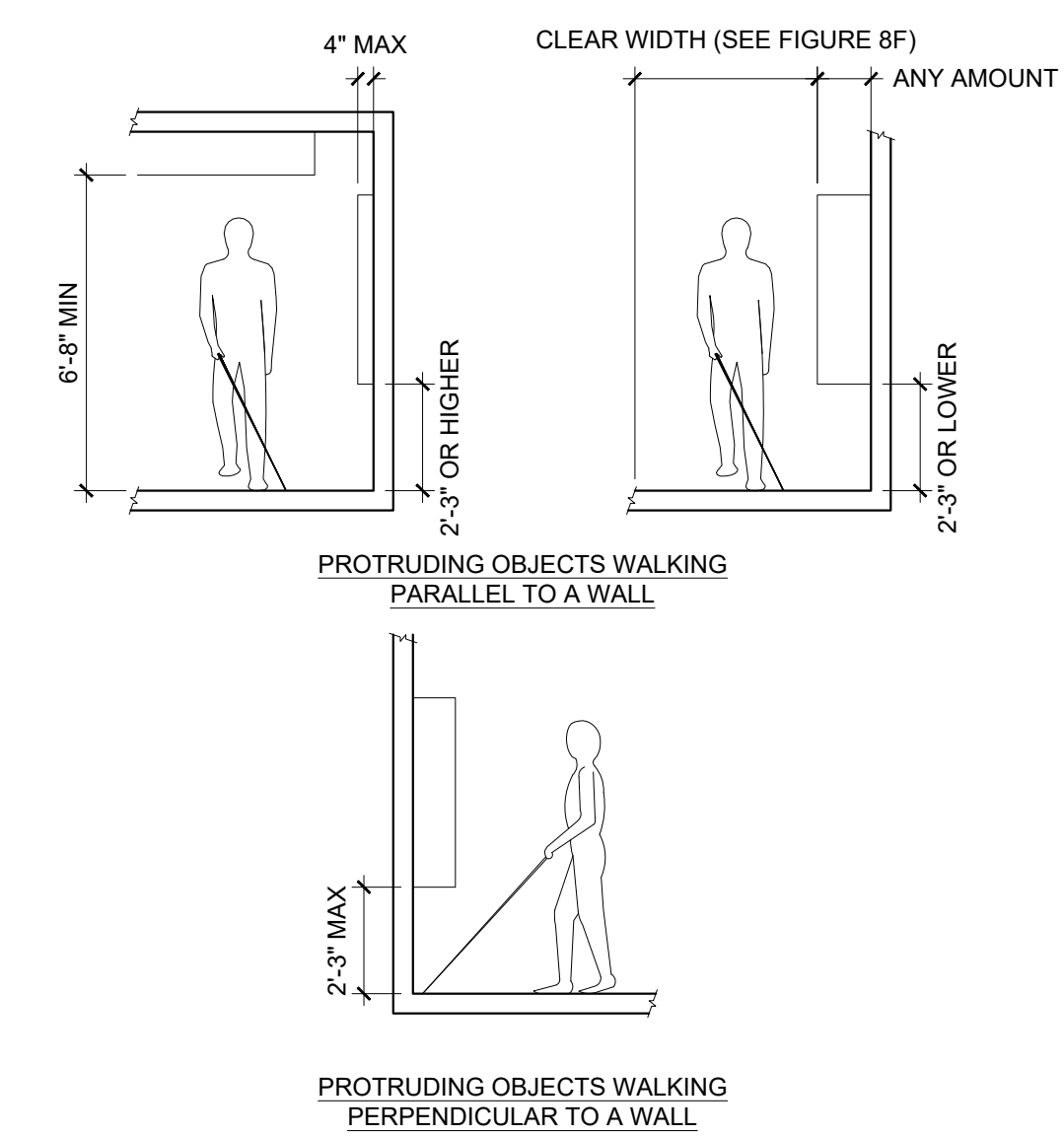
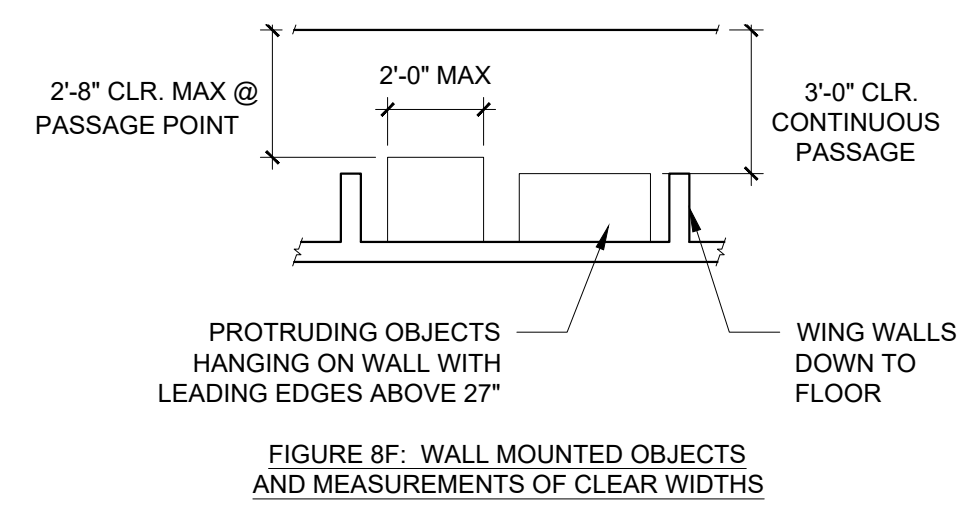
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## BUILDING NOTES ENERGY ANALYSIS

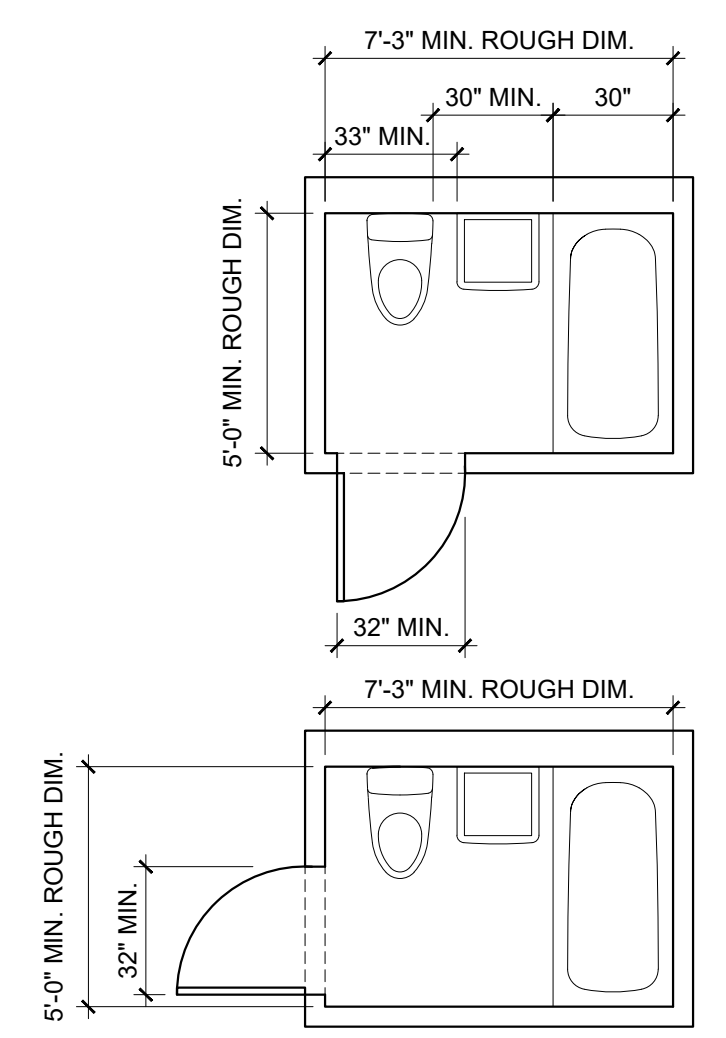
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SHEET NUMBER

# G-001.00

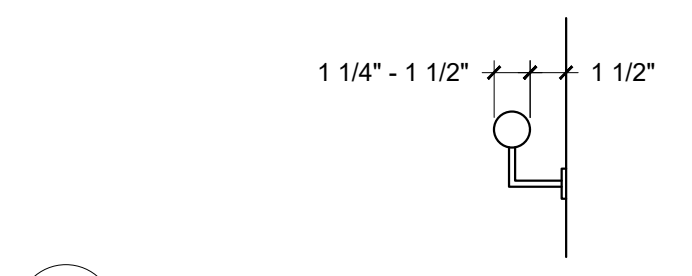




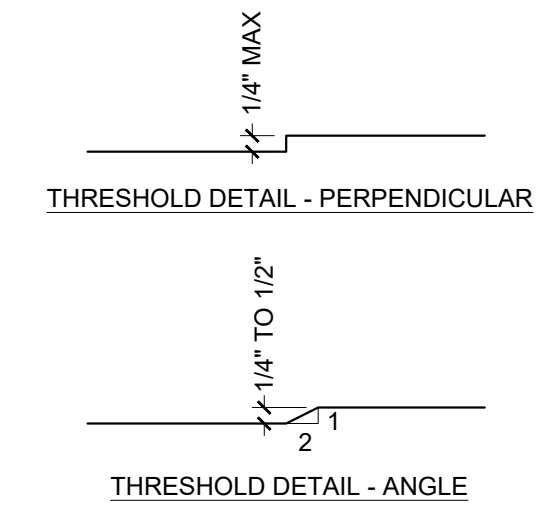
8 PROTRUDING OBJECT REQUIREMENTS



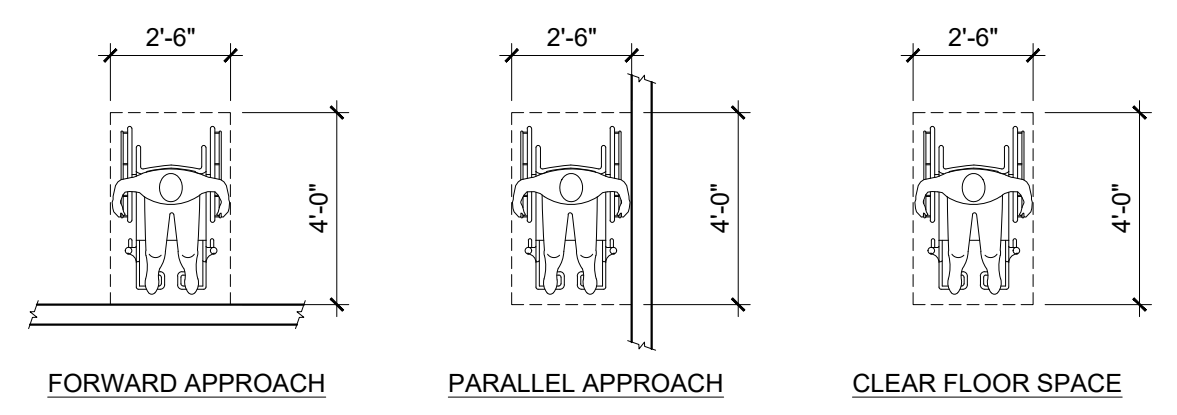
9 MINIMUM SIZED ADAPTABLE BATHROOMS



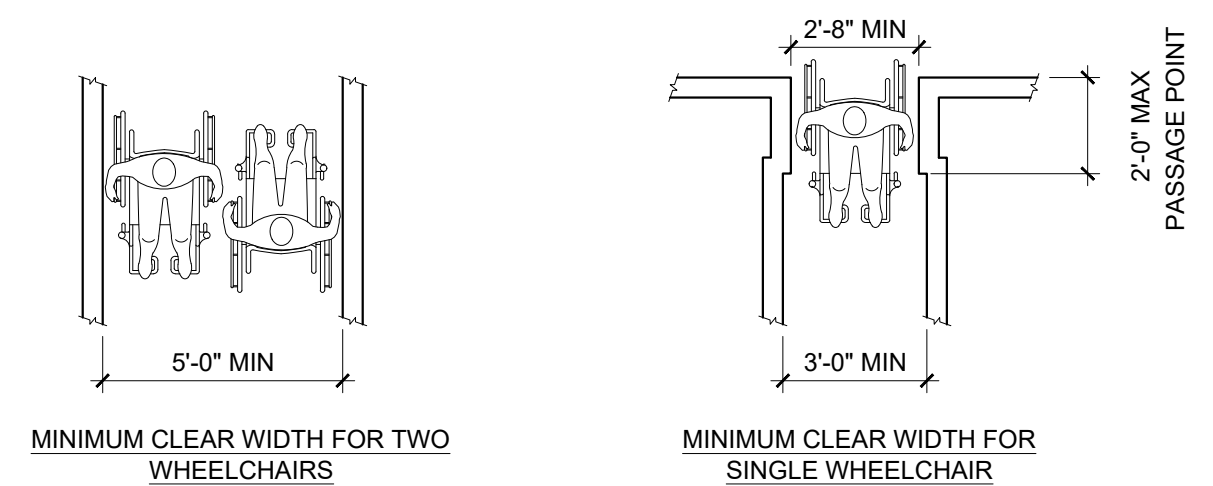
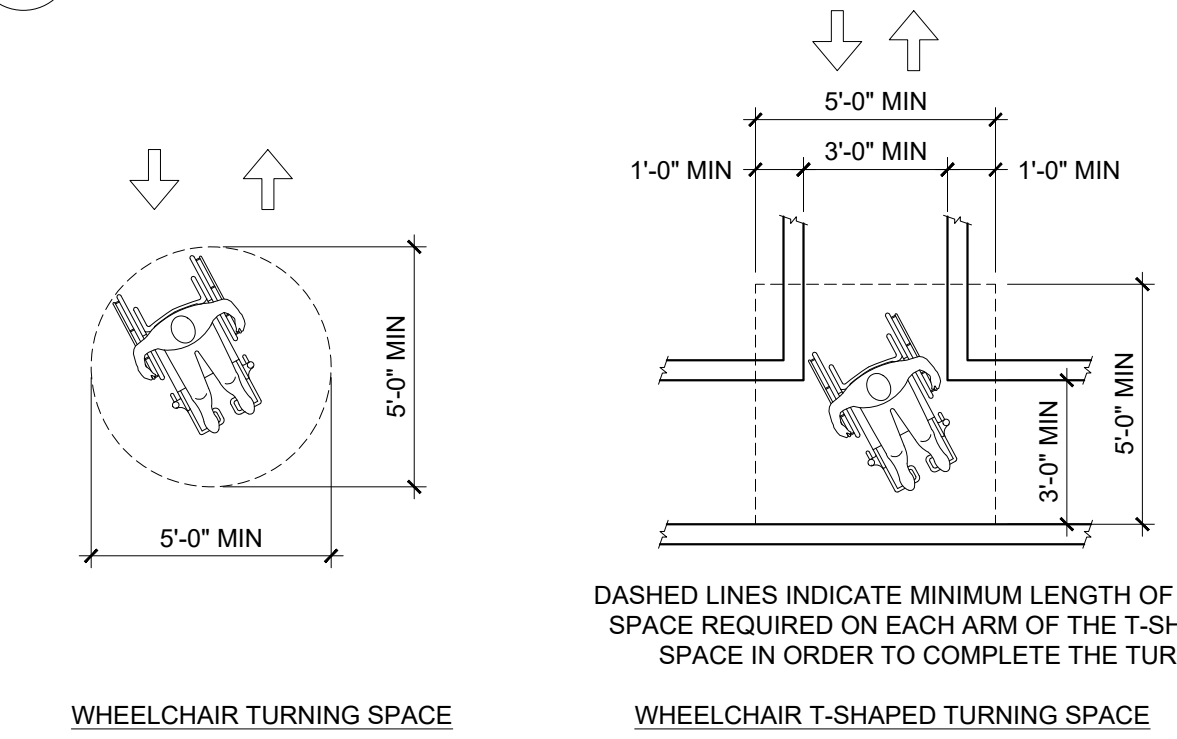
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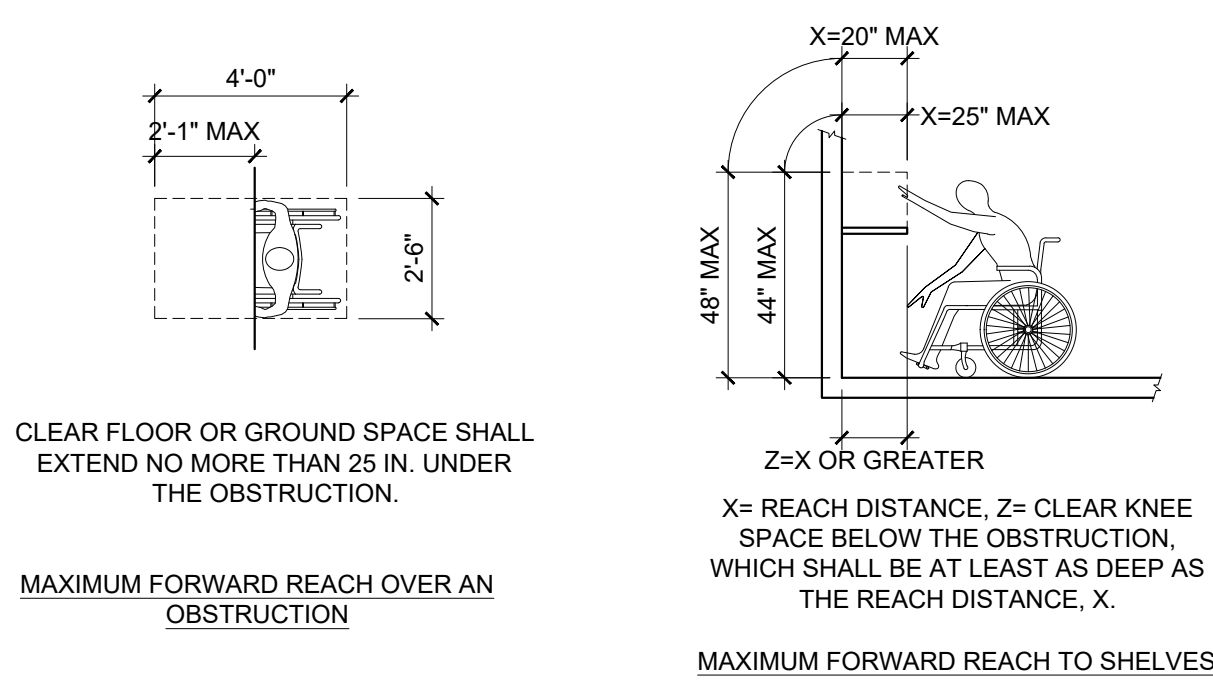
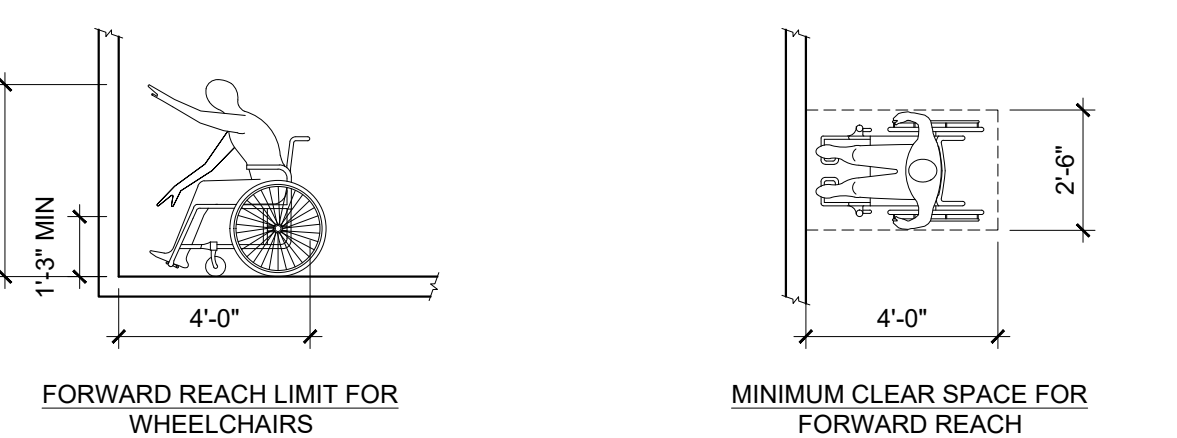
11 THRESHOLD DETAILS



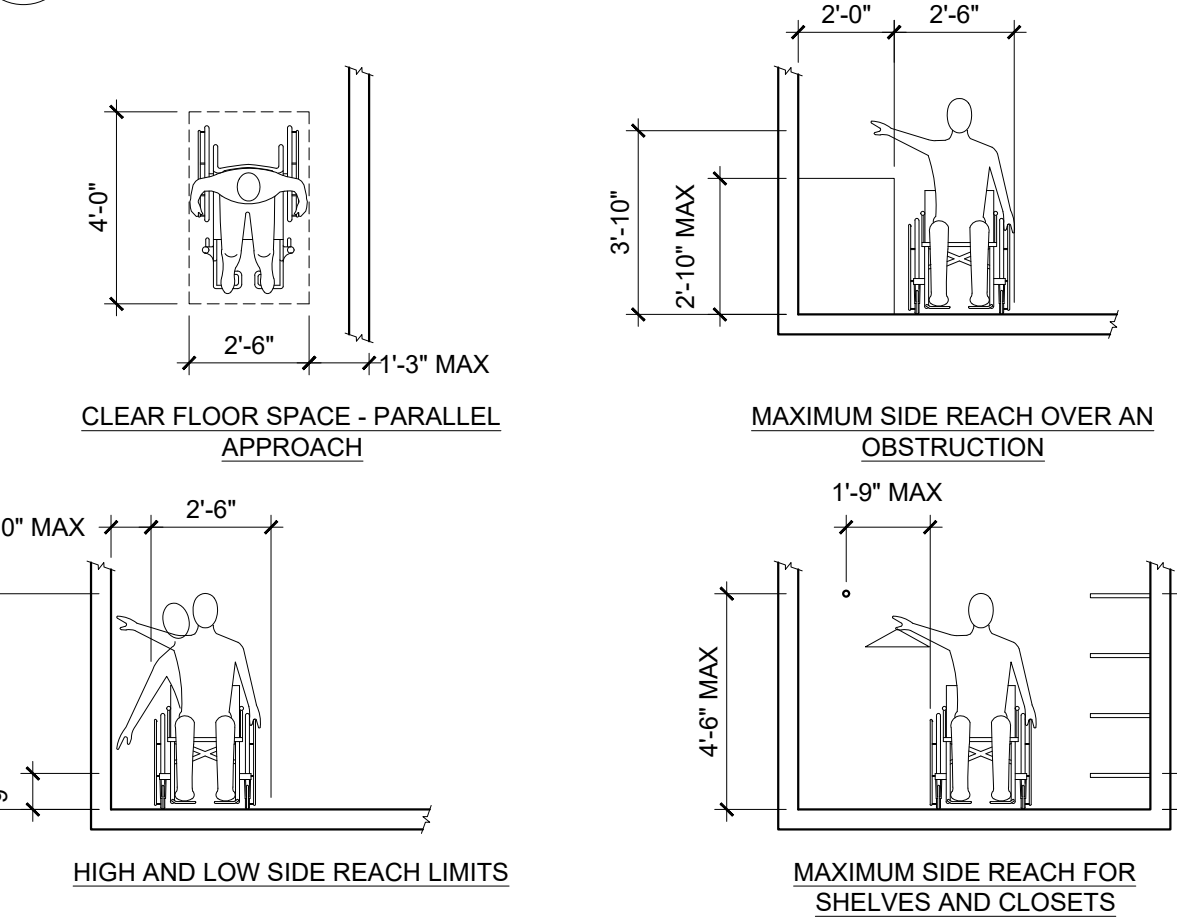
4 MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS



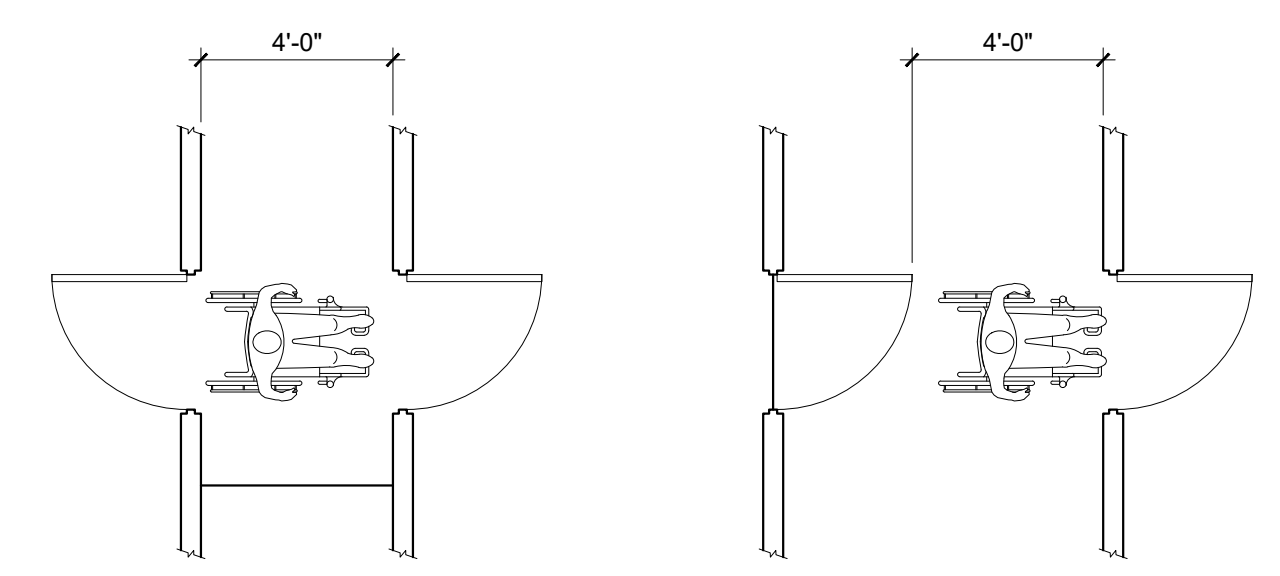
5 CLEAR SPACE REQUIREMENTS



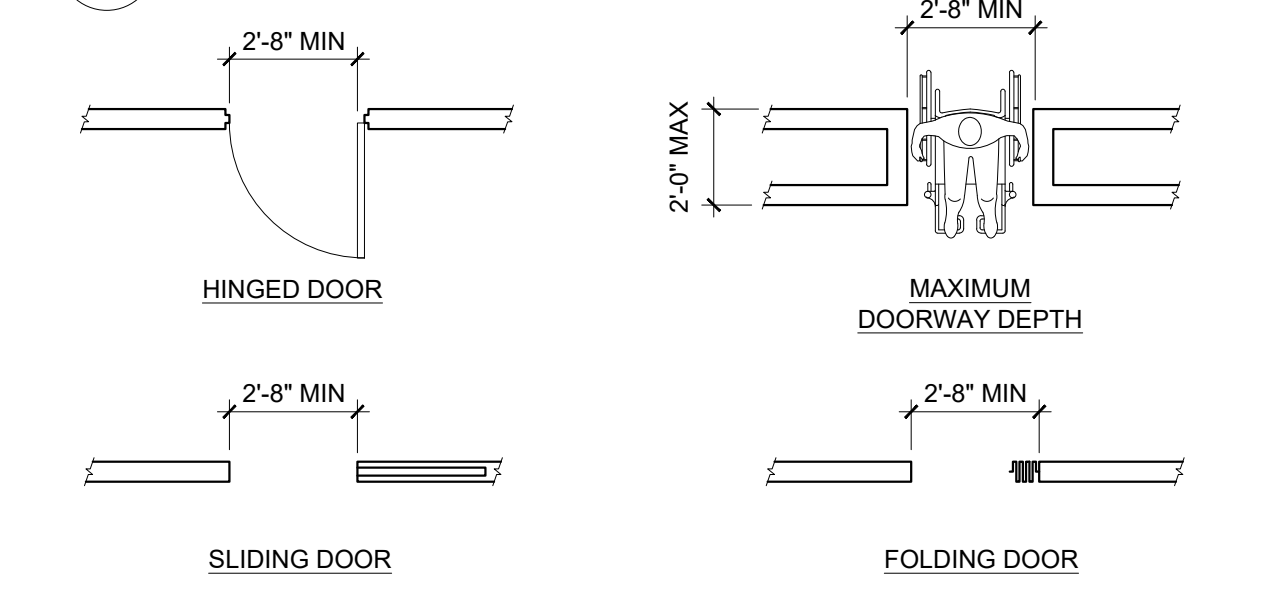
6 FORWARD REACH REQUIREMENTS



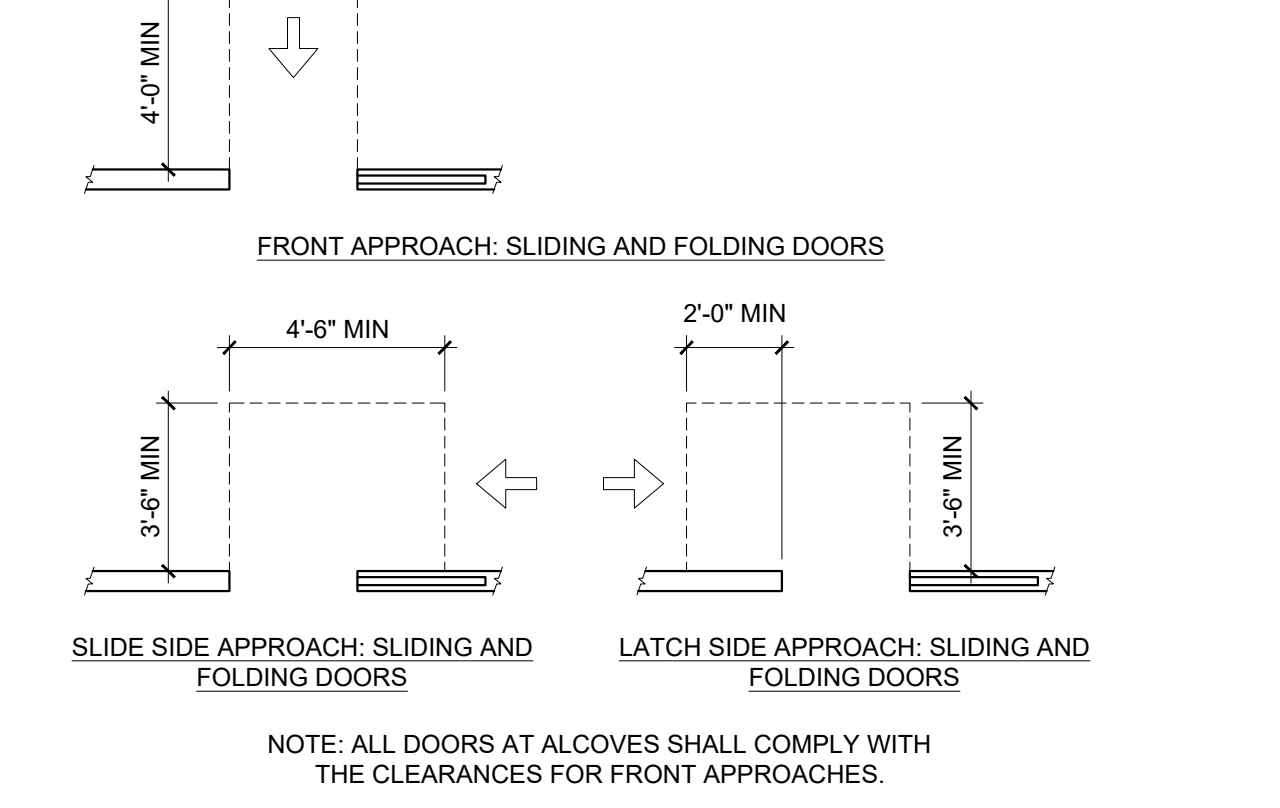
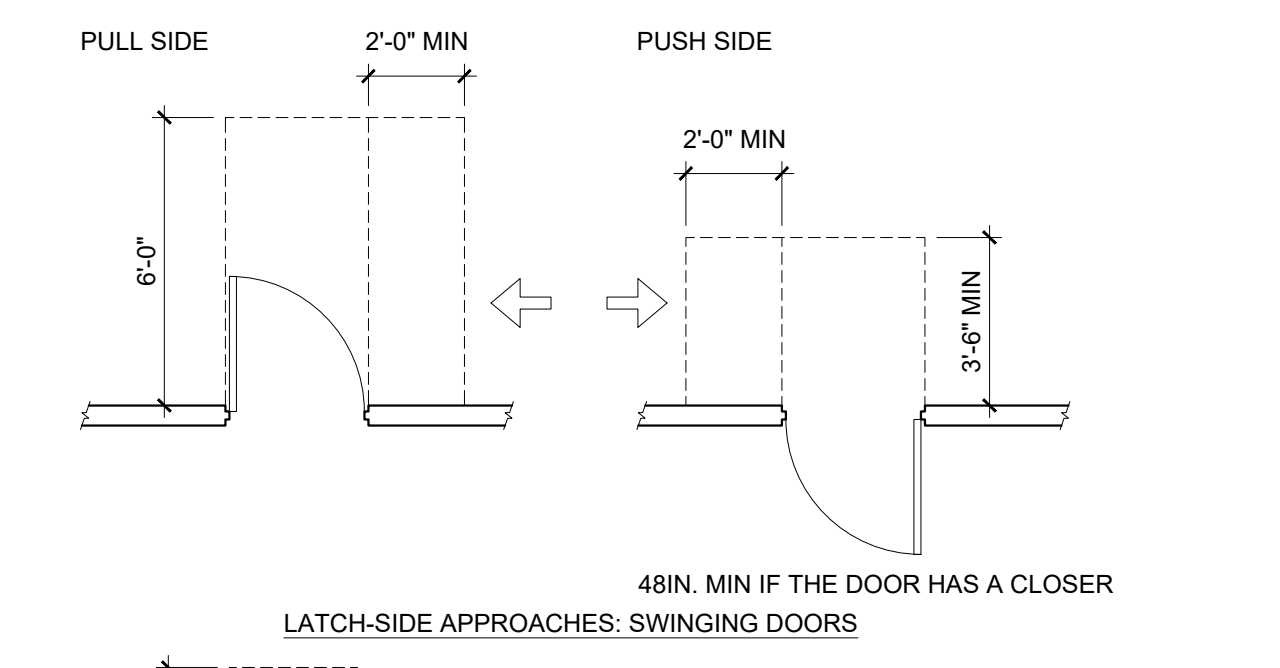
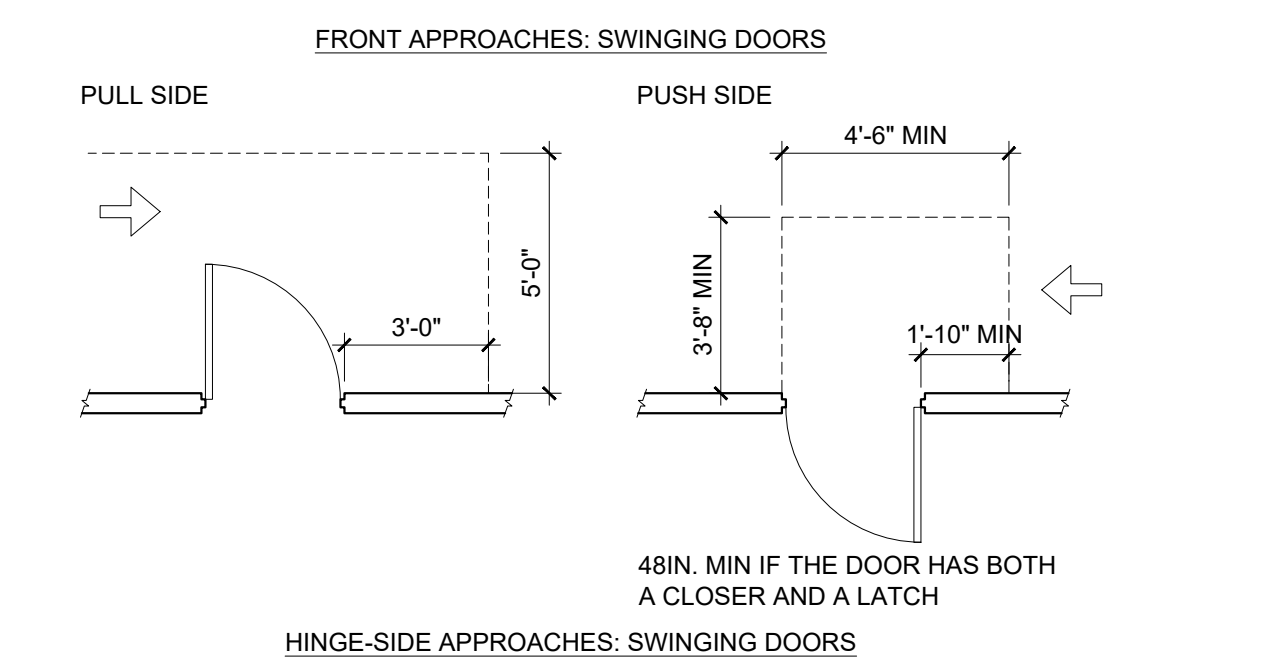
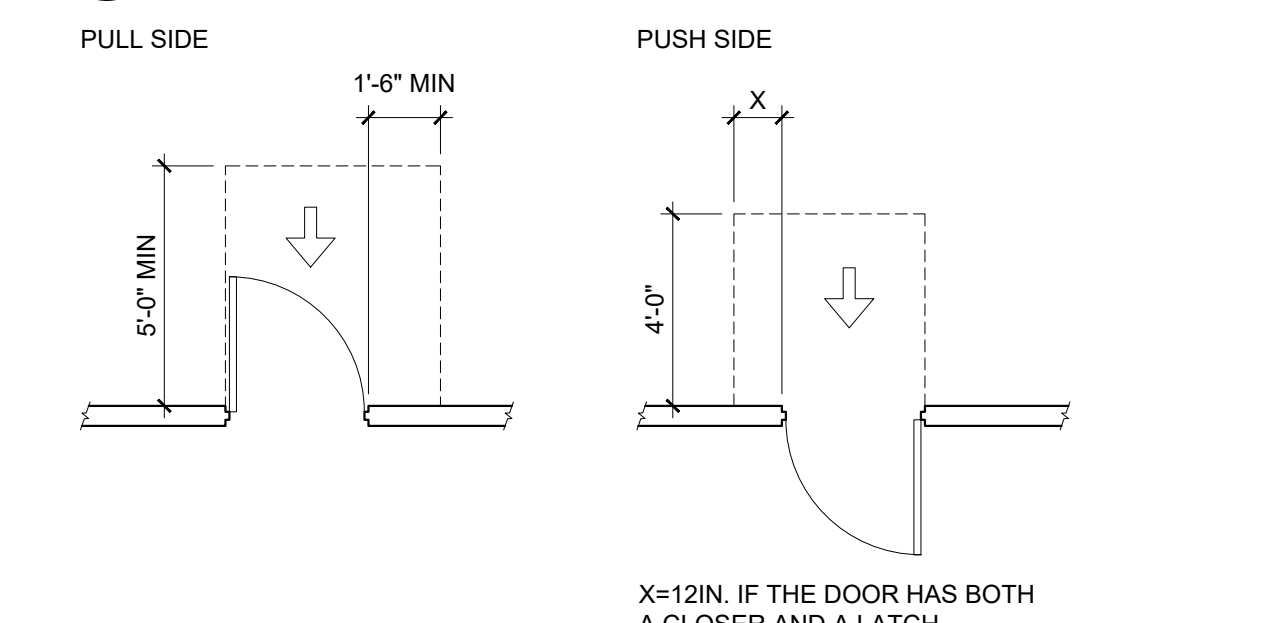
7 SIDE REACH REQUIREMENTS



1 TWO HINGED DOORS IN A SERIES



2 CLEAR DOORWAY WIDTH AND DEPTH



3 MANEUVERING CLEARANCES AT DOORS

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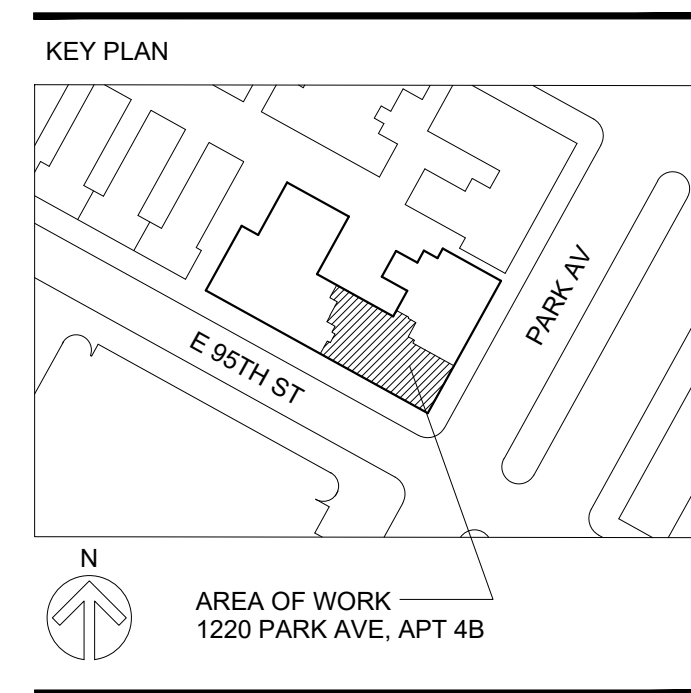
OWNER  
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PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
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104-15 95TH AVE  
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PRELIMINARY BID 06/12/2017  
ISSUE DATE

ANSI ACCESSIBILITY DIAGRAMS

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

G-002.00

**DEMOLITION NOTES**

1. ALL DEMOLITION WORK TO CONFIRM WITH ALTERATION AGREEMENT SET FORTH BY 1220 PARK AVE CORPORATION APPLICATION AGREEMENT AND APPLICABLE CODES.
2. CONTRACTOR TO CONSULT WITH BUILDING MANAGEMENT & ENGINEER PRIOR TO REMOVAL OF ANY WORKS.
3. THE CONTRACTOR MUST PROVIDE REQ'D PROTECTION TO ALL SURROUNDING AREAS THROUGHOUT COURSE OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE TO THOROUGHLY CLEAN UP AND REMOVE FROM THE PREMISES DAILY ALL WASTE MATERIALS AND RUBBISH AS GENERATED BY THE DEMOLITION. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE INSIDE OR OUTSIDE OF THE BUILDING.
5. DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS AS WELL AS WITH ALL RULES, REGULATIONS, CODES, AND LOCAL, STATE, AND FEDERAL LAWS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS NECESSARY TO ACCOMPLISH THE DEMOLITION WORK.
7. THE CONTRACTOR SHALL SECURELY CAP AND/OR VALVE OFF PLUMBING LINES AS REQUIRED.
8. THE CONTRACTOR SHALL SUBMIT PROPOSED METHODS AND OPERATIONS OF THE DEMOLITION TO THE OWNER OR BUILDING MANAGER PRIOR TO THE START OF WORK. INCLUDE A SCHEDULE FOR COORDINATION OF SHUT-OFFS, SERVICE INTERRUPTIONS, CAPPING, ETC.
9. OWNER OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF WORK TO BE DEMOLISHED. ALL EXISTING CONDITIONS FOR PURPOSES OF BIDDING SHALL BE EXAMINED AND VERIFIED DURING THE SITE WALK-THROUGH.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO INSURE MINIMUM INTERFERENCE WITH OTHER ADJACENT OCCUPANCIES OR OCCUPIED FACILITIES.
11. INSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT OCCUPANCIES.
12. KEEP ALL CORRIDORS, EGRESS ROUTES, AND EMERGENCY EXITS CLEAR OF DEBRIS, DEMOLITION MATERIALS, TOOLS, ETC. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
13. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT DURING DEMOLITION OPERATIONS. DEMOLITION WORK IS NOT TO INTERRUPT EXISTING UTILITIES SERVICE OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES. PRIOR TO ALL WORK OF THIS SECTION, CAREFULLY INSPECT THE EXISTING CONDITIONS AND VERIFY THAT MATERIALS AND SURFACES TO BE ALTERED OR REMOVED ARE THE SAME AS NOTED ON THE DRAWINGS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE ARCHITECT. DO NOT PROCEED WITH DEMOLITION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
14. DO NOT BURN MATERIALS OR DEBRIS ON PREMISES.
15. BREAK DEMOLISHED PLASTER OR MASONRY MATERIALS INTO SMALL PIECES AND SET DOWN TO AVOID ANNOYANCE FROM DUST. DO NOT DROP OR THROW MATERIALS FROM ANY HEIGHT.
16. CUT OUT EMBEDDED ANCHORAGE AND ATTACHMENT ITEMS AS REQUIRED TO PROPERLY PROVIDE FOR PATCHING AND REPAIR OF THE RESPECTIVE FINISHES.
17. POLLUTION CONTROLS: USE TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT.
18. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AS DIRECTED BY ARCHITECT OR BUILDING MANAGEMENT. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
19. AT CONTRACTOR'S OWN EXPENSE, CONTRACTOR SHALL IMMEDIATELY RESTORE TO SERVICE AND REPAIR ANY DAMAGE CAUSED BY CONTRACTOR'S WORKMEN TO EXISTING PIPING AND CONDUITS, WIRES, CABLES, ETC. OF UTILITY SERVICES OR OF FIRE PROTECTION SYSTEMS AND COMMUNICATIONS SYSTEMS WHICH ARE INDICATED ON THE DRAWINGS AND WHICH ARE NOT SCHEDULED FOR DISCONTINUATION OR ABANDONMENT.
20. SCHEDULE DUMPSTERS AND/OR FREIGHT ELEVATOR USE WITH BUILDING MANAGEMENT. THE APPROPRIATE FORMS MUST BE USED AND SIGNED BY A DESIGNATED REPRESENTATIVE.
21. SEAL ALL PENETRATIONS OF FIRE RATED PARTITIONS AND FLOORS USING APPROVED METHODS AND MATERIALS.
22. USE ONLY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR TO REMOVE V.A.T. TILE AND CARPET. DO NOT CONTINUE ANY DEMOLITION THAT WOULD CAUSE ASBESTOS TO BE AIRBORNE. CONTACT BUILDING MANAGEMENT TO OBTAIN A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR, ACCORDING TO PORT AUTHORITY'S DIRECTIVE.
23. ALL LIFE SAFETY SYSTEMS SHALL BE MAINTAINED IN FULL WORKING ORDER DURING DURATION OF WORK.
24. NO STRUCTURAL ELEMENTS SHALL BE REMOVED OR ALTERED. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK. ALL OPENING IN ANY WALL, WINDOW OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

**Artacho / Oh Residence**

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**LEGEND**

- EXISTING BUILDING, NOT IN SCOPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

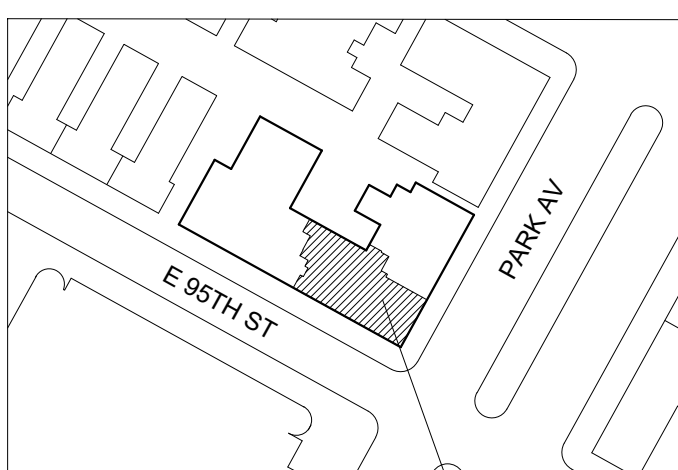
**GENERAL NOTES**

1. SEE G-000 FOR ADDITIONAL NOTES AND GENERAL REQUIREMENTS.
2. NO CUTTING OR CHANNELING OF BUILDING STRUCTURE PERMITTED.
3. SALVAGE ALL EXISTING DOORS FOR REUSE, U.O.N.

**DEMOLITION KEYNOTES**

- 1 REMOVE EXISTING FLOOR FINISH. PREPARE FOR NEW FLOORING, LEVEL AS REQ'D. VIF. PERLITE, PUMICE, LAVA ROCK, OR NORLITE, AGGREGATE SIZE 4-18MM, MAY BE USED TO REPLACE CINDERFILL. SUBFLOOR IF REQ'D. ALL CHANGES TO BE VERIFIED WITH BUILDING'S STRUCTURAL ENGINEER. VERMICULITE IS NOT ALLOWED.
- 2 REMOVE EXISTING PARTITIONS OR FURRING AS INDICATED.
- 3 REMOVE EXISTING INTERIOR DOORS AND DOOR FRAMES AS INDICATED.
- 4 EXISTING INTERIOR DOOR TO BE SALVAGED FOR REUSE. PROTECT AND STORE AS REQ'D.
- 5 EXISTING EQUIPMENT TO BE SALVAGED FOR REUSE. PROTECT AND STORE AS REQ'D.
- 6 REMOVE EXISTING CEILING FINISH AND NON-STRUCTURAL CEILING FRAMING AS INDICATED. PREPARE FOR NEW CEILING FINISH AS REQ'D. VIF.
- 7 REMOVE EXISTING MOLDING, BASEBOARD, TRIM AND CASING AS INDICATED.
- 8 REMOVE EXISTING LIGHTING FIXTURES THROUGHOUT.
- 9 REMOVE EXISTING CABINERY AND BUILT-IN SHELVING THROUGHOUT.
- 10 REMOVE EXISTING COUNTERS THROUGHOUT.
- 11 REMOVE EXISTING PLUMBING FIXTURES AS INDICATED. CAP AND REMOVE EXISTING PLUMBING AS REQ'D.
- 12 OMIT
- 13 REMOVE EXISTING WINDOW(S) AND WINDOW A/C UNITS. PREPARE OPENING FOR NEW WINDOW AS REQ'D. VIF.
- 14 EXISTING RADIATOR TO REMAIN, EXISTING ENCLOSURE TO BE REMOVED, CONTRACTOR TO V.I.F.
- 15 EXISTING RADIATOR TO BE REMOVED. PREPARE FOR NEW RADIATOR AT NEW LOCATION PER MECHANICAL.

**KEY PLAN**



AREA OF WORK  
1220 PARK AVE, APT 4B

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ISSUE	DATE

TITLE	
DEMOLITION PLAN	

PROJECT NO: 1701		SCALE: 1/4"=1'-0"	
SHEET NUMBER			

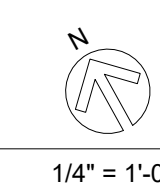
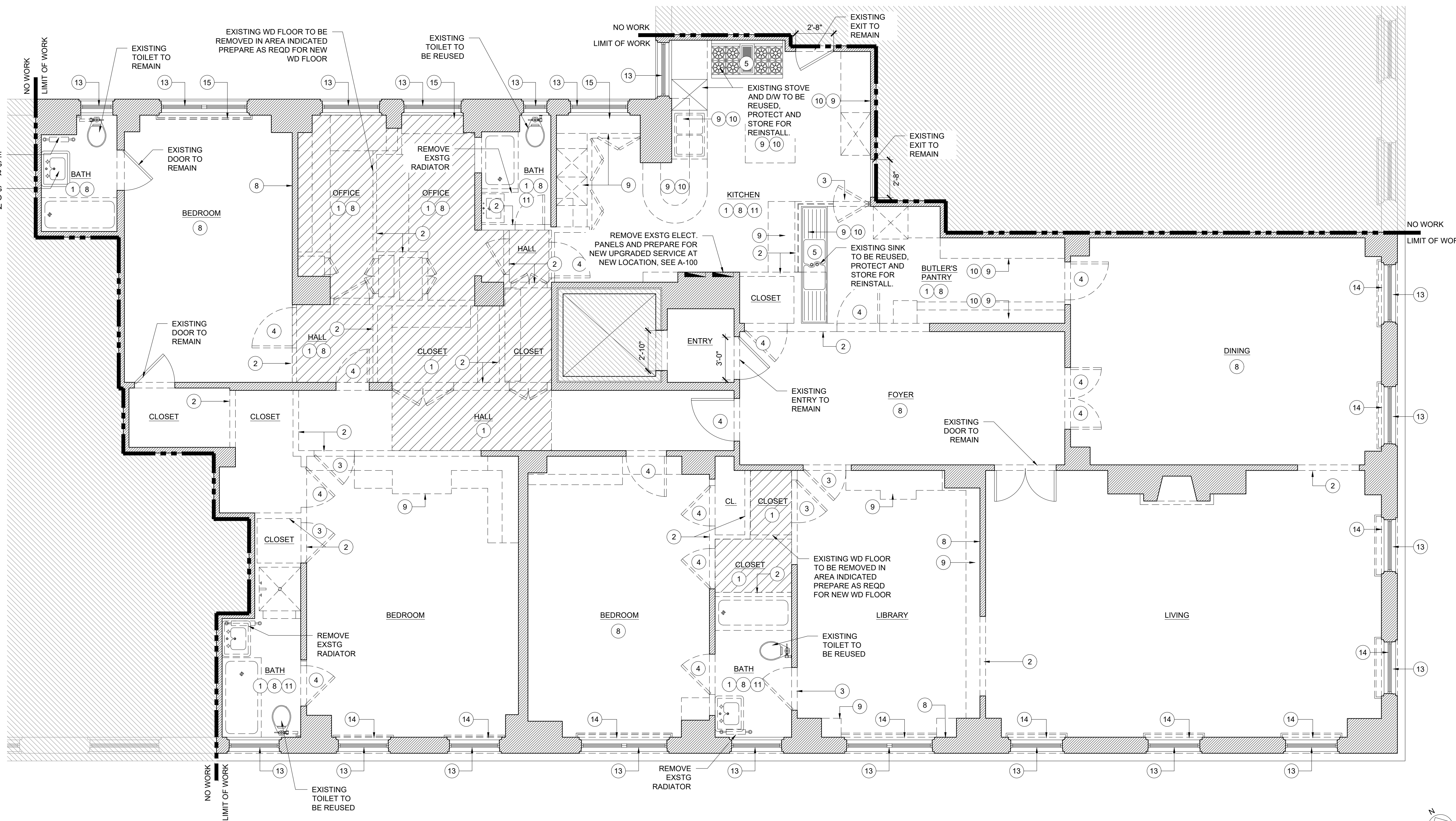
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DEMOLITION PLAN	

PRELIMINARY BID	06/12/2017
ISSUE	DATE

TITLE	
DEMOLITION PLAN	

PROJECT NO: 1701	SCALE: 1/4"=1'-0"
SHEET NUMBER	

**DM-100.00**





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## GENERAL NOTES

- SEE G-000 FOR ADDITIONAL NOTES AND GENERAL REQUIREMENTS.
- FINAL DIMENSIONS AND LOCATIONS TO BE CONFIRMED WITH ARCHITECT IN FIELD.
- NO CUTTING OR CHANNELING OF BUILDING STRUCTURE IS PERMITTED. MAINTAIN ALL EXISTING FIRESTOPPING.
- PROVIDE NEW FIRESTOPPING AS REQUIRED PER NYC BUILDING CODE. GC TO VERIFY FIELD CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION.
- ALL RADIATORS TO HAVE REMOVABLE COVERS / ENCLOSURES
- LOW VOC PAINT AND FLOOR FINISHES TO BE USED THROUGHOUT.
- REINFORCEMENT FOR THE FUTURE PLACEMENT OF GRAB BARS TO BE INSTALLED AT ALL BATHROOMS PER ADA REQUIREMENTS.
- ALL WOOD USED FOR BLOCKING OR SUPPORT TO BE FIRE-TREATED. TREATMENT METHOD MUST BE COMPOSED OF NON-TOXIC MATERIALS.
- ALL WALLS MUST BE COMPLETELY SHEATHED AND ALL OPENINGS IN BLOCK WALLS MUST BE PATCHED OR PLASTERED PRIOR TO THE INSTALLATION OF CABINETS.
- UPON REMOVAL OF BASEBOARDS, ALL WALLS TO BE CHECKED TO ASSURE SURFACES ARE COMPLETELY SHEATHED OR PLASTERED PRIOR TO INSTALLATION OF NEW BASEBOARDS. THE INTEGRITY OF THE FIRE RATING OF ALL DEMISING WALLS MUST BE MAINTAINED TO ASSURE PETS ARE CONTROLLED AND SOUND RATINGS BETWEEN PARTITIONS ARE MAINTAINED.
- ALL COLUMNS TO BE MAINTAINED AT 4 HR FIRE RATING. ALL FLOOR BEAMS TO BE MAINTAINED AT 3HR FIRE RATING. ANY ALTERATION TO FIRE RATED ENCLOSURES MUST BE RESTORED IN KIND. BUILDING SHAFTS ARE 2HR RATED OR MORE. EXISTING FIRE RATING OF ALL CONDITIONS IS TO BE MAINTAINED IN THE SAME MATERIALS ORIGINALLY USED. ANY UNCOVERED UNSAFE CONDITIONS ARE TO BE REPAIRED PRIOR TO CLOSURE

## LEGEND

- EXISTING BUILDING, OUT OF SCOPE
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- PARTITION TAG, SEE A-600
- WINDOW TAG, SEE G-001
- DOOR TAG, SEE A-700
- MILLWORK TAG, SEE A-700

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

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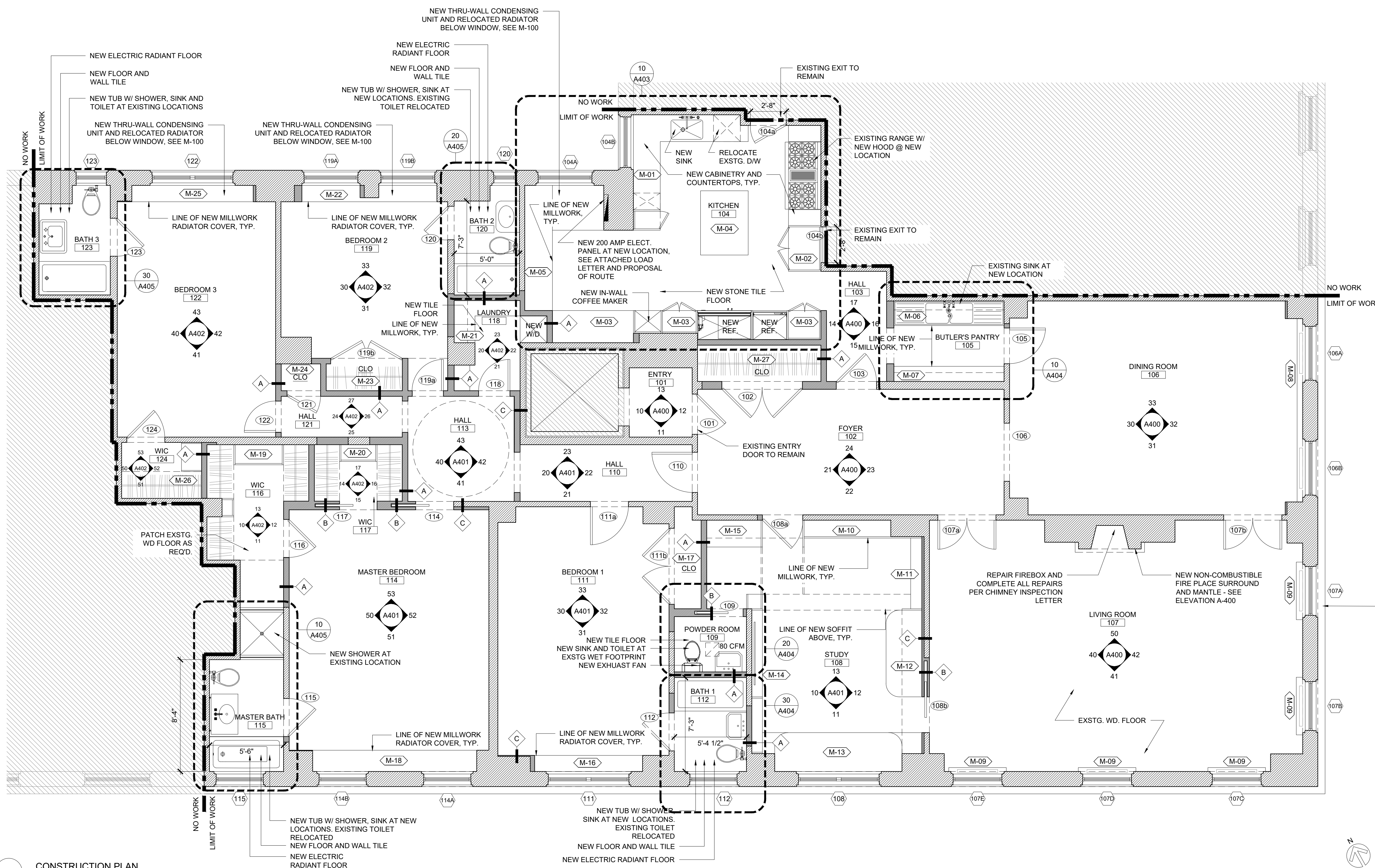
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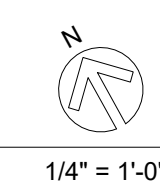
# CONSTRUCTION PLAN

PROJECT NO: 1701 SCALE: 1/4" = 1'-0"  
SHEET NUMBER

# A-100.00



NOTE: EXISTING WINDOW A/C UNITS TO BE REMOVED THROUGHOUT. NEW CENTRAL A/C SYSTEM TO BE INSTALLED PER MECHANICAL



1/4" = 1'-0"

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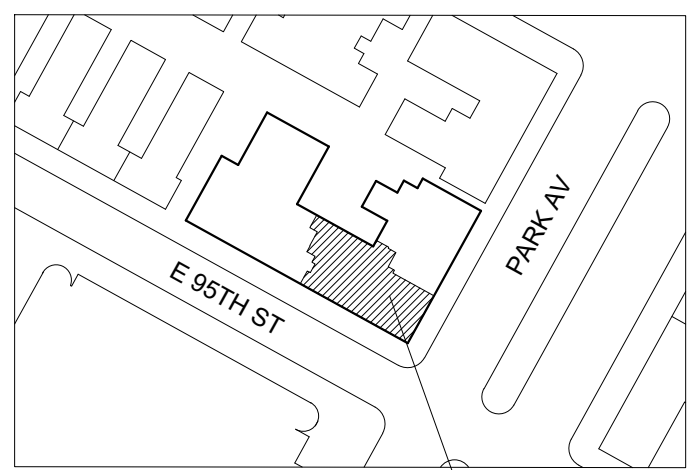
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## GENERAL NOTES

1. WATERPROOFING TO BE PROVIDED AT ALL WET LOCATIONS. SOUNDPROOFING IS REQ'D BELOW ALL RENOVATED FLOORS AND ADDITIONAL WATERPROOFING / SOUNDPROOFING MEASURES MUST BE MADE FOR WET OVER DRY AREAS AS IF REQ'D. PROVIDE FULL WATERPROOFING (WP) AND SOUNDPROOFING (SP) IN ORDER TO PROTECT THE AREA BELOW.
2. ALL WET ROOMS TO RECEIVE STANDARD WP AND SP DETAILS. WP SYSTEM BY LATICRETE (9235 OR APPROVED EQUAL) IS RECOMMENDED FOR WP. GENIEMAT RST-10 IS RECOMMENDED FOR SP.
3. MODIFICATIONS TO ENTRY DOOR AND SADDLE NOT PERMITTED.
4. NAILS / FASTENERS MAY NOT PENETRATE WP OR SP PRODUCTS ON AN SURFACE. REFER TO MANUF. INSTALLATION INSTRUCTIONS.
5. FOR PADDING BELOW AREA RUGS AND CARPETING REQUIRING SOUND PROTECTION, INSTALL 1/4" THICK "TRED-MOR" MODEL #2580 UNDERLAYMENT.
6. ALL WP AND SP INSTALLATION TO BE INSPECTED BY BUILDING ARCH. UPON COMPLETION.
7. AT ALL NEW TUB / SHOWER ENCLOSURES, INSTALL WP WALLBOARD, DUROCK OR EQUIV. PER MANUF.'S GUIDELINES. IN ALL OTHER BATHROOM AREAS TO BE REPLACES PROVIDE SHEETROCK MOLD TOUGH GYPSUM PANELS BY USG OR EQUIV.
8. SHOWER PAN TO BE CLAMPED AND SEALED, OR SOLDERED, INTO NEW DRAIN COLLAR AND MUST CAP OVER THE CURB EXTENDING A MIN. OF 4" UP THE WALL ABOVE T.O. CURB WHICH WILL DETERMINE HEIGHT AT THE PERIMETER SHOWER WALLS. THE DRAIN MUST HAVE WEEP HOLES. AFTER PASSING A 24 HR WATER RETENTION TEST, WITNESSED BY THE RESIDENT MANAGER, THE ENTIRE LEAD PAN MUST BE COATED WITH A SUITABLE WP MASTIC MEMBRANE PRIOR TO INSTALLATION OF THE MORTAR BED. AVOID DIRECT CONTACT OF LEAD PAN AND PORTLAND CEMENT TO PREVENT CORROSION. LEAD PAN TO BE PROTECTED UNDERNEATH WITH TAR PAPER OR EQUIV. OVER SAND BED TO PREVENT CORROSION. LEAD PAN TO BE COATED WITH WP MASTIC MEMBRANE PRIOR TO INSTALLATION OF THE MORTAR BED. DO NOT APPLY LATICRETE 9235 TO LEAD PAN. USE MASTIC ONLY. MASTERSEAL HLM 5000 OR EQUIV.
9. IF NICHES ARE TO BE PROVIDED AT TUB OR SHOWER ENCLOSURES, PROVIDE WP THROUGHOUT ENTIRE NICHE, AND EXTENDING AROUND ALL SIDES OF THE NICHE FACE TO FORM A CONT. MEMBRANE W/ THE WP AT THE SHOWER ENCLOSURE. SLOPE BOTTOM OF NICHE TO DRAIN. ONLY WATER BASED PRODUCTS PERMITTED FOR FINISHING.
- 10.
- 11.
- 12.

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

## LEGEND

- EXISTING BUILDING, OUT OF SCOPE
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- FLOOR FINISH TAG, SEE SCHEDULE A-700

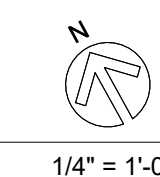
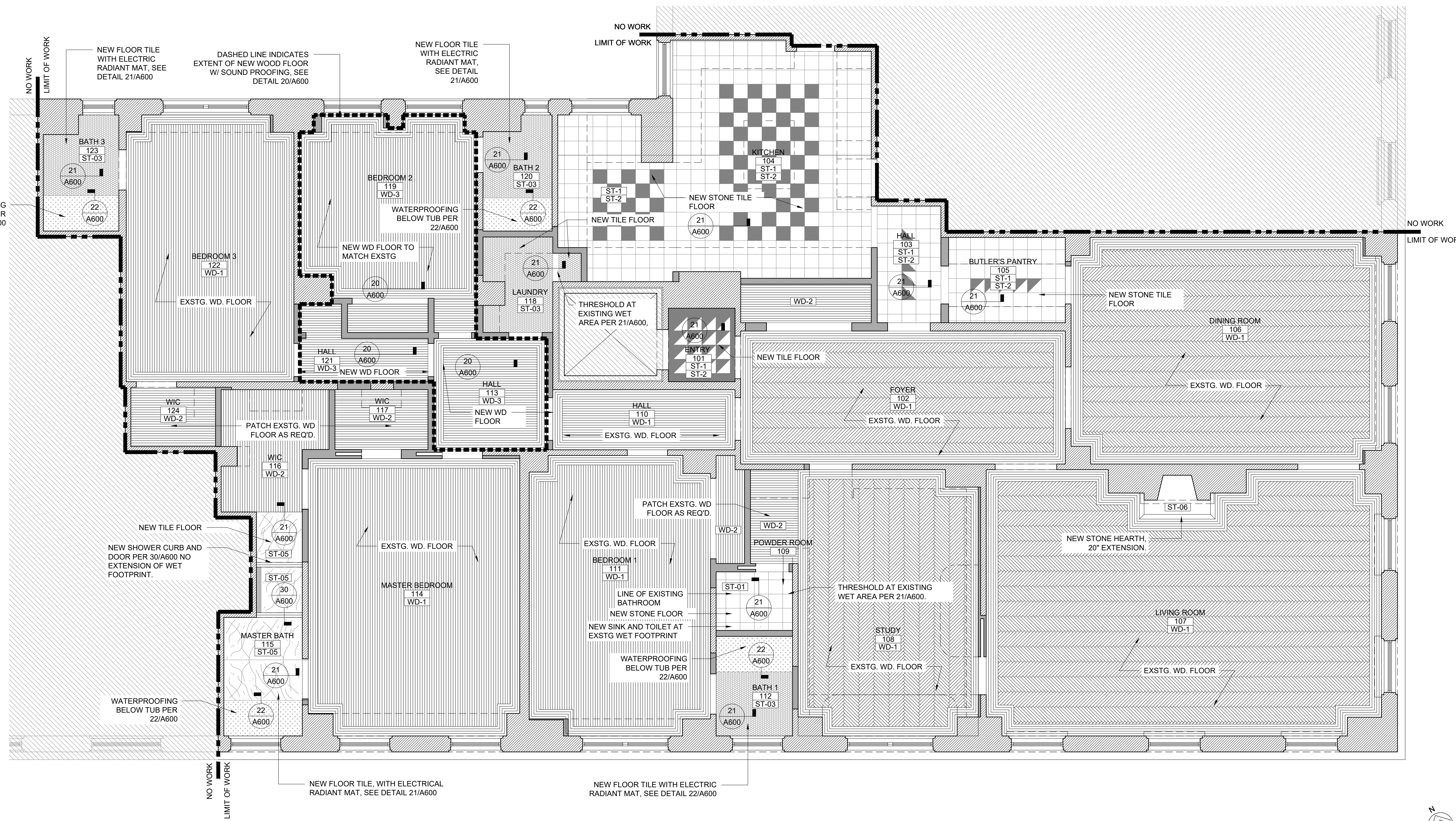
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PRELIMINARY BID 06/12/2017  
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## FINISH FLOOR PLAN

PROJECT NO: 1701 SCALE: 1/4"=1'-0"  
SHEET NUMBER

# A-110.00





# Artacho / Oh Residence

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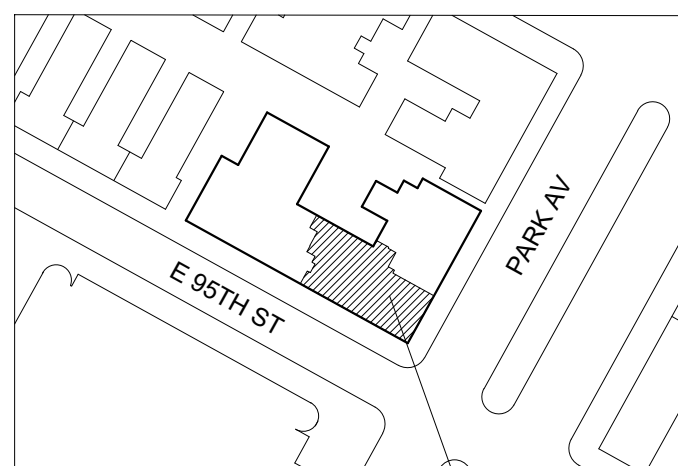
## GENERAL NOTES

- ALL HEIGHTS MEASURED FROM FINISHED FLOOR. FINAL DIMENSIONS, HEIGHTS AND LOCATIONS TO BE CONFIRMED WITH ARCHITECT IN FIELD
- SEE 32 / A600 FOR TYPICAL SUSPENDED CEILING DETAIL.
- NO CUTTING OR CHANNELING OF BUILDING STRUCTURE IS PERMITTED
- FINAL LOCATIONS OF ALL LIGHTING, ACCESS PANELS, SUPPLY AND RETURN GRILLES, AND OTHER CEILING ITEMS TO BE COORDINATED WITH ARCHITECT IN FIELD
- AFTER ROUGH-IN, PRIOR TO INSTALLATION, GC TO CONFIRM ALL FINAL SWITCH LOCATIONS WITH ARCHITECT IN FIELD
- ALL OUTLETS TO BE GANGED INTO A SINGLE FACE PLATE WHEREVER POSSIBLE, U.O.N.
- ALL RECEPTACLE COVERS TO BE LUTRON WHITE OR APPROVED EQUAL
- COORDINATE W/ MECH PLAN FOR NEW DUCT / PIPING LOCATIONS - COORDINATE AS REQ'D W/ NEW SOFFITS, V.I.F.
- COORDINATE RUNS AS REQ'D W/ NEW CEILING LOCATIONS & BEAM FURRING AS REQ'D
- PROVIDE BLOCKING AT ALL CEILING PENDANT FIXTURES.
- WHERE DUCTWORK IS CONCEALED IN CEILINGS OR WALLS, ACCESS DOORS ARE TO BE PROVIDED TO CLEANOUTS, MIN. 12IN. X 12IN. IN SIZE.
- ANY PROPOSED ADDITIONAL ELECTRICAL FIXTURES WILL BE WIRED AND CIRCUITED SO THAT THERE IS NO OVERLOADING OF THE MAIN CIRCUIT OF THE APARTMENT OR BUILDING.
- DURING CONSTRUCTION, THERE IS TO BE NO INTERFERENCE WITH THE BUILDINGS INTERCOM. SYSTEMS, INTERCOM LINES SHALL BE MODIFIED ONLY BY THE BUILDING.
- COMMUNICATION SYSTEMS ARE THE RESPONSIBILITY OF THE SHAREHOLDER.
- SEE ELECTRICAL DRAWINGS FOR OUTLET AND SWITCH LOCATIONS. FIREPROOFING AND FIRESTOPPING MUST BE PROVIDED AT ALL OUTLETS AT DEMISING WALLS, CHOPPING INTO FLUE WALLS OR ANY BLOCK/BRICK IS NOT ALLOWED. CONFIRM WALL THICKNESS PRIOR TO INSTALLATION. FIRE RATINGS OF WALLS ARE TO BE MAINTAINED AT ALL TIMES. NO SLAB PENETRATIONS PERMITTED
- NEW ELECTRICAL PANEL LOCATION TO COMPLY WITH NEC 110.26. SEE A100. TOP BREAKER CANNOT BE ABOVE 6'-7" AFF.
- LIGHT FIXTURES AT SHOWER STALLS TO BE WATERPROOF AND/OR GASKETED AND SUITABLE FOR INSTALLATION IN A WET LOCATION. PROVIDE GFCI CIRCUIT BREAKER FOR BRANCH CIRCUIT.
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

## LEGEND

- EXISTING BUILDING, NOT IN SCOPE
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- CEILING HEIGHT A.F.F.
- SURFACE MOUNTED DOWNLIGHT
- RECESSED DOWNLIGHT
- STRIP LIGHT, DOOR ACTIVATED
- STRIP LIGHT, SELF SWITCH
- WALL SCONCE
- ONE-WAY SWITCH
- ONE-WAY SWITCH, DIMMABLE
- SMOKE & CARBON MONOXIDE DETECTOR
- EXHAUST VENT, SEE MECH
- CEILING FAN
- SPEAKER
- SPEAKER, CONCEALED

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

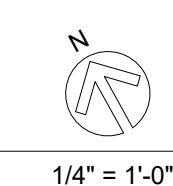
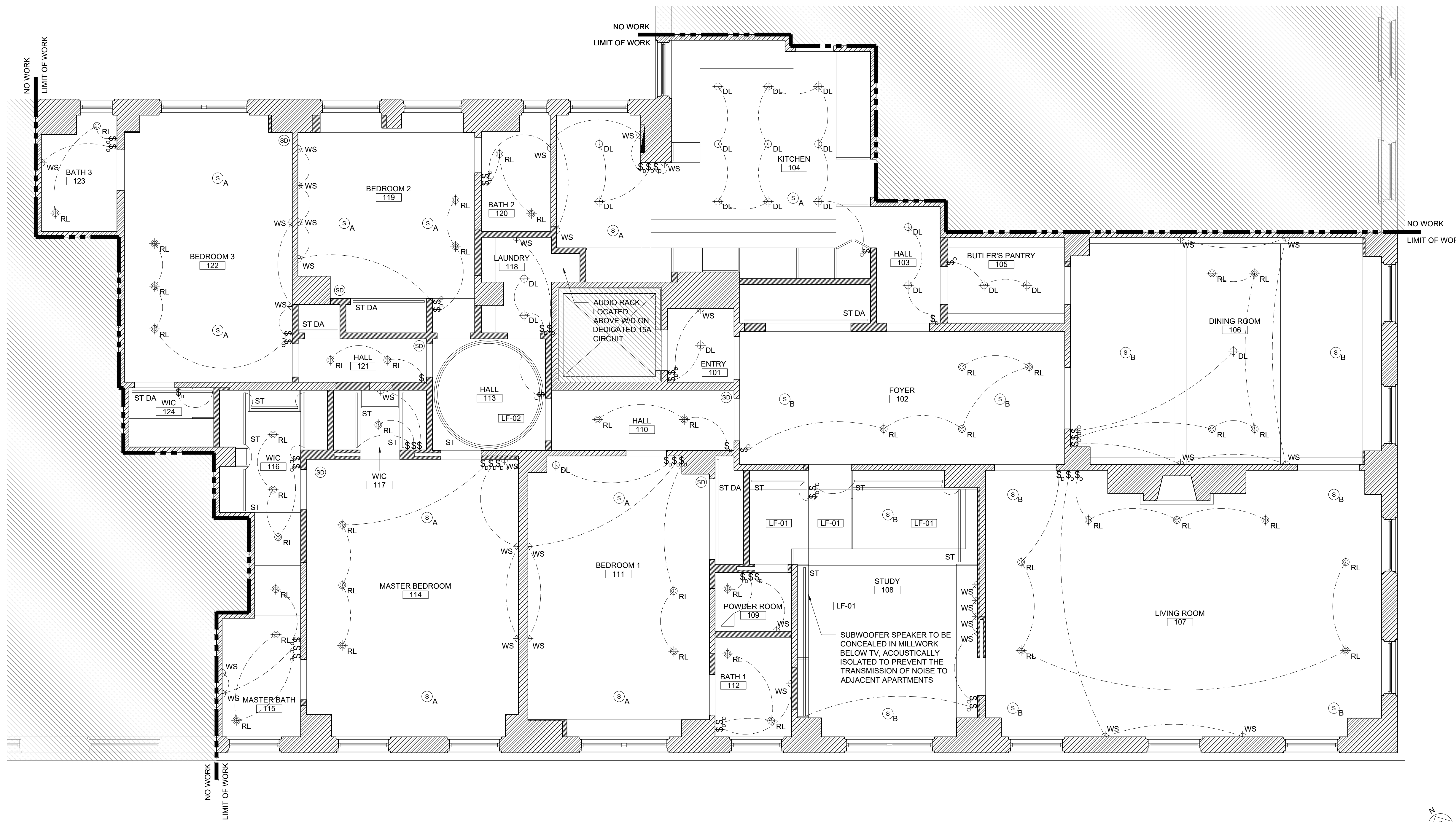
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REFLECTED CEILING PLAN	
PROJECT NO:	1701
SCALE:	1/4" = 1'-0"
SHEET NUMBER	

TITLE  
**REFLECTED CEILING PLAN**

PROJECT NO: 1701 SCALE: 1/4" = 1'-0"  
SHEET NUMBER

# A-120.00



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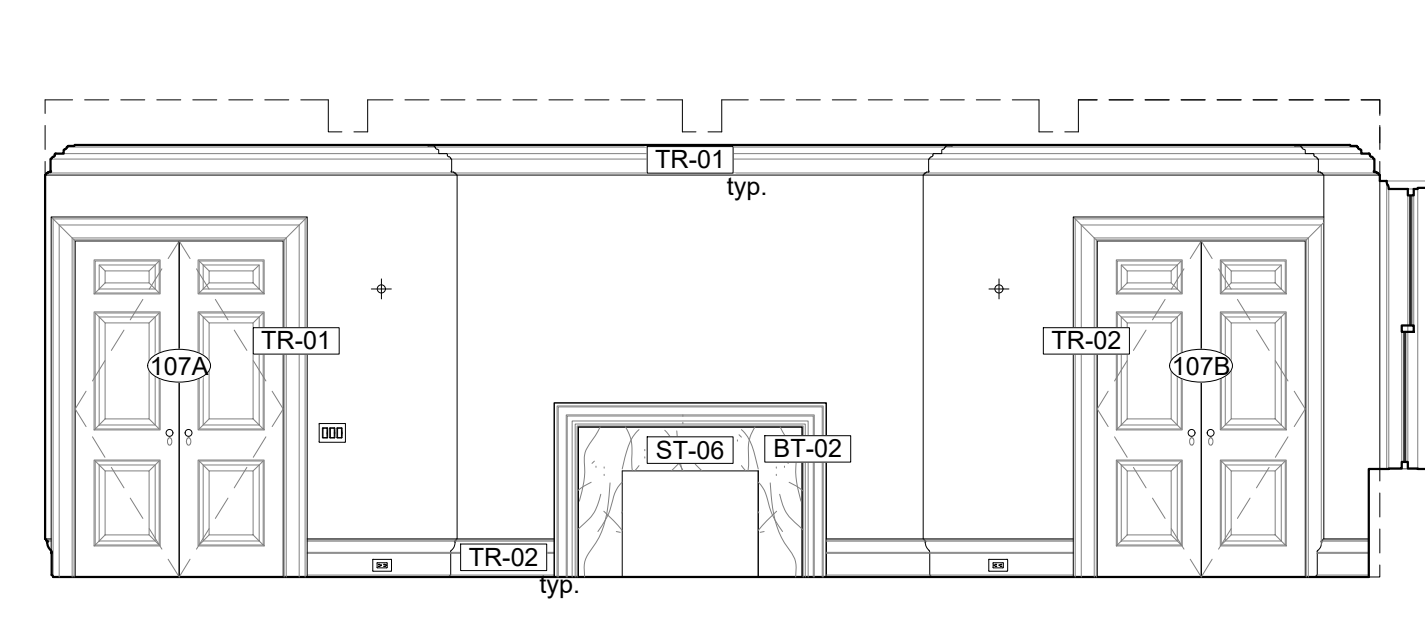
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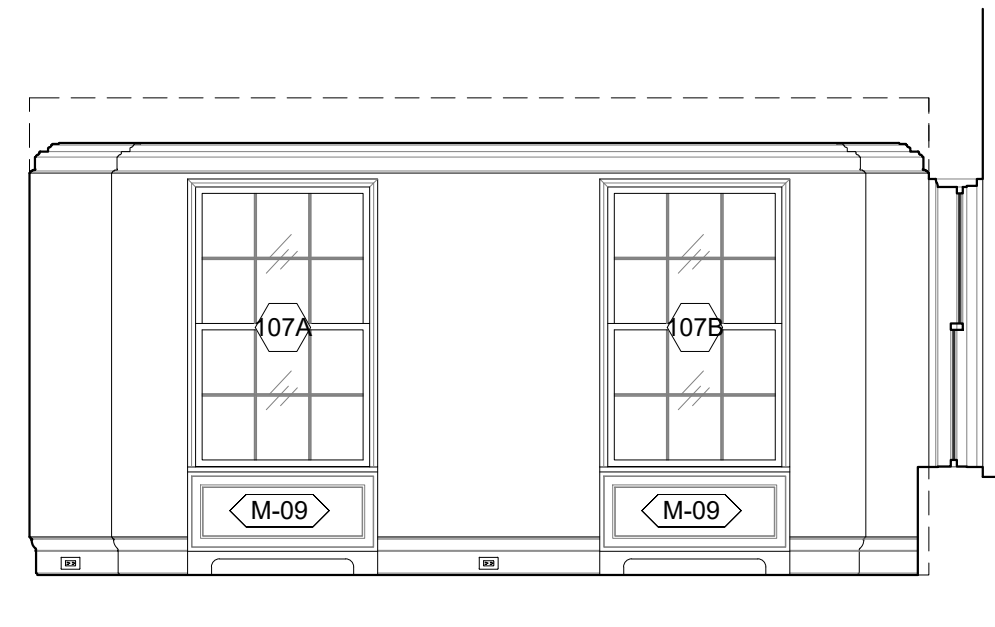
## LEGEND

- M-1 MILLWORK TAG, SEE A700 FOR SCHEDULE
- 101 DOOR TAG, SEE A702 FOR SCHEDULE
- 101 WINDOW TAG, SEE A702 FOR SCHEDULE



50 [107] LIVING ROOM - NORTH

1/4"=1'-0"



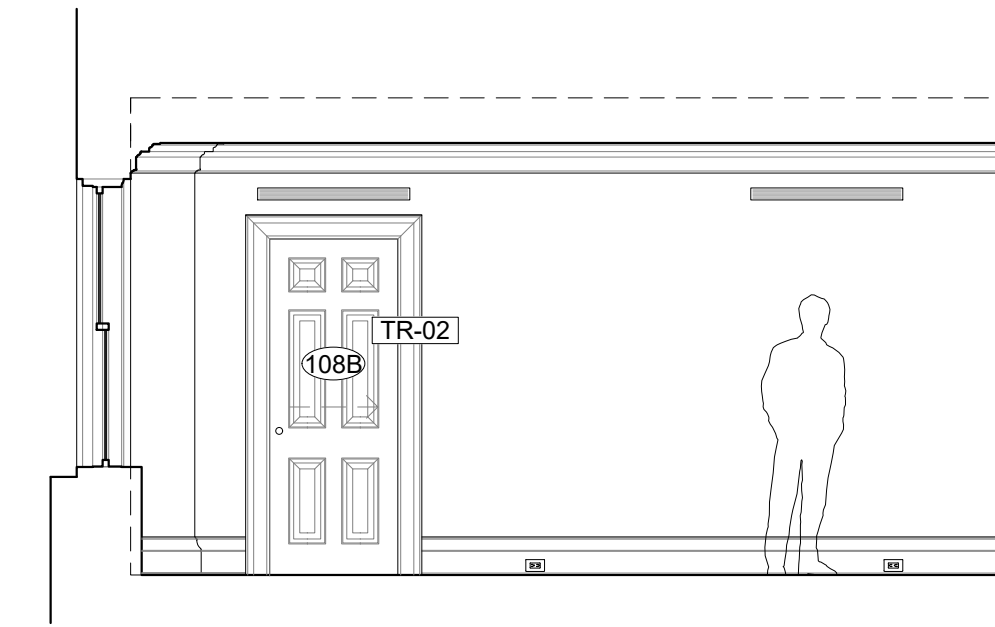
42 [107] LIVING ROOM - EAST

1/4"=1'-0"



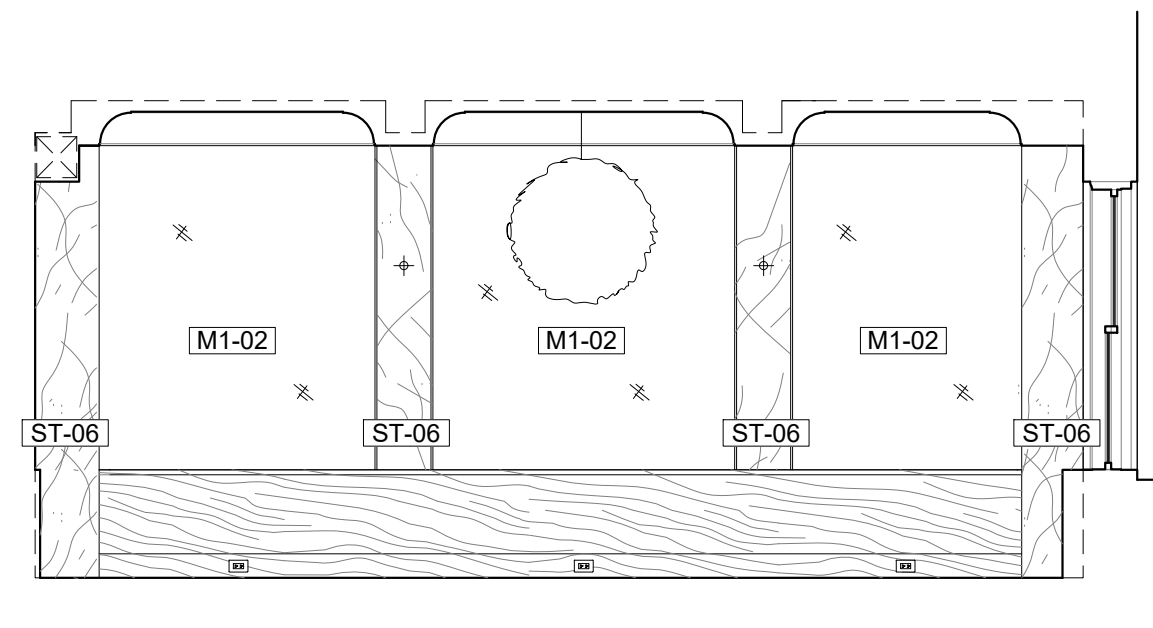
41 [107] LIVING ROOM - SOUTH

1/4"=1'-0"



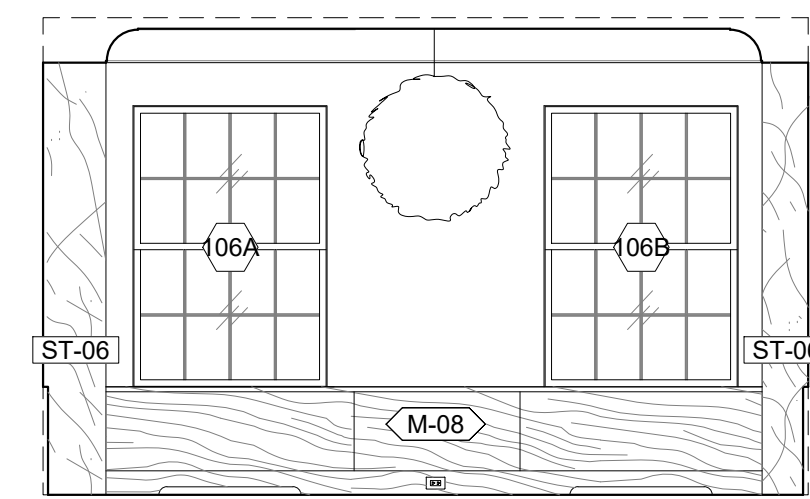
40 [107] LIVING ROOM - WEST

1/4"=1'-0"



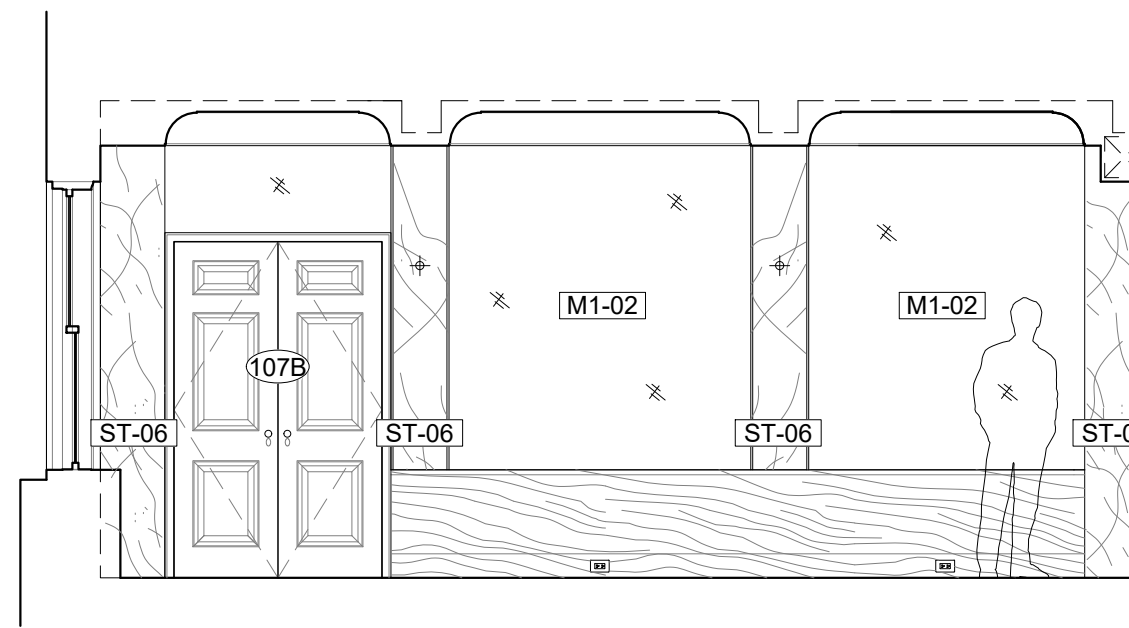
33 [106] DINING ROOM - NORTH

1/4"=1'-0"



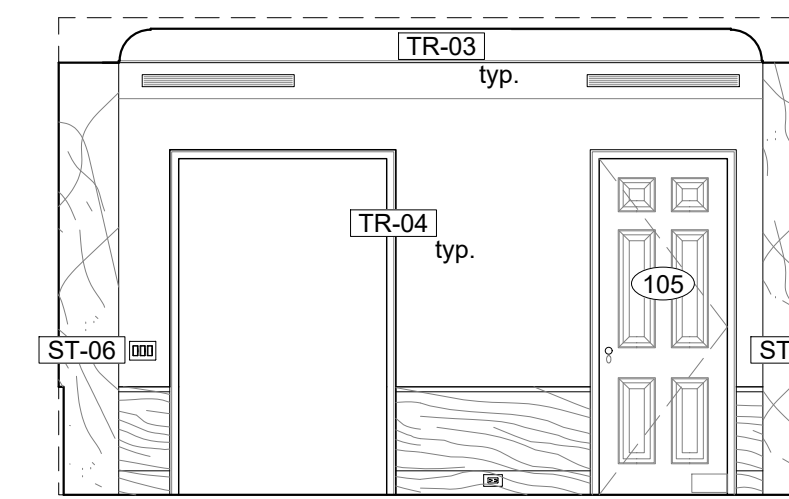
32 [106] DINING ROOM - EAST

1/4"=1'-0"



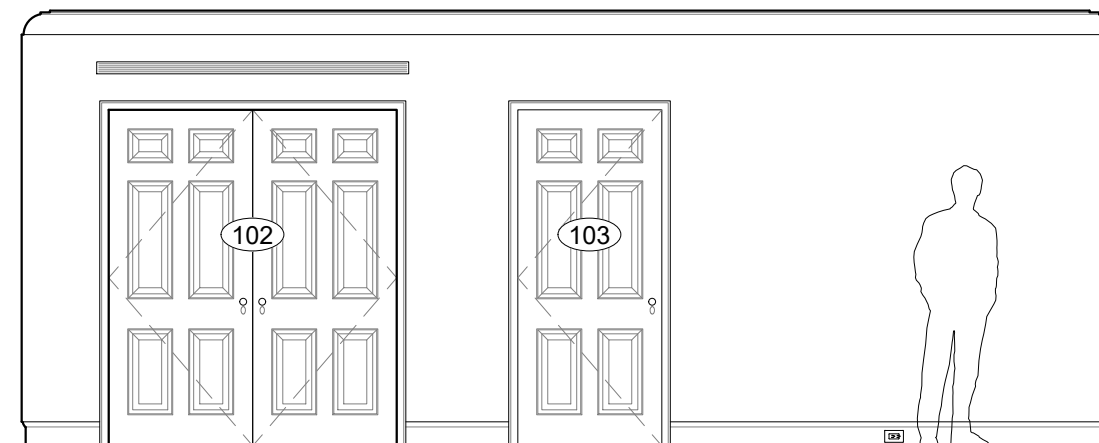
31 [106] DINING ROOM - SOUTH

1/4"=1'-0"



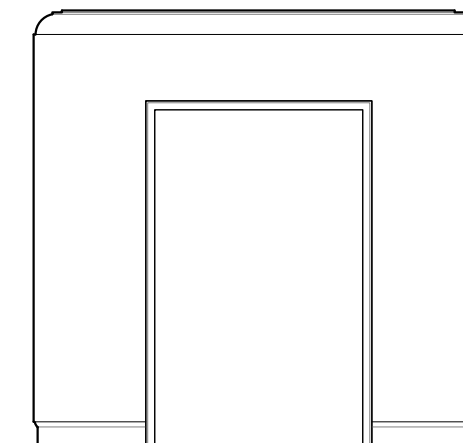
30 [106] DINING ROOM - WEST

1/4"=1'-0"



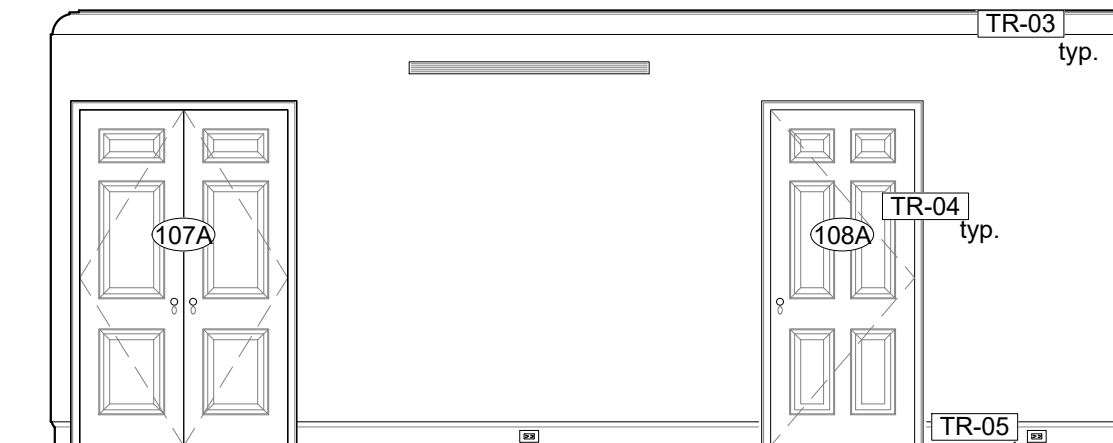
23 [102] FOYER - NORTH

1/4"=1'-0"



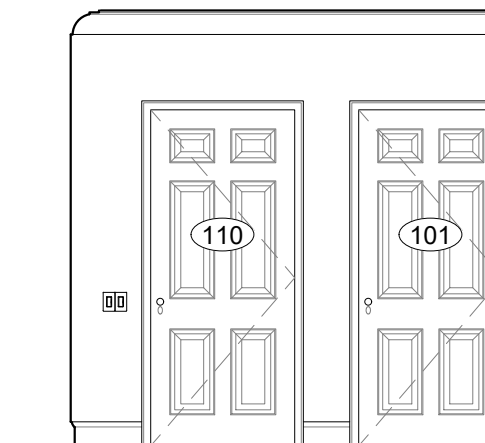
22 [102] FOYER - EAST

1/4"=1'-0"



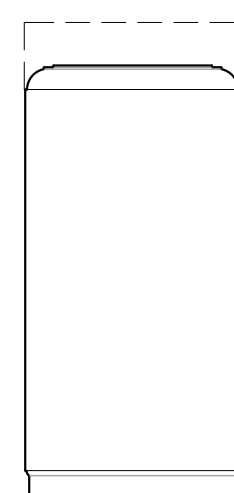
21 [102] FOYER - SOUTH

1/4"=1'-0"



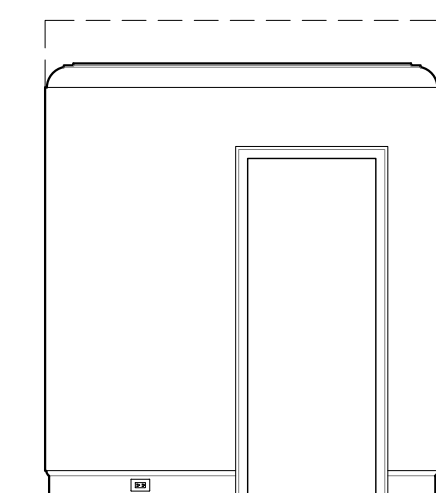
20 [102] FOYER - WEST

1/4"=1'-0"



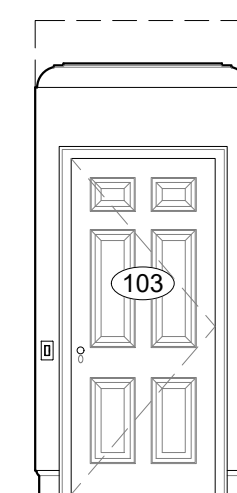
17 [103] HALL - NORTH

1/4"=1'-0"



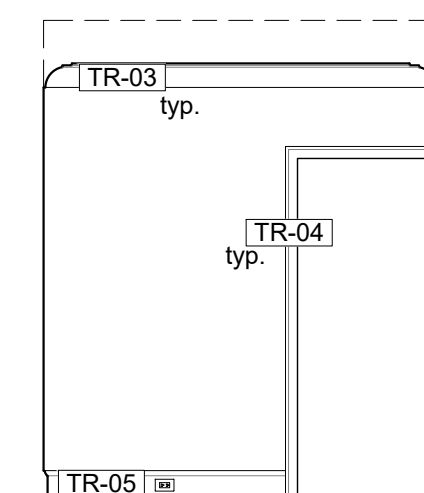
16 [103] HALL - EAST

1/4"=1'-0"



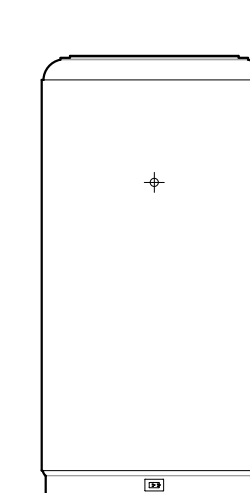
15 [103] HALL - SOUTH

1/4"=1'-0"



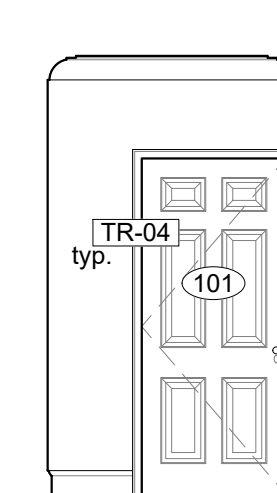
14 [103] HALL - WEST

1/4"=1'-0"



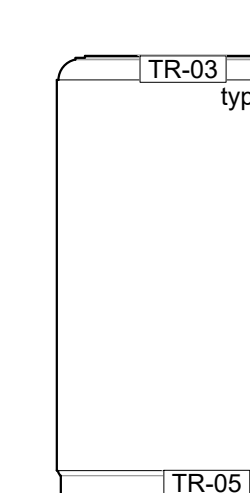
13 [101] ENTRY - NORTH

1/4"=1'-0"



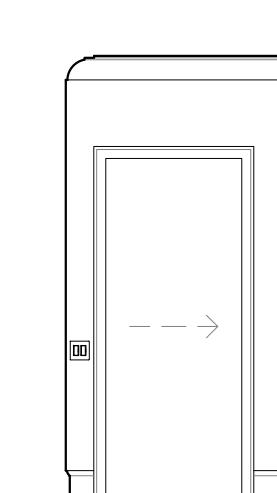
12 [101] ENTRY - EAST

1/4"=1'-0"



11 [101] ENTRY - SOUTH

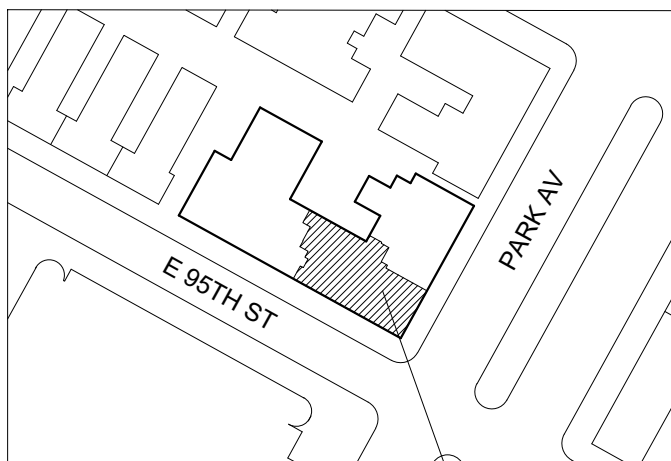
1/4"=1'-0"



10 [101] ENTRY - WEST

1/4"=1'-0"

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

## STAMP

NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

TITLE  
INTERIOR ELEVATIONS 1  
[101] ENTRY, [102] FOYER  
[103] HALL  
[106] DINING ROOM  
[107] LIVING ROOM

PROJECT NO: 1701 SCALE: 1/4" = 1'-0"

SHEET NUMBER

# A-400.00



# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

ARCHITECT  
DAVIS TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

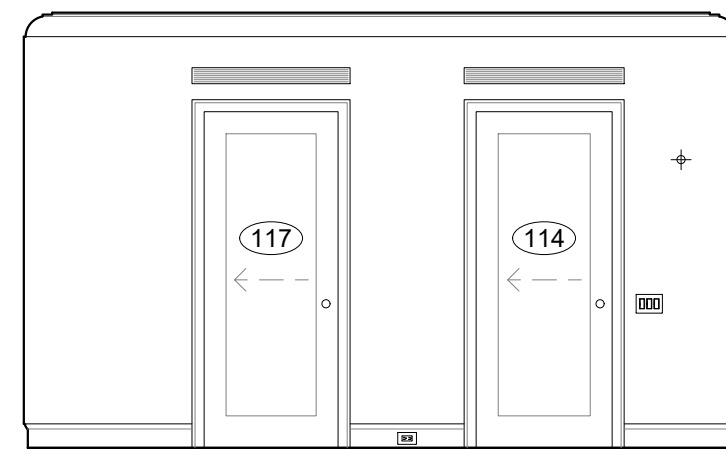
CODE CONSULTANT  
JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 1018-5808  
TEL: (212) 682-2710

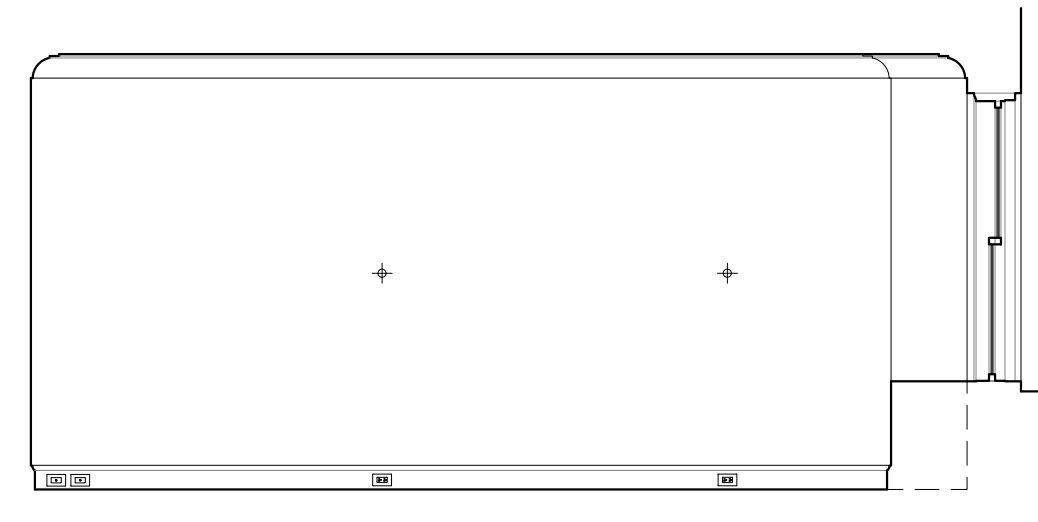
PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719

## LEGEND

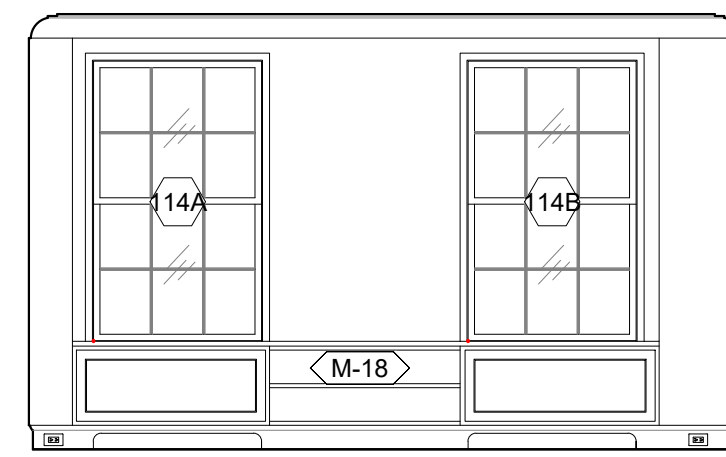
- MILLWORK TAG, SEE A700 FOR SCHEDULE
- DOOR TAG, SEE A702 FOR SCHEDULE
- WINDOW TAG, SEE A702 FOR SCHEDULE



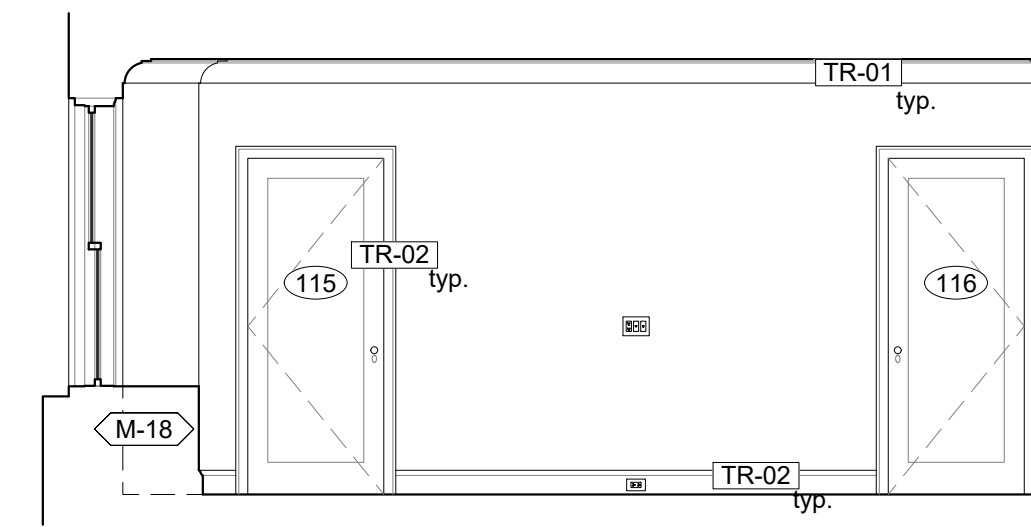
53 [114] MASTER BEDROOM - NORTH  
1/4"=1'-0"



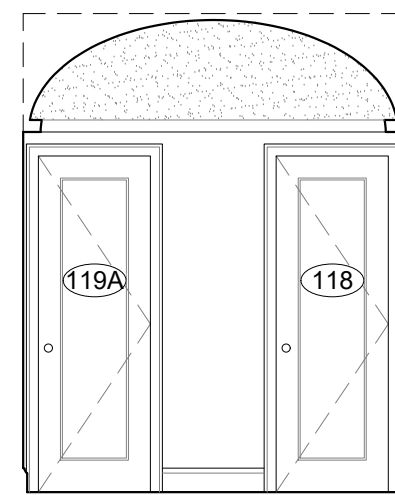
52 [114] MASTER BEDROOM - EAST  
1/4"=1'-0"



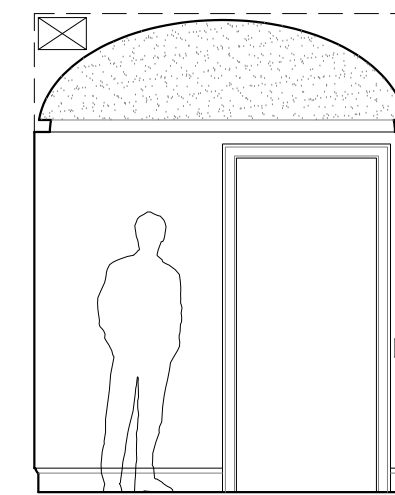
51 [114] MASTER BEDROOM - SOUTH  
1/4"=1'-0"



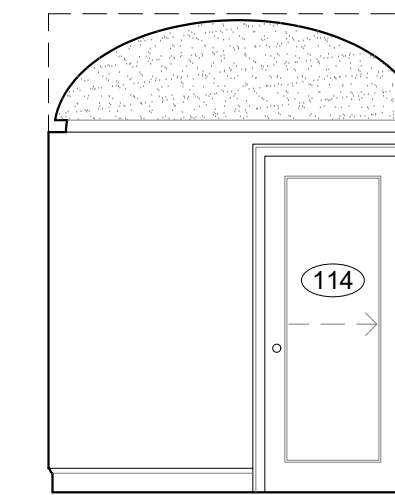
50 [114] MASTER BEDROOM - WEST  
1/4"=1'-0"



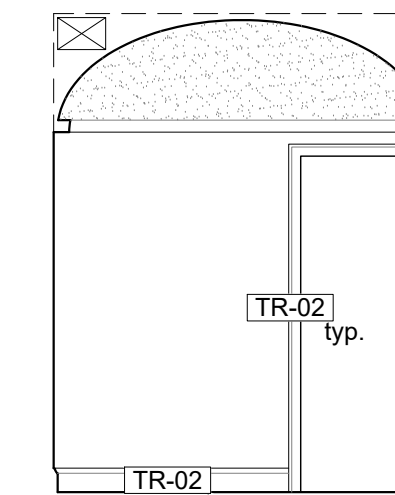
43 [113] HALL - NORTH  
1/4"=1'-0"



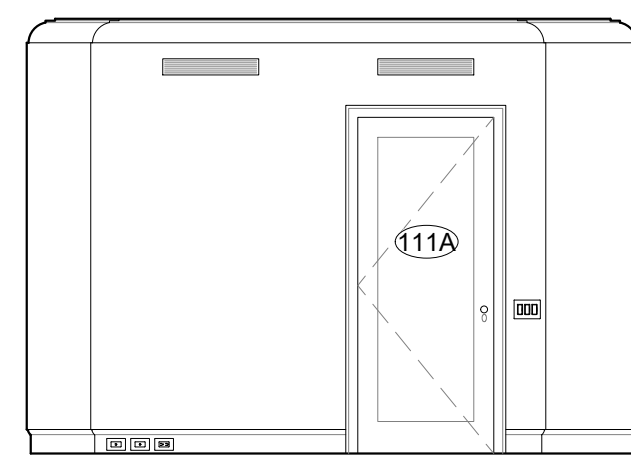
42 [113] HALL - EAST  
1/4"=1'-0"



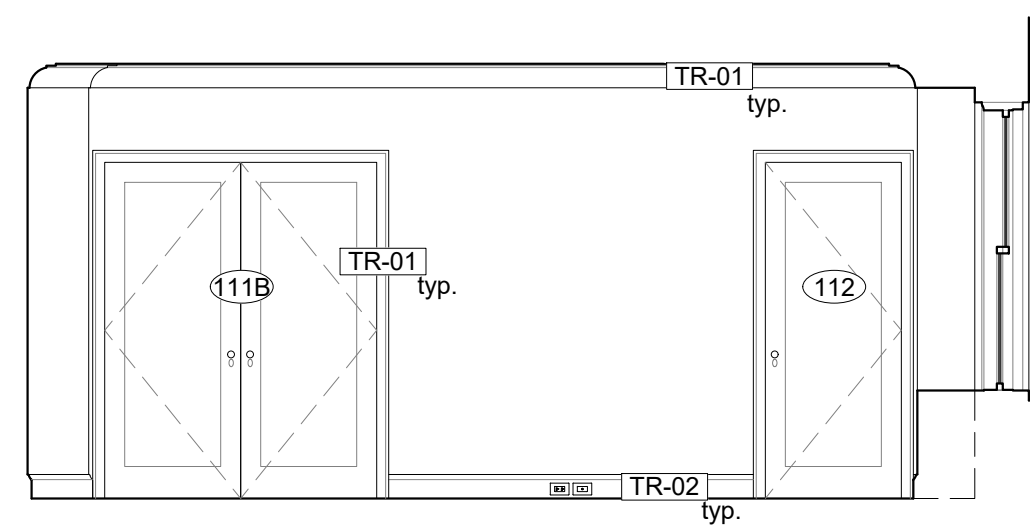
41 [113] HALL - SOUTH  
1/4"=1'-0"



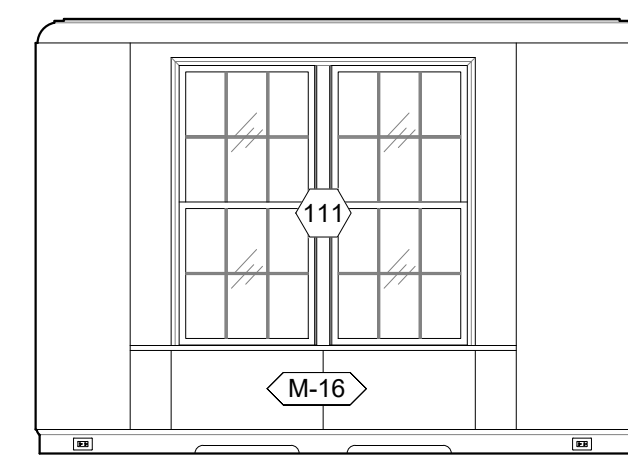
40 [113] HALL - WEST  
1/4"=1'-0"



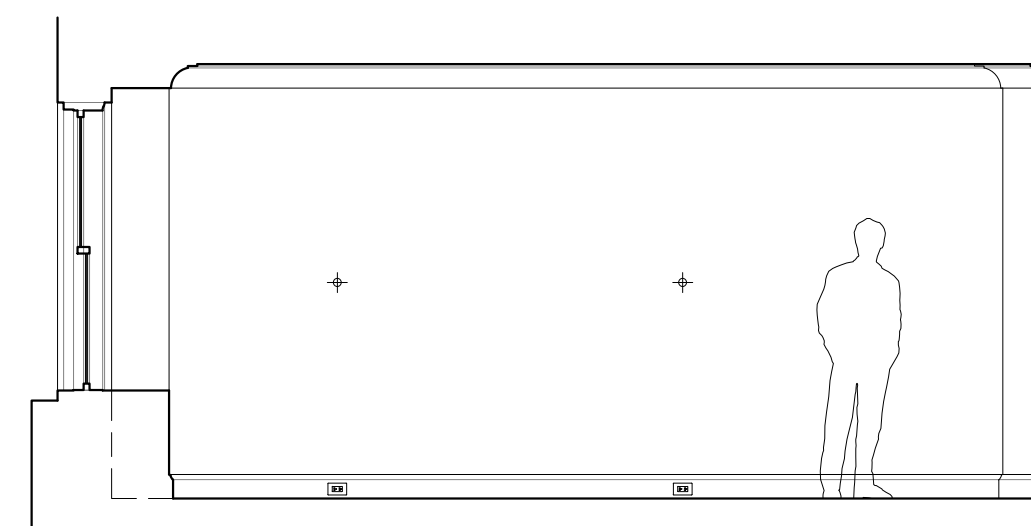
33 [111] BEDROOM 1 - NORTH  
1/4"=1'-0"



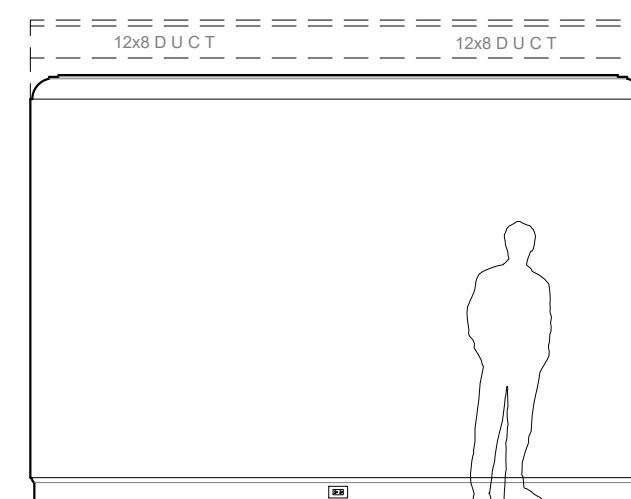
32 [111] BEDROOM 1 - EAST  
1/4"=1'-0"



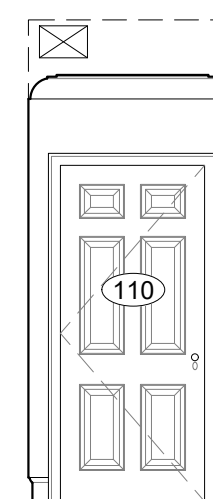
31 [111] BEDROOM 1 - SOUTH  
1/4"=1'-0"



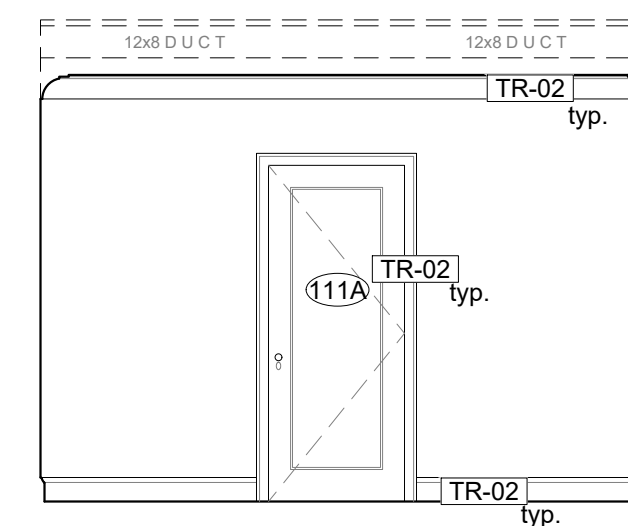
30 [111] BEDROOM 1 - WEST  
1/4"=1'-0"



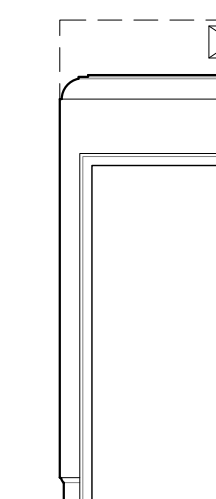
23 [110] HALL - NORTH  
1/4"=1'-0"



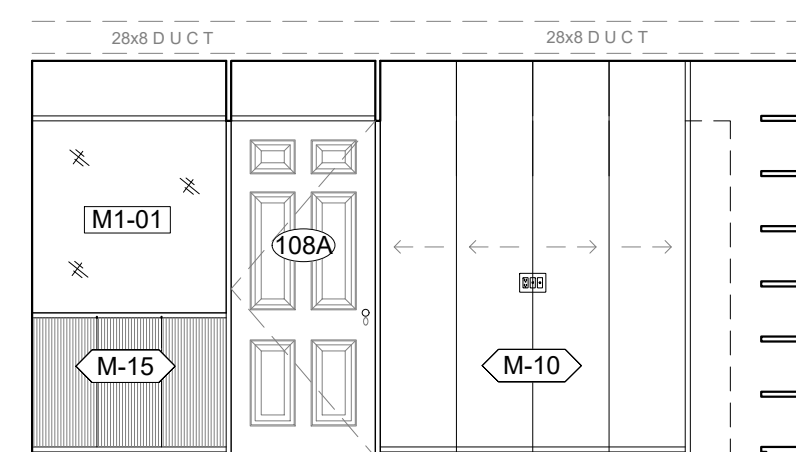
22 [110] HALL - EAST  
1/4"=1'-0"



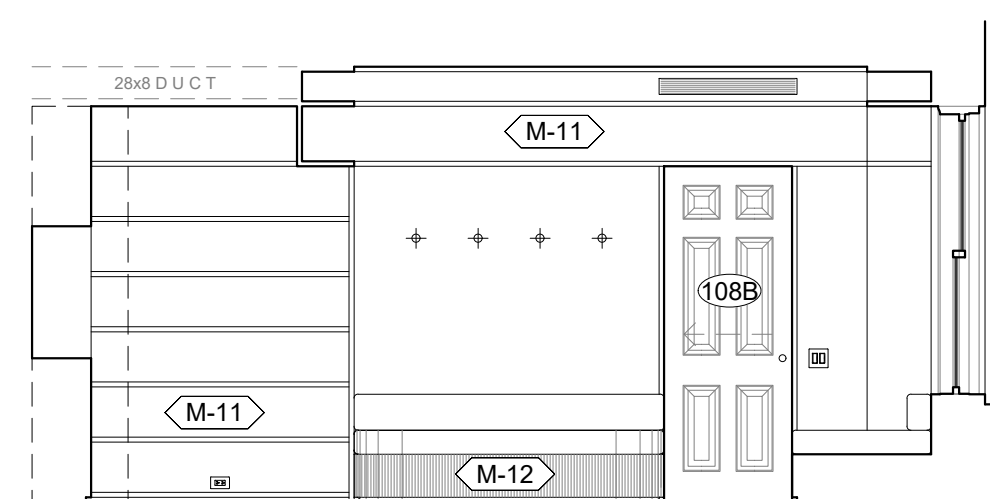
21 [110] HALL - SOUTH  
1/4"=1'-0"



20 [110] HALL - WEST  
1/4"=1'-0"



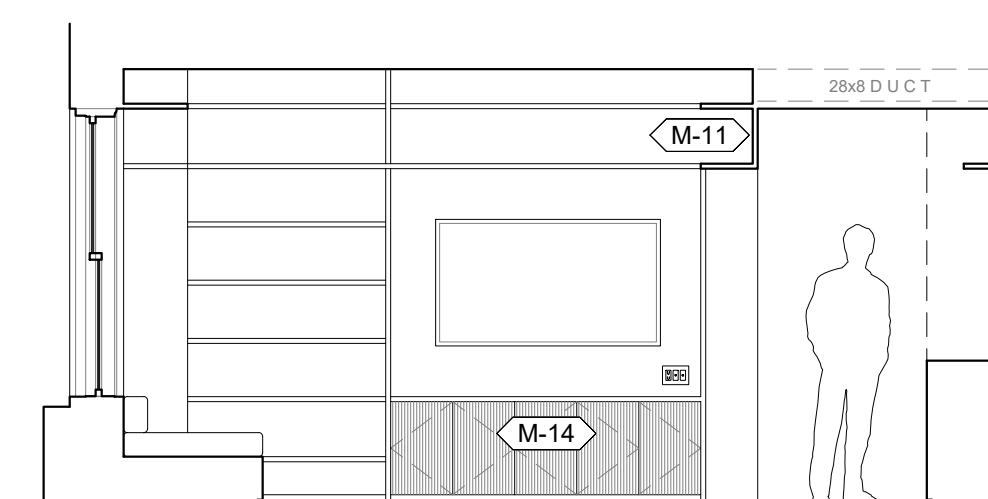
13 [108] STUDY - NORTH  
1/4"=1'-0"



12 [108] STUDY - EAST  
1/4"=1'-0"



11 [108] STUDY - SOUTH  
1/4"=1'-0"



10 [108] STUDY - WEST  
1/4"=1'-0"

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

## STAMP

NOT FOR CONSTRUCTION

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PRELIMINARY BID 06/12/2017  
ISSUE DATE

TITLE  
INTERIOR ELEVATIONS 2  
[108] STUDY, [110] HALL  
[111] BEDROOM 1  
[113] HALL  
[114] MASTER BEDROOM

PROJECT NO: 1701 SCALE: 1/4" = 1'-0"  
SHEET NUMBER

# A-401.00

# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

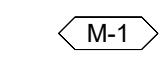
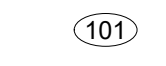
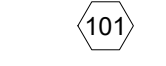
ARCHITECT  
DAVIS TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

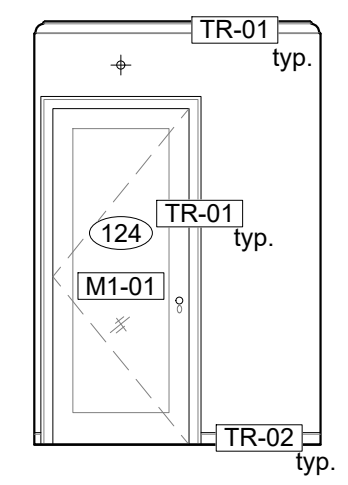
CODE CONSULTANT  
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104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 10118-5808  
TEL: (212) 682-2710

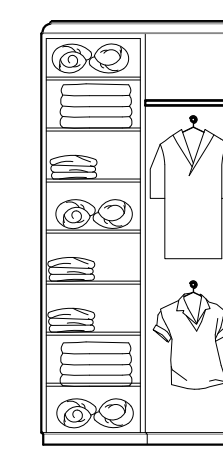
PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719

## LEGEND

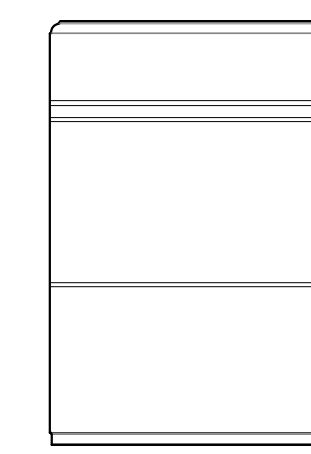
-  M-1 MILLWORK TAG, SEE A700 FOR SCHEDULE
-  101 DOOR TAG, SEE A702 FOR SCHEDULE
-  101 WINDOW TAG, SEE A702 FOR SCHEDULE



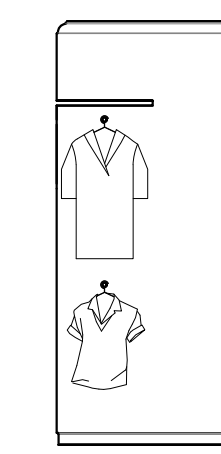
53 [124] W.I.C. - NORTH  
1/4"=1'-0"



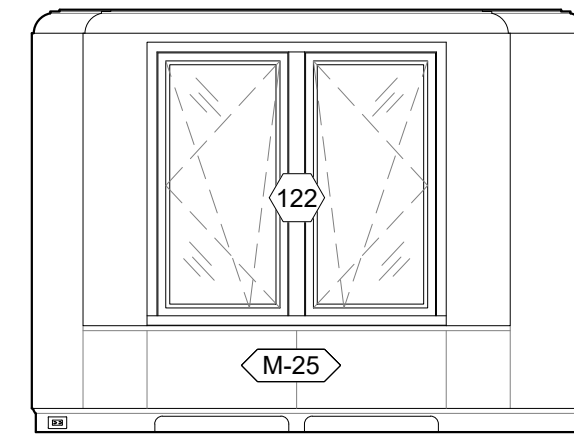
52 [124] W.I.C. - EAST  
1/4"=1'-0"



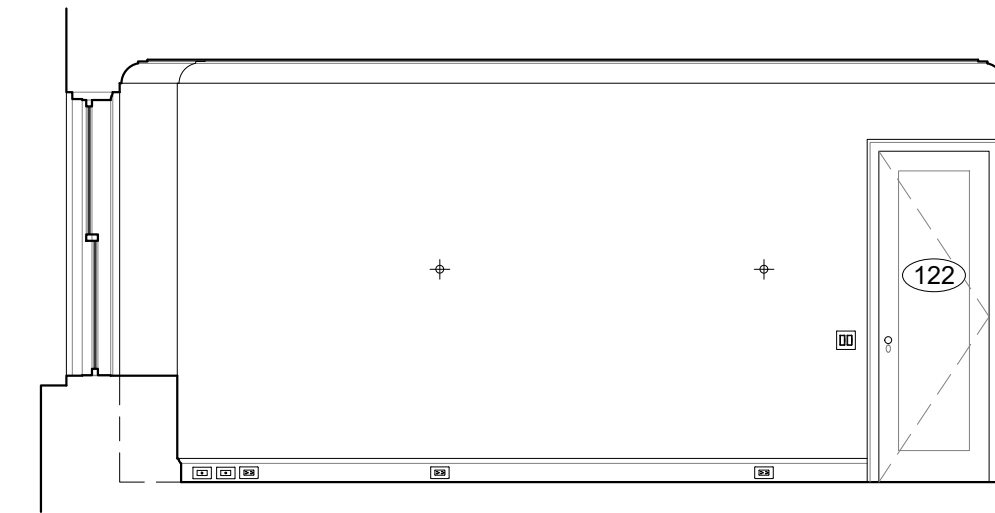
51 [124] W.I.C. - SOUTH  
1/4"=1'-0"



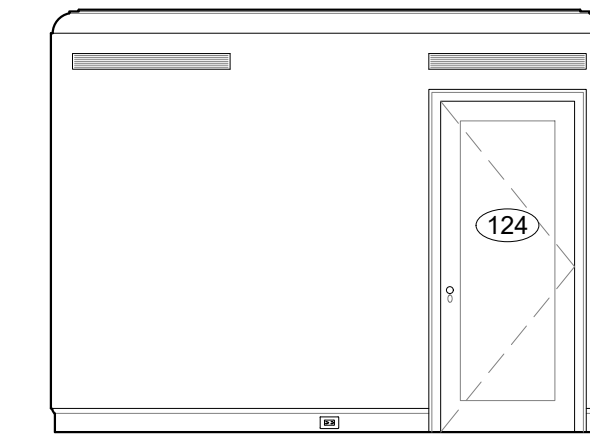
50 [124] W.I.C. - WEST  
1/4"=1'-0"



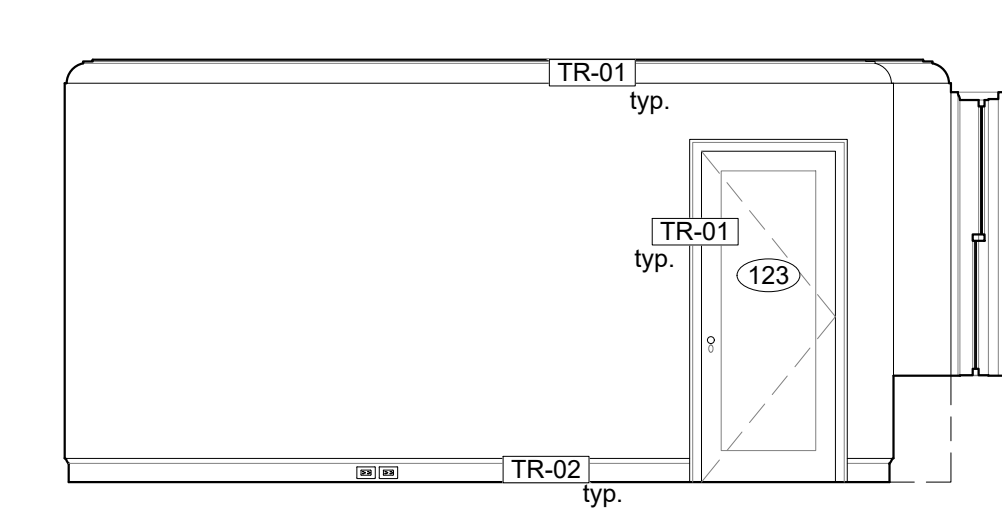
43 [122] BEDROOM 3 - NORTH  
1/4"=1'-0"



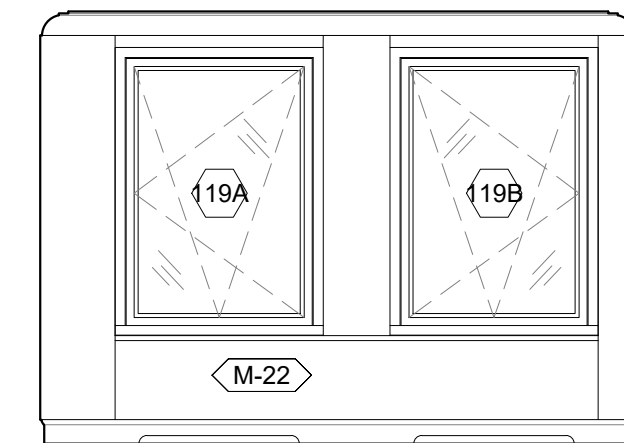
42 [122] BEDROOM 3 - EAST  
1/4"=1'-0"



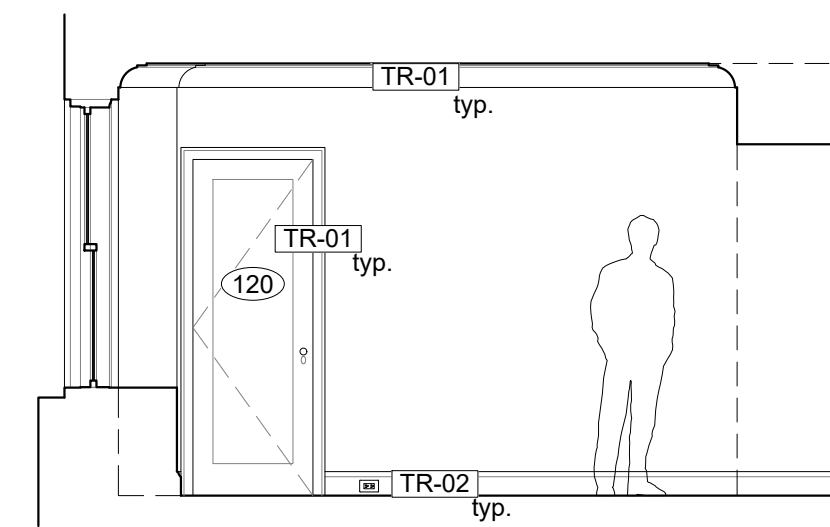
41 [122] BEDROOM 3 - SOUTH  
1/4"=1'-0"



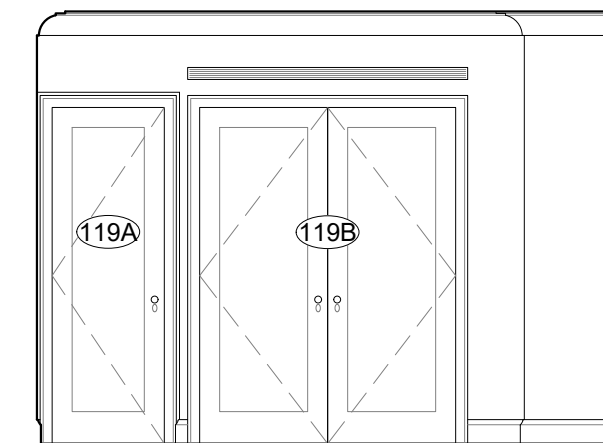
40 [122] BEDROOM 3 - WEST  
1/4"=1'-0"



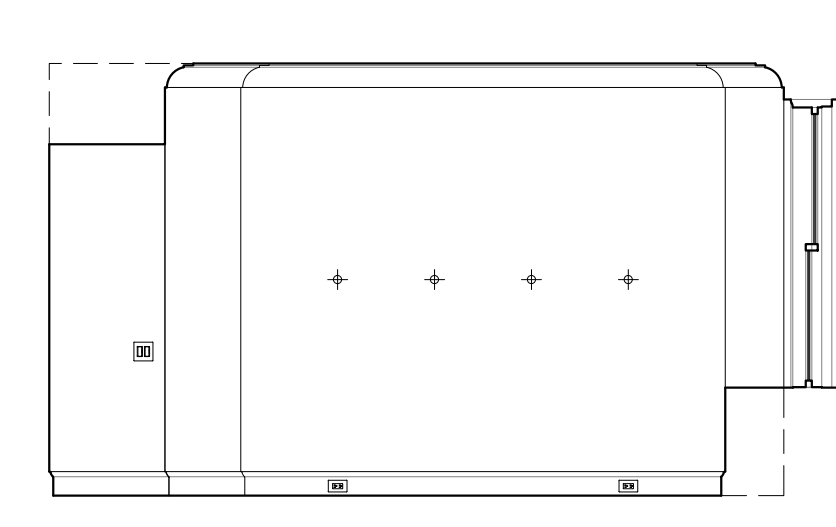
33 [119] BEDROOM 2 - NORTH  
1/4"=1'-0"



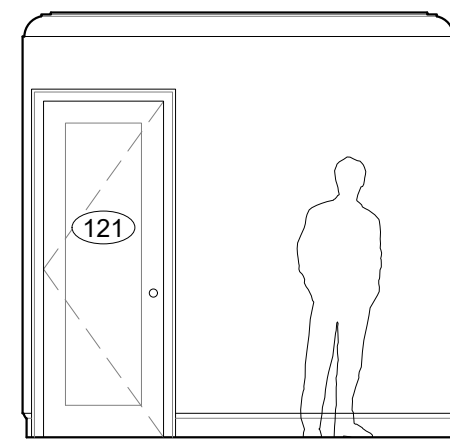
32 [119] BEDROOM 2 - EAST  
1/4"=1'-0"



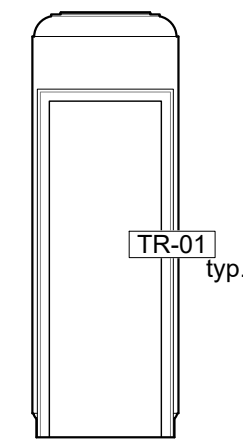
31 [119] BEDROOM 2 - SOUTH  
1/4"=1'-0"



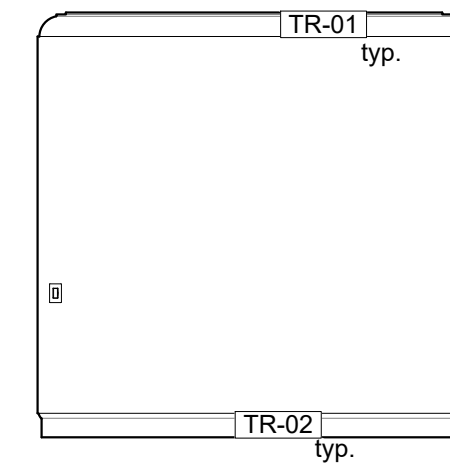
30 [119] BEDROOM 2 - WEST  
1/4"=1'-0"



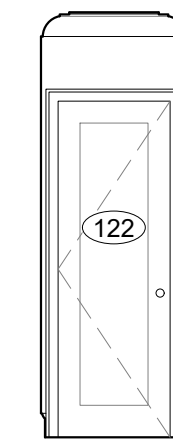
27 [121] HALL - NORTH  
1/4"=1'-0"



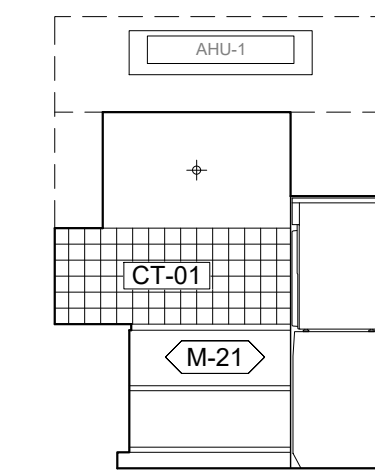
26 [121] HALL - EAST  
1/4"=1'-0"



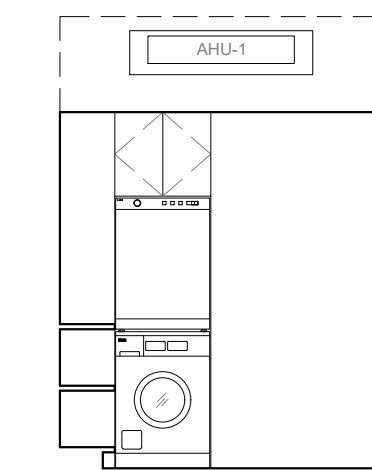
25 [121] HALL - SOUTH  
1/4"=1'-0"



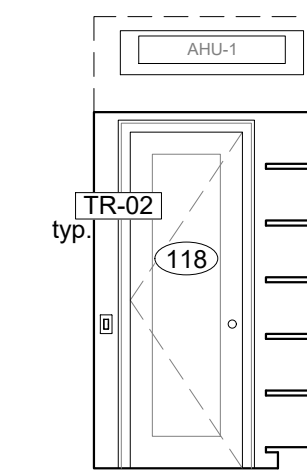
24 [121] HALL - WEST  
1/4"=1'-0"



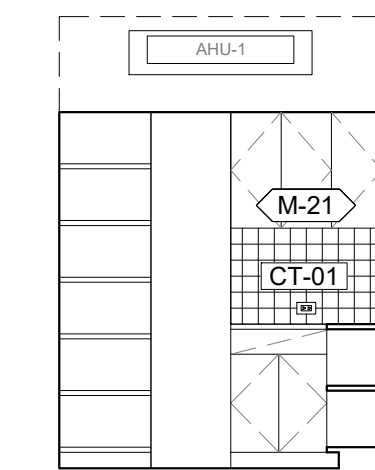
23 [118] LAUNDRY - NORTH  
1/4"=1'-0"



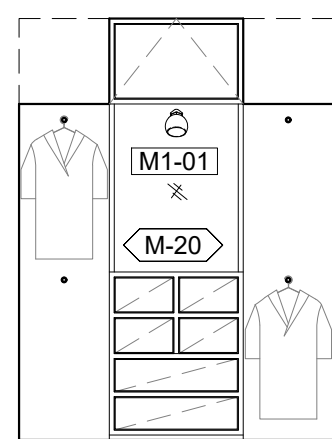
22 [118] LAUNDRY - EAST  
1/4"=1'-0"



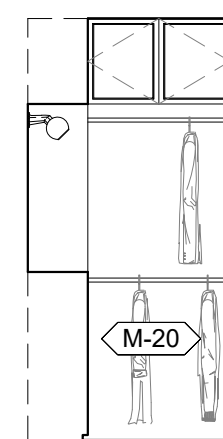
21 [118] LAUNDRY - SOUTH  
1/4"=1'-0"



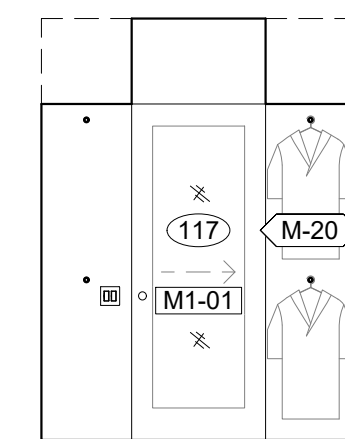
20 [118] LAUNDRY - WEST  
1/4"=1'-0"



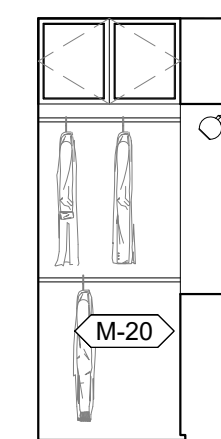
17 [117] W.I.C. - NORTH  
1/4"=1'-0"



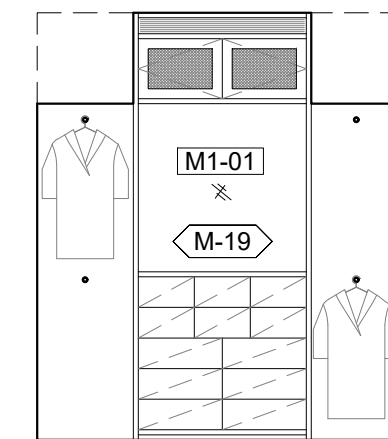
16 [117] W.I.C. - EAST  
1/4"=1'-0"



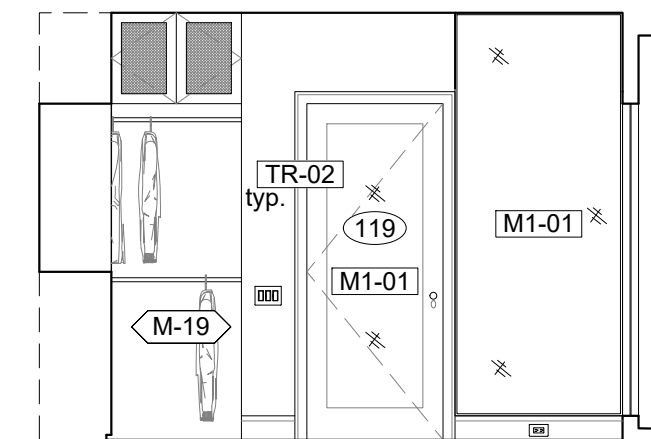
15 [117] W.I.C. - SOUTH  
1/4"=1'-0"



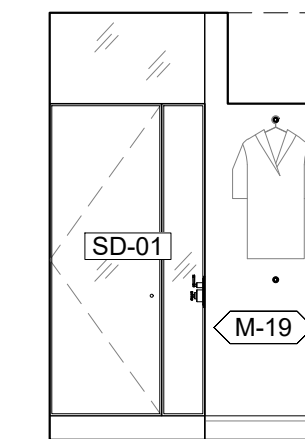
14 [117] W.I.C. - WEST  
1/4"=1'-0"



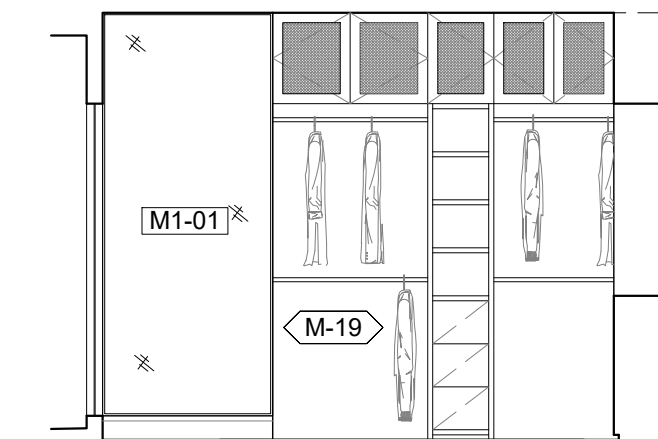
13 [116] W.I.C. - NORTH  
1/4"=1'-0"



12 [116] WALK-IN-CLOSET - EAST  
1/4"=1'-0"

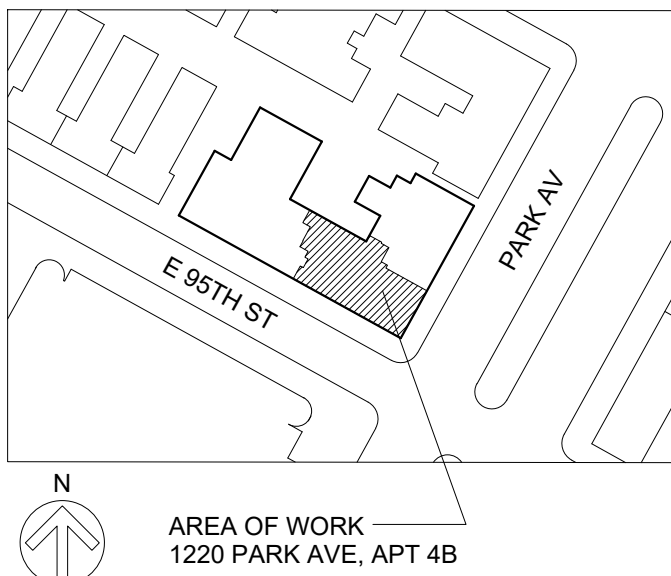


11 [116] W.I.C. - SOUTH  
1/4"=1'-0"



10 [116] WALK-IN-CLOSET - WEST  
1/4"=1'-0"

## KEY PLAN



## STAMP

NOT FOR CONSTRUCTION

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PRELIMINARY BID 06/12/2017  
ISSUE DATE

TITLE  
INTERIOR ELEVATIONS 3  
[116] W.I.C., [117] W.I.C.  
[118] LAUNDRY  
[119] BEDRM 2, [121] HALL  
[122] BEDRM 3, [124] W.I.C.  
PROJECT NO: 1701 SCALE: 1/4"=1'-0"  
SHEET NUMBER

# A-402.00



# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

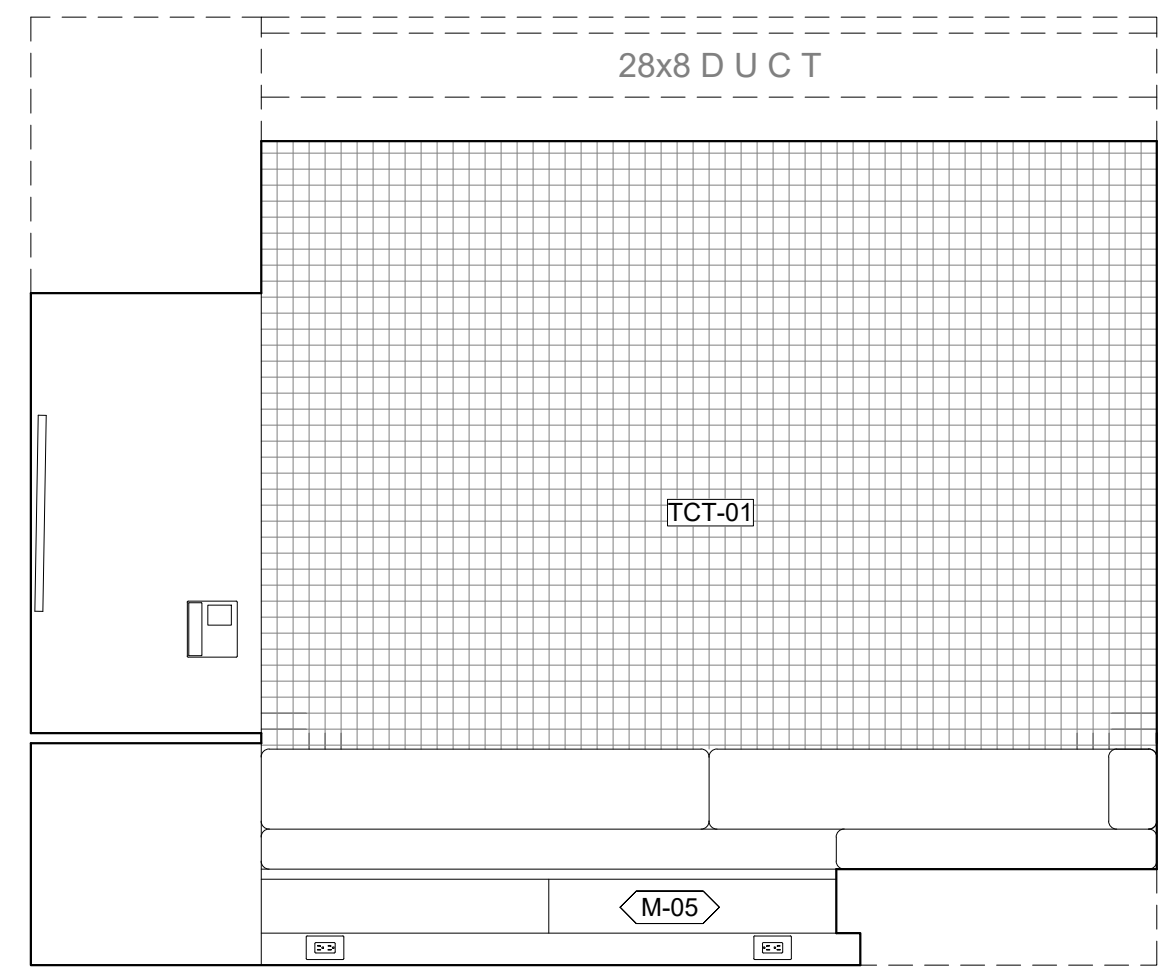
OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

ARCHITECT  
DAVIS TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

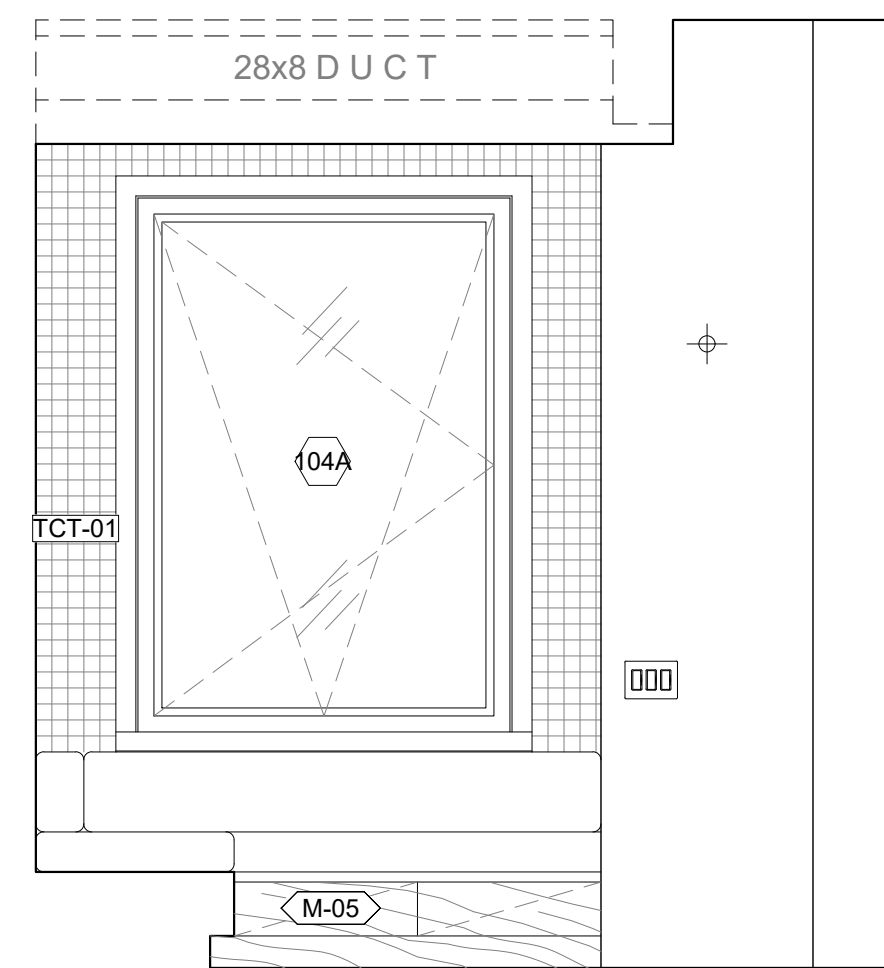
CODE CONSULTANT  
JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 10118-5808  
TEL: (212) 682-2710

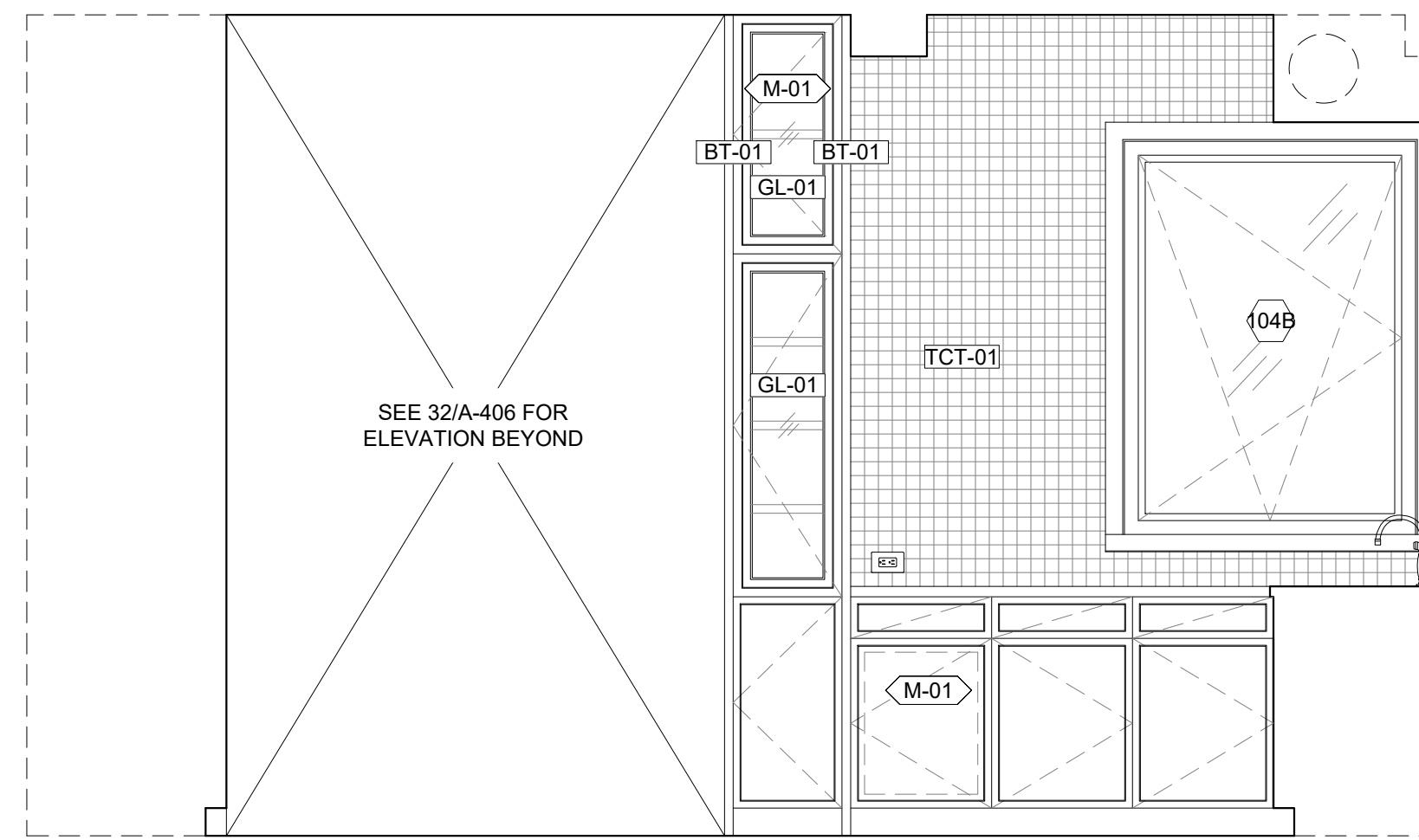
PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719



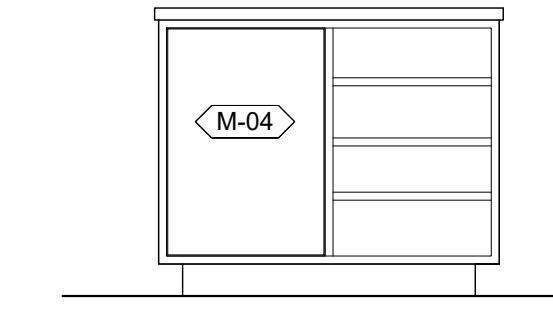
32 [104] KITCHEN - EAST 1/2"=1'-0"



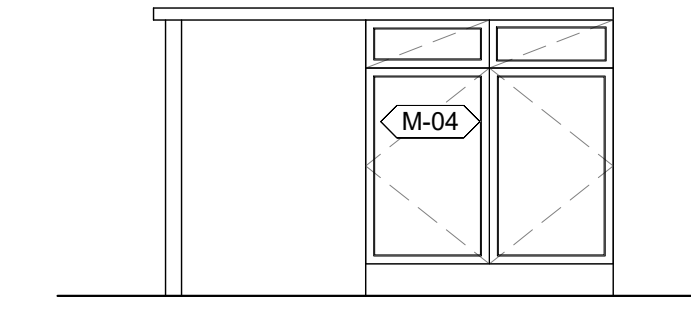
31 [104] KITCHEN - NORTH 1/2"=1'-0"



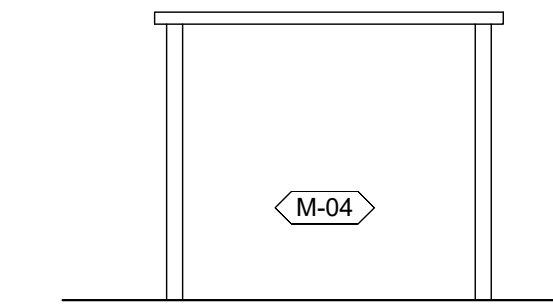
30 [104] KITCHEN - WEST 1/2"=1'-0"



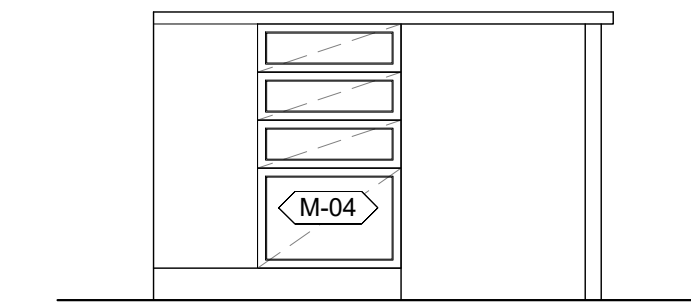
43 KITCHEN ISLAND - NORTH 1/2"=1'-0"



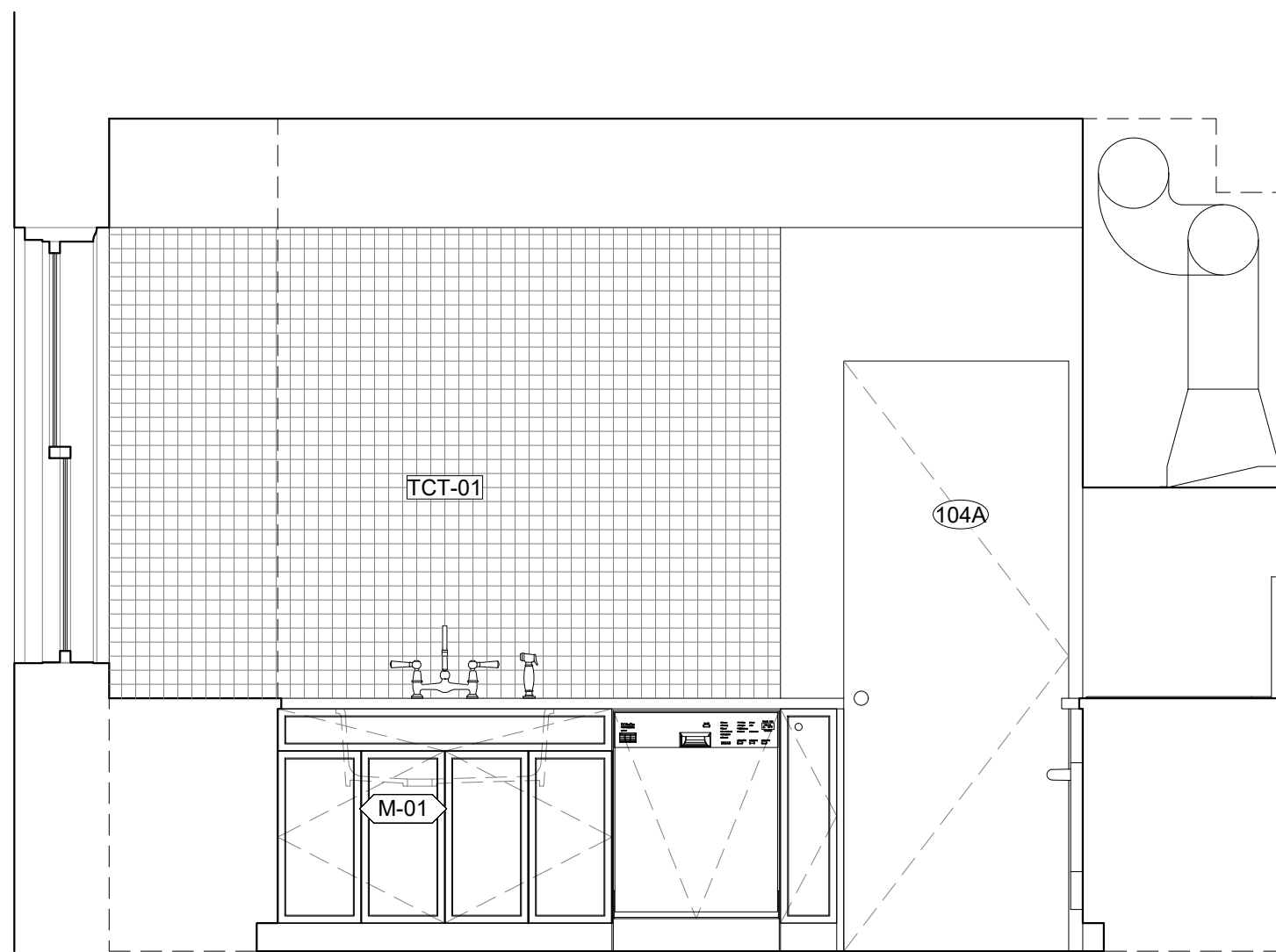
42 [104] KITCHEN - EAST 1/2"=1'-0"



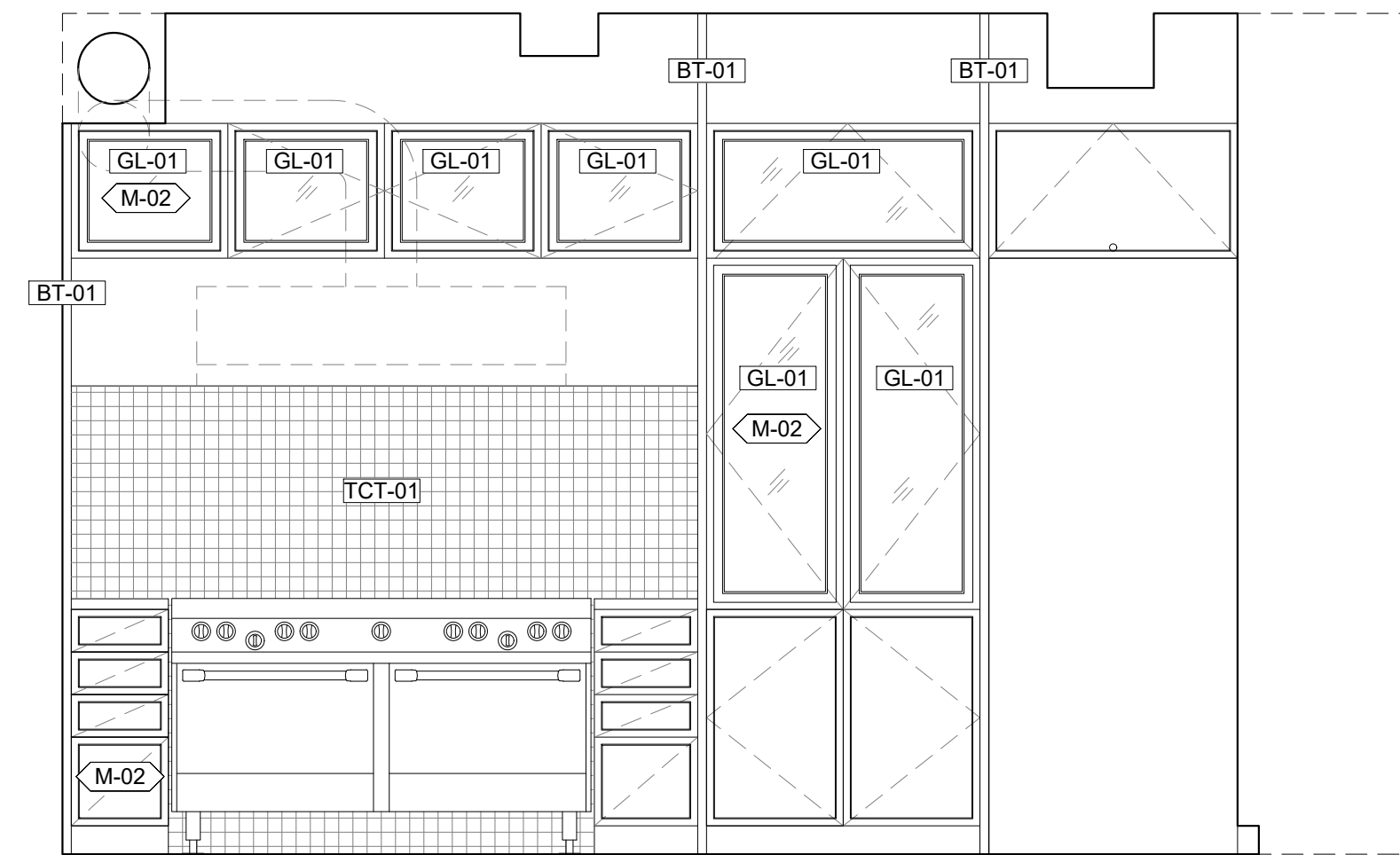
41 KITCHEN ISLAND - SOUTH 1/2"=1'-0"



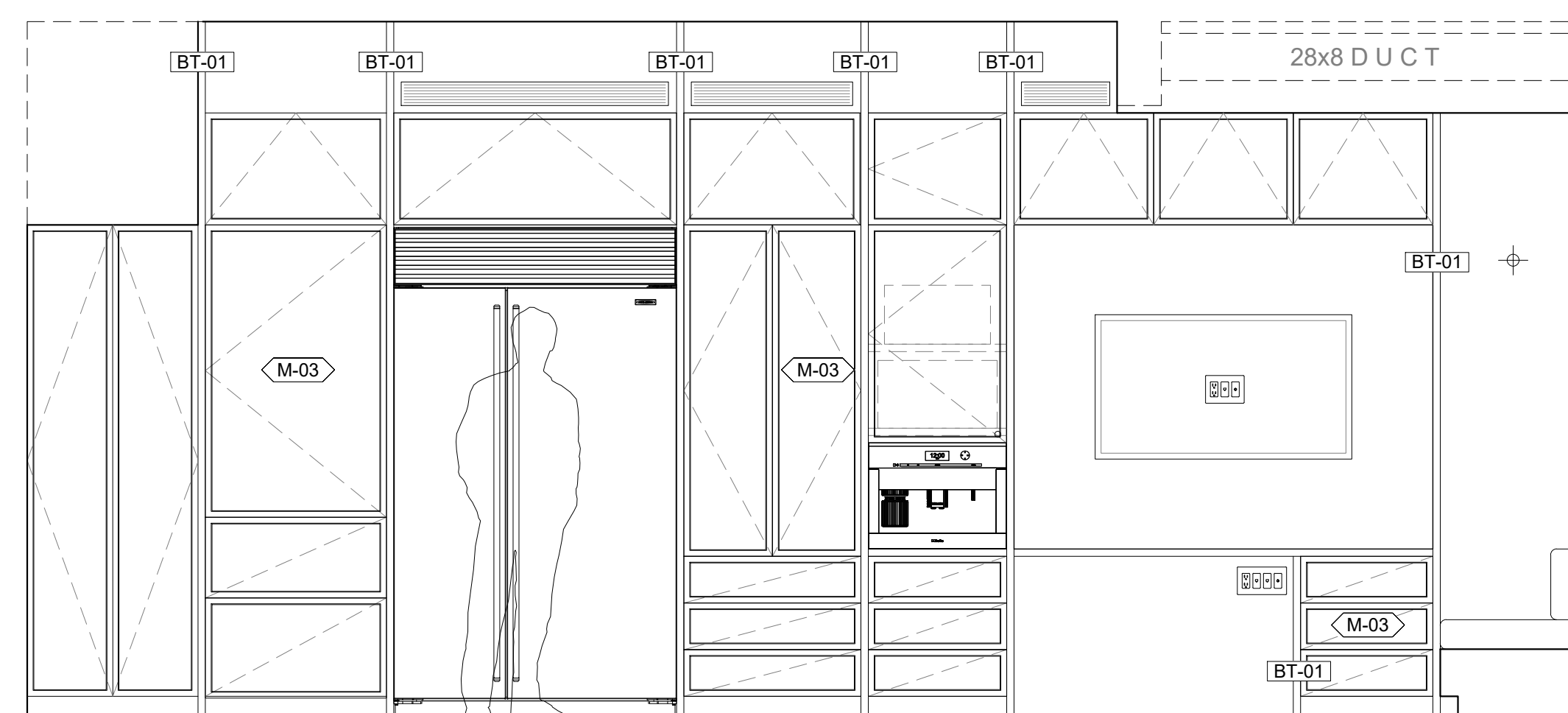
40 KITCHEN ISLAND - WEST 1/2"=1'-0"



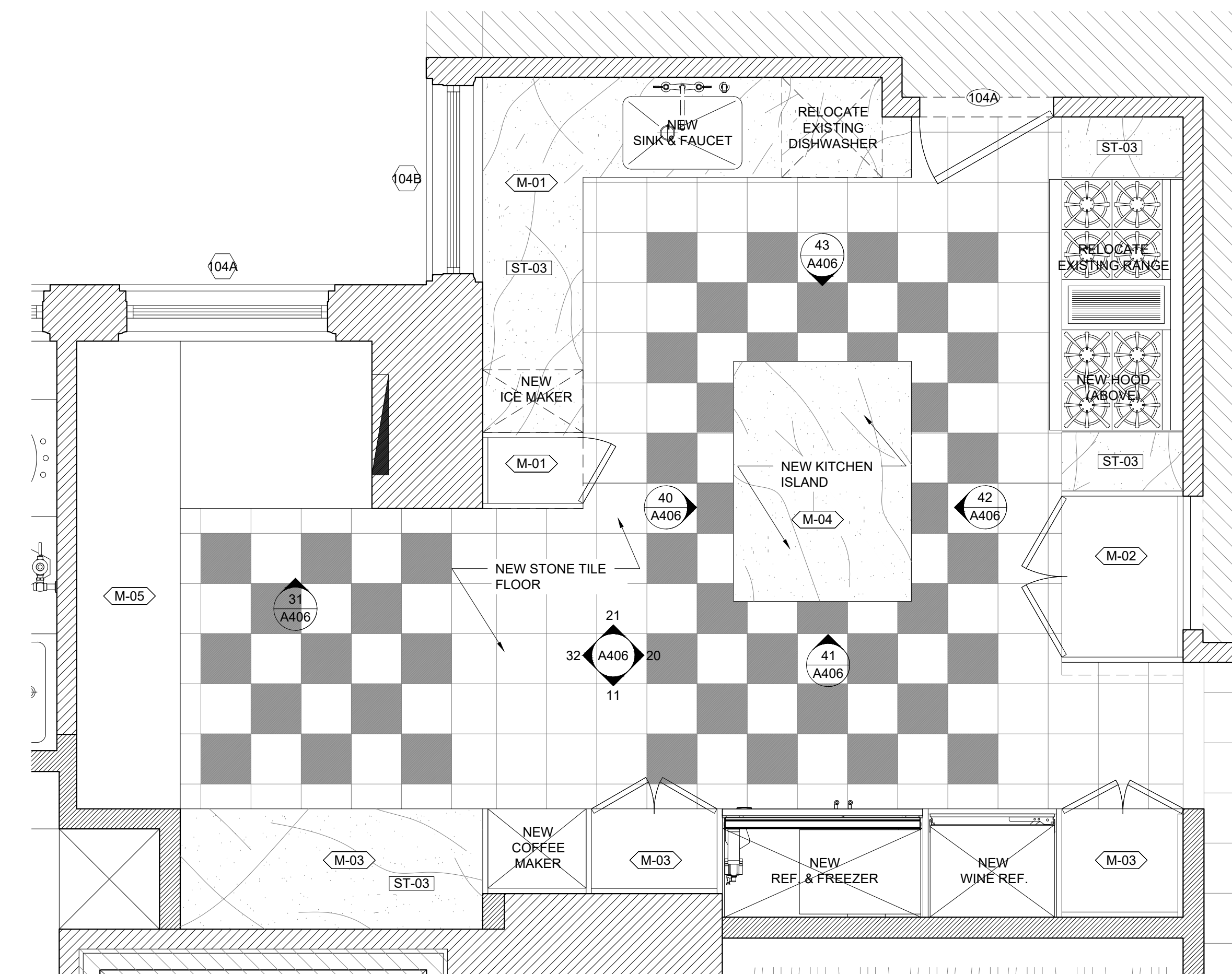
21 [104] KITCHEN - NORTH 1/2"=1'-0"



20 [104] KITCHEN - EAST 1/2"=1'-0"



11 [104] KITCHEN - SOUTH 1/2"=1'-0"

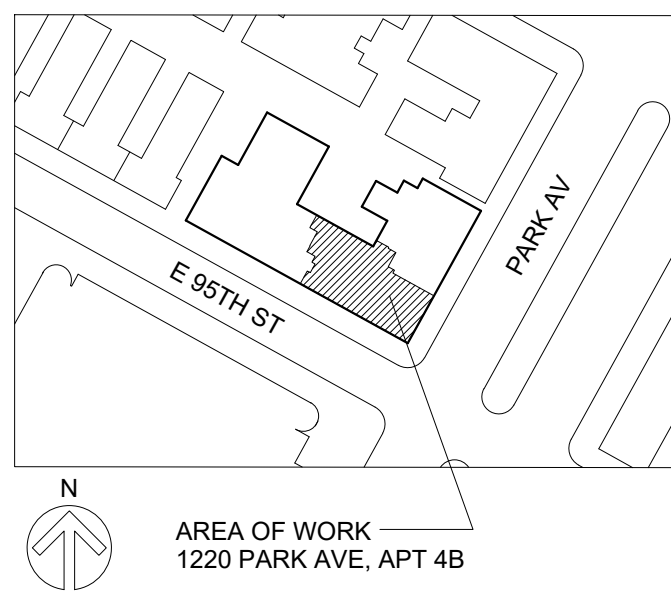


10 [104] KITCHEN ENLARGED PLAN 1/2"=1'-0"

### LEGEND

- M-1 MILLWORK TAG. SEE A700 FOR SCHEDULE
- 101 DOOR TAG. SEE A702 FOR SCHEDULE
- 101 WINDOW TAG. SEE A702 FOR SCHEDULE

### KEY PLAN



### STAMP

NOT FOR CONSTRUCTION

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PRELIMINARY BID 06/12/2017  
ISSUE DATE

---

TITLE

## ENLARGED PLANS AND INTERIOR ELEVATIONS 1 [104] KITCHEN

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

# A-403.00

# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

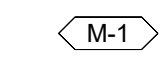
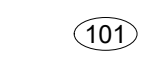
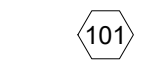
ARCHITECT  
DAVIS TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

CODE CONSULTANT  
JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

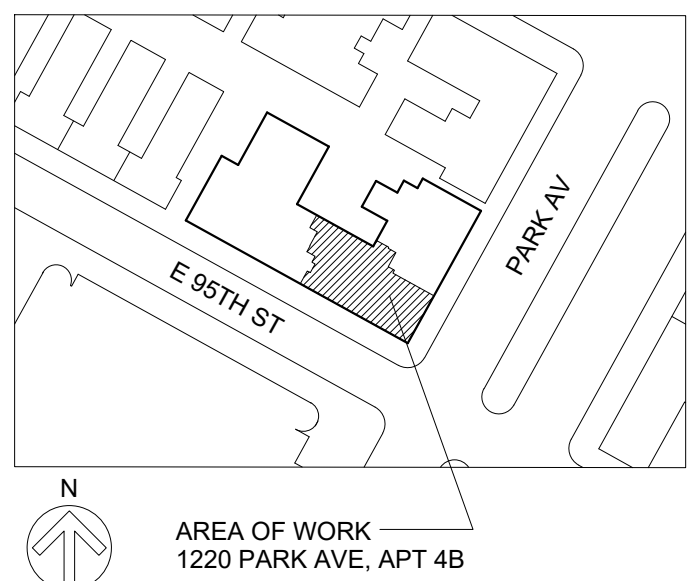
MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 10118-5808  
TEL: (212) 682-2710

PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719

## LEGEND

-  M-1 MILLWORK TAG, SEE A700 FOR SCHEDULE
-  101 DOOR TAG, SEE A702 FOR SCHEDULE
-  101 WINDOW TAG, SEE A702 FOR SCHEDULE

## KEY PLAN



## STAMP

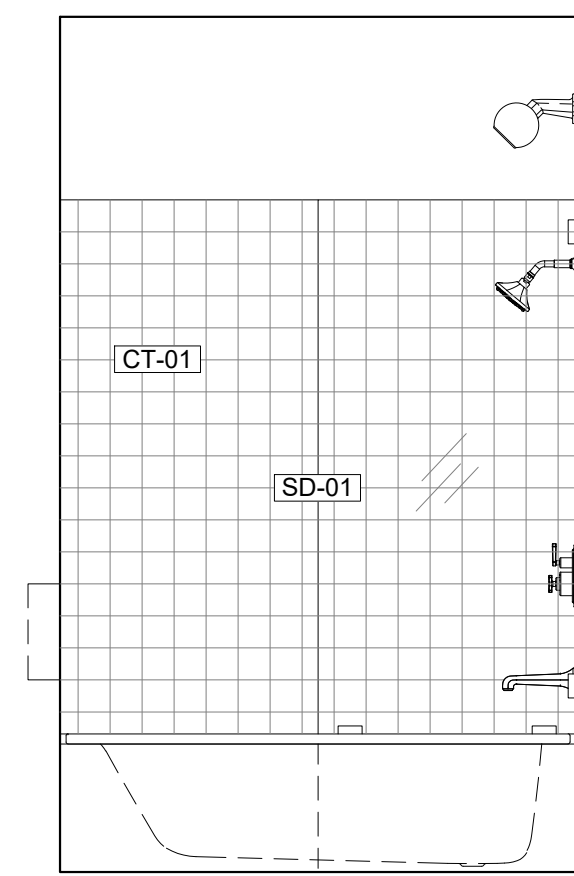
NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

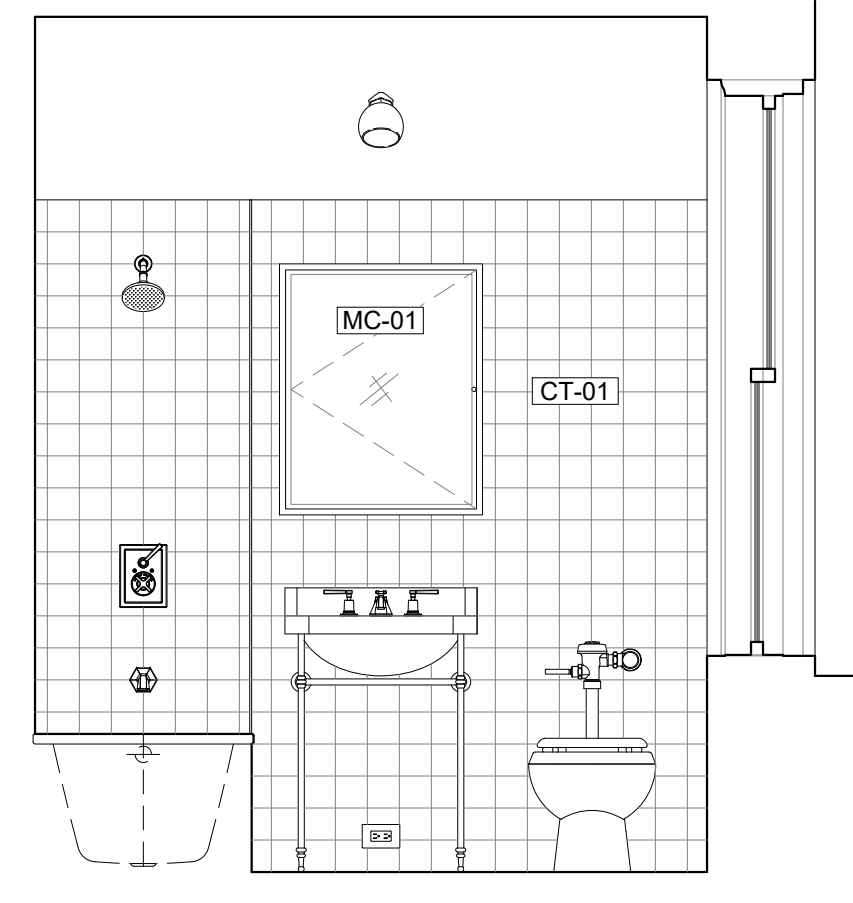
TITLE  
**ENLARGED PLANS AND  
INTERIOR ELEVATIONS 1  
[105] BUTLER'S PANTRY  
[109] POWDER ROOM  
[111] BATH 1**

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

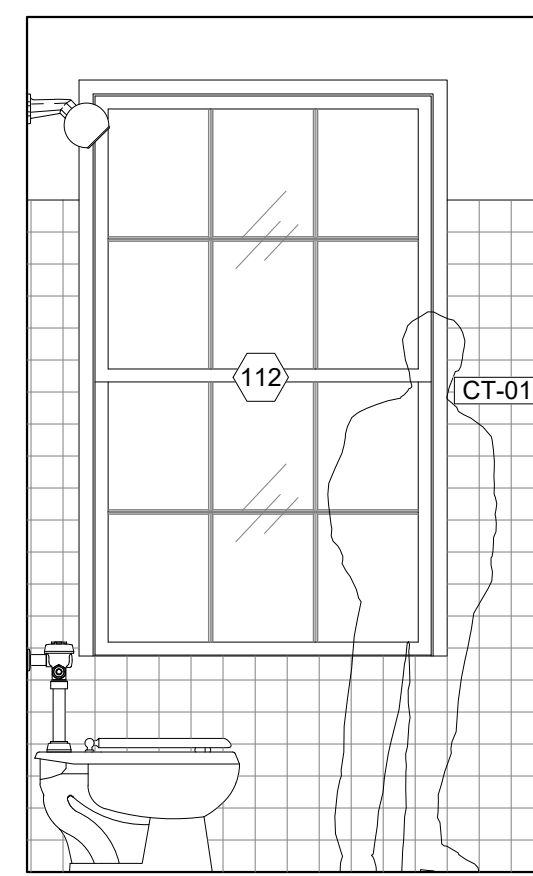
# A-404.00



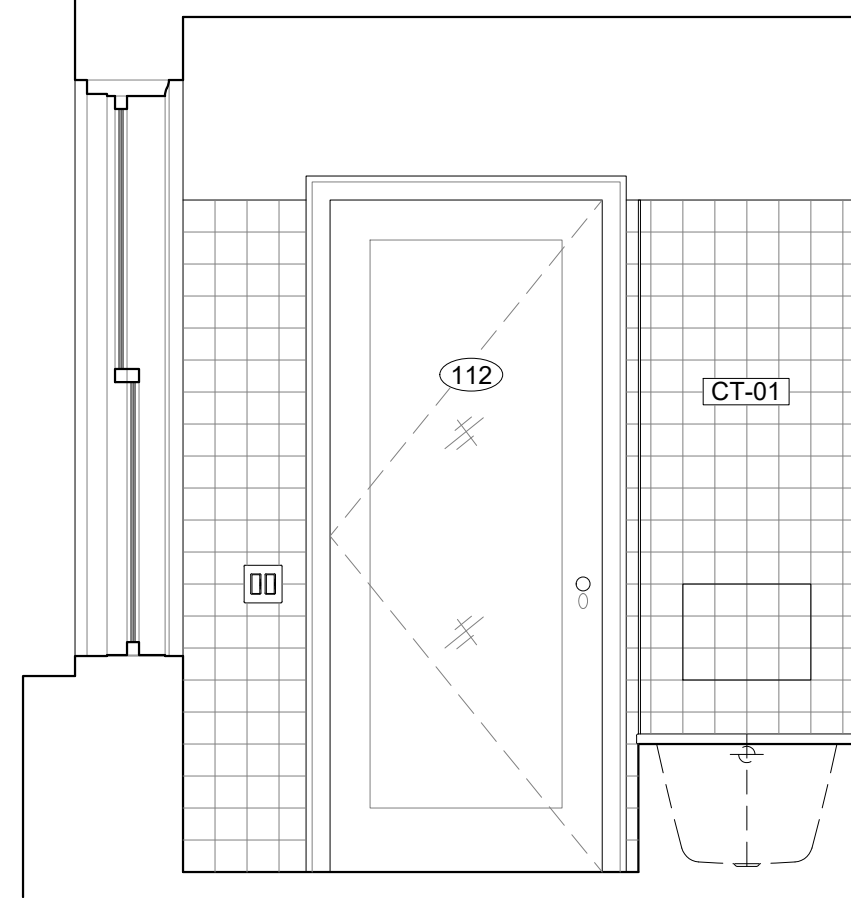
34 [112] BATH 1 - NORTH  
1/2"=1'-0"



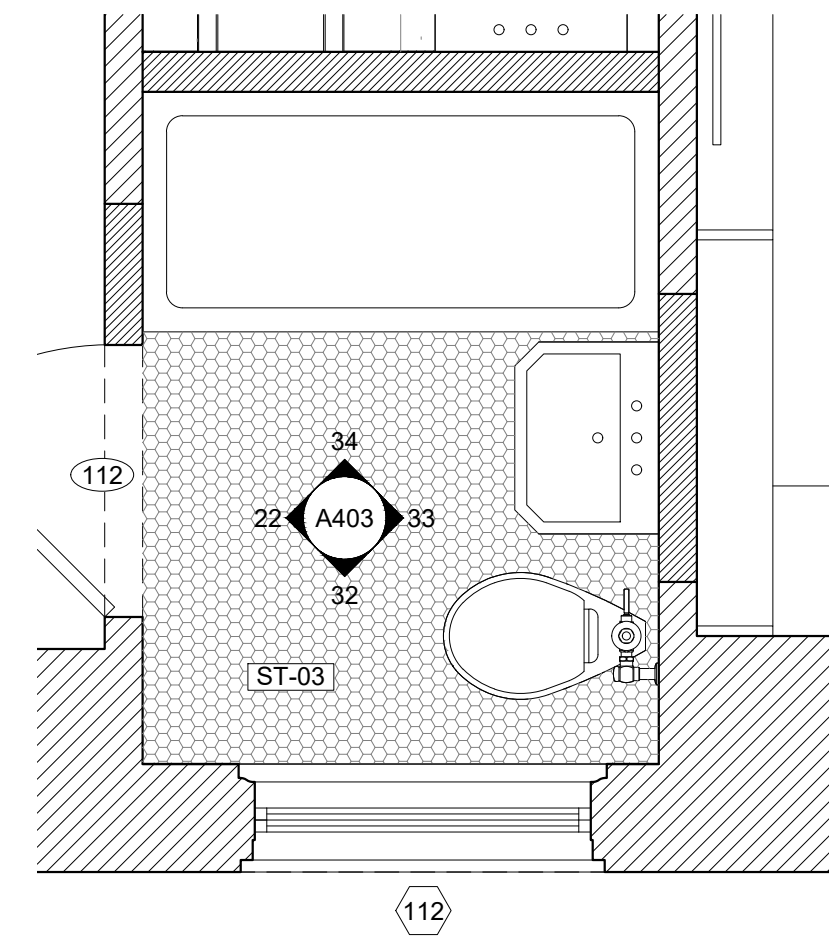
33 [112] BATH 1 - EAST  
1/2"=1'-0"



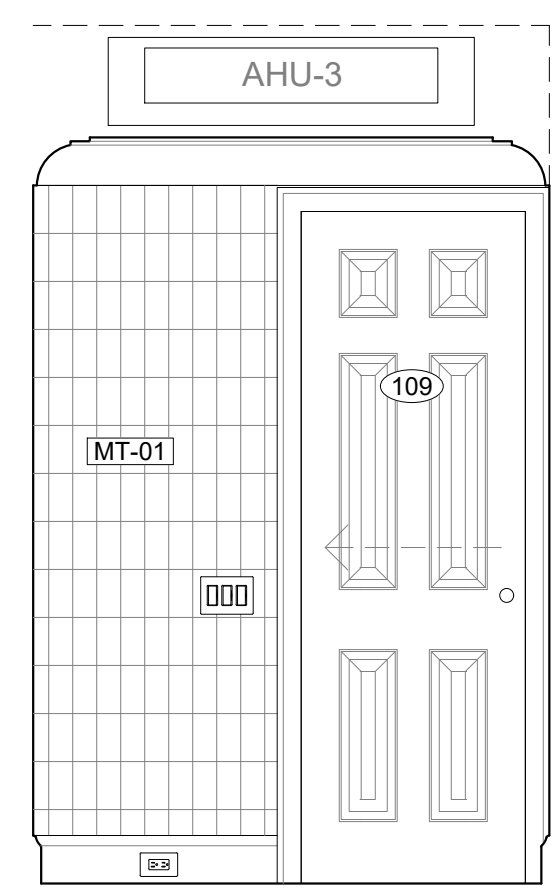
32 [112] BATH 1 - SOUTH  
1/2"=1'-0"



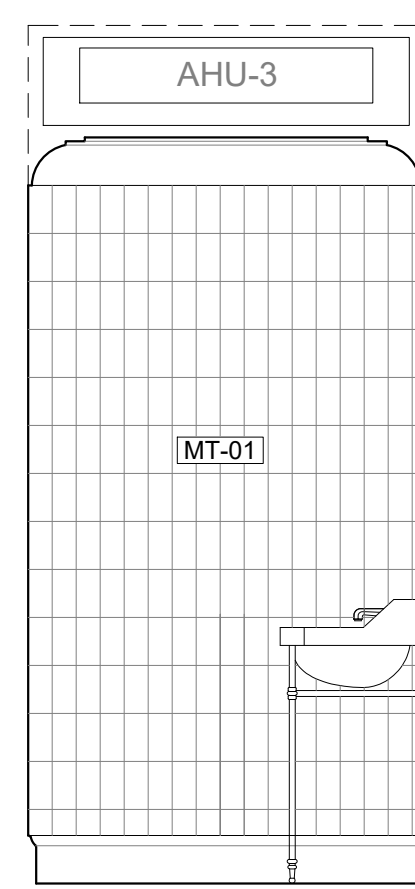
31 [112] BATH 1 - WEST  
1/2"=1'-0"



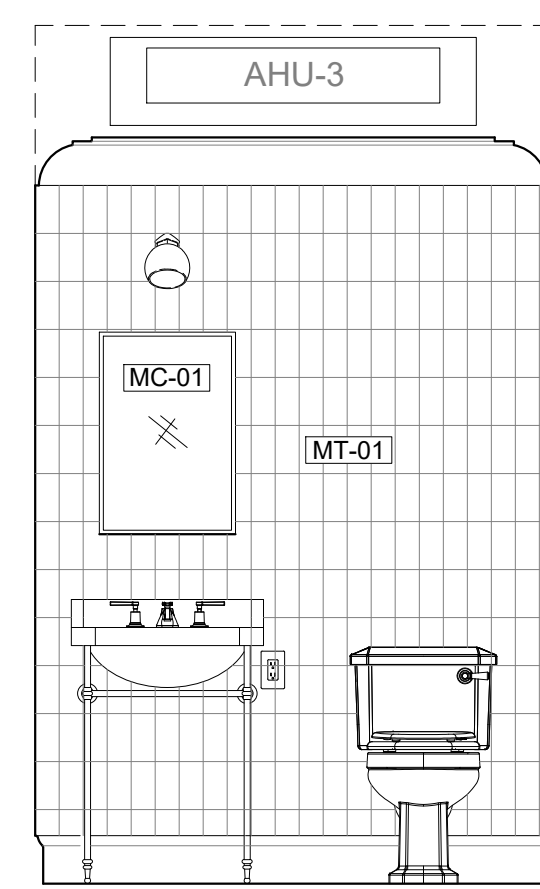
30 [112] BATH 1 - ENLARGED PLAN  
1/2"=1'-0"



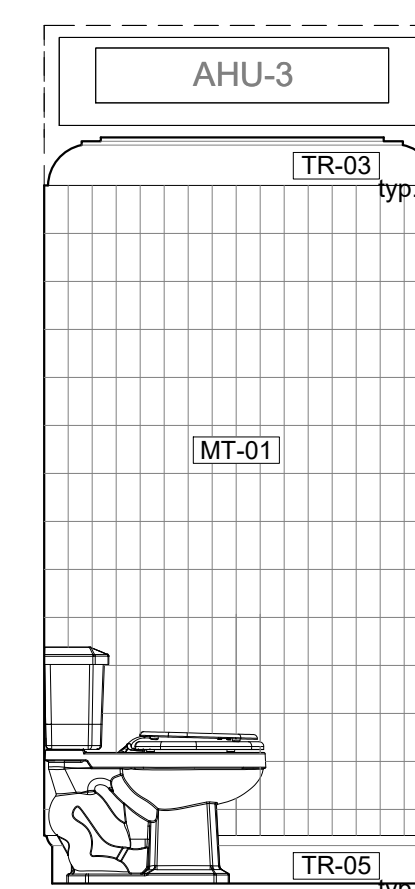
24 [109] POWDER ROOM - NORTH  
1/2"=1'-0"



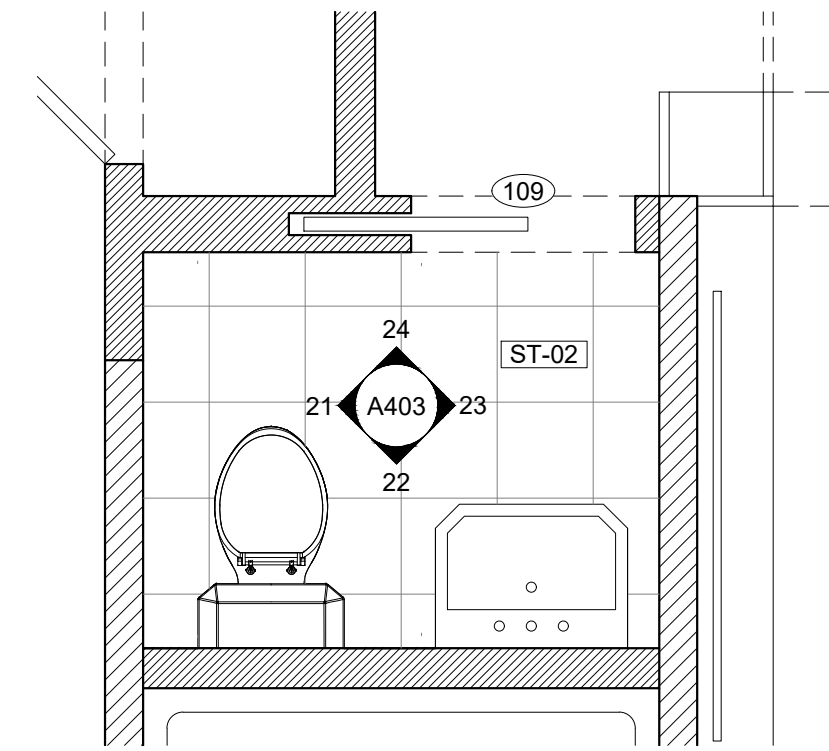
23 [109] POWDER RM - EAST  
1/2"=1'-0"



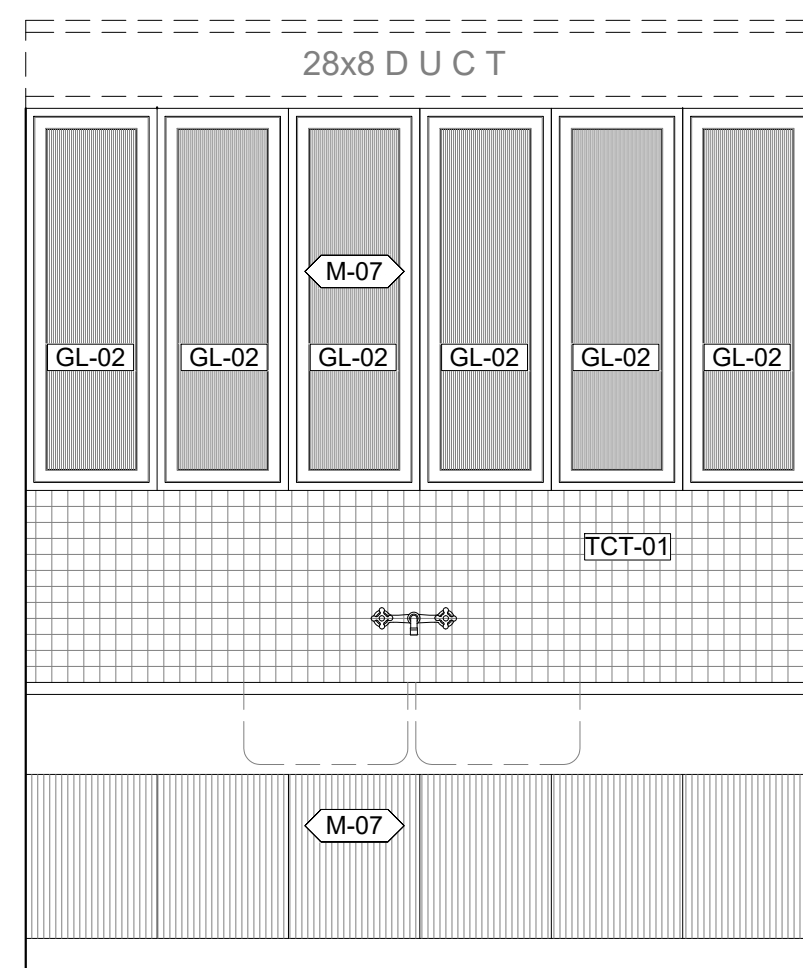
22 [109] POWDER ROOM - SOUTH  
1/2"=1'-0"



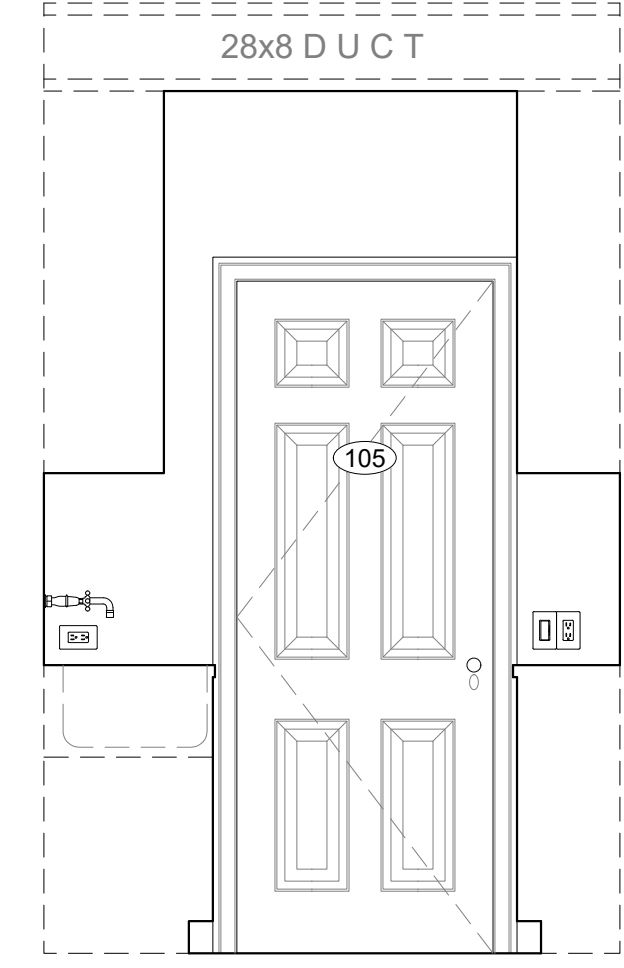
21 [109] POWDER RM - WEST  
1/2"=1'-0"



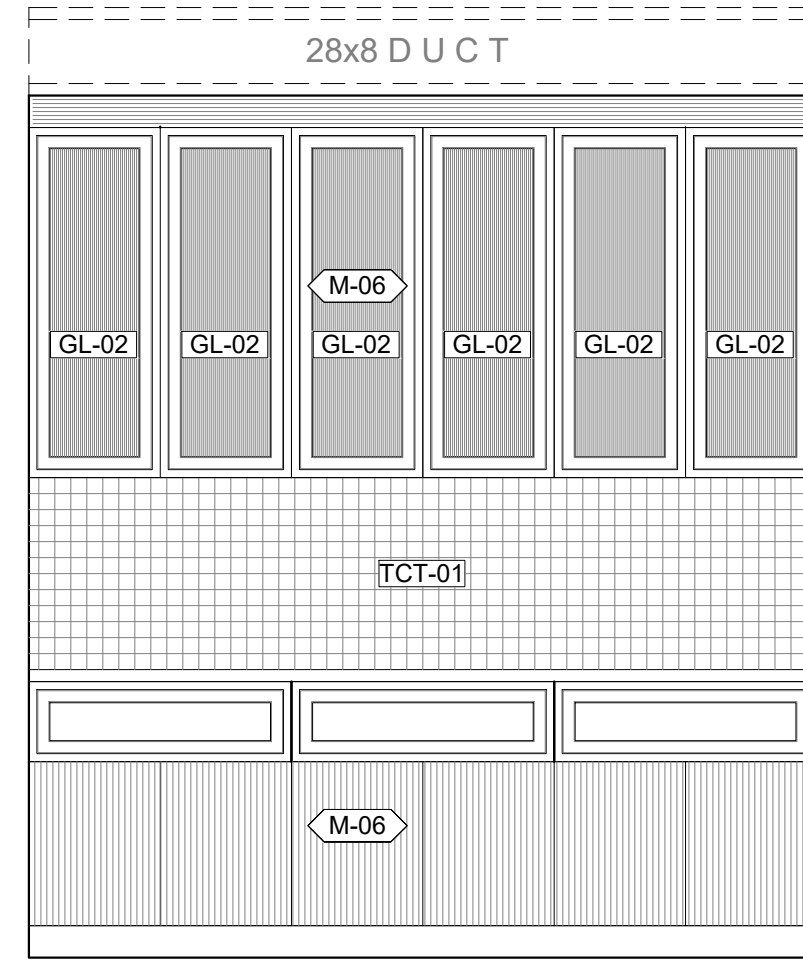
20 [109] POWDER ROOM - ENLARGED PLAN  
1/2"=1'-0"



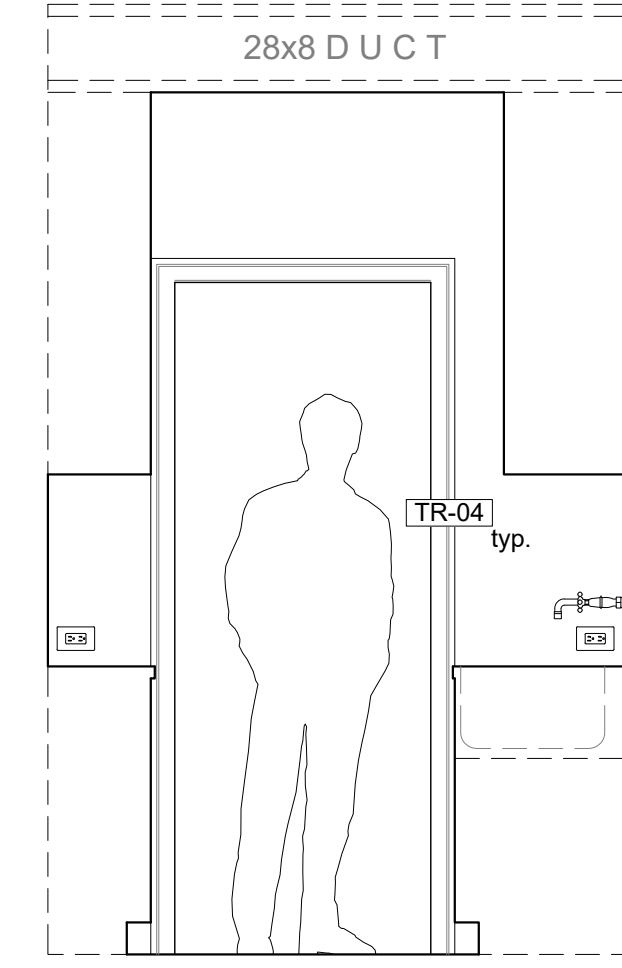
14 [105] BUTLER'S PANTRY - NORTH  
1/2"=1'-0"



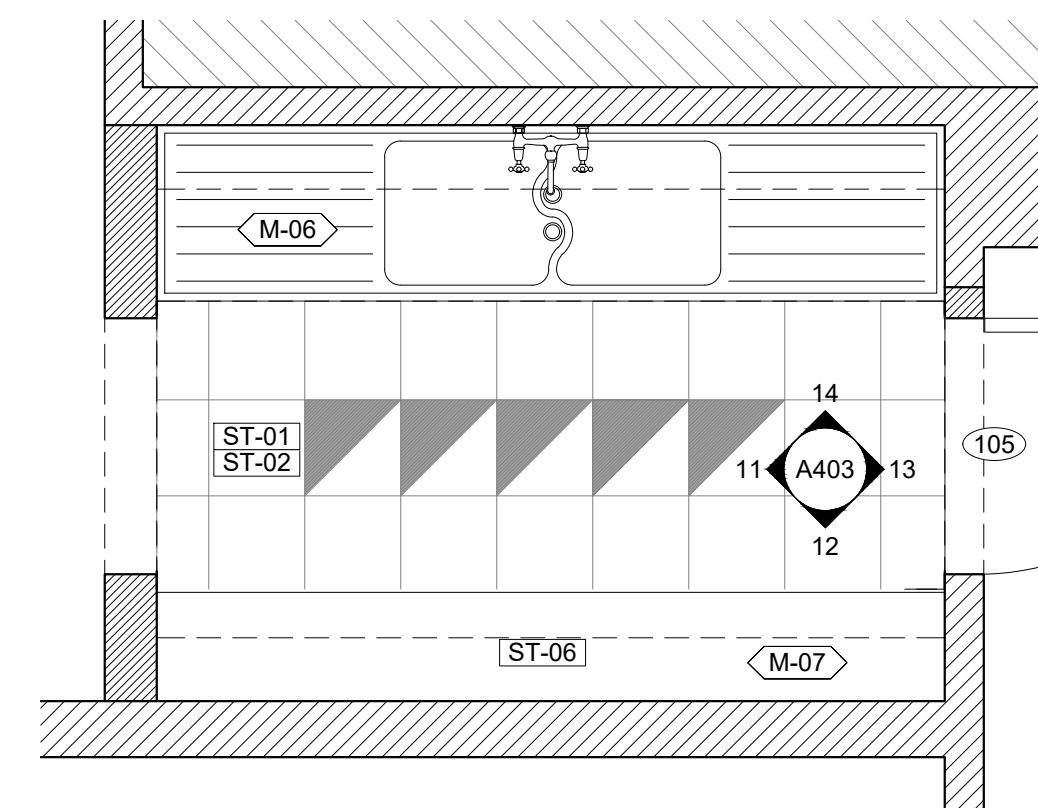
13 [105] BUTLER'S PANTRY - EAST  
1/2"=1'-0"



12 [105] BUTLER'S PANTRY - SOUTH  
1/2"=1'-0"



11 [105] BUTLER'S PANTRY - WEST  
1/2"=1'-0"



10 [105] BUTLER'S PANTRY - ENLARGED PLAN  
1/2"=1'-0"



# Artacho / Oh Residence

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OWNER  
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NEW YORK, NY 10128

ARCHITECT  
DAVIS TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

CODE CONSULTANT  
JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

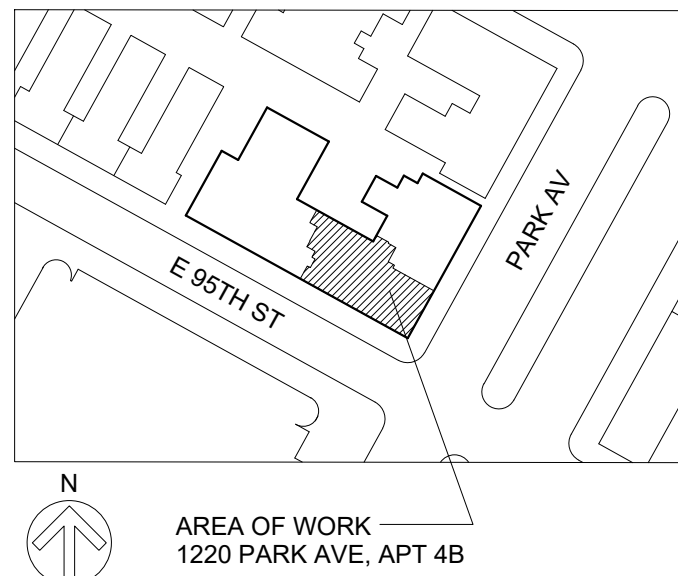
MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 10118-5808  
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ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719

## LEGEND

- M-1 MILLWORK TAG, SEE A700 FOR SCHEDULE
- 101 DOOR TAG, SEE A702 FOR SCHEDULE
- 101 WINDOW TAG, SEE A702 FOR SCHEDULE

## KEY PLAN



## STAMP

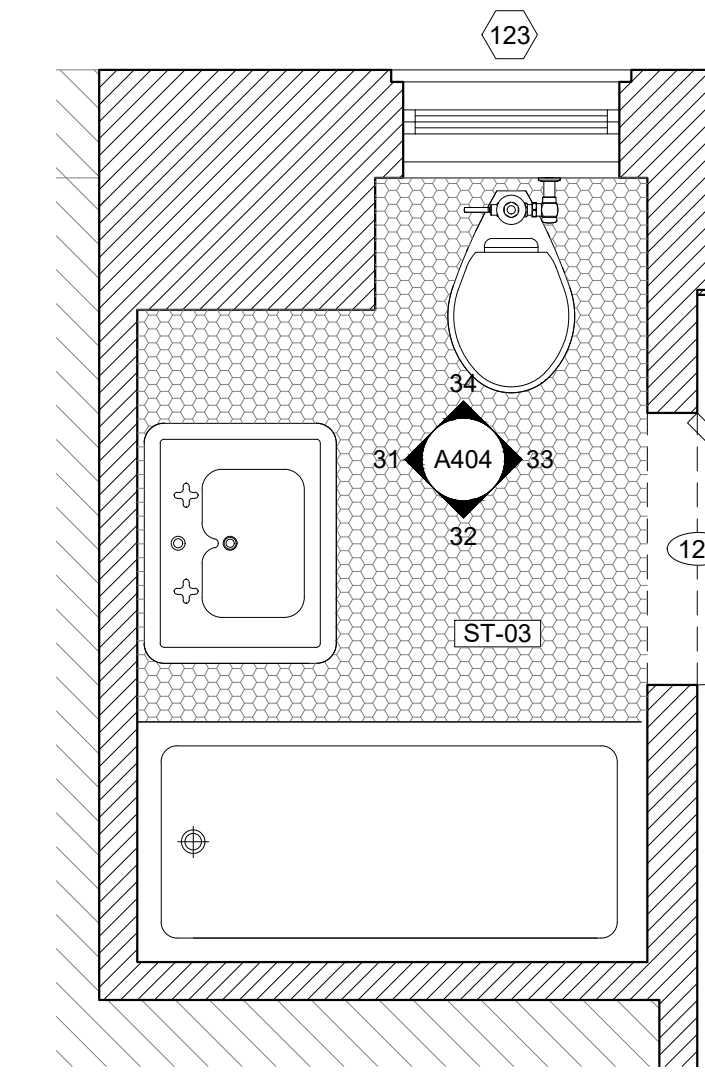
NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

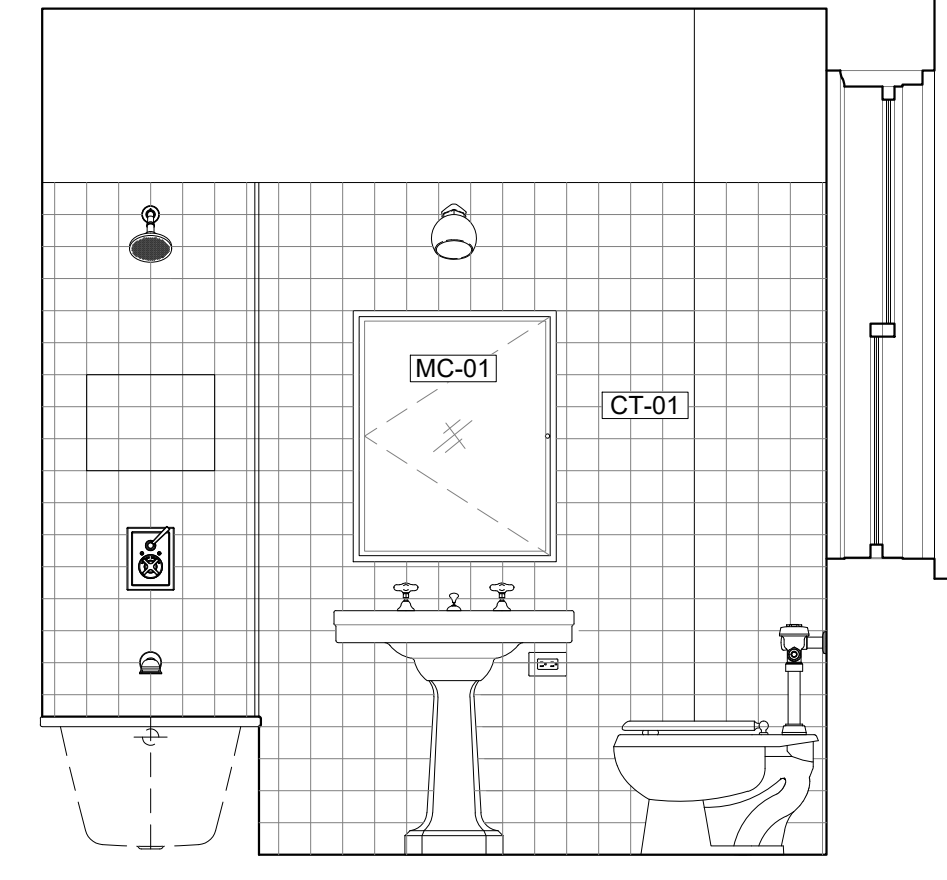
TITLE  
**ENLARGED PLANS AND INTERIOR ELEVATIONS 2**  
[115] MASTER BATH  
[120] BATH 2, [123] BATH 3

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

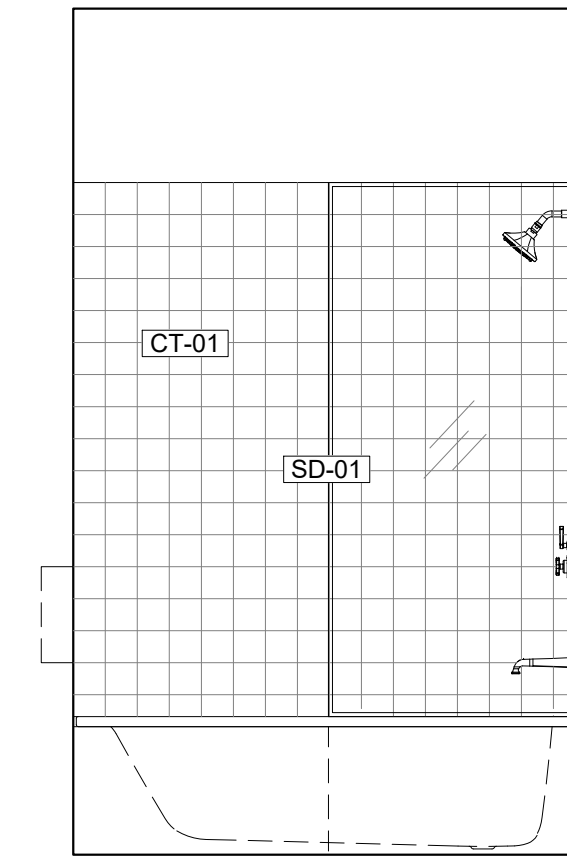
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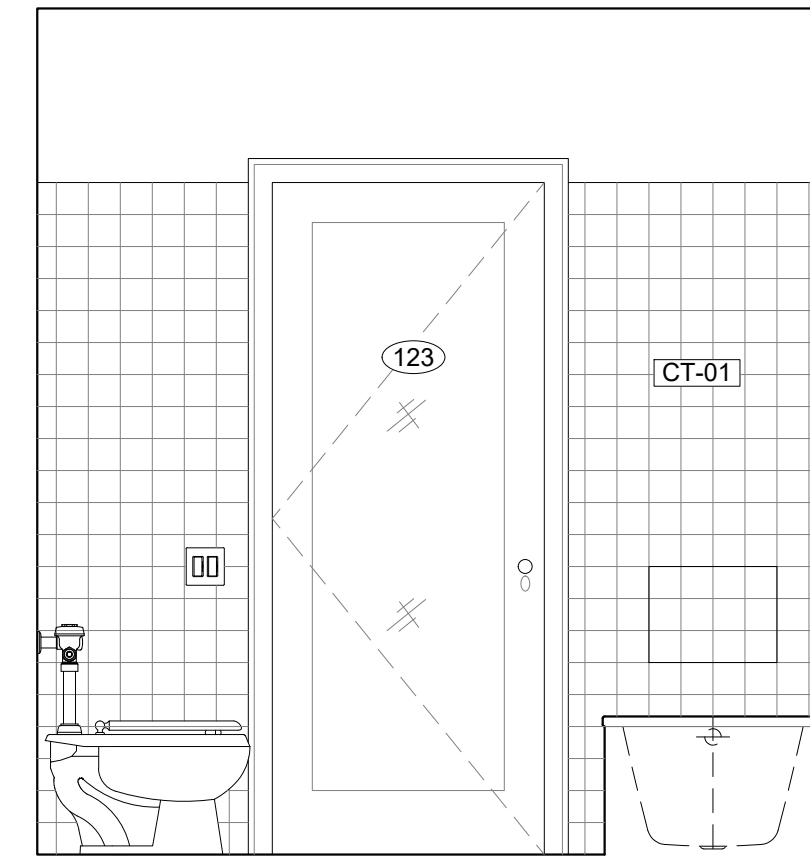
30 [123] BATH 3 - ENLARGED PLAN 1/2"=1'-0"



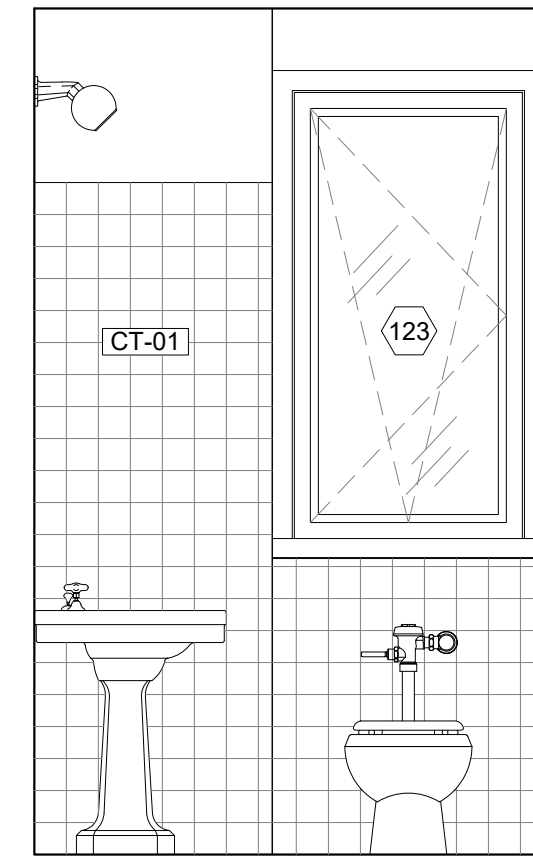
31 [123] BATH 3 - WEST 1/2"=1'-0"



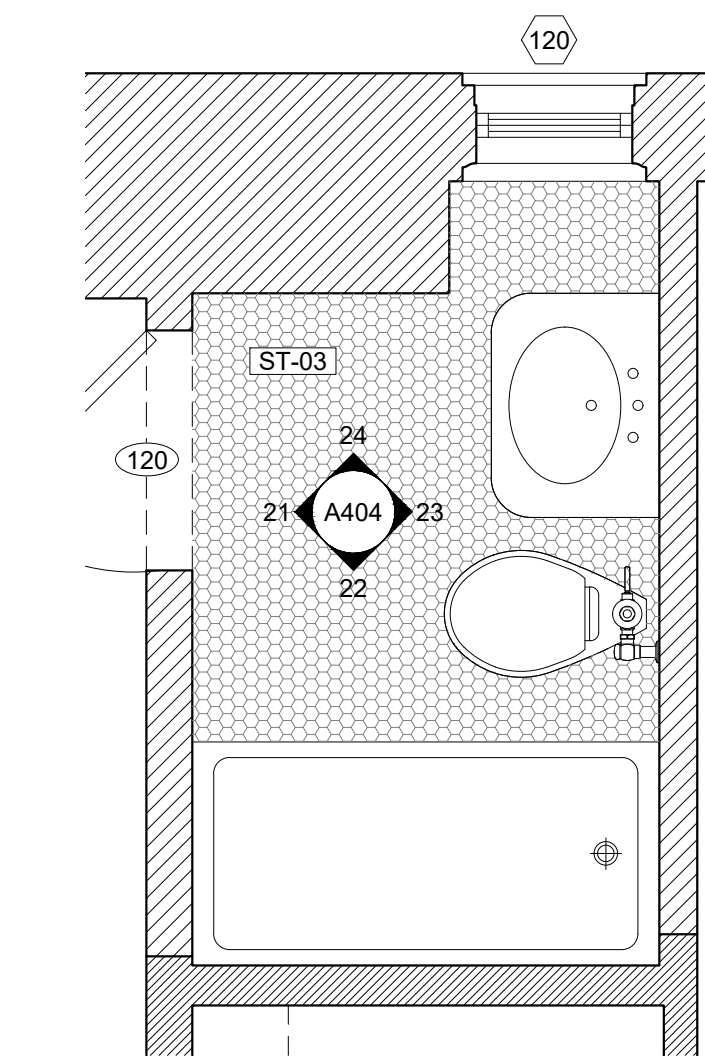
32 [123] BATH 3 - SOUTH 1/2"=1'-0"



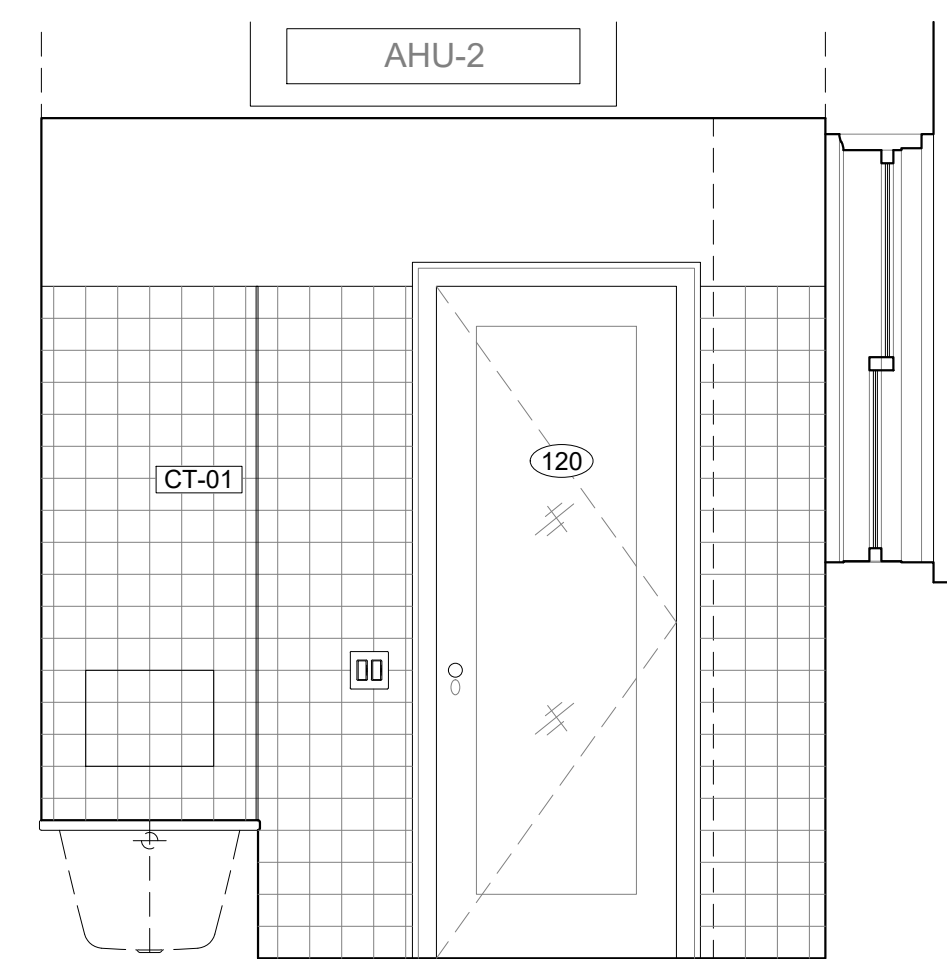
33 [123] BATH 3 - EAST 1/2"=1'-0"



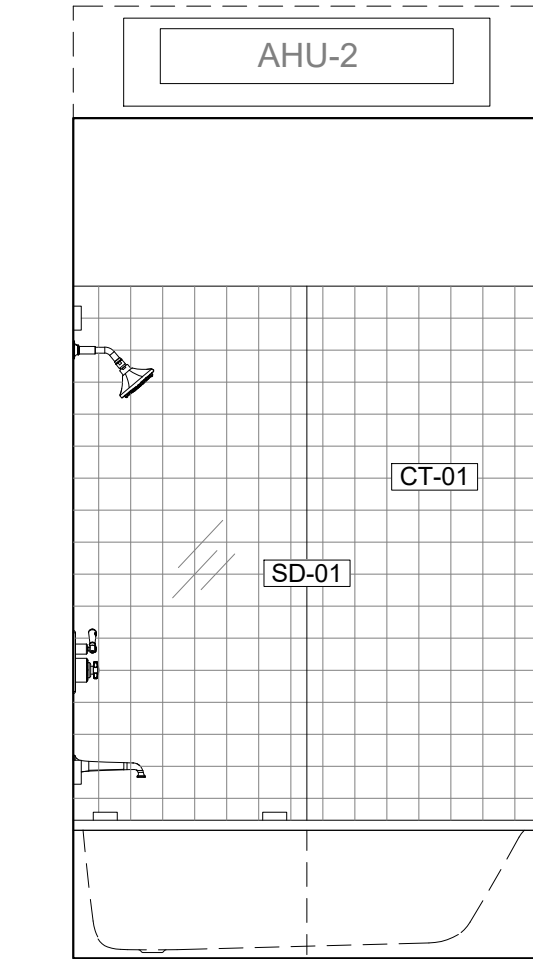
34 [123] BATH 3 - NORTH 1/2"=1'-0"



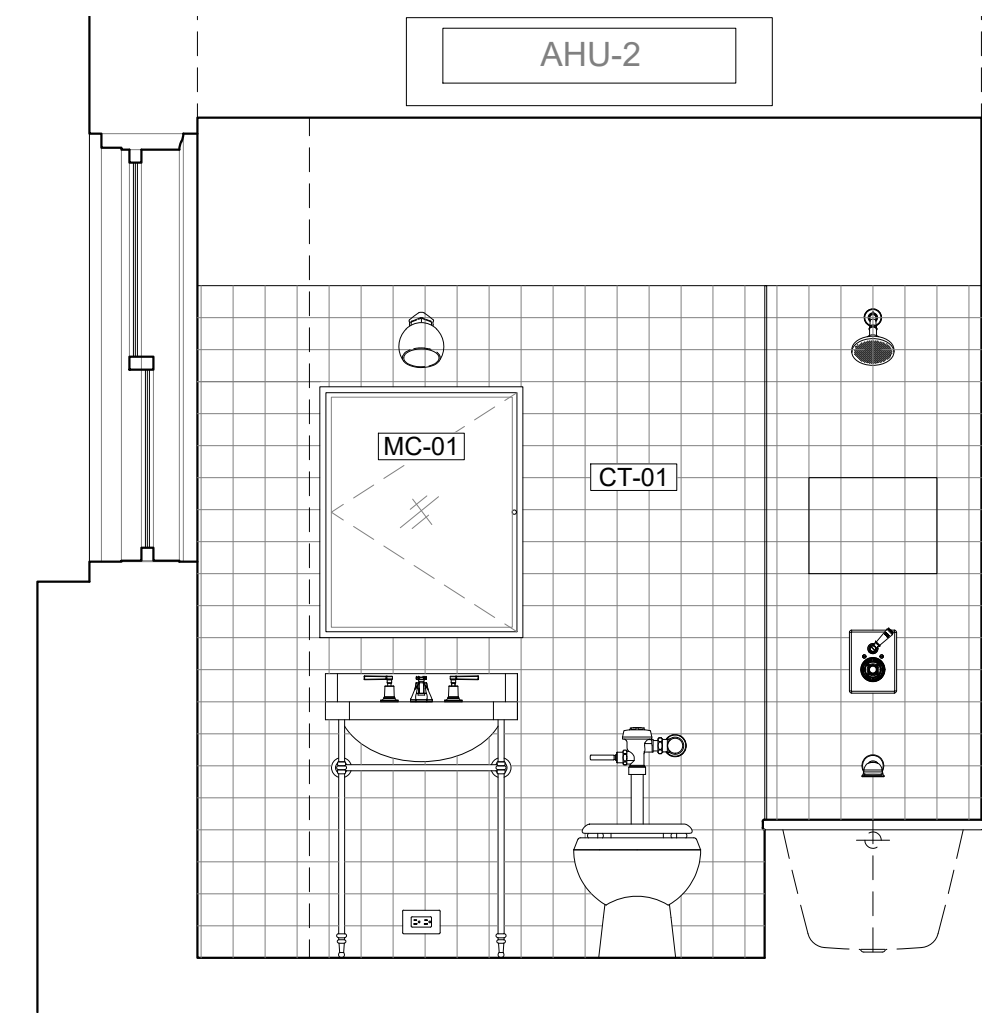
20 [120] BATH 2 - PLAN 1/2"=1'-0"



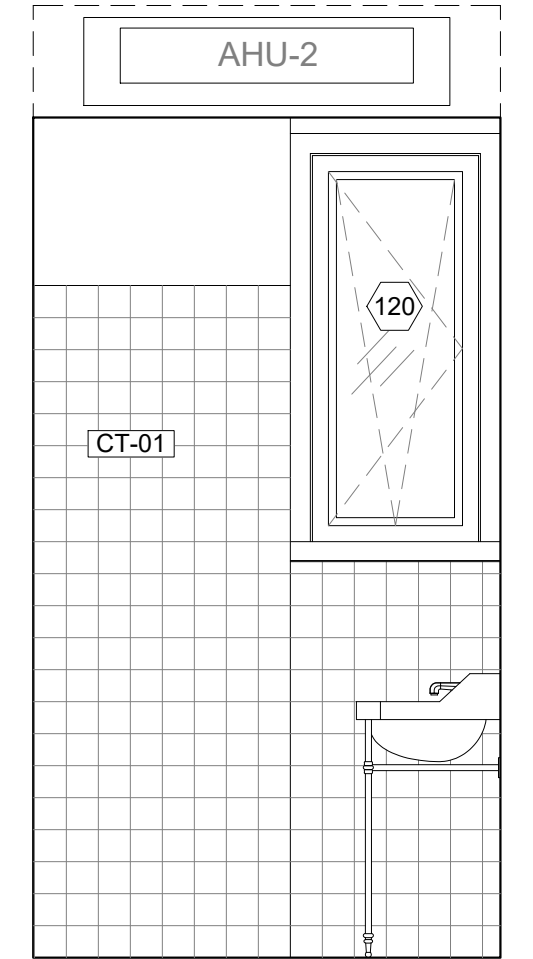
21 [120] BATH 2 - WEST 1/2"=1'-0"



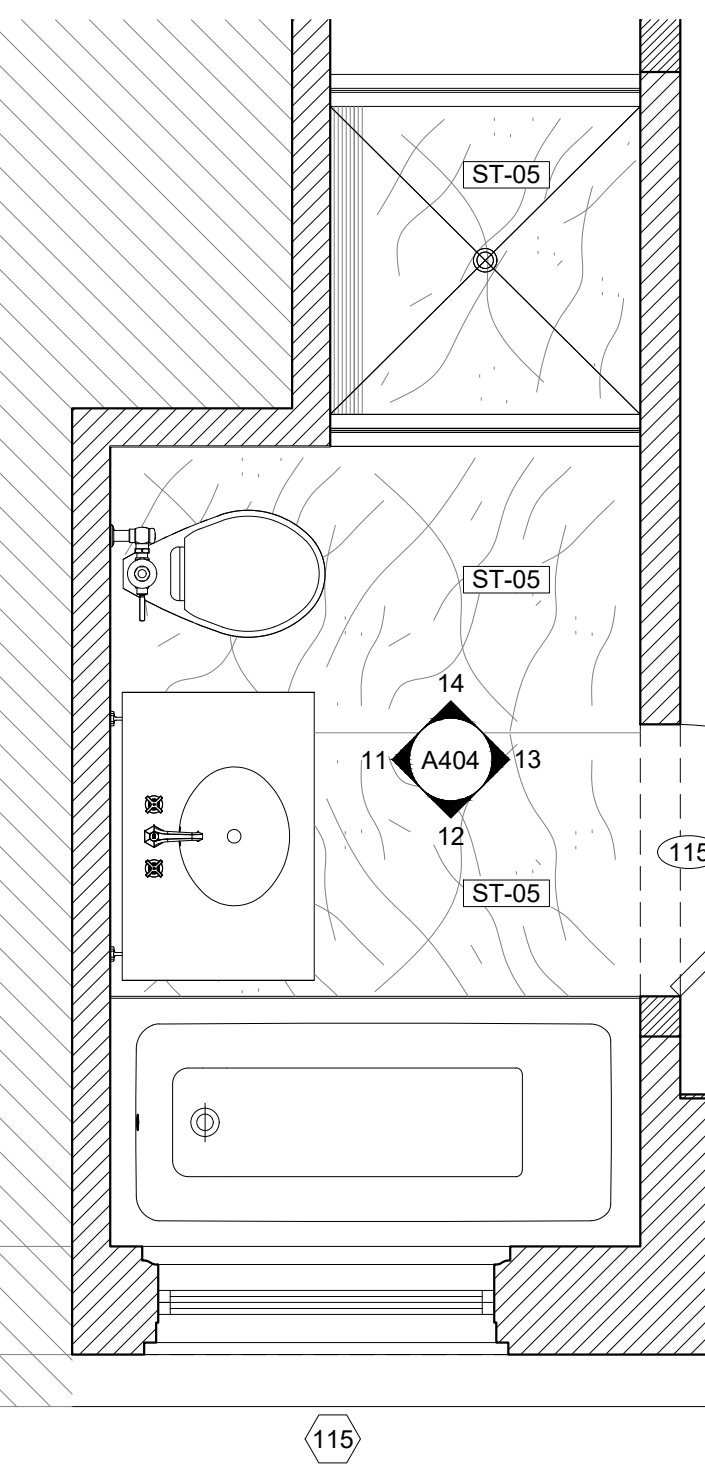
22 [120] BATH 2 - SOUTH 1/2"=1'-0"



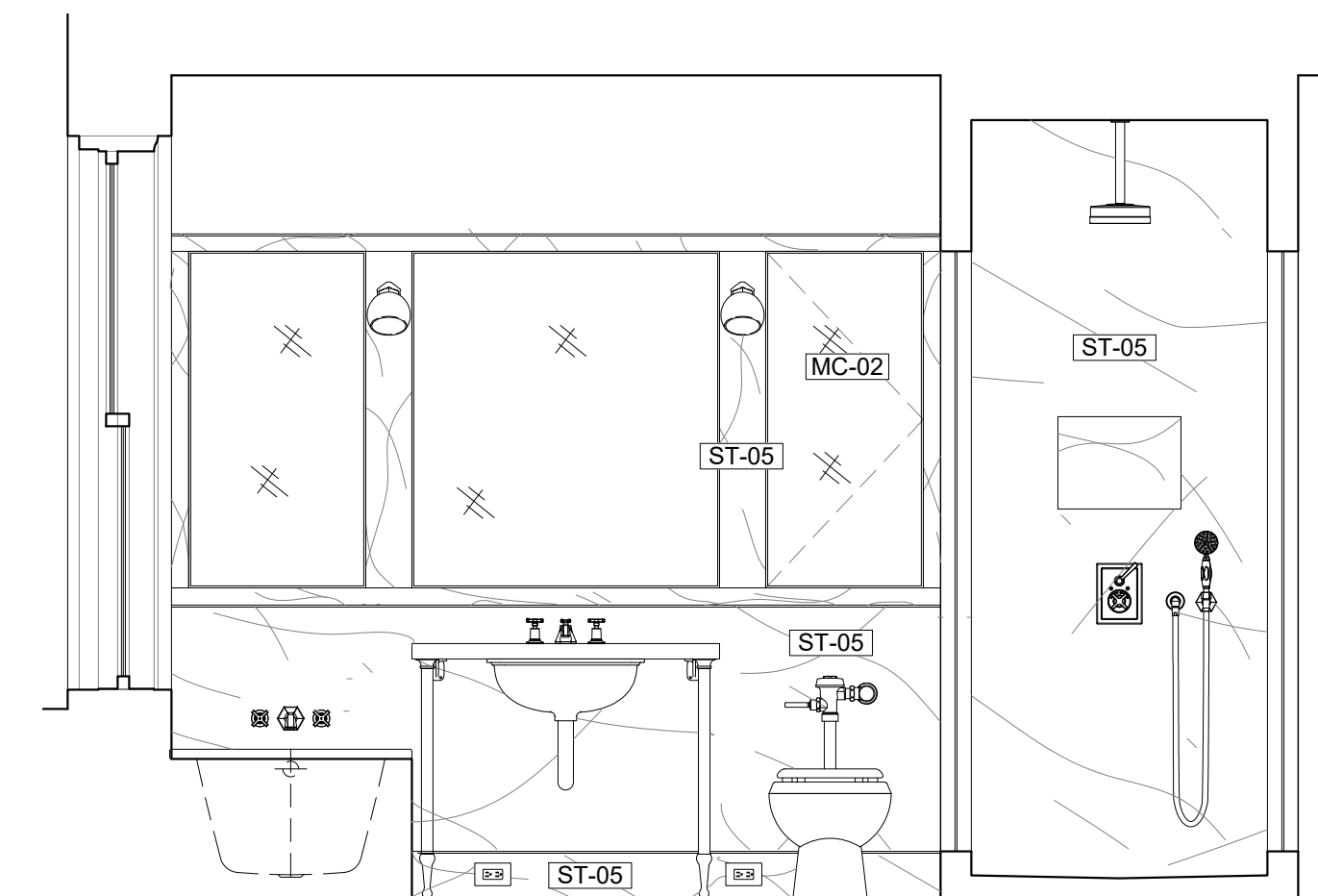
23 [120] BATH 2 - EAST 1/2"=1'-0"



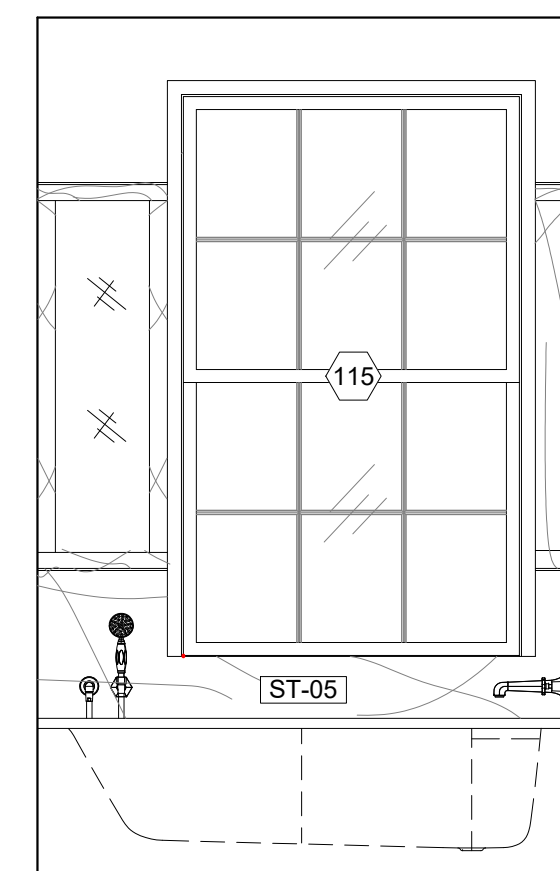
24 [120] BATH 2 - NORTH 1/2"=1'-0"



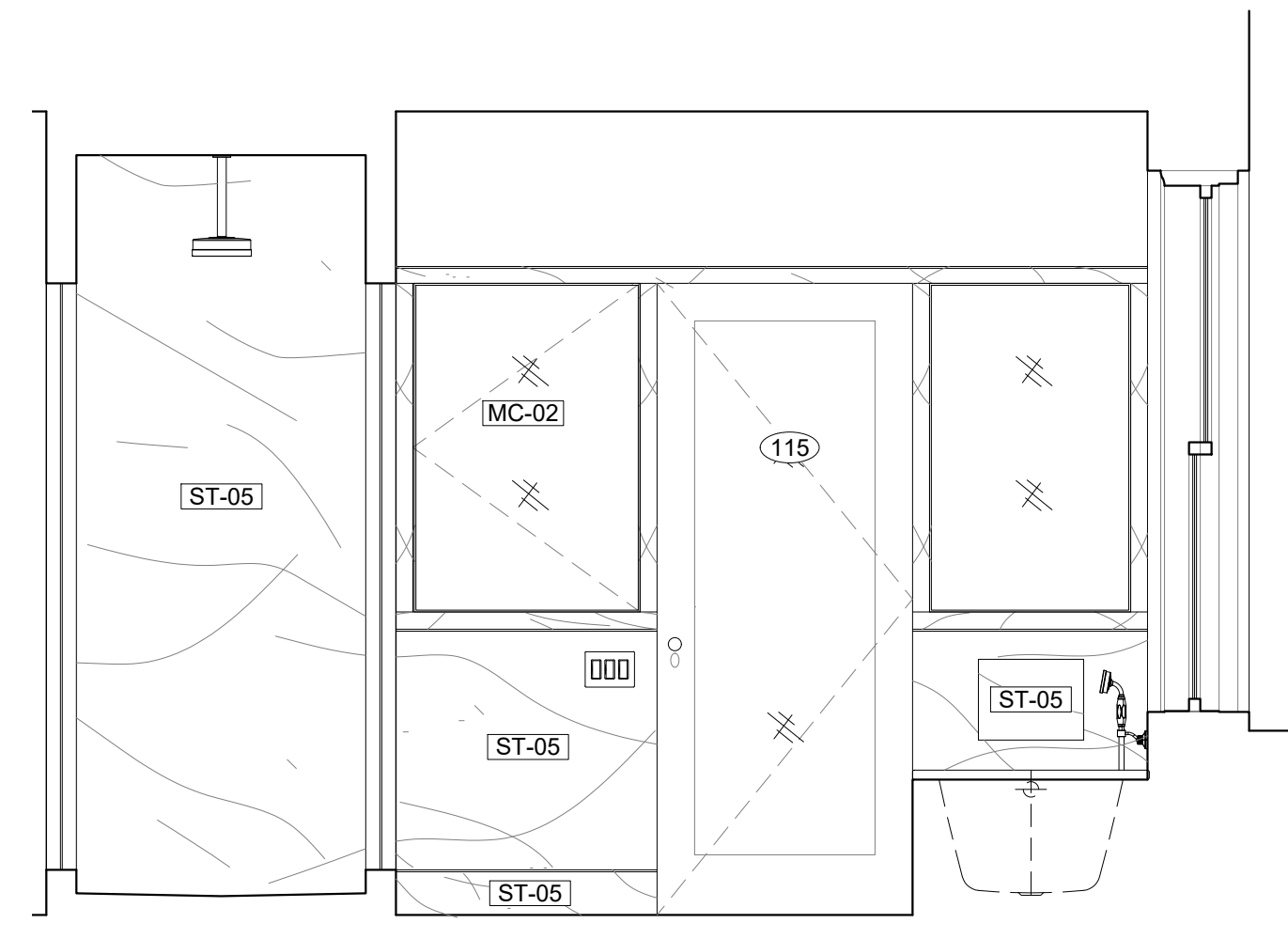
10 [115] MASTER BATH - ENLARGED PLAN 1/2"=1'-0"



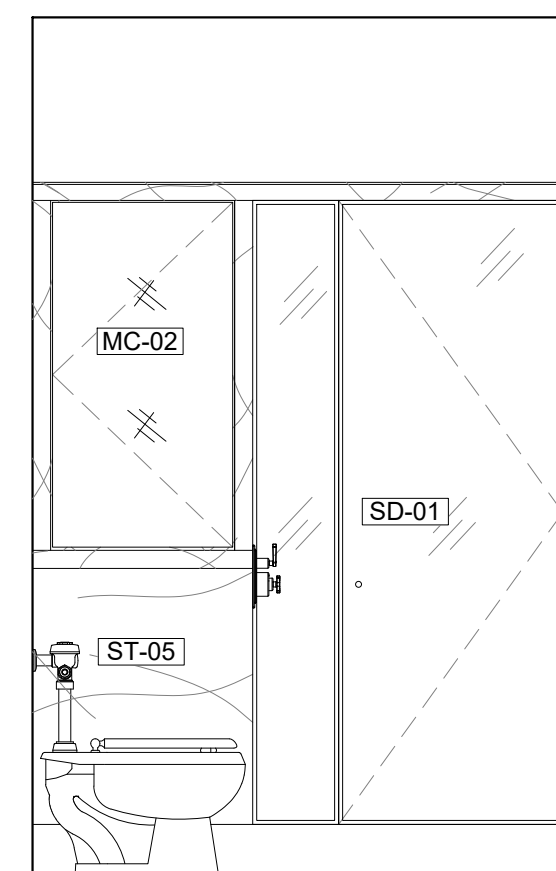
11 [115] MASTER BATH - WEST 1/2"=1'-0"



12 [115] MBA - SOUTH 1/2"=1'-0"



13 [115] MASTER BATH - EAST 1/2"=1'-0"



14 [115] MBA - NORTH 1/2"=1'-0"

# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
CECILIA ARTACHO OH & KENNEY OH  
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NEW YORK, NY 10128

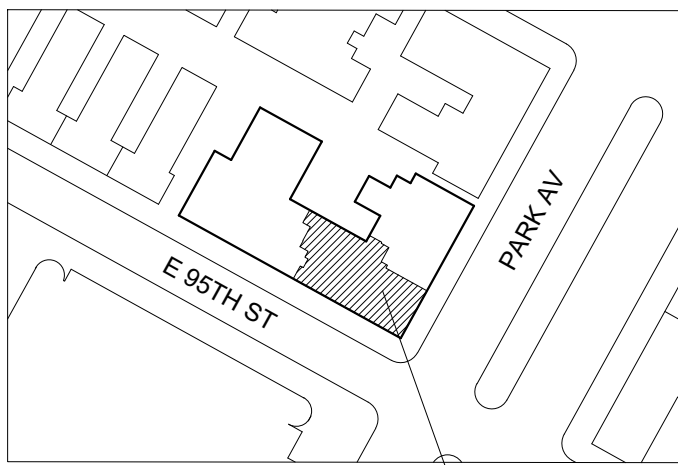
ARCHITECT  
DAVIES TOEWS ARCHITECTURE  
448 E. 13TH STREET, STOREFRONT  
NEW YORK, NY 10009  
TEL: (718) 222-1202

CODE CONSULTANT  
JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
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CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719

## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

## STAMP

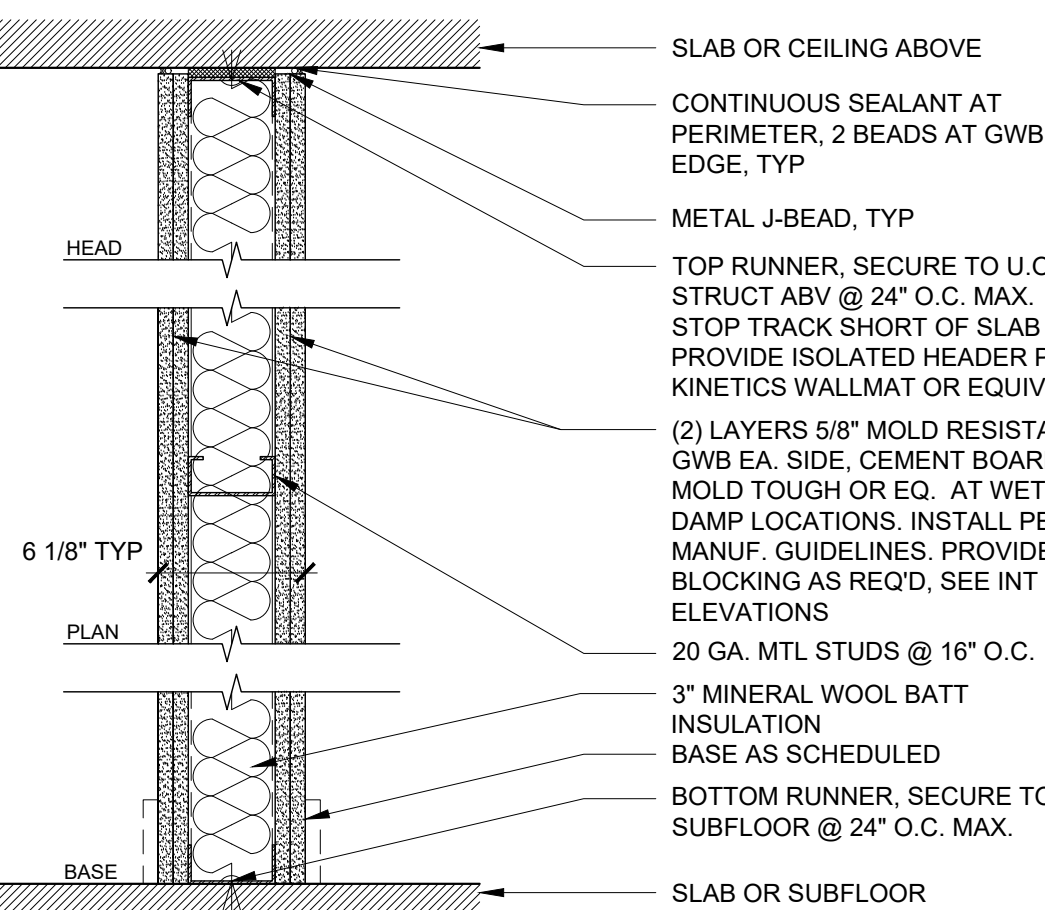
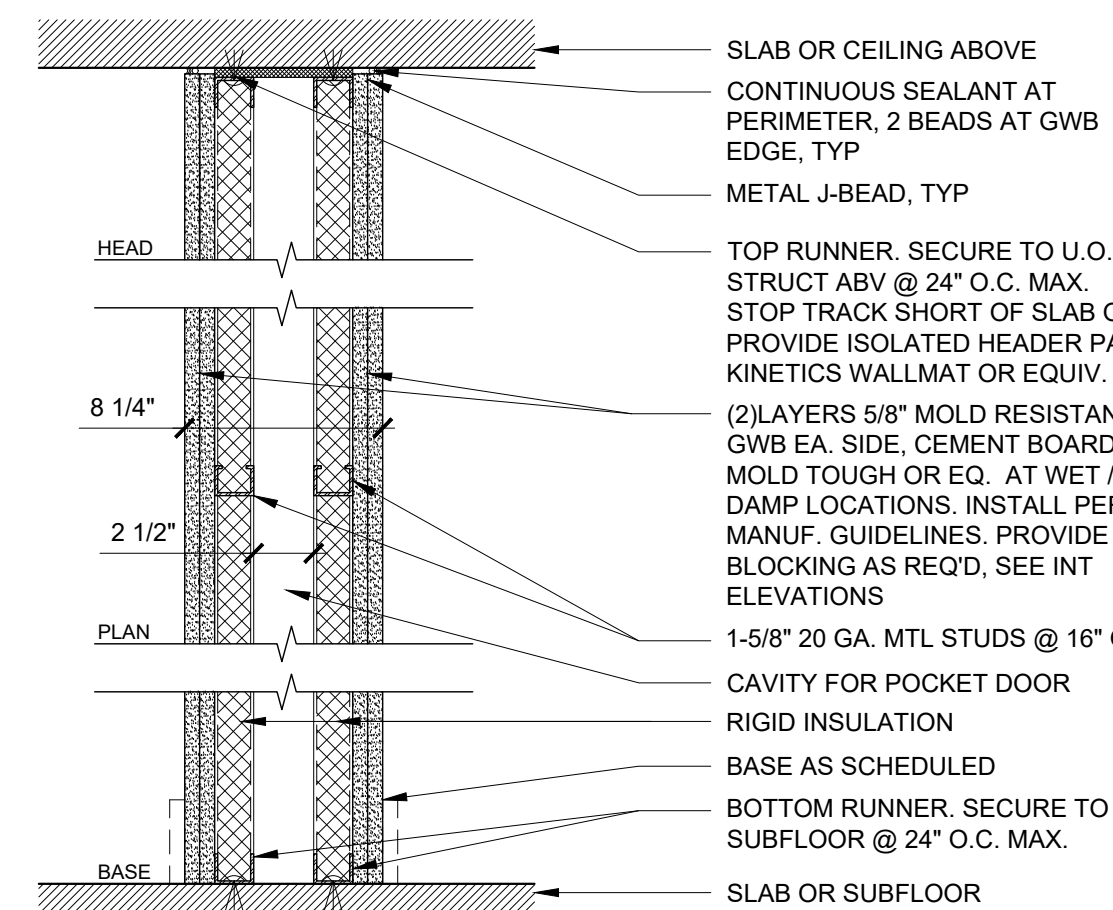
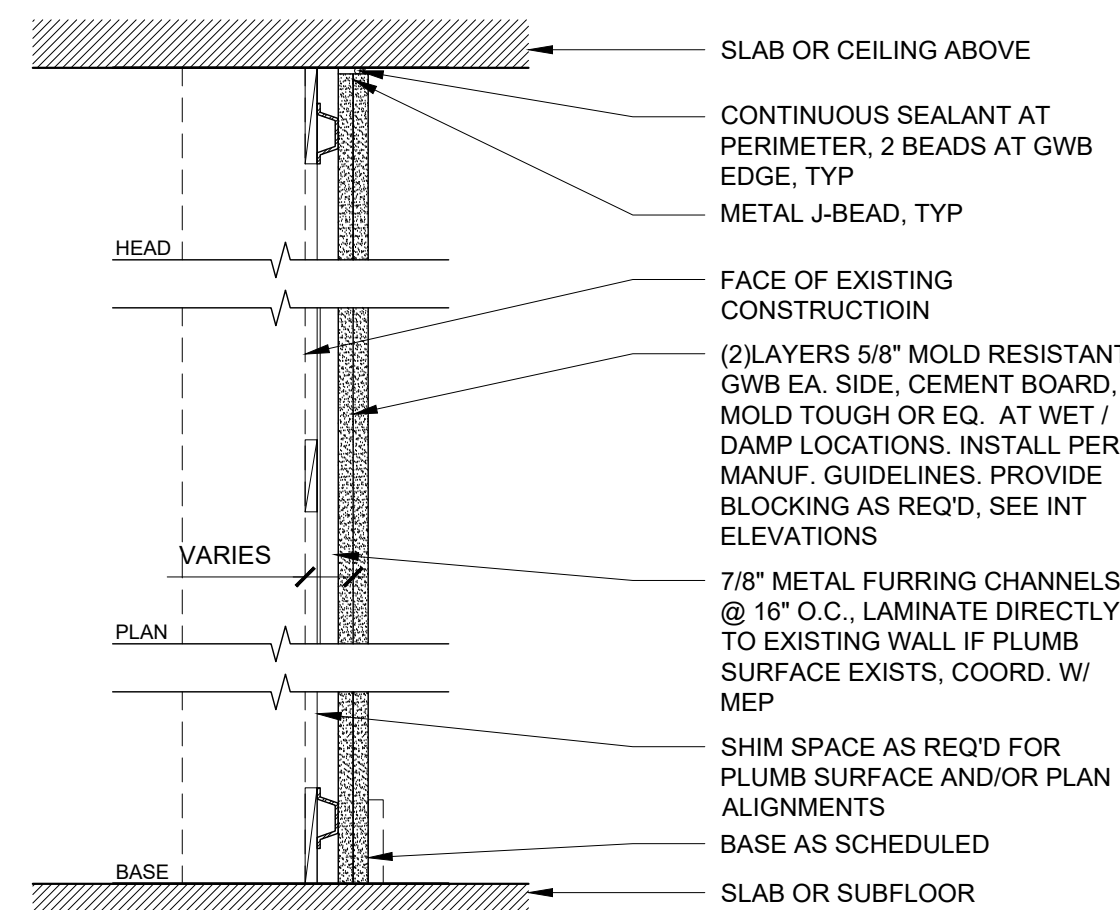
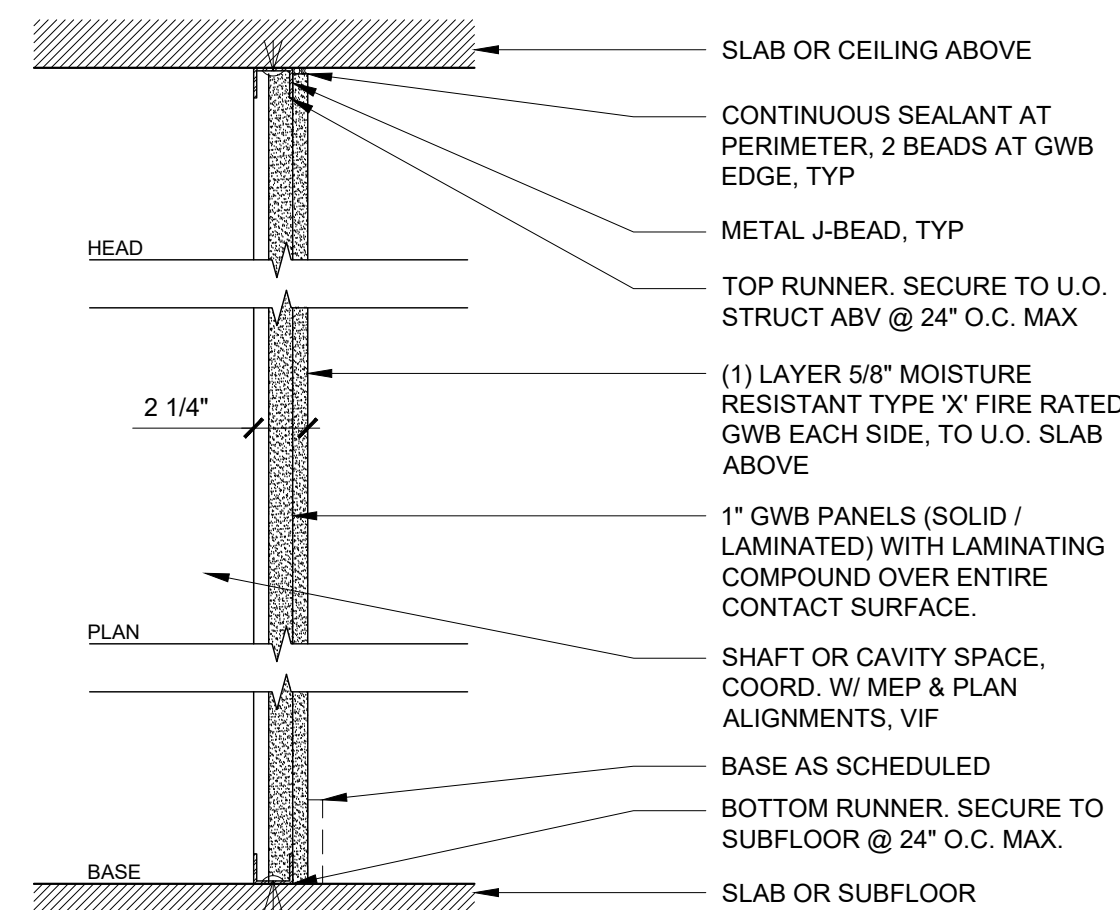
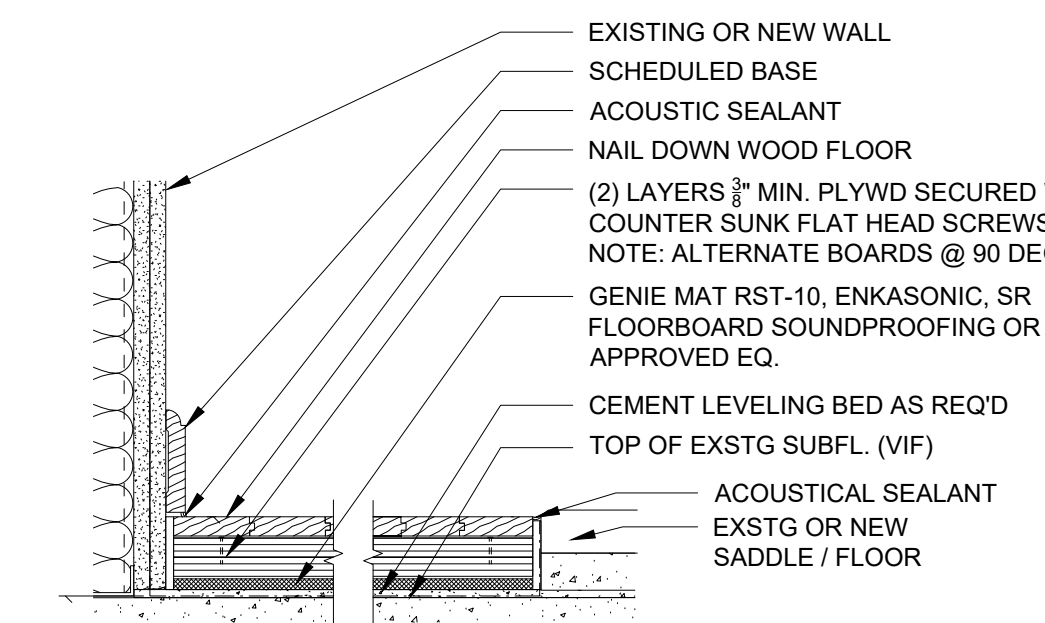
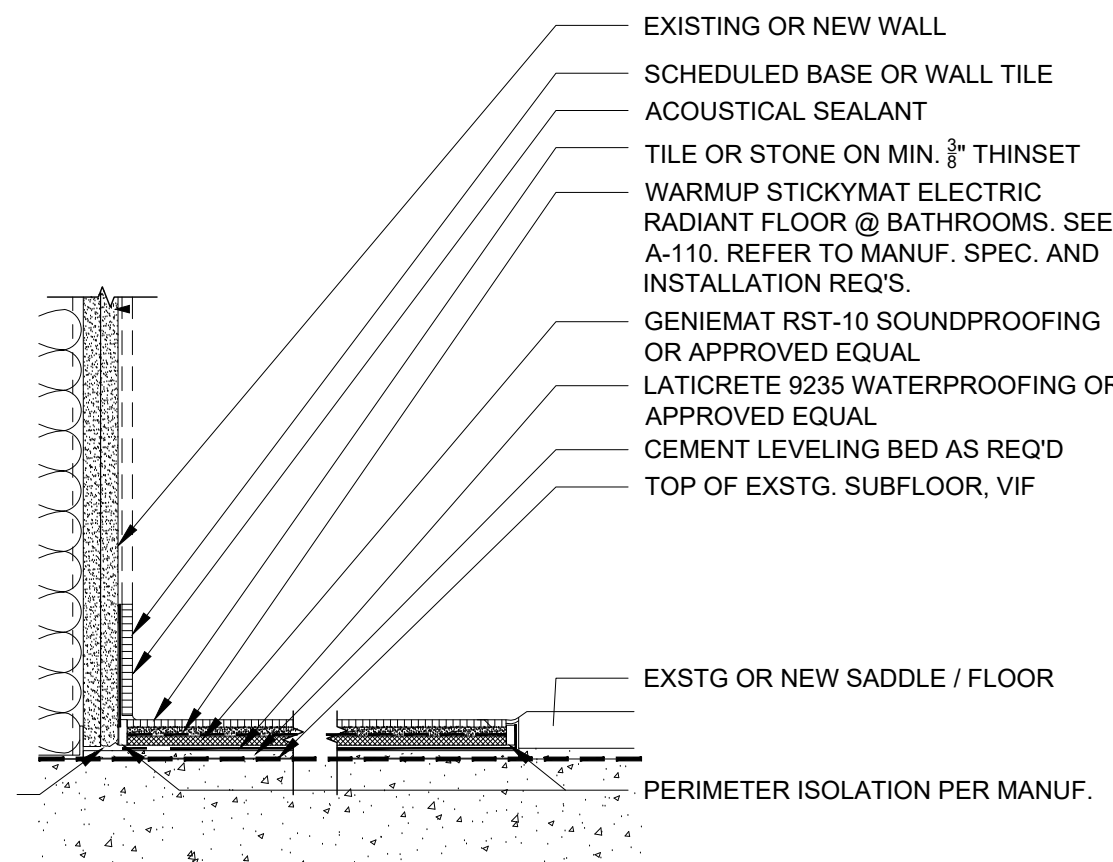
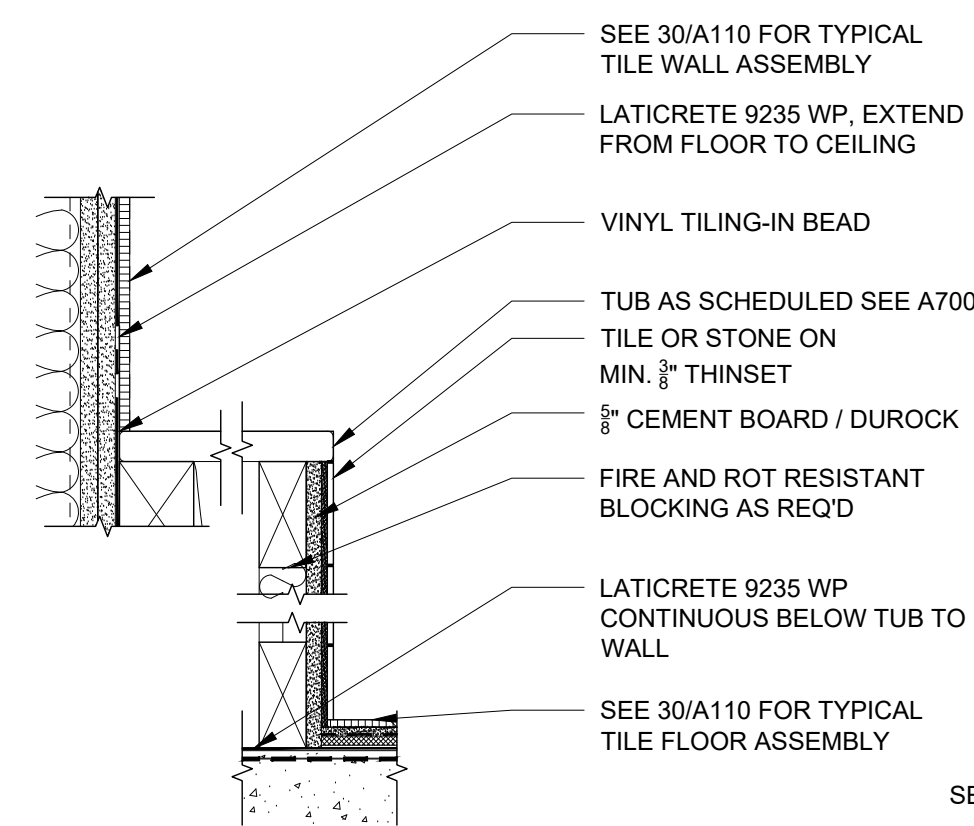
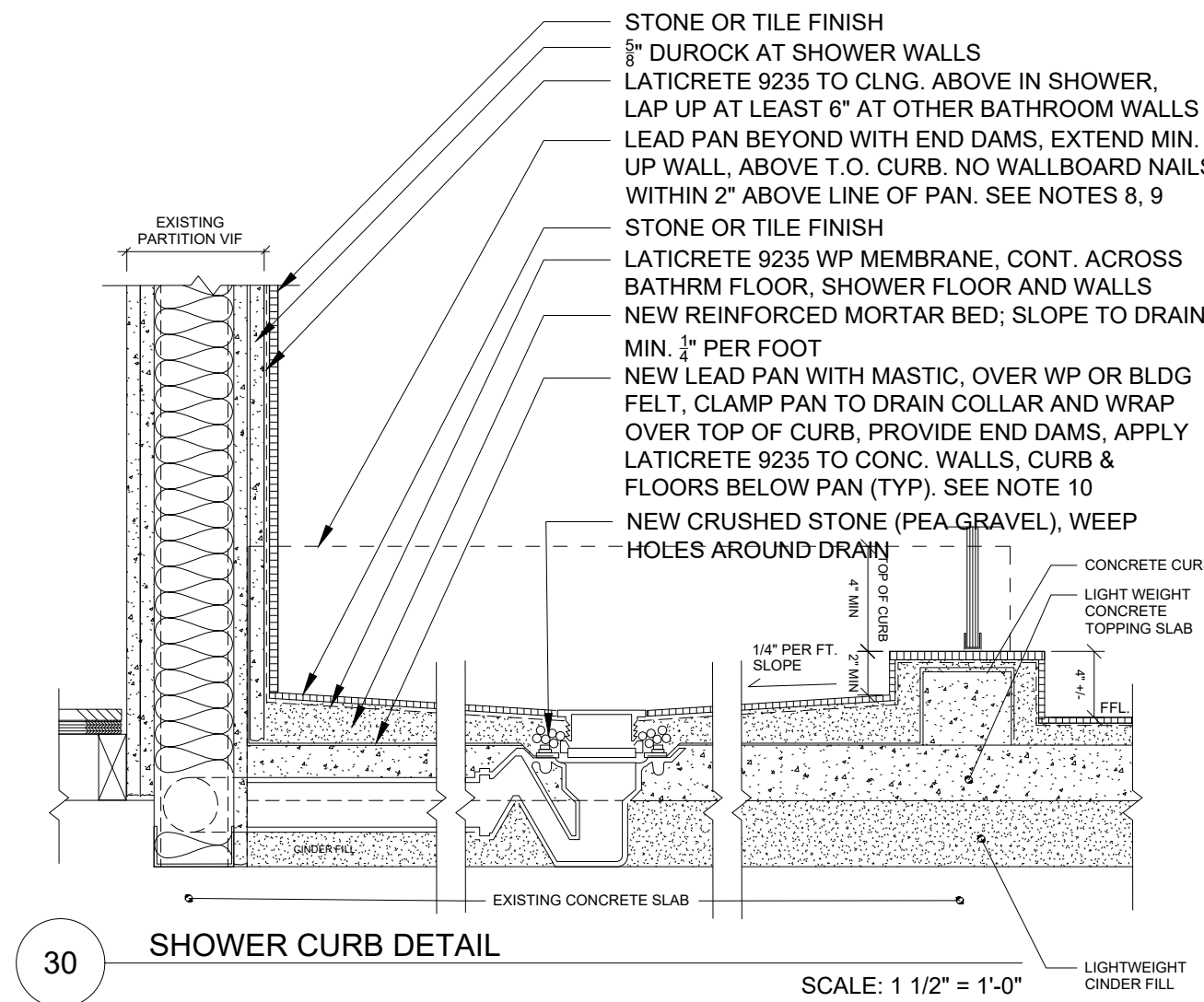
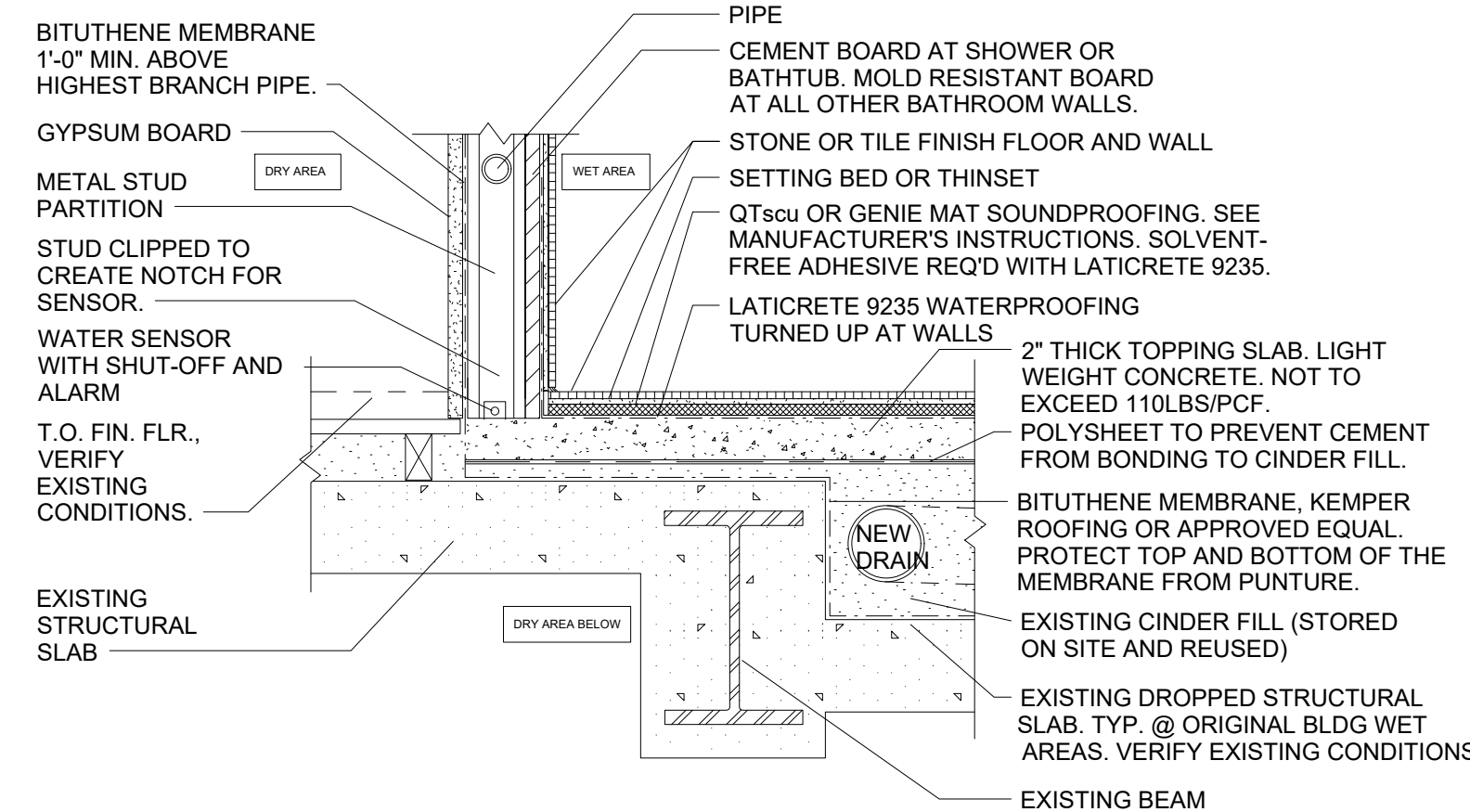
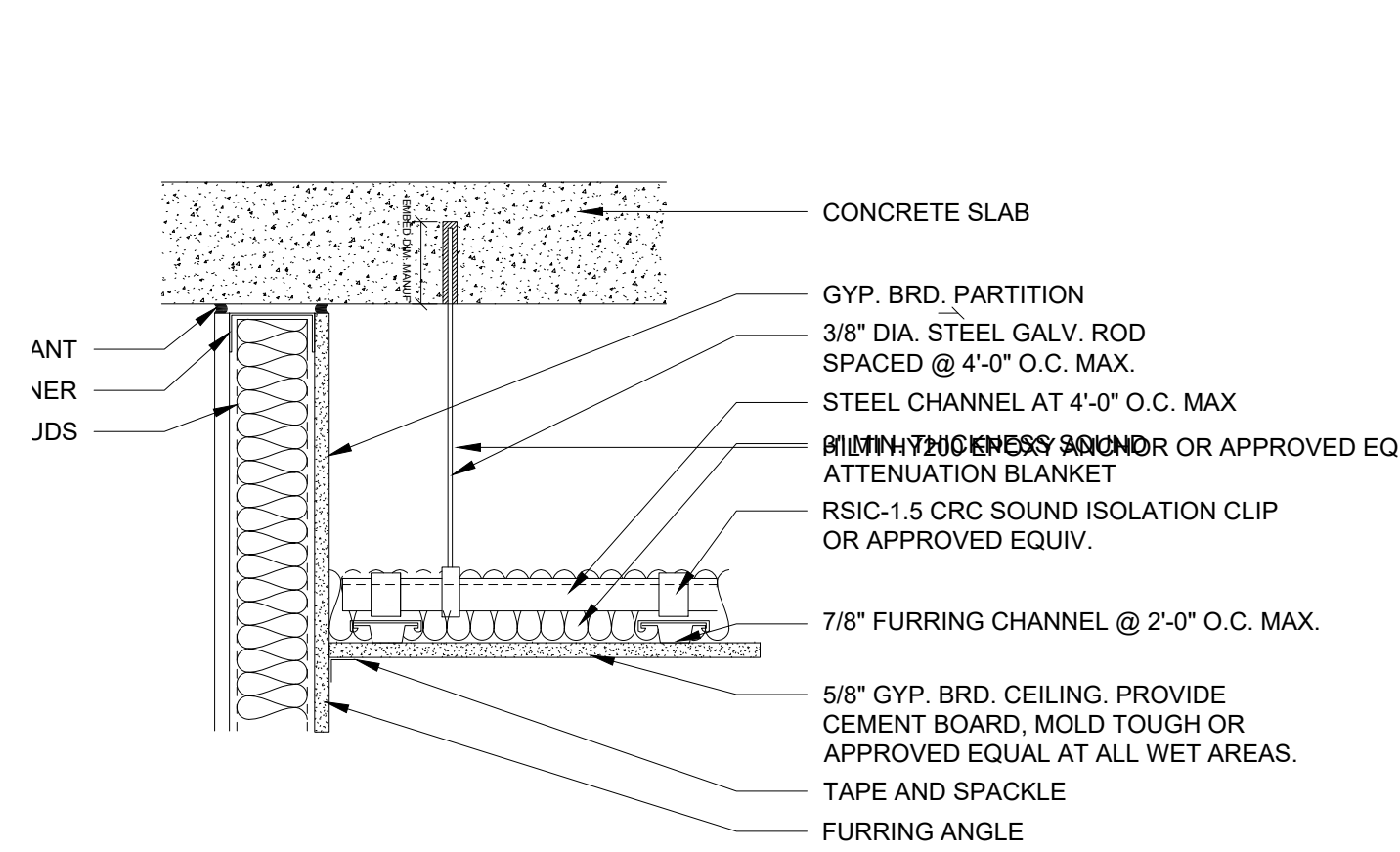
NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

## TITLE DETAILS

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

# A-600.00





STONE / TILE SCHEDULE						
TYPE	MATERIAL	MANUFACTURER	SPECIFICATION	SIZE	COLOR/FINISH	NOTES
ST-01	NERO MARQUINO	COMPLETE TILE	3/8" STONE TILE	12" x 12"		V.I.F., SEALANT PER MANUF.
ST-02	STATUARY WHITE MARBLE	COMPLETE TILE	3/8" STONE TILE	12" x 12"		V.I.F., SEALANT PER MANUF.
ST-03	BIANCO DOLOMITI	ARTISTIC TILE	SBDOLPHX	1 1/4" HEXAGON TILE	POLISHED	
ST-04	STATUARY WHITE MARBLE	STONE SOURCE	1 1/4" STONE SLAB	VIF	HIGH HONED	V.I.F., SEALANT PER MANUF.
ST-05	MARBLE	STONE SOURCE	3/4" STONE SLAB	VIF	MING GREEN	
ST-06	PIETRA CARDOZA	STONE SOURCE	3/4" STONE SLAB	VIF		
TCT-01	TERRACOTTA TILE	MOSAIC HOUSE	MDV 26	2" x 2"	PORCELAIN WHITE	
MT-01	ALUMINUM TILE	COMPLETE TILE	230-A1-704-029	3" x 6" NOMINAL	MIRROR	
CT-01	CLAY TILE	FIRECLAY TILE	WHITE WASH	4" x 4"	WHITE / GLOSS	

WOOD FLOOR SCHEDULE						
TYPE	MATERIAL	MANUFACTURER	SPECIFICATION	SIZE	COLOR/FINISH	NOTES
WD-01	EXISTING WOOD FLOOR	N/A	WHITE OAK	N/A - HERRINGBONE		EXISTING FLOOR TO REMAIN
WD-02	EXISTING WOOD FLOOR	N/A	WHITE OAK	N/A - STRIP FLOORING		PATCH AS REQ'D
WD-03	NEW WOOD FLOOR		WHITE OAK	MATCH EXISTING		

SPECIALTIES SCHEDULE						
TYPE	MATERIAL	MANUFACTURER	SPECIFICATION	SIZE	COLOR/FINISH	NOTES
GL-01	CLEAR RESTORATION GLASS	BENDHEIM		SEE ELEV.'S		
GL-02	REDEED GLASS	BENDHEIM		SEE ELEV.'S		
MI-01	CLEAR MIRROR	ZECCA		SEE ELEV.'S		
MI-02	ANTIQUE MIRROR	ZECCA		SEE ELEV.'S		
BT-01	BRASS TRIM			SEE ELEV.'S	LACQUERED BRASS	
BT-02	BRASS TRIM			SEE ELEV.'S	UNLACQUERED BRASS	AT FIREPLACE IN [107] LIVING ROOM
LF-01	METAL LEAF			SEE ELEV.'S/RCP	SILVER	AT CEILING IN [108] STUDY
LF-02	METAL LEAF			SEE ELEV.'S/RCP	GOLD	AT DOME IN [113] HALL
MC-01	MEDICINE CABINET	URBAN ARCHAEOLOGY		SEE ELEV.'S	PER PLUMBING SCHEDULE	
MC-02	MEDICINE CABINET	CUSTOM		SEE ELEV.'S		IN [115] MASTER BATH
SD-01	SHOWER DOOR	MR. SHOWER DOOR		SEE ELEV.'S	PER PLUMBING SCHEDULE	

MILLWORK SCHEDULE								
ROOM # / NAME	ITEM	DESCRIPTION	MANUF.	SPECIFICATION	SIZE	FINISH	NOTES	
104 / KITCHEN	M-01	LOWER AND UPPER CAB'S AT SINK AND D/W	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL, GLASS PANEL& BRASS VERTICAL TRIM	V.I.F.	SATIN LACQUER		
	M-02	EAST WALL CAB'S AT STOVE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL, GLASS PANEL& BRASS VERTICAL TRIM	V.I.F.	SATIN LACQUER		
	M-03	SOUTH WALL CAB'S AT REF., INCLUDING DESK	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL & BRASS VERTICAL TRIM	V.I.F.	SATIN LACQUER		
	M-04	KITCHEN ISLAND	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL & BRASS LEGS	V.I.F.	SATIN LACQUER		
	M-05	EAT-IN KITCHEN BANQUETTE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER	V.I.F.	SATIN LACQUER		
105 / BUTLER'S PANTRY	M-06	LOWER AND UPPER CAB'S, NORTH WALL	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL & GLASS PANEL	V.I.F.	GLOSS LACQUER		
	M-07	LOWER AND UPPER CAB'S, SOUTH WALL	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL & GLASS PANEL	V.I.F.	GLOSS LACQUER		
106 / DINING ROOM	M-08	RADIATOR COVER AND WOOD PANELLING	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		
104 / LIVING ROOM	M-09	RADIATOR COVERS AT 5 WINDOWS	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		
108 / STUDY	M-10	WALL STORAGE W/ SLIDING PANELS	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	M-11	OPEN SHELVING	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	M-12	BUILT-IN SEATING AT EAST WALL	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	M-13	BUILT-IN SEATING AT SOUTH WALL	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	M-14	SHELVING WALL AT TV CONSOLE	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	M-15	STORAGE AND MIRROR OUTSIDE OF POWDER RM	BLUM HARDWARE / MILLWORK BY GC	FRENCH POLISH PAINTED LACQUER WITH BEAD DETAIL	V.I.F.	FRENCH POLISH		
	111 / BEDROOM 1	M-16	RADIATOR COVER BELOW WINDOW	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
		M-17	CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
	114 / MAST ER BEDROOM	M-18	RADIATOR COVER BELOW WINDOW	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
	116 / WALK-IN CLOSET	M-19	CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL & WOVEN PANEL INSERT	V.I.F.	SATIN LACQUER	
	117 / WALK-IN CLOSET	M-20	CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
	118 / LAUNDRY	M-21	LAUNDRY ROOM STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
	119 / BEDROOM 2	M-22	RADIATOR COVER BELOW WINDOW	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER	
M-23		CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		
121 / BEDROOM 2	M-24	CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		
122 / BEDROOM 3	M-25	RADIATOR COVER BELOW WINDOW	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		
	M-26	CLOSET STORAGE	BLUM HARDWARE / MILLWORK BY GC	SHOP PTD. LACQUER WITH BEAD DETAIL	V.I.F.	SATIN LACQUER		

FINISH/PAINT SCHEDULE						
ROOM # / NAME	LOCATION	MATERIAL	MANUFACTURER	SPECIFICATION	COLOR/ FINISH	NOTES
101 / ENTRY	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
102 / FOYER	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
103 / HALL	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
104 / KITCHEN	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
105 / BUTLER PANTRY	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
106 / DINING ROOM	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
107 / LIVING ROOM	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
108 / STUDY	WALLS	OIL PAINT	FARROW & BALL	TBD	LACQUER	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LF-01	SEE SPECIALTIES	SEE SPECIALTIES	SILVER	SEE SPECIALTIES
	TRIM	OIL PAINT	FARROW & BALL	TBD	LACQUER	USE FARROW & BALL PRIMER AS REQ'D.
109 / POWDER ROOM	WALLS	MT-01	SEE STONE/TILE	SEE STONE/TILE	TBD	SEE STONE/TILE
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
110 / HALL	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
111 / BEDROOM 1	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
112 / BATH 1	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
113 / HALL	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LF-02	SEE SPECIALTIES	SEE SPECIALTIES	GOLD	SEE SPECIALTIES
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
114 / MASTER BEDROOM	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
115 / MASTER BATH	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
116 / WALK-IN-CLOSET	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
117 / WALK-IN-CLOSET	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
118 / LAUNDRY	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
119 / BEDROOM 2	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
120 / BATH 2	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
121 / HALL	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
122 / BEDROOM 3	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
123 / BATH 3	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
124 / WALK-IN-CLOSET	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
119 / BEDROOM 2	WALLS	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	CEILING	LATEX PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.
	TRIM	OIL PAINT	FARROW & BALL	TBD	TBD	USE FARROW & BALL PRIMER AS REQ'D.

TRIM SCHEDULE				
ROOM # / NAME	TYPE	SPECIFICATION	MANUFACTURER	NOTES
TR-01	EXISTING TO REMAIN	N/A	N/A	PATCH/REPAIR AS REQ'D
TR-02	NEW TO MATCH EXSTG.	N/A	N/A	V.I.F.
TR-03	PLASTER CROWN	TBD	BALMER	
TR-04	SOLID WOOD DOOR CASING	CUSTOM OSEE		
TR-05	SOLID WOOD BASE	CUSTOM FLATIOGEE		

# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

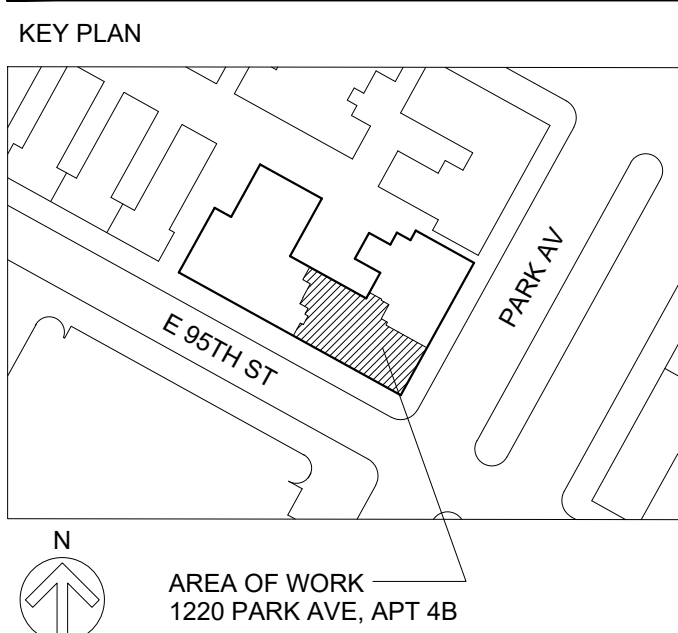
OWNER  
CECILIA ARTACHO OH & KENNEY OH  
1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

ARCHITECT  
DAVIES TOEWS ARCHITECTURE  
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JAM CONSULTANTS, INC.  
104 WEST 29TH STREET, 9TH FLOOR  
NEW YORK, NY 10001  
TEL: (212) 244-4427

MECHANICAL ENGINEER  
HAMILTON AIR  
262 WEST 38TH STREET #301  
NEW YORK, NY 10118-5808  
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PLUMBING AND ELECTRICAL ENGINEER  
GREEN SOLUTIONS  
ENGINEERING AND ENERGY MANAGEMENT  
CONSULTING ENGINEERS, PC  
104-15 95TH AVE  
OZONE PARK, NY 11416  
TEL: (917) 362-6719



STAMP

NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

## TITLE FINISH & MILLWORK SCHEDULES

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

# A-700.00



APPLIANCE SCHEDULE								
EQUIP ID #	LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	DESCRIPTION	SIZE	COLOR / FINISH	NOTES
E-1	KITCHEN / 104	RANGE	GARLAND	N/A - EXISTING, VIF		VIF	ST STEEL	EXSTG RANGE TO BE RELOCATED
E-2		HOOD	PRESTIGE	UIB58-1200	INSERT POWERPACK EXHAUST HOOD, 1200 CFM	58"x14"x18" COORD. W/SPEC.	ST STEEL INSERT	COORDINATE INSTALLATION W/MILLWORK SURROUND
E-3		REFRIGERATOR	SUB-ZERO	BI-48S/S	BUILT-IN SIDE-BY-SIDE REFRIGERATOR/FREEZER	48"x84"x24" COORD. W/SPEC.	ST STEEL	TUBULAR HANDLE BY SUB-ZERO
E-4		WINE REF.	SUB-ZERO	IW-30R, LEFT HAND HINGE	30" INTEGRATED WINE STORAGE W/REFRIGERATOR DRAWERS	30"x84"x24" COORD. W/SPEC.	CUSTOM DOOR & HANDLES BY G.C.	CUSTOM SOLID OVERLAY DOOR
E-5		DISHWASHER	MIELE	EXISTING, VIF	UNDERCOUNTER DISHWASHER	VIF	ST STEEL	EXSTG D/W TO BE RELOCATED
E-6		IN-WALL COFFEE MAKER	MIELE	CVA 6401	BUILT-IN COFFEE MACHINE WITH BEAN TO CUP SYSTEM	23 1/2"x17 7/8"x19"	ST STEEL	COORDINATE INSTALLATION W/MILLWORK SURROUND
E-7		ICE MAKER	HOSHIZAKI	AM-50BAE	UNDERCOUNTER ICEMAKER			GC TO PROVIDE DRIP PAN WITH SENSOR SHUT OFF AND VIBRATION ISOLATORS (BY MASON INDUSTRIES OR EQUIV.)
E-8		ICE MAKER PUMP	HOSHIZAKI	HS-5061	PUMP FOR UNDERCOUNTER ICEMAKER			SEE NOTE 2
E-9		MICROWAVE	PANASONIC	BY OWNER	BY OWNER	VIF	ST STEEL	COORD. INSTALL W/ADJACENT MILLWORK
E-10	LAUNDRY / 118	WASHER	MIELE	W3048	WASHING MACHINE	23 1/2"x 33 3/8"x 23 7/8"	WHITE	STACKED, ORDER INSTALLATION KIT AS REQ'D
E-11		DRYER	ASKO	T754 W/T	TUMBLE DRYER-AIR VENTED DRYER	23 1/2"x 33 3/8"x 23 7/8"	WHITE	STACKED, COORDINATE VENTING AS REQ'D
E-12		DRIP PAN	(CUSTOM)	N/A	CUSTOM 18 GAUGE STAINLESS STEEL DRIP PAN LOCATED UNDER WID	(CUSTOM)	ST STEEL	G.C. TO COORDINATE

MISC. EQUIPMENT SCHEDULE								
EQUIP ID #	LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	DESCRIPTION	SIZE	COLOR / FINISH	NOTES
E-13	POWDER RM / 109	EXHAUST FAN	PANASONIC	FV-08VQ5	WHISPERCEILING FAN, 80 CFM			
E-14	MASTER BATH / 115	ELECTRIC RADIANT HEAT FLOORING	WARMUP	NADWM	WARMUP STICKY MAT			G.C. TO COORDINATE ELECTRICAL REQUIREMENTS
E-15	BATH 1 / 112	ELECTRIC RADIANT HEAT FLOORING	WARMUP	NADWM	WARMUP STICKY MAT			G.C. TO COORDINATE ELECTRICAL REQUIREMENTS
E-16	BATH 2 / 120	ELECTRIC RADIANT HEAT FLOORING	WARMUP	NADWM	WARMUP STICKY MAT			G.C. TO COORDINATE ELECTRICAL REQUIREMENTS
E-17	BATH 3 / 123	ELECTRIC RADIANT HEAT FLOORING	WARMUP	NADWM	WARMUP STICKY MAT			G.C. TO COORDINATE ELECTRICAL REQUIREMENTS
E-18	GENERAL	SMOKE / CO DETECTOR	KIDDE	KN-COSM-1B	HARDWIRED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR			SEE A-120 FOR LOCATIONS
E-19	SPEAKERS	BY OWNER						G.C. TO COORDINATE INSTALLATION

### FIXTURE AND APPLIANCE NOTES

- ALL PLUMBING FIXTURES TO BE ADEQUATELY SEALED TO THE WALL ASSEMBLY WITH MILDEW RESISTANT SILICONE SEALANTS FOR STAND-ALONE ICE MAKER. GC TO MAKE PROVISION TO FLUSH THE SUPPLY PIPING, IN ORDER TO PREVENT CLOGS AND ALLOW FOR FLUSHING OUT THE LINE IF NECESSARY

LIGHTING FIXTURE SCHEDULE								
TYPE	MANUFACTURER	QTY	SPECIFICATION	MODEL	DESCRIPTION / NOTES	SIZE	FINISH	NOTES
RL-01	LUCIFER	32	2RP-AD-1 RECESSED DOWNLIGHT ROUND ADJUSTABLE	2RP-AD-1	RECESSED DOWNLIGHT ROUND ADJUSTABLE GEAR-DRIVEN, 80 CRI, 3000, 133 LUMENS	4" DIAMETER TRIM	WHITE	COORDINATE MOUNTING AND INSTALLATION AS REQ'D.
RL-02	LUCIFER	11	2RP-FD-2 RECESSED DOWNLIGHT, WET LOCATION	2RP-FD-2, WET LOCATION	ROUND PINHOLE APERTURE FIXTURE DEEP REGRESS WET LOCATION, 80 CRI, 3000, 133 LUMENS	4" DIAMETER TRIM	WHITE	COORDINATE MOUNTING AND INSTALLATION AS REQ'D.
WS-01	N/A, BY OWNER	32	N/A, BY OWNER	N/A	SURFACE MOUNTED WALL SCONCE	N/A	N/A	COORDINATE MOUNTING AND INSTALLATION AS REQ'D.
DL-01	N/A, BY OWNER	19	N/A, BY OWNER	N/A	SURFACE MOUNTED PENDANT LIGHT	N/A	N/A	COORDINATE MOUNTING AND INSTALLATION AS REQ'D.
ST DA ST SS	WAC	16	INVISILED PRO 2	LED-TX24	HIGH OUTPUT LED TAPE LIGHT		VIF	COORDINATE MOUNTING AND INSTALLATION W/MILLWORK AS REQ'D.

PLUMBING SCHEDULE								
ID #	LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	DESCRIPTION	SIZE	COLOR / FINISH	NOTES
P-1	KITCHEN / 104	SINK	ROHL	6307	ALLIA SINGLE BOWL UNDERMOUNT FIRECLAY SINK	31 5/8"x11"x19 5/8"	WHITE	UNDERMOUNT INSTALLATION, PROVIDE BLOCKING AS REQ'D. PROVIDE UNDERSIDE DEADENING AT SINK
P-2		FAUCET	BARBER WILSON	1030	MIXER AND HANDSPRAY W/ WHITE HANDLE & PORCELAIN LEVER HANDLES	SEE SPECIFICATION	NICKEL/ WHITE	
P-3	BUTLER'S PANTRY / 105	SINK	N/A - EXISTING	N/A	ZINC COUNTER WITH INTEGRATED DOUBLE SINK & DRAINBOARD	VIF	ZINC	COORDINATE INSTALLATION W/MILLWORK BELOW
P-4		FAUCET	BARBER WILSON	2020	WALL MOUNTED W/CROSS HANDLES	SEE SPECIFICATION	NICKEL/ WHITE	WALL MOUNTED
P-5	POWDER RM / 109	TOILET	LEFROY BROOKS	LW600/LW601	CLASSIC TOILET W/BLACK HANDLE & SEAT		WHITE	
P-6		TOILET ACCESSORIES	LEFROY BROOKS	TB 8009/CB5471/L1-6025	CLASSIC BLACK TOILET SEAT/BLACK LEVER CISTERN HANDLE/CLASSIC FLOOR BOLTS		WHITE/ NICKEL/ BLACK	
P-7		SINK	LEFROY BROOKS	LB 7203	CHARTERHOUSE			3 HOLE W/ BALL JOINTED STAND LB 3225
P-8		FAUCET	BARBER WILSON	MC-6455	MASTERCRAFT LAVATORY, 5.5" SPOUT		NICKEL	
P-9	BATH 1 / 112	TOILET	N/A EXISTING	N/A EXISTING, VIF	FLUSHOMETER TOILET	VIF	WHITE	RELOCATE EXISTING TOILET, GC TO SUPPLY AND INSTALL NEW FLUSH VALVE
P-10		FLUSHOMETER VALVE	SLOAN	'ROYAL'	G.C. TO COORDINATE WITH EXISTING TOILET	VIF	NICKEL	
P-11		SINK	LEFROY BROOKS	LB 7203	CHARTERHOUSE			3-HOLE W/ BALL JOINTED STAND LB 3225
P-12		FAUCET	LEFROY BROOKS	M1-1101	LEVER HANDLE 3-HOLE BASIN MIXER W/P.U.W.		NICKEL	
P-13		BATHTUB	KALDEWEI	683	PURO	VIF	WHITE	
P-14		TUB FILL	LEFROY BROOKS	M1-1031	WALL BATH SPOUT		NICKEL	
P-15		SHOWER / TUB CONTROLS	LEFROY BROOKS	M1-4302	CROSS HANDLE PRESSURE BALANCE W/LEVER 2-WAY DIVERTER TRIM		NICKEL	
P-16		SHOWER / TUB CONTROLS ROUGH	LEFROY BROOKS	M1-4101	TWO HANDLE PRESSURE BALANCE ROUGH W/ 2-WAY DIVERTER		NICKEL	
P-17		SHOWERHEAD / ARM	LEFROY BROOKS	M1-4610/Y1-4612	5" WALL SHOWER ROSE W/ ANGLES SHOWER PROJECTION ARM		NICKEL	
P-18	BATH 2 / 120	TOILET	N/A EXISTING	N/A EXISTING, VIF	FLUSHOMETER TOILET	VIF	WHITE	RELOCATE EXISTING TOILET, GC TO SUPPLY AND INSTALL NEW FLUSH VALVE
P-19		FLUSHOMETER VALVE	SLOAN	'ROYAL'	G.C. TO COORDINATE WITH EXISTING TOILET	VIF	CHROME	
P-20		SINK	LEFROY BROOKS	LB 7703	LA CHAPPELLE		WHITE	W/ BALL JOINTED STAND LB 3227
P-21		FAUCET	LEFROY BROOKS	CH 1224 HANDLE	CROSS HANDLE CONNAUGHT 3-HOLE BASIN MIXER		CHROME	1920'S HANDLE
P-22		BATHTUB	KALDEWEI	VIF	SANIFORM	VIF	WHITE	
P-23		TUB FILL	LEFROY BROOKS	C1-1031	WALL BATH SPOUT		CHROME	
P-24		SHOWER / TUB CONTROLS	LEFROY BROOKS	CW-4055 / CH1224 HANDLE	CONCEALED GODOLPHIN PRESSURE BALANCE MIXING VALVE W/WHITE LEVER 2-WAY DIVERTER TRIM		CHROME/ WHITE	1920'S HANDLE
P-25		SHOWER / TUB CONTROLS ROUGH	LEFROY BROOKS	M1-4101 / CH 1224 HANDLE	TWO HANDLE PRESSURE BALANCE ROUGH W/ 2-WAY DIVERTER & 1920'S CONNAUGHT KNOB		CHROME	1920'S HANDLE
P-26		SHOWERHEAD / ARM	LEFROY BROOKS	LB-1728/Y1-4612	EIGHT JET BRUNSWICK ADJUSTABLE ROSE/ANGLES SHOWER PROJECTION ARM		CHROME	
P-27	BATH 3 / 123	TOILET	N/A EXISTING	N/A EXISTING, VIF	FLUSHOMETER TOILET	VIF	WHITE	RELOCATE EXISTING TOILET, GC TO SUPPLY AND INSTALL NEW FLUSH VALVE
P-28		FLUSHOMETER VALVE	SLOAN	'ROYAL'	G.C. TO COORDINATE WITH EXISTING TOILET	VIF	CHROME	
P-29		SINK	N/A EXISTING	N/A EXISTING, VIF	G.C. TO VERIFY OPERABILITY, USE SALVAGE AS REQ'D FOR REPAIRS	VIF	WHITE PORCELAIN	
P-30		FAUCET	N/A EXISTING	N/A EXISTING, VIF	G.C. TO VERIFY OPERABILITY, USE SALVAGE AS REQ'D FOR REPAIRS	VIF		
P-31		BATHTUB	KALDEWEI	VIF	SANIFORM	VIF	WHITE	
P-32		TUB FILL	LEFROY BROOKS	C1-1031	WALL BATH SPOUT		CHROME	
P-33		SHOWER / TUB CONTROLS	LEFROY BROOKS	CW 4050 / CH 1224 HANDLE	WHITE LEVER CONCEALED GODOLPHIN THERMOSTATIC MIXING VALVE TRIM ONLY		CHROME	1920'S HANDLE
P-34		SHOWER / TUB CONTROLS ROUGH	LEFROY BROOKS	M1-4201	TWO HANDLE THERMOSTATIC ROUGH W/FLOW CONTROL			
P-35		DIVERTER	LEFROY BROOKS	CW-1015	WHITE WALL LEVER FLOW CONTROL TRIM ONLY		CHROME	
P-36		DIVERTER ROUGH	LEFROY BROOKS	R1-4002	3/4" RECESSED FLOW CONTROL ROUGH			
P-37		SHOWERHEAD / ARM	LEFROY BROOKS	LB-1728/Y1-4612	EIGHT JET BRUNSWICK ADJUSTABLE ROSE/ANGLES SHOWER PROJECTION ARM		CHROME	
P-38	MASTER BATH / 115	TOILET	N/A EXISTING	N/A EXISTING, VIF	FLUSHOMETER TOILET	VIF	WHITE	RELOCATE EXISTING TOILET, GC TO SUPPLY AND INSTALL NEW FLUSH VALVE
P-39		FLUSHOMETER VALVE	SLOAN	'ROYAL'	G.C. TO COORDINATE WITH EXISTING TOILET	VIF	NICKEL	
P-40		SINK	WATERWORKS	MRLVCU	"MANCHESTER" UNDERMOUNT WHITE PORCELAIN SINK			CUSTOM MARBLE TOP W/ URBAN ARCHAEOLOGY CRYSTAL LEGS W/ "DECO" FINNIALS IN NICKEL
P-41		FAUCET	LEFROY BROOKS	M1-1100	MACKINTOSH CROSS HANDLE 3-HOLE BASIN MIXER			
P-42		BATHTUB	KALDEWEI	VIF	CAYONO	VIF	WHITE	
P-43		TUB CONTROLS	LEFROY BROOKS	M1-2400	CROSS HANDLE WALL-MOUNTED 3-HOLE BATH FILLER TRIM ONLY		NICKEL	
P-44		TUB ROUGH	LEFROY BROOKS	R1-4035	CROSS WALL-MOUNTED 3-HOLE BATH FILLER ROUGH		N/A	
P-45		DIVERTER FOR HAND HELD SHOWER @ TUB	LEFROY BROOKS	M1-1011	LEVER 2-WAY WALL DIVERTER TRIM		NICKEL	
P-46		DIVERTER ROUGH	LEFROY BROOKS	R1-4000	2-WAY WALL DIVERTER ROUGH		N/A	
P-47		HAND HELD SHOWER @TUB	LEFROY BROOKS	M1-1021	HANDSHOWER W/METALISED HANDLE		NICKEL	
P-48		HAND HELD SHOWER ACCESSORIES @ TUB	LEFROY BROOKS	Y1-1069/Y1-1004/ M1-5462	DOUBLE INTERLOCK SHOWER HOSE/WALL OUTLET/ADJUSTABLE HANDHELD SHOWER BRACKET		NICKEL	
P-49		SHOWER CONTROLS	LEFROY BROOKS	M1-4405	CROSS HANDLE THERMOSTATIC W/ LEVER FLOW CONTROL TRIM ONLY		NICKEL	
P-50		SHOWER ROUGH	LEFROY BROOKS	M1-4201	TWO HANDLE THERMOSTATIC ROUGH W/FLOW CONTROL		N/A	
P-51		DIVERTER	LEFROY BROOKS	M1-1011	LEVER 2-WAY WALL DIVERTER TRIM		NICKEL	
P-52		DIVERTER ROUGH	LEFROY BROOKS	R1-4000	2-WAY WALL DIVERTER ROUGH		N/A	
P-53		SHOWERHEAD / ARM	LEFROY BROOKS	M1-4600/Y1-4500	8" SHOWER ROSE/CEILING SHOWER PROJECTION ARM		NICKEL	
P-54		HAND HELD SHOWER	LEFROY BROOKS	M1-1021	HANDSHOWER W/METALISED HANDLE		NICKEL	
P-55		HAND HELD SHOWER ACCESSORIES	LEFROY BROOKS	Y1-1069/Y1-1004/ M1-5462	DOUBLE INTERLOCK SHOWER HOSE/WALL OUTLET/ADJUSTABLE HANDHELD SHOWER BRACKET		NICKEL	

## Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

OWNER  
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NEW YORK, NY 10128

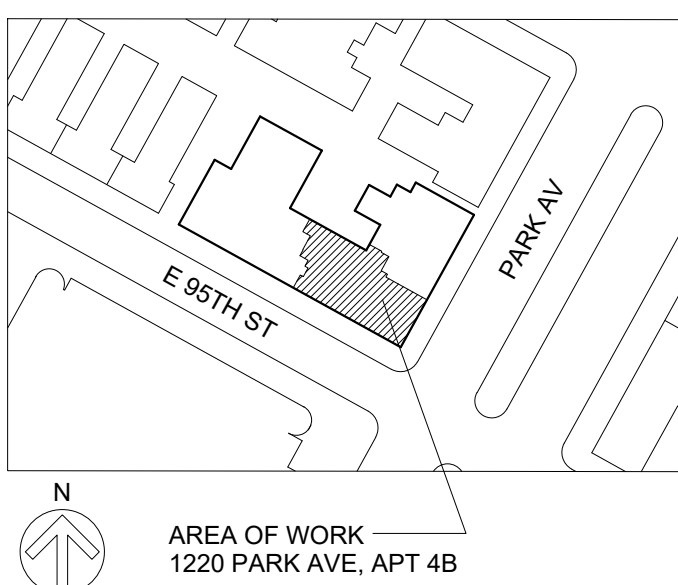
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### KEY PLAN



### STAMP

NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

TITLE  
**FIXTURES, APPLIANCES AND LIGHTING SCHEDULES**

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

# A-701.00

# Artacho / Oh Residence

1220 PARK AVE, APT 4B  
NEW YORK, NY 10128

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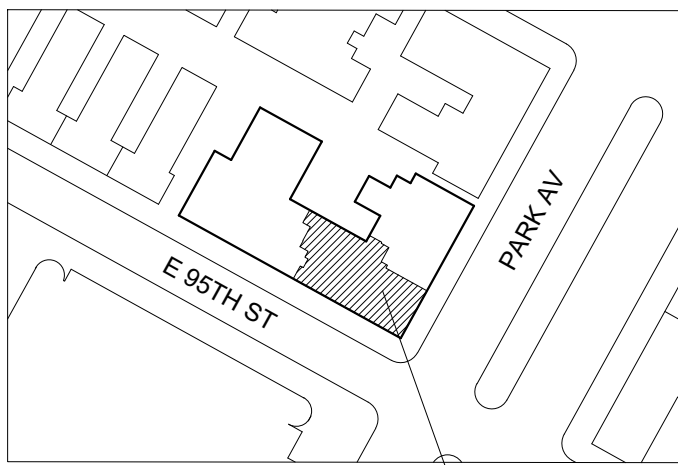
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## KEY PLAN



AREA OF WORK  
1220 PARK AVE, APT 4B

## STAMP

NOT FOR CONSTRUCTION

PRELIMINARY BID 06/12/2017  
ISSUE DATE

## TITLE

# WINDOW AND DOOR SCHEDULES

PROJECT NO: 1701 SCALE: AS NOTED  
SHEET NUMBER

# A-702.00

DOOR SCHEDULE									
NO.	LOCATION	TYPE	MATERIAL	WIDTH (VIF)	HT (VIF)	FINISH	MANUF.	HARDWARE	NOTES
101	ENTRY	SINGLE LEAF, 6 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG./ENTRY	REPAIR/REFINISH AS REQ'D.
102	FOYER CLOSET	PAIR, 6 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	CLOSET	REPAIR/REFINISH AS REQ'D/RE-USE (2) EXSTG. DOORS, SALVAGE DURING DEMOLITION
103	HALL	SINGLE LEAF, 6 PANEL, NEW TO MATCH EXSTG.	WOOD	VIF	VIF	TO MATCH EXSTG.	N/A	PASSAGE	
104A	KITCHEN	SINGLE LEAF, PANEL, EXSTG.	PTD. METAL	VIF	VIF	PTD.	N/A	EXSTG./ENTRY	REPAIR/REFINISH AS REQ'D., APPLY NEW FLUSH METAL FACE TO CONCEAL PANEL
104B	KITCHEN	SINGLE LEAF, PANEL, EXSTG.	PTD. METAL	VIF	VIF	PTD.	N/A	EXSTG./ENTRY	REPAIR/REFINISH AS REQ'D.
105	BUTLER'S PANTRY	SINGLE LEAF, 6 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG./ENTRY	REPAIR/REFINISH AS REQ'D.
106	DINING ROOM	N/A FRAMED OPENING	N/A	VIF	VIF	N/A	N/A	N/A	N/A
107A	LIVING ROOM	PAIR, 3 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
107B	LIVING ROOM	PAIR, 3 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG.	RE-USE FROM FORMER D.R. LOCATION, REPAIR/REFINISH AS REQ'D.
108A	STUDY	SINGLE LEAF, 6 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG./ENTRY	REPAIR/REFINISH AS REQ'D.
108B	STUDY	POCKET/SINGLE LEAF, 6 PANEL, NEW TO MATCH EXSTG.	WOOD/LACQUER	VIF	VIF	TO MATCH EXSTG.	N/A	POCKET	TRACK BY HAFELE, HAWA, PULLS BY RAJACK
109	POWDER ROOM	POCKET/SINGLE LEAF, 6 PANEL, NEW TO MATCH EXSTG.	WOOD/LACQUER	VIF	VIF	TO MATCH EXSTG.	N/A	POCKET	TRACK BY HAFELE, HAWA, PULLS BY RAJACK
110	HALL	SINGLE LEAF, 6 PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
111A	BEDROOM 1	SINGLE LEAF, PANEL, EXSTG.	WOOD	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
111B	BEDROOM 1 CLST	PAIR, SINGLE PANEL, EXSTG.	WOOD	VIF	VIF	EXSTG.	N/A	CLOSET	REPAIR/REFINISH AS REQ'D/RE-USE (2) EXSTG. DOORS, SALVAGE DURING DEMOLITION
112	BATH 1	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
114	MASTER BEDROOM	POCKET/SINGLE LEAF, SINGLE PANEL, NEW TO MATCH EXSTG.	WOOD/LACQUER	VIF	VIF	PTD.	N/A	POCKET	TRACK BY HAFELE, HAWA, PULLS BY RAJACK
115	MASTER BATH	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
116	WALK-IN-CLOSET	SINGLE LEAF, PANEL, NEW TO MATCH EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
117	WALK-IN-CLOSET	POCKET/SINGLE LEAF, SINGLE PANEL, NEW TO MATCH EXSTG.	WOOD/LACQUER	VIF	VIF	PTD.	N/A	POCKET	TRACK BY HAFELE, HAWA, PULLS BY RAJACK
118	LAUNDRY	SINGLE LEAF, PANEL, NEW TO MATCH EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
119A	BEDROOM 2	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
119B	BEDROOM 2 CLST	PAIR, SINGLE PANEL, NEW TO MATCH EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
120	BATH 2	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
121	HALL CLOSET	SINGLE LEAF, PANEL, NEW TO MATCH EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
122	BEDROOM 3	SINGLE LEAF, PANEL, EXSTG.	WOOD	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
123	BATH 3	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.
124	BEDROOM 3 W.I.C.	SINGLE LEAF, PANEL, EXSTG.	WOOD/MIRROR	VIF	VIF	PTD.	N/A	EXSTG.	REPAIR/REFINISH AS REQ'D.

WINDOW SCHEDULE											
NO.	LOCATION	TYPE	OPER.	MANUF.	R.O. WIDTH	R.O. HT	GLAZING TYPE	U FACTOR	EXT FINISH	INTERIOR FINISH	AIR LEAKAGE
104A	KITCHEN	CLAD MAGNUM TILT/TURN	RH	MARVIN	4'-4", VIF	5'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
104B	KITCHEN	CLAD MAGNUM TILT/TURN	LH	MARVIN	4'-0", VIF	5'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
106A	DINING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-4", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
106B	DINING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-4", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
107A	LIVING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-0", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
107B	LIVING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-0", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
107C	LIVING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-0", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
107D	LIVING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-0", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
107E	LIVING ROOM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	4'-0", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
108	STUDY	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	6'-4", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
111	BEDROOM 1	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	6'-4", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
112	BATH 1	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	3'-10", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
114A	MASTER BEDRM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	3'-10", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
114B	MASTER BEDRM	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	3'-10", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
115	MASTER BATH	CLAD ULTIMATE DOUBLE HUNG	N/A	MARVIN	3'-10", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
119A	BEDROOM 2	CLAD MAGNUM TILT/TURN	LH	MARVIN	4'-4", VIF	5'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
119B	BEDROOM 2	CLAD MAGNUM TILT/TURN	RH	MARVIN	4'-4", VIF	5'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
120	BATH 2	CLAD MAGNUM TILT/TURN	RH	MARVIN	2'-0", VIF	4'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
122	BEDROOM 3	CLAD MAGNUM TILT/TURN	LH/RH	MARVIN	6'-4", VIF	6'-0", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283
123	BATH 3	CLAD MAGNUM TILT/TURN	RH	MARVIN	2'-0", VIF	5'-2", VIF	LOW E1 W/ ARGON	.30	SEE NOTE 2	PINE / PRIMED	MEETS ASTM E283

## GLAZING NOTES

- ALL EXTERIOR WINDOWS TO REPLACE EXISTING GC TO COORDINATE EXTERIOR FINISH WITH BUILDING MANAGEMENT FOR BUILDING STANDARD. ALL REPLACEMENT WINDOWS MUST FOLLOW THE BUILDING'S WINDOW MASTER PLAN AND CONFORM IN COLOR, STYLE AND DIMENSIONS TO THE ORIGINAL WINDOW CONFIGURATION OF THE BUILDING. WINDOW / FRAME EXTERIOR FINISH AND PANNING OF THE MASTER WINDOW FRAME AND THE MULLIONS AT GANGED WINDOWS ARE TO BE BUILDING STANDARD. PERIMETER SEALANT TO BE HIGH QUALITY URETHANE SEALANT, COLOR TO MATCH THE WINDOW FRAME.
- ROUGH OPENINGS PROVIDED ARE FOR REFERENCE ONLY. GC TO VERIFY ALL DIMENSIONS IN THE FIELD. WINDOW MASONRY OPENINGS MAY NOT BE MODIFIED. INSPECT SILL AND LINTEL INTEGRITY AND REPORT ANY IRREGULARITIES TO BUILDING MANAGEMENT IMMEDIATELY.
- INSTALL NEW FRAMES IN MASONRY OPENINGS SET TRUE AND PLUMB AND ANCHOR TO MASONRY. INSTALLER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE WINDOW INSTALLATION AND IS TO ASSURE THAT THE QUANTITY AND SPACING OF ANCHORS IS BASED UPON THE EXISTING CONDITIONS, EXPOSURE, AND HEIGHT OF THE WINDOW INSTALLATION WITHIN THE BUILDING.
- CAULK EXTERIOR PERIMETER BETWEEN NEW FRAMES AND MASONRY WITH BUTYL TAPE COMPOUND APPLIED WITH HAND PRESSURE GUN AND TROWEL OFF NEATLY.
- REPAIR AROUND WINDOWS BROKEN PLASTER, TO A TROWELLED HARD SMOOTH FINISH, THAT OCCURRED DURING PERFORMANCE OF THE WORK.
- ONLY BUILDING-APPROVED SIX OVER SIX DOUBLE HUNG WINDOWS MAY BE INSTALLED WITH EXTERIOR TO MATCH EXISTING WINDOWS IN FRONT ELEVATIONS.
- WINDOW INSTALLATIONS MUST BE COORDINATED WITH THE RESIDENT MANAGER AT LEAST FIVE (5) DAYS PRIOR TO THE DESIRED DATE. PRIOR TO THE INSTALLATION OF THE REPLACEMENT WINDOWS, PROVIDE A SAMPLE TO THE BUILDING TO ASSURE THAT SUCH WINDOW REPLACEMENTS CONFORM IN COLOR, STYLE AND DIMENSIONS TO THE EXISTING WINDOWS IN THE BUILDING.
- THE CONTRACTOR IS TO MAINTAIN A SAFE SITE AND IS FULLY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY REGULATIONS REGARDING SITE SAFETY.







PROJECT NAME:

# RESIDENCE

1220 Park Avenue  
Apt. #4B  
New York, NY



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NEW YORK, NY 10018-5808  
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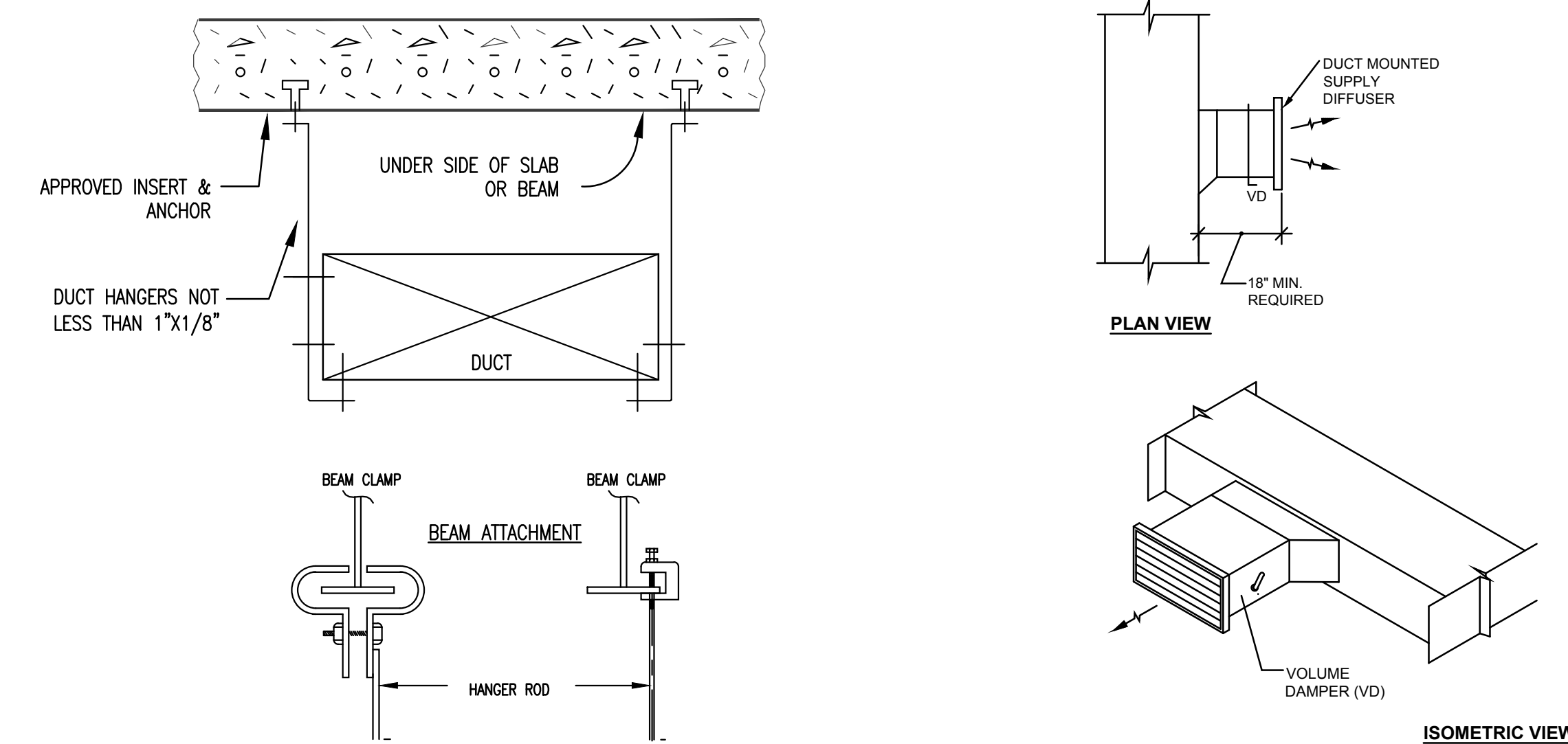
CONFLICTS:

COMMENTS:

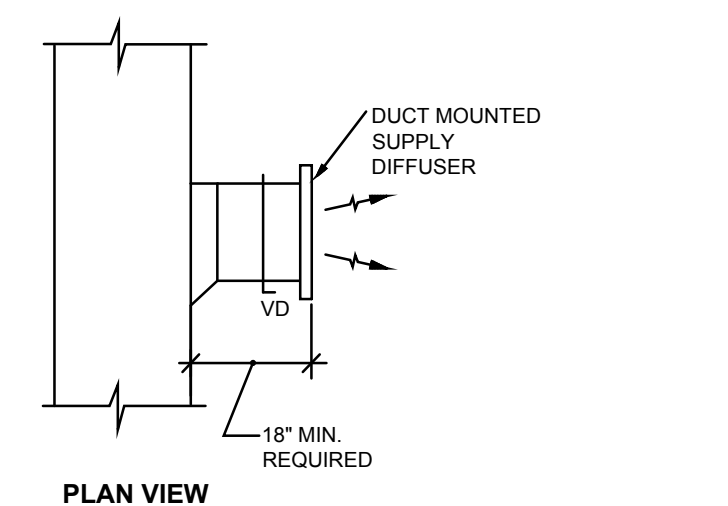
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## Mechanical Plan DETAILS

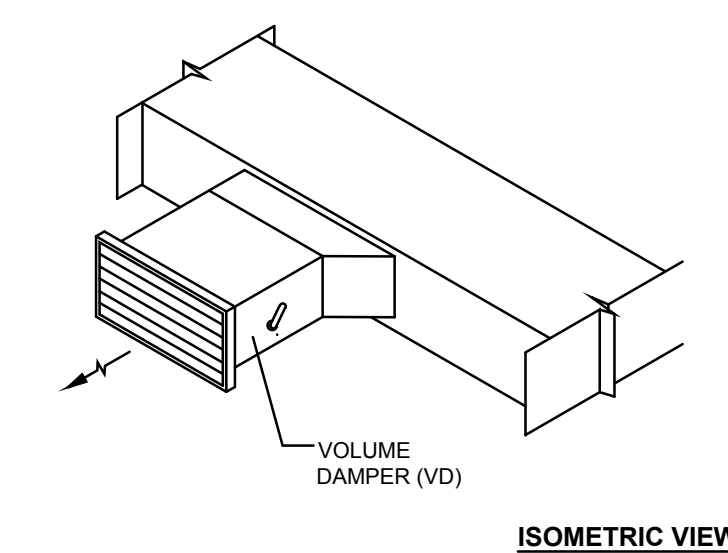
SEAL & SIGNATURE:	DATE: 05/16/17
	REVISIONS:
	#1 06/02/17
	#1 06/08/17
DWG No.:	M-200.00
	2 OF 2



3 METHOD OF HANGING DUCTWORK  
NOT TO SCALE



4 TYPICAL SUPPLY OUTLET DETAIL  
NOT TO SCALE



ISOMETRIC VIEW

### MECHANICAL NOTES

- GENERAL NOTES**
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROVIDING CONTINUOUS RETURN AIRFLOW PASSAGES FROM THE RETURN GRILLE(S) TO THE RESPECTIVE AIR HANDLER INLET AS NECESSARY. CONSULT HAMILTON AIR.
  - ALL FAN COIL UNITS SHALL BE PROVIDED WITH 1" INSULATED COOPER CONDENSATE DRAINS. THE DRAINS SHALL DISCHARGE INTO A SUITABLE RECEPTOR (FUNNEL DRAIN, ETC.). THE PLUMBING CONTRACTOR SHALL PROVIDE THE RECEPTOR.
  - ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTION OF THE BUILDING CODE, CITY OF NEW YORK, EFFECTIVE DECEMBER 6, 1988, AND ALL THE AMENDMENTS, RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS TO DATE.
  - THE VENTILATION INDEX FOR ALL AREAS COMPLIES WITH THE MINIMUM CODE REQUIREMENTS PER (C26-1206.2) 27-753 AND (C26-1206.3) 27-754. ALL CALCULATIONS OF THE VENTILATION INDEX ARE MADE WITHOUT TAKING ANY CREDIT FOR EXTERIOR WINDOW AND/OR OPENINGS IN AIR CONDITIONED SPACE.
  - ALL TOILET ROOMS TO BE VENTILATED IN ACCORDANCE WITH SECTION (C26-1207.3) 27-759.
  - INSTALL ALL NEW WORK IN A NEAT WORKMANLIKE MANNER, READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR.

- MATERIALS AND EQUIPMENT SUBJECT TO CONTROLLED INSPECTION:**
- MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION.
  - INSPECTION AND TESTS OF THE REQUIRED VENTILATION SYSTEMS AS PER (C26-1301.2) 27-779.
  - INSPECTION AND TEST OF THE REFRIGERANT SYSTEMS AS PER (C26-1301.4) 27-781 RS 13-6.

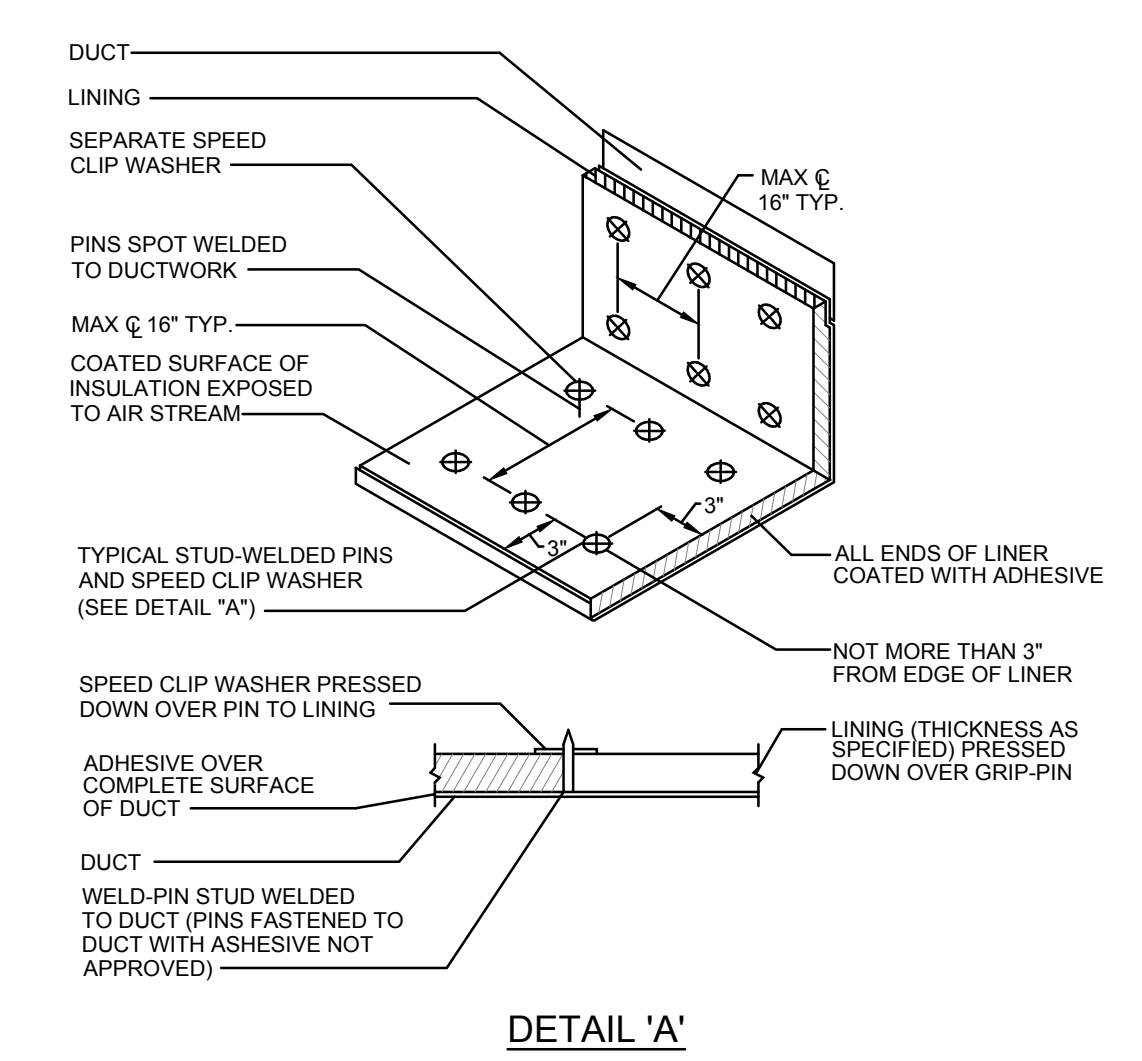
- DUCTWORK**
- ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCTWORK STANDARDS.
  - PROVIDE ALL SUPPORTING AND HANGING DEVICES IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE AND SMACNA.
  - DUCTWORK LAYOUT AND ROUTING IS SCHEMATIC.
  - ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF MC SECTION 603 AND THE SHEET METAL AND AIR CONDITIONING CONTRACTOR NATIONAL ASSOCIATION (S.M.A.C.N.A.) SPECIFICATIONS, UNLESS OTHERWISE NOTED. NO DUCTWORK LESS THAN #24 GAGE SHALL BE USED. TURNING VANES SHALL BE PROVIDED IN ALL DUCTWORK ELBOWS THAT ARE SQUARED.
  - ALL DUCT SIZES SHOWN ARE EXTERNAL. ALLOWANCE HAS BEEN MADE FOR DUCTLINER.
  - PROVIDE SPLITTER DAMPERS AND VOLUME DAMPERS WHERE REQUIRED TO ALLOW PROPER BALANCING OF SYSTEM. ALL VOLUME CONTROLS SHALL BE LOCATED AS FAR FROM THE GRILLE AS POSSIBLE TO REDUCE NOISE AT THE GRILLE. IT IS INTENDED THAT THE DUCTWORK BE DESIGNED TO ALLOW VOLUME CONTROLS TO BE LOCATED ABOVE CLOSETS, CABINETS OR OTHER PLACES WHERE ACCESS PANELS CAN BE INSTALLED.
  - ALL DUCT INSTALLATION AND LINING SHALL COMPLY WITH MC, SECTION 604. DUCT INSTALLATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
  - DUCTS FOR SUPPLY SHALL BE INTERNALLY INSULATED WITH FIBERGLASS DUCT LINER, JOHNS MANVILLE PERMACOTE UNACOUSTIC. THE AIR STREAM SIDE OF THE DUCTLINER SHALL BE PROTECTED WITH PERMACOTE (ACRYLIC SURFACE COATING). THE LINER SHALL BE CUT AND FITTED TO ASSURE TIGHT OVERLAPPED CORNERS AND JOINTS. THE TOP PIECES SHALL BE SUPPORTED BY THE SIDE PIECES. THE DUCTLINER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE N.A.I.M.A. DUCTLINER INSTALLATION GUIDELINES. ALL EDGES SHALL BE TREATED WITH JOHNS MANVILLE EDGE TREATMENT. THE DUCTLINER SHALL BE 1/8" THICK IN UNCONDITIONED SPACES. DUCT LINER SHALL BE PROVIDED WITH METAL NOSING OR SLEEVES INSTALLED OVER THE EXPOSED DUCTLINER EDGES THAT FACE OPPOSITE THE DIRECTION OF THE AIRFLOW PER MC, SECTION 604.8. DUCTLINER SHALL BE INTERRUPTED AT FIRE DAMPERS, HEATING COILS, AIR HANDLERS, ETC. AS REQUIRED BY MC, SECTION 604.8.
  - SUPPLY AND RETURN DUCTWORK INSTALLED OUTDOORS SHALL BE PROVIDED WITH DUCTLINER AS SPECIFIED ABOVE AND SHALL ALSO BE EXTERNALLY INSULATED WITH 2" THICK FIBERGLASS DUCT BOARD WITH FSK FACING, JOHNS MANVILLE "800 SERIES SPIN GLASS". THE DUCTWORK SHALL BE MADE TO BE WATERPROOF BY APPLYING WEATHER BARRIER MASTIC WITH FIBERGLASS MESH REINFORCING TO ALL SURFACES. DUCTWORK IN UNCONDITIONED SPACES SHALL BE PROVIDED WITH R-8 INSULATION MINIMUM PER NYS ENERGY CONSERVATION CODE, SECTION 803.2.8. ALL DUCT CONNECTIONS, JOINTS, SEAMS AND FITTINGS SHALL BE SEALED IN ACCORDANCE WITH THE NYS ENERGY CONSERVATION CODE, SECTION 803.2.8. (REF: MC, SECTION 603.9). TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL COMPLY WITH UL 181A OR UL 181B.

- THERMOSTAT**
- WIRES FROM REMOTE SENSORS TO THERMOSTAT OR THERMOSTAT/HUMIDISTAT SHALL BE #18 GAUGE 6 CONDUCTOR MINIMUM. PROVIDE BY LICENSE ELECTRICIAN.

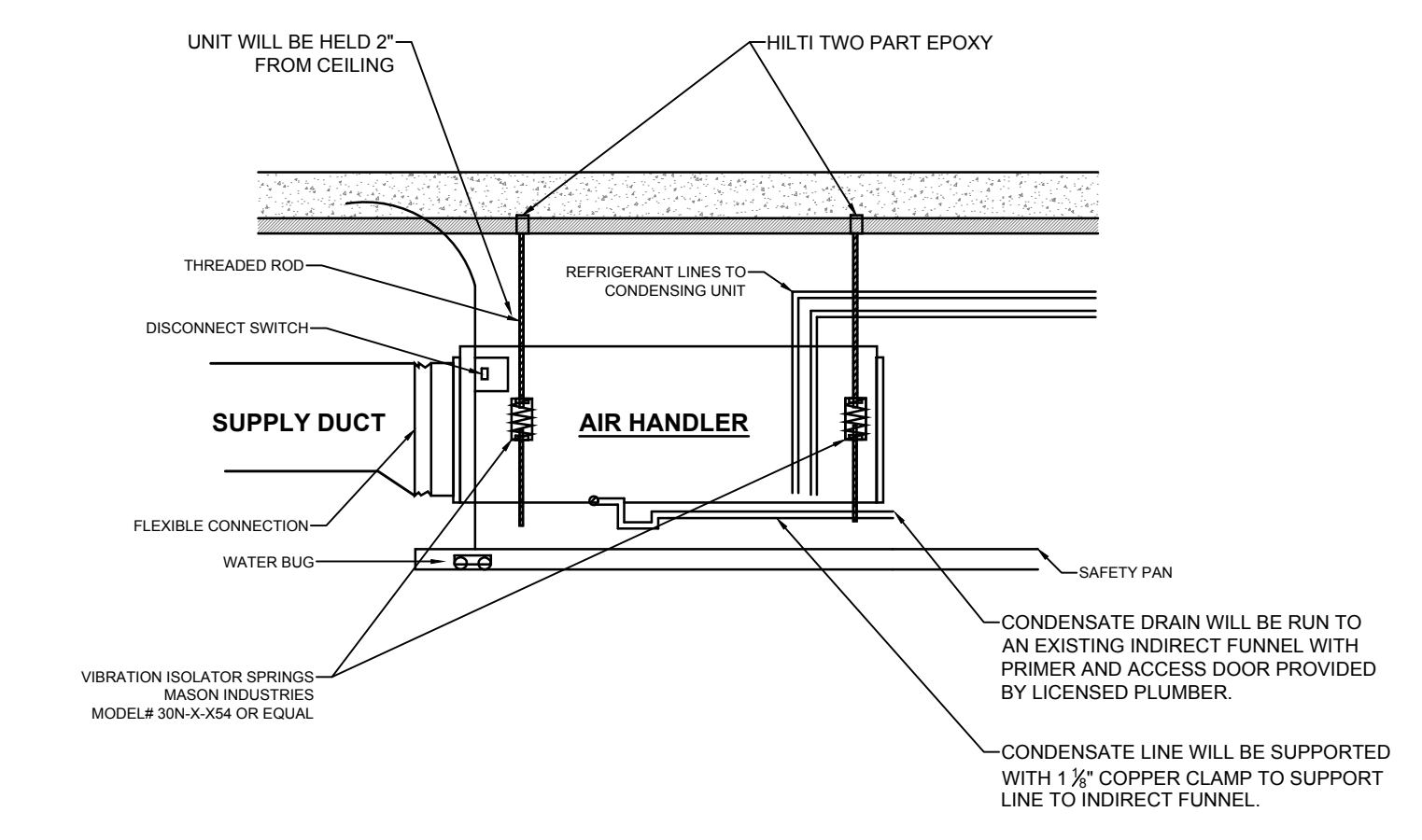
- FIRE DAMPER**
- ALL DAMPERS SHALL BE PROVIDED WITH ACCESS DOORS TO ALLOW FURTHER INSPECTION AND TESTING BY CONTRACTOR.

- MATERIALS**
- FLEXIBLE CONNECTIONS: AT FANS SHALL BE NEOPRENE COATED FLAME RETARDANT GLASS FABRIC (COMPLYING WITH NFPA 90) WITH SEAMS AND CEMENTED SEAMS.
  - ACOUSTICALLY LINED DUCTWORK: PROVIDE MATT-FACED GLASS DUCT LINES, 1" THICK, 2 LB/CF DENSITY.
  - VOLUME DAMPERS: DAMPERS SHALL BE GALVANIZED STEEL OR SAME MATERIAL AS DUCT CONSTRUCTION.

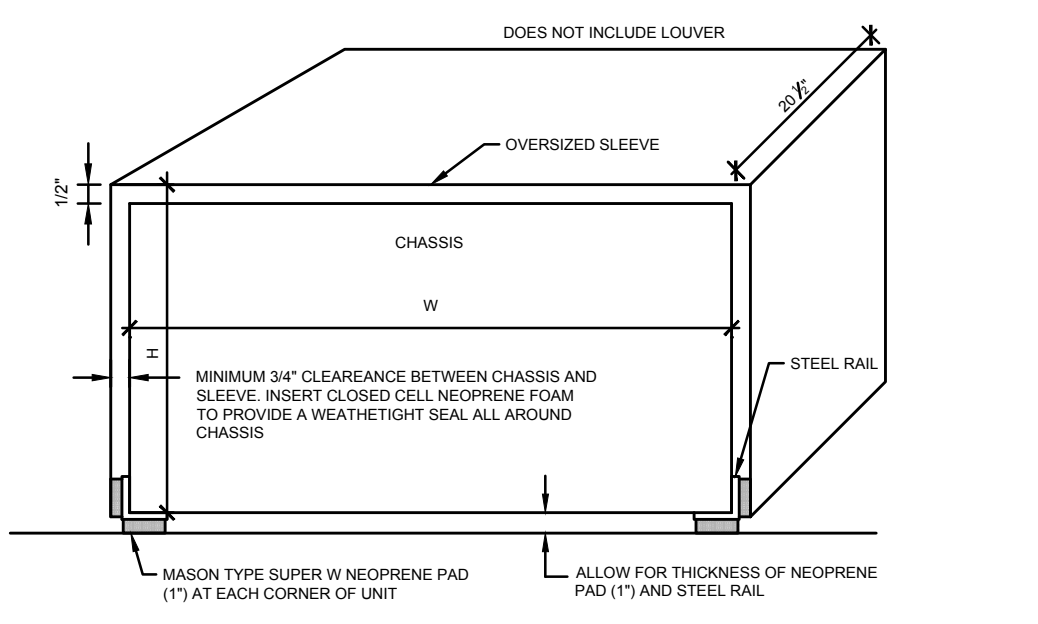
- BUILDING NOTES**
- CHANGES TO THE BUILDING'S HEATING SYSTEM WILL BECOME THE RESPONSIBILITY OF THE SHAREHOLDER BOTH IN TERMS OF PERFORMANCE AND MAINTENANCE.
  - REPLACEMENT OF RADIATOR BRANCH PIPING IS REQUIRED WHERE EXPOSED, AND IS TO BE REVIEWED AT COMPLETION OF DEMOLITION.
  - REPLACEMENT OF VALVES AND TRAPS FOR EXISTING RADIATORS IS TO BE COORDINATED WITH RESIDENT MANAGER.
  - RADIATOR ENCLOSURES MUST ALLOW FULL ACCESS TO RADIATOR, TRAP AND VALVE. WHERE A RADIATOR IS BEING REMOVED, PIPING MUST BE CAPPED BACK TO THE RISER SO AS NOT TO CREATE A RESONANT AIR CHAMBER.
  - ALL STEAM RADIATORS NEED TO BE PITCHED, REGARDLESS OF WHETHER ONE-PIPE OR TWO 1220 PIPE. TWO-PIPE STEAM RADIATORS NEED TO BE PITCHED DOWN TO THE STEAM TRAP ON THE RETURN LINE CONNECTION.



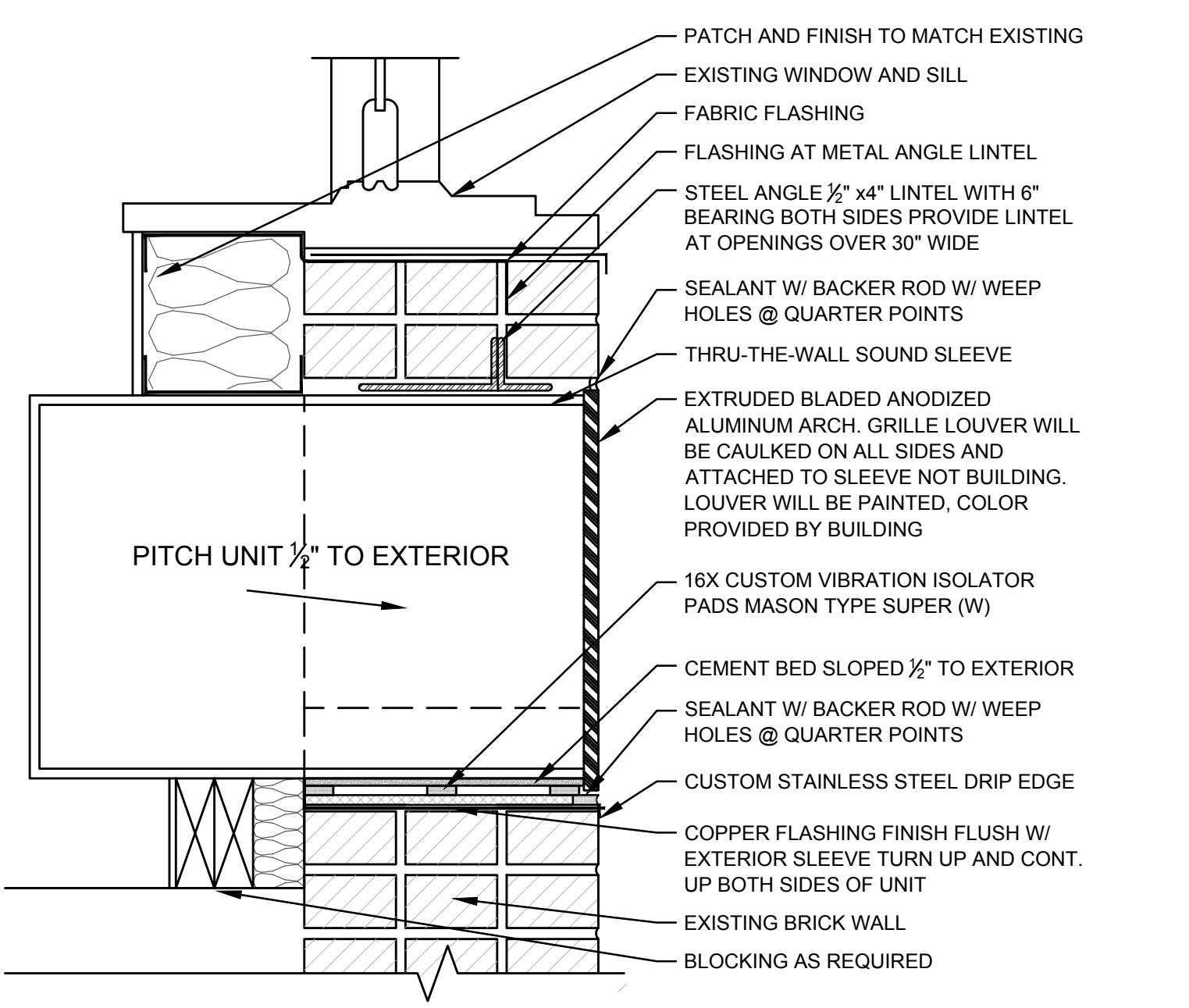
2 SOUND LINING INSTALLATION DETAIL  
NOT TO SCALE



1 AIR HANDLER HANGING - DETAIL  
NOT TO SCALE



6 TYPICAL CONDENSER SOUND SLEEVE DETAIL  
NOT TO SCALE

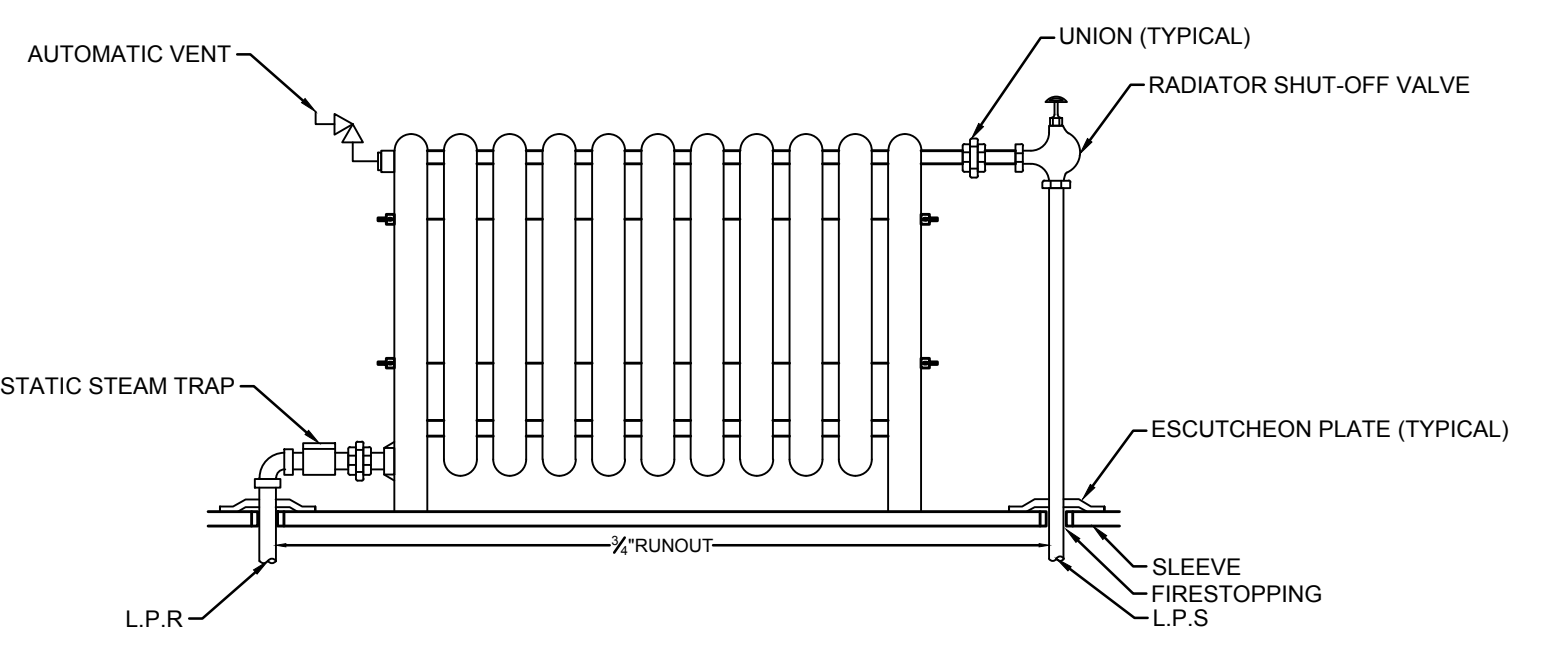


5 DETAIL AT CONDENSER WALL PENETRATION  
NOT TO SCALE

DETAIL OF RAIL

- SOUND SLEEVE OVERSIZED TO ACCOMMODATE FIRE DAMPERS.
- CONDENSING UNIT WILL BE WRAPPED ON EXTERIOR WITH KINETICS TYPE #002888 SOUND INSULATION.

CONDENSING UNIT SOUND SLEEVE			
SIZE	W	H	D
THDC R UNIT	31"	23"	23"
THDC P UNIT	37"	21"	23"
THDC T UNIT	29"	34"	23"



7 CAST IRON STEAM RADIATOR DETAILS  
NOT TO SCALE







ELECTRICAL SPECIFICATION  
PART 1 GENERAL

1.01 GENERAL REQUIREMENTS:

- A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE ELECTRICAL CODE OF THE CITY OF NEW YORK, THE NEW YORK CITY BUILDING CODE, BUILDING MANAGEMENT AND ALL AUTHORITIES HAVING JURISDICTION (AHJ), APPLICABLE NATIONAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK SHALL BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
- B. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.
- C. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME AT WHICH THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP, OPERATION AND TRAINING OF ALL SYSTEMS INSTALLED. INSTRUCT THE OWNERS PERSONNEL IN THE PROPER OPERATION AND SERVICING OF THE EQUIPMENT.
- D. ELECTRICAL CONTRACTOR SHALL VISIT AND EXAMINE CAREFULLY THE EXISTING AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND WITH DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THE WORK. CONTRACTOR SHALL PERFORM THIS, PRIOR TO SUBMITTING HIS PROPOSAL. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN UNDERTAKEN.
- E. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL DEVICES INCLUDING DIMENSIONS AND ELEVATIONS. WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICTS.
- F. ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE DRAWINGS, ANY EQUIPMENT, MATERIALS, ACCESSORIES, OR LABOR REQUIRED FOR PROPER AND COMPLETE INSTALLATION OF THE ELECTRICAL WORK SHALL BE FURNISHED AND INSTALLED AS PART OF THE ORIGINAL BID.
- G. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST COPY OF THE BUILDING RULES AND REGULATIONS TO DETERMINE THE EXTENT OF PREMIUM TIME WORK REQUIRED. BASE BUILDING SYSTEM INTERRUPTIONS ARE TO BE PERFORMED OUTSIDE OF NORMAL BUSINESS HOURS. COORDINATE WITH BUILDING OWNER FOR ANY SERVICE INTERRUPTION OF EXISTING SYSTEMS AND GIVE NOTICE AS REQUIRED BY BUILDING RULES AND REGULATIONS.
- H. ANY DAMAGE TO EXISTING PARTITIONS, FLOORS, CEILINGS OR ANY PART OF THE BUILDING OR EQUIPMENT HOUSED THEREIN CAUSED BY THE WORK OF THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- I. ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC. (UL) IN EVERY CASE WHERE SUCH A STANDARD EXISTS.
- J. DURING THE PROJECT DURATION, THE BUILDING MANAGEMENT OFFICE AND ITS DESIGNATED REPRESENTATIVE SHALL BE ABLE TO INSPECT THE WORK IN PROGRESS. ANY WORK WHICH THE BUILDING MANAGEMENT DEEMS UNACCEPTABLE SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF CONTRACTOR/TENANT.
- K. ALL EQUIPMENT INSTALLED OR CONNECTED INTO THE BUILDING RISERS, SYSTEMS, AND INFRASTRUCTURE SHALL BE APPROVED IN ADVANCE BY THE BUILDING PRIOR TO INSTALLATION.

1.02 SCOPE OF WORK:

- A. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - 1. INSTALLATION OF LIGHTING FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING.
  - 2. INSTALLATION OF WALL SWITCHES, RECEPTACLES, VOICE/DATA, OUTLETS, ETC.
  - 3. INSTALLATION OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.
  - 4. ADDITION OR MODIFICATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT.
  - 5. INSTALLATION OF MECHANICAL EQUIPMENT FEEDERS AND FINAL CONNECTIONS TO MECHANICAL EQUIPMENT.
  - 6. GROUNDING OF ALL EQUIPMENT AS REQUIRED BY CODE AND AS SPECIFIED.
  - 7. MODIFICATION OF EXISTING FIRE ALARM SYSTEM.
  - 8. TEMPORARY LIGHTING AND POWER DURING CONSTRUCTION.
  - 9. CUTTING, CHANNELING, CORING, AND CHASING REQUIRED TO ACCOMMODATE ELECTRIC INSTALLATION AND ROUGH PATCHING.
  - 10. DEMOLITION AND REMOVAL OF ELECTRICAL EQUIPMENT AS REQUIRED INCLUDING ALL CONDUCTORS AND CONDUIT BACK TO THEIR SOURCE.
  - 11. MAINTENANCE AND PROPER OPERATION OF EXISTING BASE BUILDING SYSTEMS WITHIN THE CONTRACT AREA IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING MANAGEMENT.
  - 12. PROVISION OF SECURITY SYSTEM INFRASTRUCTURE AS DETAILED.
  - 13. PROVISION OF AUDIO VISUAL SYSTEM INFRASTRUCTURE AS DETAILED.
  - 14. RECEIPT AND INSTALLATION OF DEVICES, EQUIPMENT, SYSTEMS, SUPPLIED BY OTHERS AS DETAILED.
  - 15. COORDINATION WITH OTHER TRADES.

1.03 SUBSTITUTIONS:

- A. NO SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER WHICH INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS, ANY CHANGES IN LAYOUT, MECHANICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHANGES RESULTING FROM SUBSTITUTION. ALL ITEMS SHALL BE SUBMITTED FOR REVIEW IN CONJUNCTION WITH THE SUBMITTAL OF THE ALTERNATE. ANY SUBSTITUTION MUST BE SUBMITTED WITH AN EXPLANATION WHY SUBSTITUTION IS BEING UTILIZED. IF THE SUBSTITUTED ITEM DEVIATES FROM THE SPECIFIED ITEM, THOSE DEVIATIONS ARE TO BE IDENTIFIED ON A LINE BY LINE BASIS. IF THE SUBSTITUTION IS BEING UTILIZED FOR FINANCIAL REASONS, THE ASSOCIATED CREDIT MUST BE SIMULTANEOUSLY SUBMITTED.
- B. ALL SUBSTITUTED EQUIPMENT SHALL CONFORM TO SPACE REQUIREMENTS AND PERFORMANCE REQUIREMENTS SHOWN ON CONTRACT DOCUMENTS.
- C. CONTRACTOR SHALL SUBMIT BID BASED ON SPECIFIED ITEMS AND SHALL SUPPLY AS AN ALTERNATE PRICE ANY SUBSTITUTIONS.
- D. ALL EQUIPMENT SHALL BE APPROVED FOR USE IN NEW YORK CITY AND THE STATE OF NEW YORK.

1.04 SHOP DRAWINGS:

- A. SHOP DRAWINGS SUBMISSION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - 1. DISTRIBUTION EQUIPMENT (PANELS, SWITCHES, ETC.).
  - 2. OVERCURRENT PROTECTIVE DEVICES (FUSES AND BREAKERS).
  - 3. LIGHTING FIXTURES.
  - 4. WIRING DEVICES.
  - 5. FLOOR BOXES/ POKE THRU DEVICES.
  - 6. GROUNDING EQUIPMENT/DEVICES.
  - 7. CONDUIT, RACEWAYS, WIREWAYS
  - 8. WIRING
  - 9. LIGHTING CONTROL SYSTEMS
- B. PROVIDE A MINIMUM OF THREE (3) COPIES OF 8-1/2"x 11" SUBMISSIONS AND TWO (2) SETS OF ALL DRAWINGS.

1.05 AS-BUILT DRAWINGS:

- A. CONTRACTOR SHALL MAINTAIN RECORD DRAWING PRINTS ON JOB SITE AND RECORD, AT TIME OF OCCURRENCE, DEVIATIONS FROM CONTRACT DOCUMENTS.
- B. CONTRACTOR SHALL REVISE SHOP DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AN AS-BUILT CONDUIT (DEVICES, EQUIPMENT, CIRCUITRY, ETC.) DRAWINGS, IN AUTOCAD FORMAT, UPON COMPLETION OF THE PROJECT. FINAL SUBMISSION OF AS-BUILT DRAWINGS TO BE CERTIFIED BY INSTALLING CONTRACTOR. LANDLORD TO RECEIVE ONE HARD COPY SET AND AUTOCAD DWG FORMAT DRAWINGS ON DISC OF AS-BUILT DRAWINGS.

1.06 UNIT PRICES:

- A. SUBMIT THE FOLLOWING LIST OF UNIT PRICES:
  - 1. LIGHT FIXTURES –FOR EACH TYPE SPECIFIED ON DRAWINGS (\$/FIXTURE).
  - 2. RECEPTACLES – ADD/DEDUCT PRICE FOR EACH TYPE SPECIFIED ON DRAWINGS (\$/RECEPTACLE).
  - 3. DATA/TELEPHONE OUTLET –ADD/DEDUCT PRICE FOR WALL MOUNTED TELEPHONE OUTLET WITH 1" CONDUIT STUBBED INTO HUNG CEILING (\$/OUTLET).
  - 4. RACEWAYS – ALL SIZES ON PROJECT (\$/LIN FT), CONDUCTORS (\$/LIN FT), MC CABLE (\$/LIN FT)
  - 5. ELECTRICAL PANELS – ALL TYPES INDICATED ON DRAWINGS.

PART 2 PRODUCT/APPLICATION

2.01 WIRING DEVICES:

- A. WIRING DEVICES SHALL BE SPECIFICATION GRADE, DECORATIVE STYLE, UNLESS OTHERWISE NOTED.
- B. SWITCHES SHALL BE 120/277 VOLTS, RATED AT 20 AMPERES, QUIET OPERATION ROCKER TYPE.
- C. DIMMERS SHALL BE RATED AT VOLTAGE COMPATIBLE WITH FIXTURE, WATTAGE SIZE AS REQUIRED. WHERE DIMMER SWITCHES ARE LOCATED NEXT TO SINGLE POLE OR VARIABLE SPEED TYPE SWITCHES, THE SINGLE POLE/VARIABLE SPEED SWITCHES SHALL MATCH THE DIMMING SWITCH STYLE. DIMMERS, WHERE GANGED TOGETHER, SHALL BE PROPERLY DERATED BASED ON MANUFACTURERS RECOMMENDATIONS. FINS OF DIMMERS SHALL NOT BE REMOVED IN MULTIGANG INSTALLATIONS. PROVIDE OVER-SIZED JUNCTION BOX FOR MOUNTING OF WALL DIMMERS.
- D. MULTIPLE DEVICES AT A COMMON LOCATION SHALL BE INSTALLED IN A COMMON MULTI-GANG BOX WITH A COMMON FACEPLATE. DERATE DIMMER SWITCHES PER MANUFACTURER'S REQUIREMENTS WHEN GANGED.
- E. RECEPTACLE SHALL BE 120V, 20A, 2P, 3W GROUNDING TYPE.
- F. DEVICES GANGED TOGETHER IN MULTI-GANG BOX SHALL BE MOUNTED UNDER A SINGLE COVERPLATE.

2.02 RACEWAYS:

- A. ALL WIRES SHALL BE RUN IN CONDUIT. [SEE WIRE AND CABLE SECTION 2.03A FOR ALTERNATE PRICING.]
- B. FOR ALL SIZES OF CONDUIT LARGER THAN 1-1/2", USE STANDARD ELBOW.
- C. CONDUIT SHALL BE SECURELY FASTENED IN PLACE AND HANGERS, SUPPORTS OR FASTENINGS SHALL BE PROVIDED AT EACH ELBOW AND AT EACH END OF EACH STRAIGHT RUN TERMINATED AT A BOX OR CABINET.
- D. PROVIDE EXPANSION FITTINGS IN EACH CONDUIT RUN WHEREVER IT CROSSES AN EXPANSION JOINT AND WHEREVER THE CONDUIT LENGTH EXCEEDS 200 FEET.
- E. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL WIRING SHALL BE INSTALLED CONCEALED.
- F. FEEDERS AND BRANCH CIRCUITRY ABOVE HUNG CEILING AND IN PARTITIONS SHALL BE RUN IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED. FINAL CONNECTIONS TO MOTORS, LIGHT FIXTURES, AND EQUIPMENT SUBJECT TO VIBRATION WILL BE DONE WITH FLEXIBLE METALLIC CONDUIT (GREENFIELD). LENGTH SHALL NOT EXCEED 6 FEET.
- G. ALL CONDUIT IN MECHANICAL ROOMS, ELECTRICAL CLOSETS AND WHERE CONCEALED IN CONCRETE SHALL BE RIGID THREADED REGARDLESS OF SIZE.
- H. ELECTRIC METALLIC TUBING SHALL BE INDUSTRY STANDARD THIN WALL CONDUIT, HOT DIPPED GALVANIZED STEEL (3/4" MIN, 4" MAX).
- I. THE FLEXIBLE METALLIC CONDUIT SHALL BE OF THE GROUNDING TYPE. IT SHALL CONSIST OF GALVANIZED STEEL TAPE FORMED INTO AN INDUSTRY STANDARD INTERLOCKING COIL (3/4" MIN).
- J. RIGID METAL CONDUIT SHALL BE INDUSTRY STANDARD STEEL CONDUIT (3/4" MIN, 4" MAX.)
- K. THREADED FITTINGS SHALL BE USED WITH RIGID CONDUIT. DOUBLE SET SCREW OR COMPRESSION FITTINGS SHALL BE USED WITH EMT.
- L. ALL METAL CONDUIT TERMINATING IN A METAL ENCLOSURE SHALL HAVE AN INSULATED BUSHING. PROVIDE "GROUNDING" TYPE BUSHING WHERE REQUIRED.
- M. WHERE CONDUITS ARE RUN IN THE CEILING SPACE OF THE FLOOR BELOW, THEY SHALL BE CONTINUOUS AND HAVE NO JUNCTION OR PULL BOXES UNLESS PRIOR APPROVAL IS GIVEN BY BUILDING MANAGEMENT/CLIENT.

2.03 WIRE AND CABLE:

- A. METAL CLAD (TYPE MC) FOR CONCEALED BRANCH CIRCUITRY IN TENANT SPACE ONLY MAYBE USED WHEN APPROVED BY BUILDING MANAGEMENT AND WHERE PERMITTED BY CODE. EMT SHALL BE USED OUTSIDE TENANT SPACE AND IN BUILDING CLOSETS CONTRACTOR SHALL SUBMIT AN DEDUCT ALTERNATE PRICE FOR USE OF EMT THROUGHOUT IN SUBMISSION OF BID.
- B. ALL CONDUCTORS SHALL BE SOFT 98% MINIMUM CONDUCTIVITY PROPERLY REFINED COPPER, TYPE THHN/THWN INSULATED RATED AT 600V, UNLESS OTHERWISE NOTED.
- C. THE MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG EXCEPT 120 VOLT CIRCUITS OVER 100' IN LENGTH SHALL BE NO. 10 AWG.
- D. ALL WIRES NO. 10 AWG AND SMALLER SHALL BE SOLID, CONDUCTORS NO. 8 AWG AND LARGER SHALL BE STRANDED.
- E. COLOR CODING SHALL BE SIMILAR TO:  
120/280V: PHASE 'A': BLACK, PHASE 'B': RED, PHASE 'C': BLUE, NEUTRAL: WHITE, GROUND: GREEN. MATCH BUILDING STANDARD. REFER TO SPECIFICATION SECTION 3.02.B FOR PANELBOARD LABELING REQUIREMENTS.  
277/480V: PHASE 'A': BROWN, PHASE 'B': YELLOW, PHASE 'C': ORANGE, NEUTRAL: GRAY OR WHITE WITH A COLORED STRIPE (NOT GREEN), GROUND: GREEN. MATCHING BUILDING STANDARD. REFER TO SPECIFICATION SECTION 3.02.B FOR PANELBOARD LABELING REQUIREMENTS.

2.04 PULLBOXES, JUNCTION BOXES AND OUTLET BOXES:

- A. PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.
- B. PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.
- C. PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.
- D. SWITCH RECEPTACLE AND WALL OUTLET BOXES SHALL BE A NOMINAL 4" SQUARE, 1-1/2" OR 2-1/8" DEEP AS REQUIRED BY CODE WITH A RAISED COVER, UNLESS OTHERWISE INDICATED ON THE DRAWING.
- E. LIGHTING FIXTURE BOXES SHALL BE 4" OCTAGON TYPE, DEPTH AS REQUIRED WITH 3/8" FIXTURE STUD. FOR SUSPENDED CEILING WORK, PROVIDE A 4" OCTAGON BOX WITH REMOVABLE BACKPLATE WHERE REQUIRED.
- F. PULL/JUNCTION BOX BARRIERS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- G. ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX.
- H. OUTLET BOXES SHALL BE PROVIDED FOR ALL LOW VOLTAGE DEVICES (I.E. TELEPHONE/DATA, SECURITY, FIRE ALARM, ETC.). COORDINATE BOX SIZE AND DEPTH WITH RESPECTIVE VENDOR.

2.05 SUPPORTS AND FASTENINGS:

- A. PROVIDE ALL STEEL SUPPORTING MEMBERS, HANGERS, BRACKETS OR OTHER SPECIAL DETAILS REQUIRED AND NECESSARY AS PER CODE.
- B. EXCEPT FOR BRANCH CIRCUITRY INSTALL ALL CONDUIT IN HUNG CEILING SPACE ON ACCEPTABLE HANGERS AND INSERTS. CONDUIT OR MC CABLE FOR BRANCH CIRCUITRY SHALL BE SUPPORTED BY CLAMPS OR PIPE STRAPS SECURED TO THE CEILING SUPPORT SYSTEM (BLACK IRON), FROM STRUCTURAL MEMBERS OR FROM THE DECK. SUPPORT FROM CEILING TEES, CROSS TEES OR SUPPORT WIRES IS PROHIBITED.
- C. SPACING OF SUPPORTS SHALL BE PER THE NYCEC.

2.06 DISCONNECT SWITCHES:

- A. INDOOR DISCONNECT SWITCHES SHALL BE "QUICK-MAKE, QUICK-BREAK," HEAVY DUTY TYPE IN NEMA 1 ENCLOSURES. PROVIDE ALL FUSES WHERE NOTED.
- B. OUTDOOR DISCONNECT SWITCHES SHALL BE SIMILAR TO INDOOR, EXCEPT LISTED FOR OUTDOOR APPLICATIONS (NEMA 3R OR 4, AS REQUIRED)

2.07 FUSES:

- A. FUSES SHALL BE CURRENT LIMITING TYPE WITH AN INTERRUPTING CAPACITY OF 200,000 RMS.
- B. THEY SHALL HAVE AVERAGE MELTING TIME-CURRENT CHARACTERISTICS TO MEET THE UL REQUIREMENTS FOR "CLASS K" 0-600 AMP FUSES AND "CLASS L" OVER 600 AMP FUSES.

2.08 CIRCUIT BREAKERS:

- A. FOR PANELBOARD APPLICATIONS, CIRCUIT BREAKERS SHALL BE BOLTED TO THE PANELBOARD BUS BARS. WHERE CIRCUIT BREAKERS ARE INSTALLED IN EXISTING PANELBOARD BREAKERS SHALL BE OF THE SAME MANUFACTURER AND INTERRUPTING RATING. BREAKERS SHALL BE COMPATIBLE WITH EXISTING PANELBOARD.
- B. CIRCUIT BREAKERS SHALL BE "THERMAL MAGNETIC" TYPE, QUICK-MAKE, QUICK-BREAK, TRIP-FREE WITH NON-WELDING CONTACTS COMPENSATED FOR AMBIENT TEMPERATURES AND SHALL HAVE A MINIMUM SHORT CIRCUIT RATING OF 10,000 AMPERES SYMMETRICAL FOR 120/280V PANELS.
- C. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO MORE THAN ONE DEVICE OR EQUIPMENT SHALL BE PROVIDED WITH A MEANS TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDING CONDUCTORS AT THE PANELBOARD WHERE THE BRANCH CIRCUIT ORIGINATES. CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ THE MEANS REQUIRED TO MEET NYCEC/NEC SECTIONS 210.4(B).

2.09 PANELBOARDS:

- A. PANELBOARD BOXES SHALL BE MADE OF SHEET STEEL "BENT-UP" OR RIVETED OR BOLTED TOGETHER WITH EXTERIOR ANGLE IRON FRAME. BOX SHALL BE OF SUFFICIENT SIZE TO ALLOW A GUTTER AT LEAST 6" IN WIDTH ENTIRELY SURROUNDING EACH SECTION OF BOARD. PANELBOARDS SHALL BE SURFACE OR FLUSH TYPE AS NOTED ON THE DRAWINGS. PANEL BOX AND COVER SHALL BE GIVEN TWO COATS OF GRAY ENAMEL PAINT.
- B. PROVIDE CODE GAUGE STEEL DOORS FOR ALL PANELBOARD BOXES. FRONT COVER SHALL BE A "DOOR WITHIN A DOOR" TYPE. THE OUTER DOOR (TRIM) SHALL ALLOW ACCESS TO ENTIRE PANELBOARD BOX INCLUDING GUTTER SPACES. OUTER DOOR (TRIM) SHALL BE ATTACHED DIRECTLY TO BOX BY A FULL LENGTH PIANO HINGE. THE INNER DOOR SHALL ALLOW ACCESS TO CIRCUIT BREAKERS ONLY. PROVIDE LOCK AND SET OF KEYS FOR INNER DOOR PER PANELBOARD.
- C. PANEL BUS BARS SHALL BE COPPER PROPORTIONED FOR A CURRENT DENSITY OF 1000 AMPERES PER SQUARE INCH OF CROSS-SECTIONAL AREA. PROVIDE A COPPER EQUIPMENT GROUND BAR IN EACH PANEL, AND A COPPER ISOLATED GROUND BAR IN NOTED PANELS.
- D. PANELS SHALL BE PROVIDED WITH NEUTRAL BARS SIZED AT 200% OF THE PHASE BUS BARS.
- E. A TYPEWRITTEN LIST OF CIRCUITS SHOWING CLEARLY THE LOADS SUPPLIED BY EACH CIRCUIT SHALL BE INSTALLED ON THE INSIDE OF EACH PANEL BOARD DOOR. THIS LIST SHALL BE MOUNTED IN A STEEL FRAME UNDER A PLASTIC WINDOW. EACH PANEL SHALL BE EXTERNALLY TAGGED WITH PERMANENT LAMACOD PLATE INDICATING PANEL DESIGNATION AND VOLTAGE.
- F. PHASE LEGS OF ALL PANELS SHALL BE BALANCED AT SUPPLY POINT TO WITHIN 10% AFTER ALL CIRCUITS ARE WIRED AND LOADS CONNECTED.

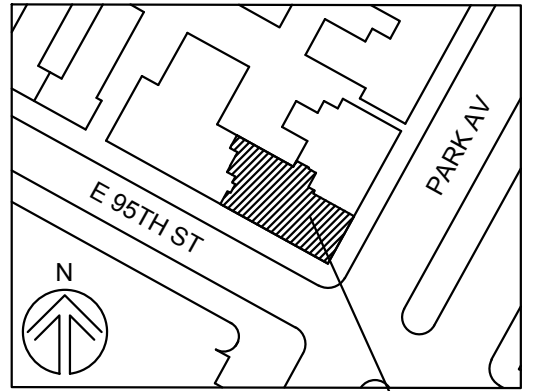
2.11 LIGHTING FIXTURES:

- A. ALL LIGHTING FIXTURE MOUNTING HARDWARE SHALL MATCH AND BE COORDINATED WITH THE NEW CEILING SYSTEM TYPE. ALL FIXTURES SHALL BE EQUIPPED WITH "EARTHQUAKE" CLIPS. ALL LIGHTING FIXTURES SHALL BE INSTALLED WITH SEISMIC BRACING AS INDICATED ON ARCHITECTURAL CEILING DETAILS.
- B. ALL FIXTURES SHALL BE FREE OF LIGHT LEAKS BELOW CEILING.
- C. FLUORESCENT BALLASTS SHALL BE UL'S CLASS "P" AND SHALL CONFORM TO ANSI AND UL SPECIFICATION WITH LABELS OF APPROVAL BY UL AND CERTIFICATION BY C.B.M. BALLASTS SHALL COMPLY WITH THE STATE ENERGY CODE. BALLASTS FOR FLUORESCENT LAMPS SHALL BE OF THE ENERGY SAVING SUPER LOW HEAT DESIGN WITH HIGH POWER FACTOR (0.9 MINIMUM) AND A HIGH BALLAST FACTOR (10.85 MINIMUM). ALL BALLASTS SHALL BE SUPPLIED AS UNIVERSAL VOLTAGE, SUITABLE TO BE CONNECTED TO 120 VOLT OR 277 VOLT LIGHTING.
- D. WHERE DIMMING OF FLUORESCENT FIXTURES IS REQUIRED, THE ELECTRONIC BALLAST INSTALLED MUST BE COMPATIBLE WITH THE DIMMING SPECIFIED.
- E. ALL FLUORESCENT LIGHTING FIXTURES THAT UTILIZE DOUBLE ENDED LAMPS OR ARE SUPPLIED FROM MULTIWIRE BRANCH CIRCUITS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL BE PROVIDED WITH A DISCONNECTING MEANS.
- F. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LIGHTING FIXTURE SPECIFICATIONS.
- G. WHERE DIMMING OF LOW VOLTAGE FIXTURES IS REQUIRED, THE STEP DOWN VOLTAGE TRANSFORMER SHALL BE ELECTRONIC (OR MAGNETIC) AS NOTED BY THE LIGHTING DESIGNER/ARCHITECT SCHEDULE. CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING FIXTURE SPECIFICATION AND ENSURING DIMMER SWITCH INSTALLED IS COORDINATED WITH FIXTURE TYPE.
- H. WHERE DIMMING OF FLUORESCENT FIXTURES IS REQUIRED IN DAYLIGHT ZONES, THE ELECTRONIC BALLAST INSTALLED SHALL BE COMPATIBLE WITH THE DAYLIGHTING SENSOR, AS NOTED BY THE LIGHTING DESIGNER/ARCHITECT SCHEDULE. CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING FIXTURE SPECIFICATION AND ENSURING SENSOR INSTALLED IS COORDINATED WITH FIXTURE TYPE.
- I. ALL LIGHTING FIXTURES SHALL BE INSTALLED WITH SEISMIC BRACING AS INDICATED ON ARCHITECTURAL CEILING DETAILS.

2.12 GROUNDING:

- A. PROVIDE SUPPLEMENTARY GROUND BONDING WHERE METALLIC CONDUITS TERMINATE AT METAL CLAD EQUIPMENT (OR AT THE METAL PULL BOX OF EQUIPMENT) FOR WHICH A GROUND BUS IS SPECIFIED WITH A BUSHING OF THE GROUNDING TYPE CONNECTED INDIVIDUALLY TO GROUND BUS.
- B. ALL GROUND WIRING SHALL BE SUITABLY PROTECTED FROM MECHANICAL INJURY.
- C. SPECIALTY GROUNDING AS DETAILED ON THE DESIGN DRAWINGS OR REQUESTED AS ELECTRICAL CONTRACTOR SCOPE BY OTHER CONSULTANTS DOCUMENTS.

OWNER:  
ARTACHO/OH RESIDENCE  
1220 PARK AVE, APT 4B  
NY, NY 10128



BLOCK NO: 1507  
LOT NO: 33  
LAND USE: RESIDENTIAL, MULTI-FAMILY BUILDING  
OCCUPANCY GROUP: R2  
ZONING USE GROUP: R10, R88  
ZONING MAP: 69  
NO. OF STORES: 17  
NO. OF UNITS: 56  
NO. OF RESIDENTIAL UNITS: 56

**MEP:**  
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**SUBMISSIONS:**

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**PROJECT TITLE:**  
ARTACHO/OH RESIDENCE  
1220 PARK AVE, APT 4B  
NY, NY 10128

**DRAWING TITLE:**  
ELECTRICAL SPECIFICATIONS



ISSUE DATE: 5/23/17  
PROJECT NO.: 720  
DRAWN BY: MSB  
CHECKED BY: B.B.  
SCALE: NTS  
**E-002.00**

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CAD FILE: SHEET 2 OF 7  
NYC DOB #

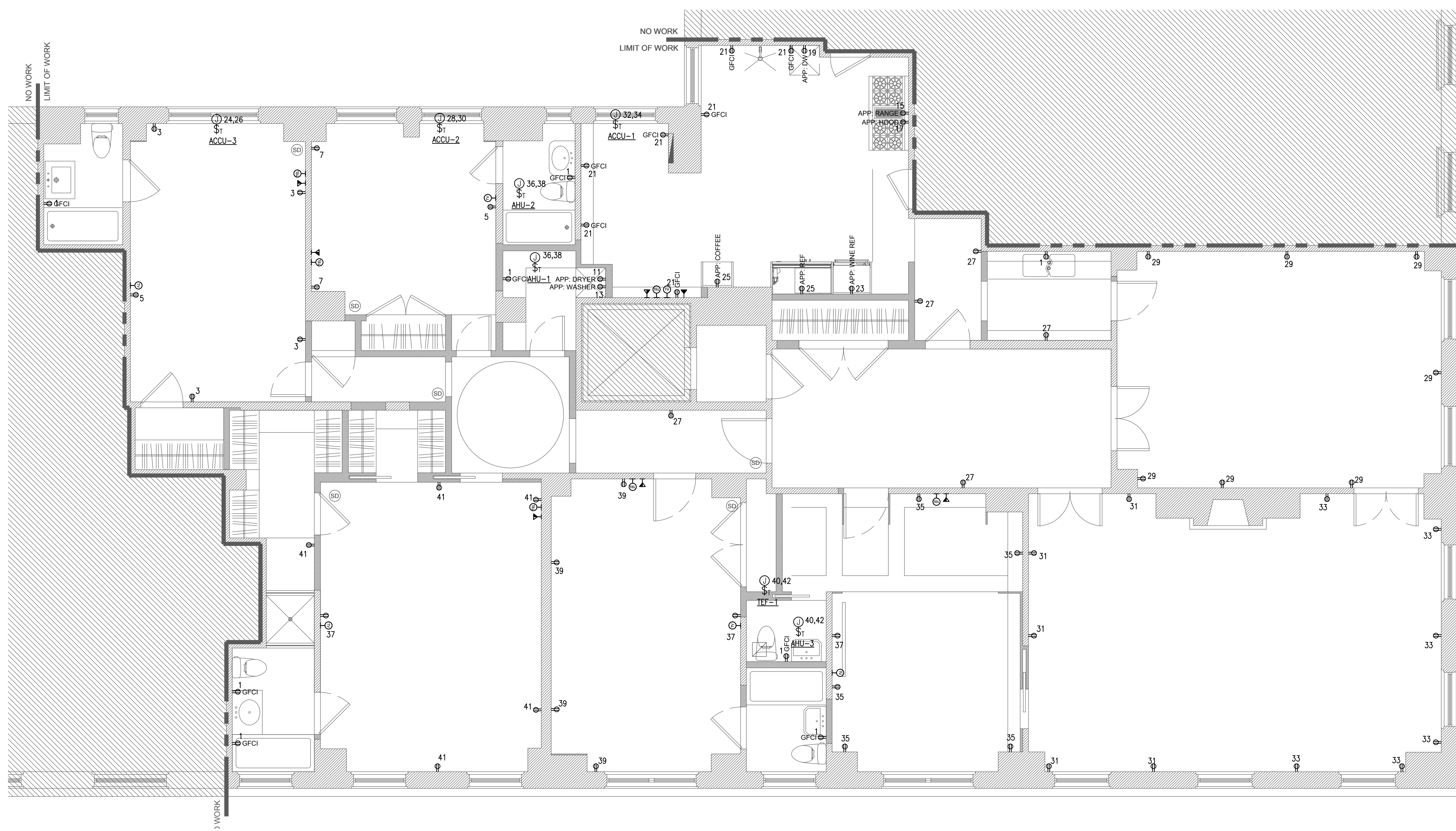










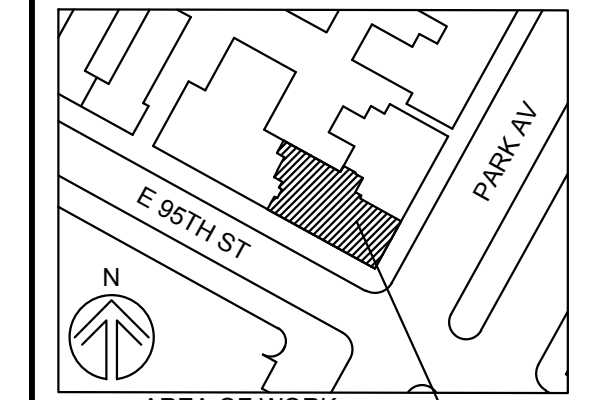


ELECTRICAL POWER PLAN – FOURTH FLOOR

### POWER NOTES

- EXACT LOCATION OF RECEPTACLES & QUANTITY SHALL BE VERIFIED WITH ARCHITECT'S DOCUMENTS.
- DRAWING IS DIAGRAMMATIC & INDICATES DIAGRAMMATIC WIRING & CIRCUIT DESIGNATIONS TO RECEPTACLES & DEVICES. FURNISH AND INSTALL ALL WIRING & CONDUITS AS REQUIRED FOR FULLY WORKABLE SYSTEM.
- ALL HOMERUNS, U.O.N. ON THE PLAN & SCHEDULES SHALL BE AS FOLLOWS:
  - CIRCUITS FOR CONVENIENCE RECEPTACLES & EQUIPMENT:
    - #12 NEUTRAL WIRE PER UP TO 3 PHASES
    - #12 PHASE WIRE
    - #12 GROUND WIRE
- ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS SCOPE INSTALLATION OF SECURITY DEVICES AS FOLLOWS:
  - INSTALL BACK BOXES, 1/2" CONDUIT STUB-UPS & JUNCTION BOXES FOR CARD READERS, DOOR RELEASE, CCTV CAMERAS & EQUIPMENT.
  - REFER TO ARCHITECT'S DRAWINGS FOR DOORS DESIGNATION, HARDWARE SCHEDULE & EQUIPMENT LOCATION COORDINATE EXACT LOCATION OF SECURITY DEVICES WITH ARCHITECT.
  - PRIOR TO BID COORDINATE EXACT SCOPE OF WORK WITH GENERAL CONTRACTOR & SECURITY CONTRACTOR.
  - COORDINATE WITH ARCHITECTURAL FOR EXACT DEVICE QUANTITIES
- ELECTRICAL WHIPS/FLEXIBLE CONNECTIONS TO ELECTRIFIED FURNITURE SHALL BE A MAXIMUM LENGTH OF 18".
- CONTRACTOR TO PROVIDE TYPED UPDATED PANEL DIRECTORY AS REQUIRED.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE LABELING FOR ALL NEW PANELS AND SHALL RELABEL ALL EXISTING PANELS, AND CIRCUIT NUMBER.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS INDICATING ACTUAL BRANCH CIRCUITING AND OUTLET LOCATION UPON COMPLETION OF WORK.
- ELECTRICAL CONTRACTOR TO COORDINATE RECEPTACLE TYPE (NEMA TYPE) WITH EQUIPMENT (I.E. COPIER) SUPPLIER/MANUFACTURER PRIOR TO INSTALLATION. RUN 3#10 + 1#10GRD AND TAG NEUTRAL CONDUCTOR FOR COPIER RECEPTACLE.
- PROVIDE 1/2" CONDUIT STUB-UPS AND BACK BOXES FOR ALL AV OUTLETS SHOWN. REFER TO AV PLANS FOR BOX SIZES.
- ALL CIRCUITS TO BE TAGGED AT EACH END WITH APPROPRIATE CIRCUIT NUMBER. CIRCUIT NUMBERS SHOWN ARE FOR REFERENCE ONLY. EC TO IDENTIFY AVAILABLE CIRCUITS FROM DEMO AND REUSE FOR NEW LAYOUT.
- ALL SLEEPING UNIT OUTLETS TO BE ARCH FLASH TYPE. ALL RECEPTACLES WITHIN 6FEET OF WATER SOURCE TO BE GFI TYPE. ALL OUTDOOR RECEPTACLES TO BE WP/GFI
- PROVIDE 120V POWER TO ALL CONDENSATE PUMPS, SOLENOID VALVES, & LEAK DETECTORS.

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NY, NY 10128



BLOCK NO: 1507  
LOT NO: 33  
LAND USE: RESIDENTIAL, MULTI-FAMILY BUILDING  
OCCUPANCY GROUP: R10, R88  
ZONING MAP: 6B  
NO. OF STORES: 17  
NO. OF UNITS: 56  
NO. OF RESIDENTIAL UNITS: 56

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PROJECT TITLE:  
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DRAWING TITLE:  
ELECTRICAL  
POWER PLAN

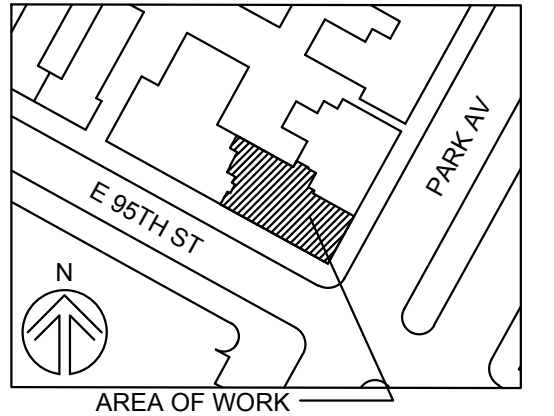
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PROJECT NO.: 720  
DRAWN BY: MSB  
CHECKED BY: B.B.  
SCALE: 3/16"=1'-0"  
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**E-200.00**  
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NYC DOB #

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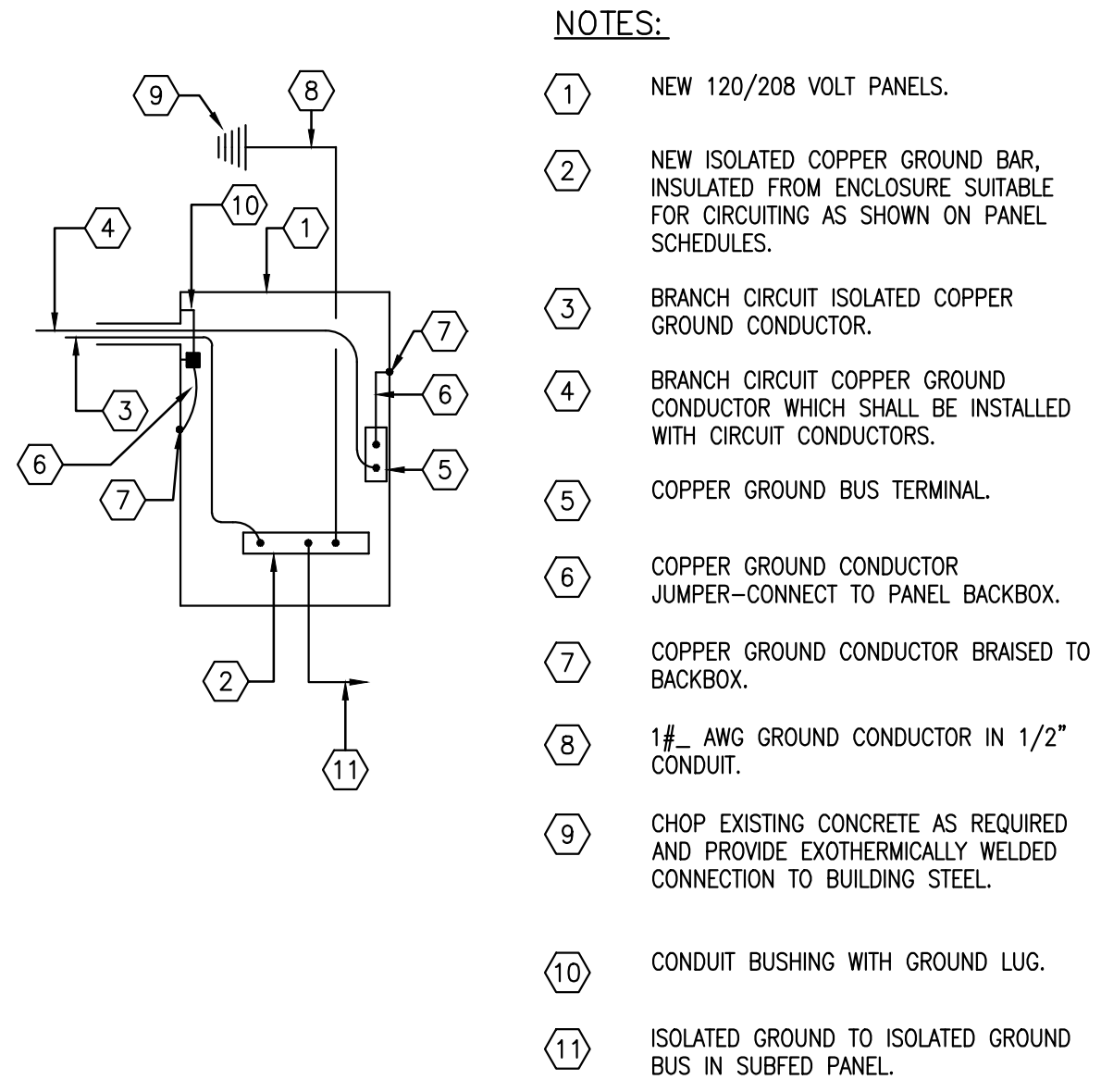


AREA OF WORK  
 BLOCK NO: 1507  
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 LAND USE: RESIDENTIAL, MULTI-FAMILY BUILDING  
 OCCUPANCY GROUP: R2  
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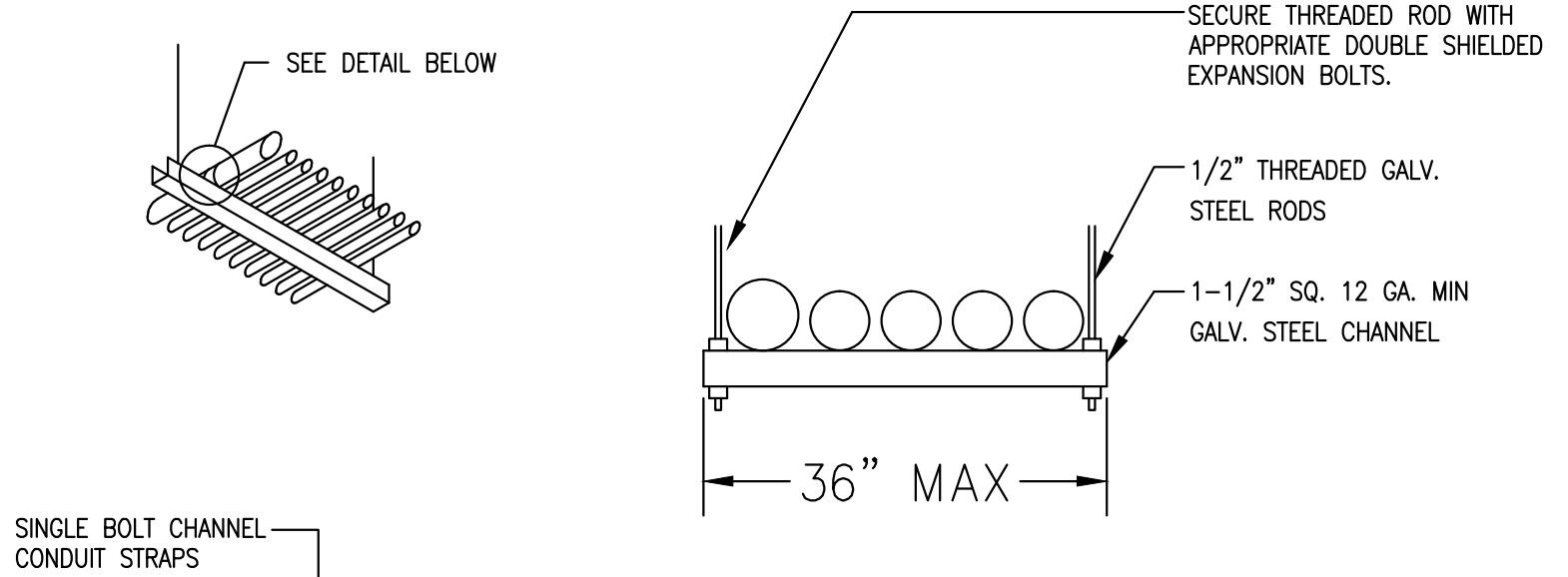
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**(A)** NOT USED

**(B)**



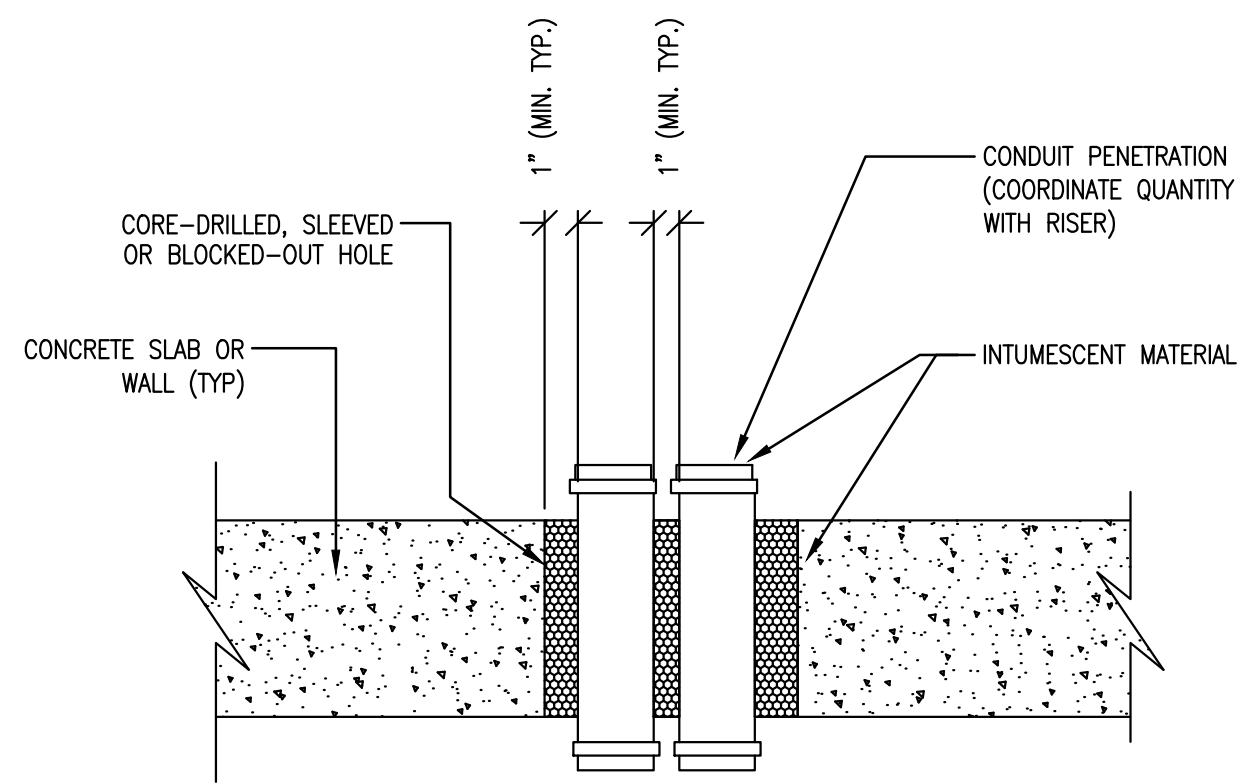
- NOTES:**
- 1 NEW 120/208 VOLT PANELS.
  - 2 NEW ISOLATED COPPER GROUND BAR, INSULATED FROM ENCLOSURE SUITABLE FOR CIRCUITING AS SHOWN ON PANEL SCHEDULES.
  - 3 BRANCH CIRCUIT ISOLATED COPPER GROUND CONDUCTOR.
  - 4 BRANCH CIRCUIT COPPER GROUND CONDUCTOR WHICH SHALL BE INSTALLED WITH CIRCUIT CONDUCTORS.
  - 5 COPPER GROUND BUS TERMINAL.
  - 6 COPPER GROUND CONDUCTOR JUMPER—CONNECT TO PANEL BACKBOX.
  - 7 COPPER GROUND CONDUCTOR BRAISED TO BACKBOX.
  - 8 1# AWG GROUND CONDUCTOR IN 1/2" CONDUIT.
  - 9 CHOP EXISTING CONCRETE AS REQUIRED AND PROVIDE EXOTHERMICALLY WELDED CONNECTION TO BUILDING STEEL.
  - 10 CONDUIT BUSHING WITH GROUND LUG.
  - 11 ISOLATED GROUND TO ISOLATED GROUND BUS IN SUBFED PANEL.



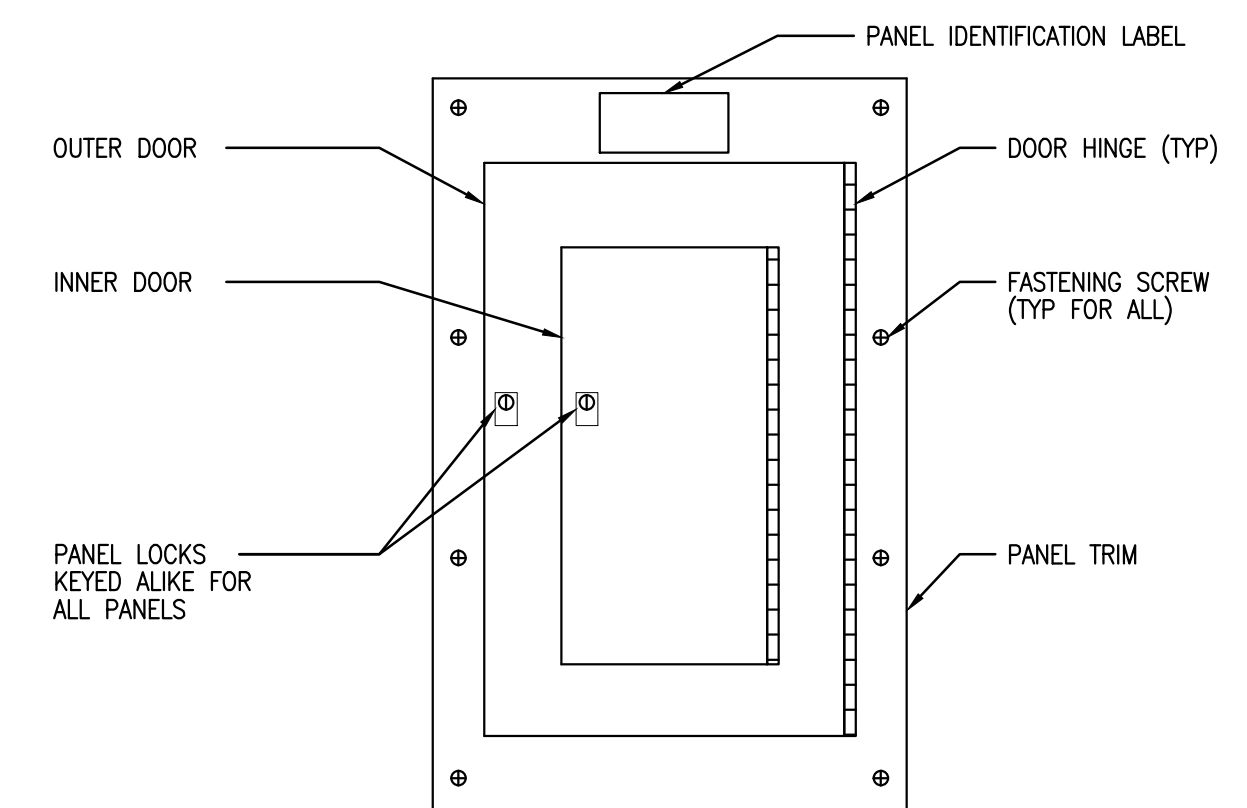
- NOTES:**
1. CONTRACTOR MAY USE A CONDUIT SUSPENSION SYSTEM EQUIVALENT TO THAT WHICH IS DETAILED, HAVING THE FEATURES SHOWN AND APPROVED IN ADVANCE BY THE ENGINEER.
  2. CONDUIT SUSPENSION SYSTEM SHALL BE INDEPENDENT OF ANY OTHER SUSPENSION SYSTEM
  3. SHOP DRAWINGS DETAILING THE INSTALLATION AND LAYOUT OF CONDUIT SUPPORTING SYSTEM SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO START OF WORK.

**(C)** PANEL GROUNDING

**(D)** CONDUIT HANGER DETAIL



- NOTES:**
1. PROVIDE CONDUIT PENETRATIONS AS PER IT DOCUMENTS.
  2. PROVIDE CLOSE-FITTING METAL ESCUTCHEONS ON BOTH SIDES AS REQUIRED.



**(E)** FIRE SEALED CONDUIT PENETRATION THRU CONCRETE SLAB OR WALL

**(F)** PANELBOARD WITH DOOR-IN-DOOR TRIM TYPE

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**DRAWING TITLE:**  
**ELECTRICAL DETAILS**

ISSUE DATE: 5/29/17  
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**Seal & Signature**  
**E-400.00**  
 CAD FILE: SHEET 7 OF 7  
 NYC DOB #

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**NEW YORK CITY BUILDING DEPARTMENT  
PLUMBING NOTES:**

THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT AND WATER DISTRIBUTION) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE NEW YORK CITY 2014 PLUMBING CODE, COMPLIANCE WITH THE FULL PROVISIONS OF ALL NEW YORK CITY BUILDING AND PLUMBING CODE ACCESSIBILITY REQUIREMENTS AND PLUMBING FIXTURE FLOW REQUIREMENTS OF THE N.Y.C. 2014 PLUMBING CODE.

1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION PC301.
2. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTIONS PC302 AND PC303.
3. EQUIPMENT HOOK-UP AND THE JOINING WILL BE FULL COMPLIANCE WITH SECTIONS PC605 AND PC705.
4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH PC CHAPTER 4.
5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC412, PC708 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 PC308.
7. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH PC CHAPTER 6.
8. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 7.
9. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION PC702 & 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 FUEL GAS CODE.
12. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC306.
13. RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.
14. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECTION PC311.

**GENERAL PLUMBING NOTES:**

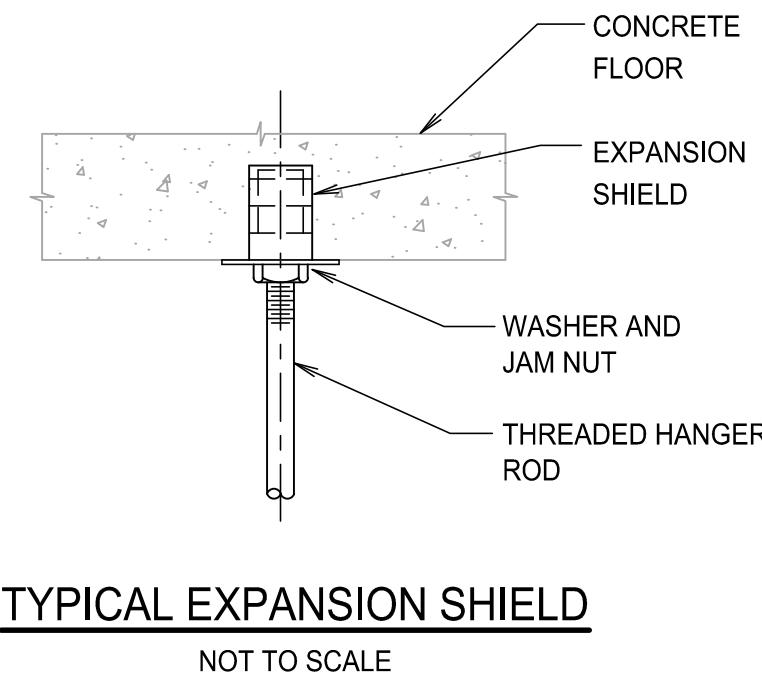
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING PIPING ARRANGEMENTS ARE APPROXIMATE AND ARE SHOWN FOR ESTIMATING PURPOSES ONLY. CONTRACTOR MUST VERIFY EXACT LOCATIONS AND ROUTING PRIOR TO INSTALLATION OF NEW WORK.
3. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS ON THE JOB SITE AND MAINTAIN REQUIRED CEILING HEIGHTS AND CONDITIONS.
4. PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, SERVICES, LABOR AND TESTS NECESSARY FOR COMPLETE EXECUTION OF ALL PLUMBING WORK.
5. MATERIALS, EQUIPMENT AND SYSTEMS INSTALLED SHALL MEET ALL PERTINENT REQUIREMENTS OF NEW YORK CITY BUILDING CODES, NATIONAL FIRE PROTECTION ASSOCIATION, FEDERAL REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ANY NATIONALLY RECOGNIZED APPROVAL AGENCIES AS WELL AS APPLICABLE LOCAL CODES AND REGULATIONS.
6. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING SUSPENDED CEILING AND/OR FINISHES DAMAGED BY INSTALLATION OF PIPING UNDER PLUMBING CONTRACT.
7. ALL VALVES SHALL BE LEAD FREE AND ACCESSIBLE.
8. ALL WORK SHALL CONFORM TO WITH ALTERATION AGREEMENT SET FORTH BY ARTACHO/OH RESIDENCE 1220 PARK AVENUE APPLICATION AGREEMENT AND ALL APPLICABLE CODES. ALL RENOVATION WORK SHALL BE COMPLETED IN COMPLIANCE WITH THE TERMS, CONDITIONS, REGULATIONS AND REQUIREMENTS OF THE BUILDINGS OWNER AND MANAGER. ANY AGREEMENT WHICH DIRECTLY ADDRESS THE ISSUE OF CONSTRUCTION AND ON SITE PROCEDURE MUST BE INCORPORATED INTO THE CONTRACTORS CONSTRUCTION CONTRACT AND DOCUMENTS.

**2016 NYCECC COMPLIANCE STATEMENT**

1. ALL HOT WATER HEATERS AND HOT WATER SUPPLY PIPING SHALL MEET REQUIREMENTS OF THE 2016 NEW YORK CITY ENERGY CONSERVATION CODE (NYCECC 2016) AND MUST BE VERIFIED THROUGH DATA BY THE MANUFACTURER OR THROUGH CERTIFICATION UNDER AN APPROVED CERTIFICATION PROGRAM.
2. SERVICE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS TO ALLOW SET POINT OF 100F FOR EQUIPMENT SERVING DWELLING UNITS AND 90F FOR EQUIPMENT SERVING OTHER OCCUPANCIES IN ACCORDANCE WITH NYCECC 2016 REQUIREMENTS.
3. WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NON-CIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT IN ACCORDANCE WITH NYCECC 2016 REQUIREMENTS.

FLUID OPERATION TEMPERATURE RANGE AND USAGE (*4)	INSULATION CONDUCTIVITY					
	CONDUCTIVITY Btu.in (h.ft.F)	MEAN RATING TEMPERATURE, °F	<1	1 TO <1 1/2	1 1/2 TO <4	4 TO <8
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0
<40	0.20 - 0.26	75	0.5	1.0	1.0	1.0

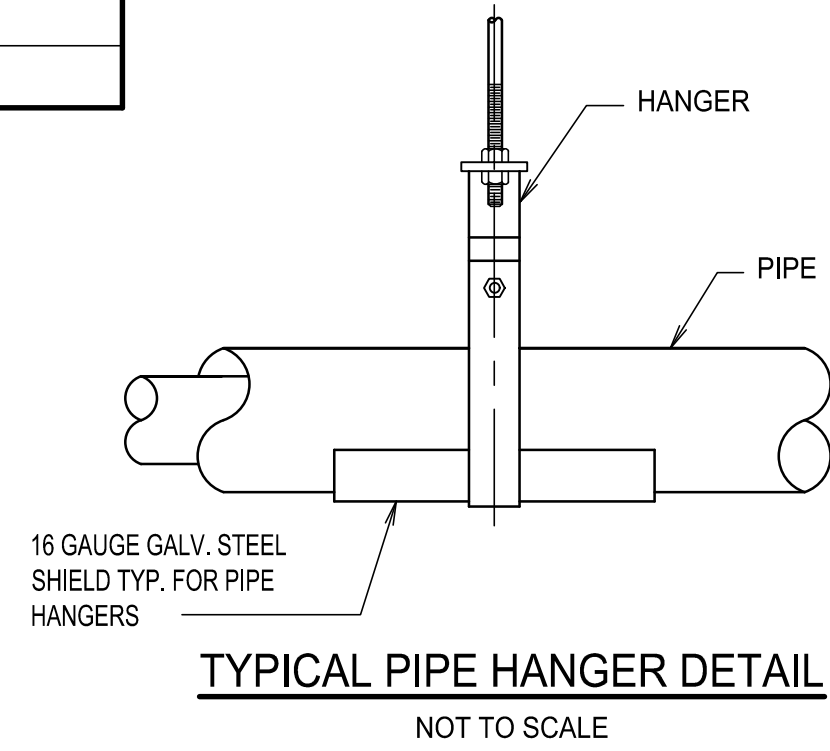
PLUMBING LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
	S.W	SOIL, WASTE PIPING BELOW FLOOR
	V	VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	C.T.E	CONNECT TO EXISTING
		DROP
	BA	SHUT-OFF VALVE
		BREAK
		RISER
	CO	CLEANOUT
	SA	SHOCK ARRESTOR



DRAWING LIST	
DRAWING NUMBER	DRAWING LIST
P-001.00	PLUMBING LEGENDS, NOTES, ABBREVIATIONS, DETAILS AND SPECIFICATIONS
P-100.00	PLUMBING FLOOR PLAN - DEMOLITION
P-200.00	PLUMBING FLOOR PLAN - NEW WORK
P-300.00	PLUMBING RISER DIAGRAMS

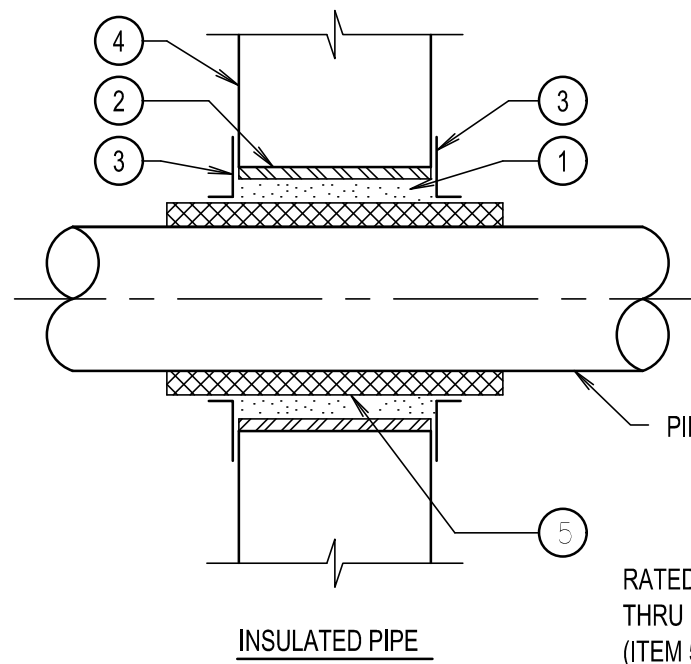
FOR PLUMBING FIXTURE MANUFACTURER AND MODEL NUMBERS REFER TO ARCHITECTURAL DRAWING A-700

FIXTURE CONNECTION SCHEDULE					
TAG	DESCRIPTION	SOIL/WASTE	VENT	COLD WTR	HOT WTR
SK	SINK	2"	2"	1/2"	1/2"
WC	WATER CLOSET	4"	2"	3/4"	
LAV	LAVATORY	2"	2"	1/2"	1/2"
WM	WASHING MACHINE	2"	2"	3/4"	3/4"
DW	DISHWASHER	2"	2"	-	1/2"
BT	BATH TUB	2"	2"	1/2"	1/2"
SH	SHOWER	2"	2"	1/2"	1/2"

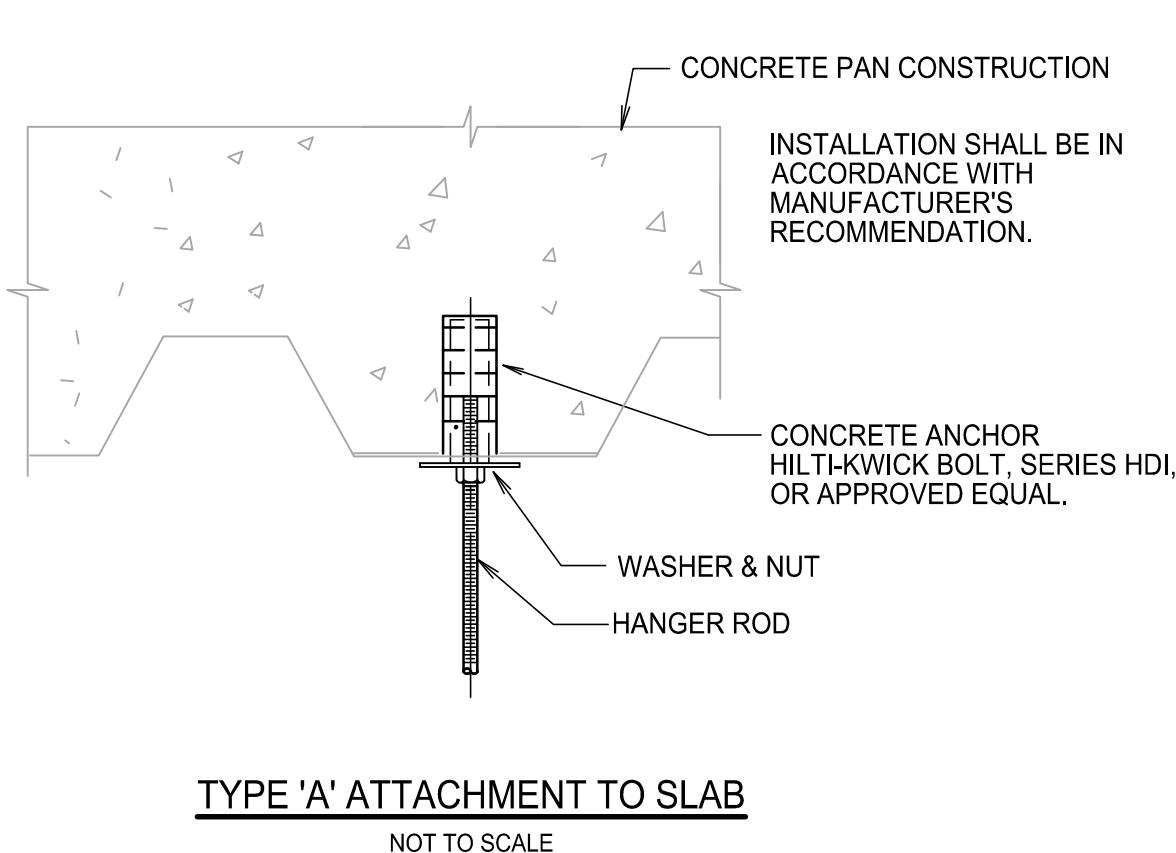
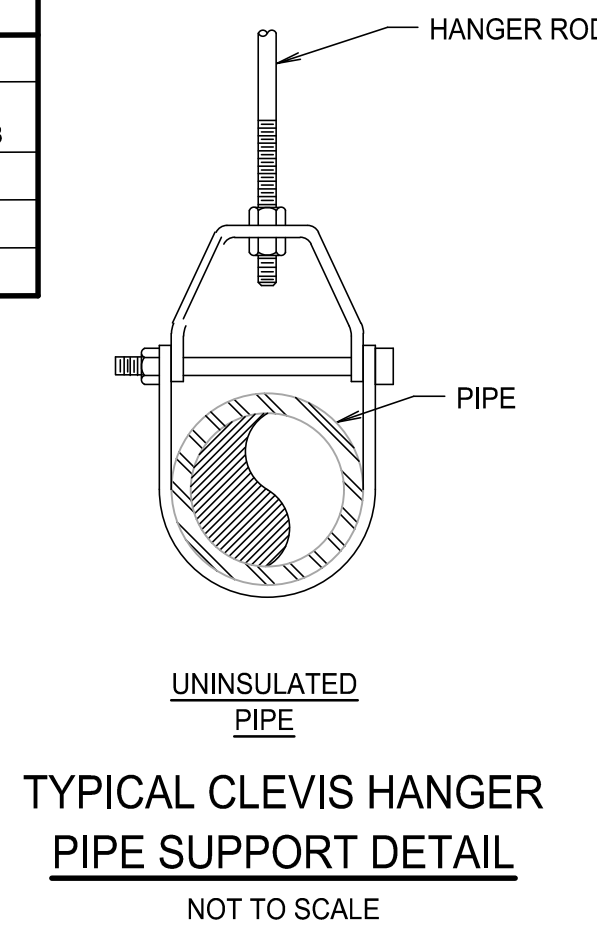


**NOTES:**

1. FILL VOID BETWEEN SLEEVE AND PIPE (OR INSULATION) TO FULL DEPTH WITH INTUMESCENT FIRE STOPPING MATERIAL (AT FIRE RATED WALL), MAXIMUM VOID 1/2-INCH
2. SLEEVE
3. ESCUTCHEON ON BOTH SIDES
4. PARTITION, WALL OR FLOOR (SEE ARCHITECTURAL DRAWINGS FOR FIRE RATING)
5. CALCIUM SILICATE INSULATION (AT FIRE



RATED PARTITION, WALL OR FLOOR ONLY) THRU SLEEVE. USE CONTINUOUS INSULATION (ITEM 5) AT NON-RATED PARTITION, WALL OR WALL



**PLUMBING SPECIFICATIONS:**

**A. WORK INCLUDED**

1. WORK UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, PLANT SERVICES AND ADMINISTRATIVE TASKS REQUIRED TO COMPLETE AND MAKE OPERABLE THE PLUMBING WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING:
  - 1.1. ALTERATIONS AND ADDITION TO THE EXISTING SANITARY DRAINAGE AND VENT SYSTEM, HOT AND COLD WATER SUPPLY SYSTEM.
  - 1.2. PIPING, VALVES AND ACCESSORIES.
  - 1.3. PLUMBING FIXTURES.
  - 1.4. HANGERS AND SUPPORTS.
  - 1.5. REMOVALS AS NOTED.
  - 1.6. FURNISH AND INSTALL A COMPLETE FUEL GAS DISTRIBUTION SYSTEM FROM THE GAS METERS TO ALL GAS FIRED EQUIPMENT AS INDICATED ON THE DRAWINGS.
  - 1.7. PROVIDE ALL NECESSARY PIPE, FITTINGS, VALVES, ETC. AND MAKE ALL FINAL FUEL GAS PIPING CONNECTIONS TO ALL EQUIPMENT.
  - 1.8. ALL REQUIREMENTS FOR INSTALLATION OF GAS PIPING SHALL BE IN ACCORDANCE WITH USAS-22-1194, INSTALLATION OF GAS APPLIANCES AND GAS PIPING.
  - 1.9. EACH PIECE OF EQUIPMENT SHALL BE PROVIDED WITH AN INDIVIDUAL SHUT-OFF VALVE.

**B. GENERAL REQUIREMENTS**

1. GENERAL
  - 1.1. AFTER CAREFULLY STUDYING THE DRAWINGS AND SPECIFICATIONS, AND BEFORE SUBMITTING THEIR PROPOSAL, EACH BIDDER SHALL VISIT THE SITE TO ASCERTAIN CONDITIONS OF THE SITE, AND THE NATURE AND EXACT QUANTITY OF WORK TO BE PERFORMED. NO EXTRA WILL BE ALLOWED IF THE CONTRACTOR FAILS TO EXAMINE THE SITE, OR HAVING EXAMINED THE SITE, THE CONTRACTOR FAILS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES THAT HE MAY HAVE NOTED BETWEEN THE EXISTING CONDITIONS, AND DRAWINGS AND SPECIFICATIONS.
  - 1.2. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS OF HIS OWN OR OTHERS AT THE SITE, AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME AS RELATED TO HIS WORK.
  - 1.3. CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS WHO FURNISH AND INSTALL WORK IN CONNECTION WITH THE WORK OF THIS PROJECT. GIVE THEM COMPLETE DATA AS TO HIS REQUIREMENTS, AND NOTIFY BUILDING MANAGEMENT OF ANY CONDITION THAT WILL INTERFERE WITH PROPER COMPLETION OF THIS WORK. COOPERATE IN THE SCHEDULING OF THIS WORK WITH THE WORK OF OTHER CONTRACTS SO AS NOT TO DELAY JOB PROGRESS.
  - 1.4. THE WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILING OR OTHER SURFACES, WHERE SUCH WORK IS NECESSARY, HOWEVER, THE WORK SHALL BE CAREFULLY DONE. ANY DAMAGE TO THE BUILDING OR EQUIPMENT SHALL BE PATCHED AND/OR REPAIRED IN AN APPROVED MANNER BY SKILLED MECHANICS AT NO ADDITIONAL COST TO THE OWNER.
2. CODES, REGULATIONS AND STANDARDS
  - 2.1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE NFPA, ALL APPLICABLE FEDERAL, AND LOCAL CODES AND ANY OTHER AGENCIES HAVING JURISDICTION.
  - 2.2. THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF ALL REQUIRED PERMITS, FEES, INSPECTIONS, TESTS AND CERTIFICATES OF APPROVAL.

**B.3. SECURITY**

- 3.1. OBEY ALL SECURITY REGULATIONS ESTABLISHED BY THE BUILDING MANAGEMENT, AND ABIDE BY ALL BUILDING RULES AND REGULATIONS. BUILDING MANAGEMENT'S APPROVAL SHALL BE OBTAINED BEFORE ENTERING SECURED AREAS OF THE BUILDINGS OF THE BUILDING.

**B.4. CLEANING**

- 4.1. MAINTAIN ALL AREAS, UNDER CONTRACTOR'S CONTROL, FREE OF EXTRANEOUS DEBRIS.
- 4.2. SCHEDULE REGULAR COLLECTION AND DISPOSAL OF DEBRIS DAILY AND MORE FREQUENTLY IF NECESSARY.

**B.5. SPECIAL REQUIREMENTS**

- 5.1. CUTTING AND PATCHING
  - 5.1.1. ALL CUTTING, DRILLING, AND ROUGH PATCHING REQUIRED FOR THE WORK SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR REFER TO BUILDING ALTERATION AGREEMENT.
  - 5.1.2. ALL CUTTING, DRILLING OR OTHER CONSTRUCTION OPERATIONS WHICH CREATE EXCESSIVE NOISE OR VIBRATION SHALL BE SCHEDULED WITH THE OWNER. CONTRACTOR SHALL PAY FOR ANY OVERTIME WORK REQUIRED.
  - 5.1.3. CUTTING OF WALLS SHALL BE DONE AS APPROVED BY THE BUILDING MANAGEMENT IN A CAREFUL MANNER SO AS NOT TO SERIOUSLY IMPAIR THE APPEARANCE OR STRENGTH OF THE STRUCTURE.
  - 5.1.4. PROVIDE ALL DRILLING AND PATCHING FOR EXPANSION BOLTS, HANGERS AND OTHER SUPPORTS FOR PROPER AND SAFE INSTALLATION OF THE WORK.
- 5.2. TESTING
  - 5.2.1. TEST PIPING AND SYSTEMS FOLLOWING THE PROCEDURES SPECIFIED HEREIN, REQUIRED BY CODE OR AS DIRECTED BY THE BUILDING MANAGEMENT.
  - 5.2.2. TESTING SHALL COMPLY WITH NEW YORK CITY PLUMBING CODE SECTION 312.

**B.6. MAINTENANCE OF EXISTING FACILITIES AND CONDUCT OF THE WORK**

- 6.1. THE BUILDING WILL BE OCCUPIED AND IN OPERATION DURING THE PROGRESS OF THE WORK. WHEN NECESSARY TO TEMPORARILY HALT BUILDING EGRESS OR FLOW OF PERSONNEL TRAFFIC, CONFERENCE WITH THE BUILDING MANAGEMENTS REPRESENTATIVE AND ARRANGE THE PERIOD OF INTERRUPTION FOR A TIME MUTUALLY AGREED UPON. IT IS REQUIRED THAT THE WORK INDICATED AND/OR SPECIFIED SHALL ESTABLISHED ROUTINE OF THE BUILDING.
- 6.2. AT NO TIME SHALL EXISTING SERVICES BE CUT OFF OR STOPPED WITHOUT THE BUILDING MANAGEMENTS WRITTEN PERMISSION. PRIOR TO STOPPING SERVICES CONTRACTOR SHALL INVESTIGATE AREAS TO BE AFFECTED AND NOTIFY THE BUILDING MANAGEMENT AS TO THE TIME REQUIRED TO PERFORM HIS WORK AND ACTIVATE SERVICES. CONTRACTOR SHALL PERFORM ALL PREPARATORY WORK PRIOR TO SHUT DOWN IN ORDER TO MINIMIZE INCONVENIENCES. IF THE BUILDING MANAGEMENT REQUIRES, SHUT DOWNS SHALL BE PERFORMED ON AN OVERTIME BASIS AT NO ADDITIONAL COST TO THE BUILDING MANAGEMENT.
- 6.3. NO WORK SHALL BE LEFT INCOMPLETE NOR ANY HAZARDOUS SITUATIONS CREATED WHICH WILL AFFECT THE LIFE OR SAFETY OF THE PUBLIC AND/OR BUILDING OCCUPANTS. AT NO TIME SHALL THE WORK INTERFERE WITH OR CUT OFF ANY OF THE EXISTING SERVICES WITHOUT THE BUILDING MANAGEMENTS WRITTEN PERMISSION.
- 6.4. NO WORK SHALL BE LEFT IN SUCH A MANNER AS TO CREATE LEAKAGE, WATER DAMAGE OR OTHER DETRIMENTAL SITUATIONS.

**C. SUBMITTALS**

1. AS-BUILT DRAWINGS
  - 1.1. PROVIDE TWO (2) COMPLETE SETS OF FULL SIZE AS-BUILT DRAWINGS COVERING EVERY ASPECT OF THE WORK. COMPLETE SET SHALL INCLUDE VALVE TAGS AND VALVE SCHEDULE.

**D. PIPING SYSTEMS, ACCESSORIES, SUPPORTS, SLEEVES, TESTING**

1. INSTALL ALL EQUIPMENT AND PIPING SYSTEMS USING THE BEST STANDARD PRACTICES OF THE TRADE AND LEAVE SYSTEM COMPONENTS COMPLETE AND READY FOR OPERATION. UNLESS OTHERWISE NOTED, SPECIFIED OR INDICATED, ALL PIPING AND EQUIPMENT SHALL BE CONNECTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED DETAILS AND AS APPROVED BY THE OWNER.
2. PROMPTLY INSTALL PIPING REQUIRED TO BE CONCEALED IN FLOOR, WALL OR CEILING CONSTRUCTION TO NOT CAUSE DELAY TO OTHER WORK, AND TO ALLOW AMPLE TIME FOR NECESSARY TASKS AND APPROVALS.
3. MODIFY PIPING ARRANGEMENTS AS NECESSARY TO SUIT CONDITIONS IN THE BUILDING, AND TO PERMIT ACCESS TO EQUIPMENT AND ACCESSORIES.
4. UPON COMPLETION OF ALL PIPING SYSTEMS, NOTIFY THE BUILDING MANAGEMENT, IN WRITING, FIVE DAYS IN ADVANCE OF THE TIME LEAK TESTS ARE TO BE MADE.
  - 4.1. CONDUCT TESTS IN ACCORDANCE WITH THE SPECIFICATIONS OR AS DIRECTED BY BUILDING MANAGEMENT.
  - 4.2. PIPING TESTS ARE TO BE CONDUCTED PRIOR TO PAINTING, INSULATING, OR CONCEALING WITHIN THE BUILDING.
  - 4.3. ALL MATERIALS, EQUIPMENT AND COSTS INVOLVED IN TESTING THE PIPING SYSTEMS SHALL BE INCLUDED IN THE WORK.
  - 4.4. SANITARY PIPING SHALL BE TESTED WITH WATER FOR TWO HOURS AT A PRESSURE OF FIVE PSIG OR TEN FOOT WATER COLUMN, UNLESS OTHERWISE DIRECTED.
  - 4.5. TEST WATER PIPING AT 1-1/2 TIMES THE STATIC WATER PRESSURE FOR 2 HOURS.

**E. MATERIALS**

1. CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON PIPE INSTITUTE (CISPI) AND BE LISTED BY NSF INTERNATIONAL.
  - 1.1. ABOVE GROUND SANITARY AND VENT PIPING AND FITTINGS SHALL BE TYLER PIPE CO. NO-HUB SERVICE WEIGHT CAST IRON PIPING CONFORMING TO CISPI 301 WITH NEOPRENE GASKETS CONFORMING TO ASTM C584 AND STAINLESS STEEL MID RANGE (4 BAND) CLAMPS CONFORMING TO ASTM C 1540 AS MANUFACTURED BY HUSKY NO. 2000 OR MISSION TYPE "HW". (2) BAND CLAMPS ARE NOT PERMITTED.
2. HOT AND COLD WATER PIPING TO BE TYPE L COPPER WITH BRAZED FITTINGS. PROVIDE TYPE K COPPER FOR PIPING IN THE GROUND.
3. INSULATION ON HOT AND COLD WATER PIPING SHALL BE FIBERGLASS INSULATION WITH KRAFT PAPER BACKING, VAPOR BARRIER ON COLD WATER, FIRE AND SMOKE RESISTANT. REFER TO PLUMBING INSULATION SCHEDULE FOR INSULATION THICKNESS.
4. FOR GAS PIPING, 2" SIZE AND SMALLER, A TOP ENTRY BALL VALVE, CRANE 'ACCESSO' WITH BUENA 'N' SEAT IN A CARBON STEEL BODY WITH FIXED HANDLE.
5. VALVES SHALL BE CAST BRONZE BALL TYPE, APOLLO OR EQUAL.
6. FITTINGS SHALL BE 125 LB. GALVANIZED MALLEABLE IRON, STEAM PATTERN AND SHALL BE FIELD WRAPPED AND COATED TO MATCH MILL WRAPPED PIPE.
7. ALL FUEL GAS PIPE ABOVE GROUND, INSIDE OF THE SHALL BE SCHEDULE 40, STEEL PIPE, BETHLEHEM STEEL CO. OR APPROVED OTHER.
8. ALL DOMESTIC WATER VALVES SHALL BE LEAD FREE.

**F. DISINFECTING AND BACTERIOLOGICAL TESTING**

1. FLUSHING
  - 1.1. FLUSH ALL NEW AND/OR REPAIRED POTABLE WATER PIPING SYSTEMS WITH CLEAN, POTABLE WATER UNTIL NO DIRTY WATER FLOWS FROM THE OUTLETS.
2. DISINFECTING
  - 2.0.1. DISINFECT THE WATER PIPING SYSTEMS WITH A SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF AVAILABLE CHLORINE.
  - 2.0.1.1. THE CHLORINATING MATERIAL SHALL BE LIQUID CHLORINE GAS-WATER MIXTURE, CALCIUM HYPOCHLORITE, SODIUM HYPO CHLORITE, OR CHLORINATED LIME AND WATER MIXTURE CONFORMING TO THE STANDARDS OF THE AWWA AND SHALL BE INTRODUCED INTO THE SYSTEM IN AN APPROVED MANNER.
  - 2.0.2. ALLOW THE DISINFECTING SOLUTION TO REMAIN IN THE SYSTEM FOR A MINIMUM PERIOD OF 24 HOURS. FOLLOWING THE DISINFECTING PERIOD, FLUSH ALL PIPING, VALVES AND OUTLETS WITH CLEAN WATER UNTIL RESIDUAL CHLORINE CONTENT IS NOT GREATER THAN 0.2 PARTS PER MILLION, UNLESS OTHERWISE DIRECTED.
3. TESTING
  - 3.1. TAKE SAMPLES OF WATER FOR BACTERIOLOGICAL TESTING AS PRESCRIBED BY THE DEPARTMENT OF HEALTH.
  - 3.2. SHOULD THE SAMPLES FAIL TO MEET THE MINIMUM STANDARDS AS SET FORTH BY THE DEPARTMENT OF HEALTH, REPEAT THE DISINFECTING PROCEDURE AND SUBMIT NEW SAMPLES FOR TESTING.
  - 3.3. CONTRACTOR SHALL TEST FUEL GAS DISTRIBUTION SYSTEM AS HEREIN SPECIFIED AND TO THE SATISFACTION OF THE LOCAL BUILDING DEPARTMENT, LOCAL UTILITY CO., AND NFPA-58. THE CONTRACTOR SHALL GIVE NOT LESS THAN 3 DAYS NOTICE TO ALL PARTIES PRIOR TO THE TEST. ALL LABOR, MATERIAL, ETC. REQUIRED TO PERFORM THE TESTS SHALL BE FURNISHED BY THIS CONTRACTOR. ALL TESTS MUST BE COMPLETED BEFORE PIPING IS CONCEALED.

**G. PIPE HANGERS AND SUPPORTS**

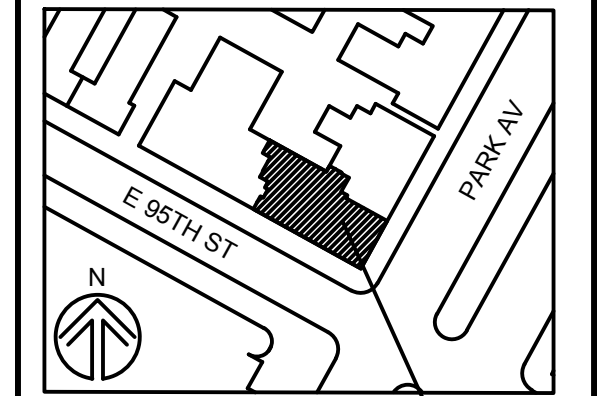
1. FABRICATE AND INSTALL HANGERS AND SUPPORTS IN COMPLIANCE WITH THE LATEST EDITION OF THE FOLLOWING:
  - 1.1. MSS MANUAL SP-88; PIPE HANGERS AND SUPPORTS, FABRICATION AND INSTALLATION PRACTICES.
  - 1.2. HANGING MATERIALS SHALL HAVE A SAFETY FACTOR OF 5 BUILT-IN AND BE DESIGNED AND ARRANGED TO MINIMIZE VIBRATION.
  - 1.3. DESIGN AND INSTALL PIPE SUPPORTS TO AVOID INTERFERENCE WITH OTHER PIPING, DUCTS, CONDUIT AND SUPPORTS.
  - 1.4. PROVIDE SEPARATE SUPPORTS FOR ALL BRANCHES. NO BRANCH TWO FEET IN LENGTH OR OVER SHALL BE INSTALLED WITHOUT AN APPROVED HANGER. PROVIDE HANGERS AT ALL JOINT CONNECTIONS.
  - 1.5. PROVIDE ALL AUXILIARY STRUCTURAL STEEL MEMBERS NECESSARY TO SUPPORT ALL PIPING AND EQUIPMENT.

**H. GUARANTEES**

1. ALL INSTALLATIONS, MATERIAL EQUIPMENT AND WORK FURNISHED AND PERFORMED UNDER THESE SPECIFICATIONS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE.
  - 1.1. ALL SYSTEMS FOUND DEFECTIVE AT SUCH TESTING OR DURING THE GUARANTEE PERIOD SHALL BE REPLACED OR REPAIRED BY THIS CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE. ANY LABOR, MATERIAL, EQUIPMENT OR INSTRUMENT NECESSARY FOR SUCH REPAIR OR REPLACEMENT SHALL BE INCLUDED AND FREE OF CHARGE.

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

**OWNER:  
ARTACHO/OH RESIDENCE  
1220 PARK AVE, ATP 4B  
NY, NY 10128**



BLOCK NO.	100
LOT NO.	33
LAND USE:	RESIDENTIAL, MULTI-FAMILY BUILDING
OCCUPANCY GROUP:	R2
ZONING USE GROUP:	R10, R6B
ZONING MAP:	17
NO. OF STORES:	17
NO. OF UNITS:	68
NO. OF RESIDENTIAL UNITS:	56

**MEP:**  
**Green Solutions**  
Engineering & Energy Management  
CONSULTING ENGINEERS, PC  
104-15 95th Avenue, Ozone Park, NY 11416  
T: 917-968-6700; F: 718-865-6102  
info@greensolutionspc.com  
www.greensolutionspc.com

**SUBMISSIONS:**

DATE	ISSUE
04/28/17	ISSUE FOR REVIEW

**PROJECT TITLE:  
ARTACHO/OH RESIDENCE  
1220 PARK AVE, APT. 4B  
NY, NY 10128**

**DRAWING TITLE:**

**PLUMBING LEGENDS, NOTES, DETAILS AND SPECIFICATIONS**

ISSUE DATE: 06/06/00  
PROJECT NO.: 713  
DRAWN BY: AD  
CHECKED BY: JV  
SCALE: NTS

**P001.00**

CAD FILE: SHEET 1 OF 3

NYC DOB #

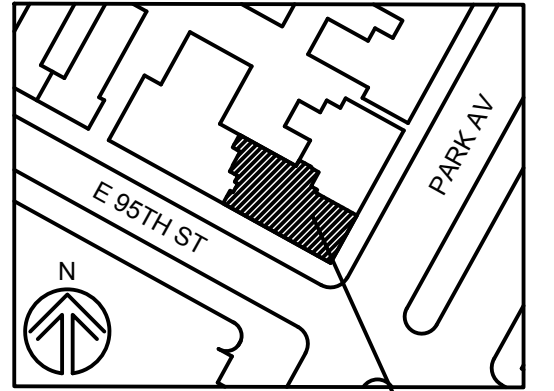






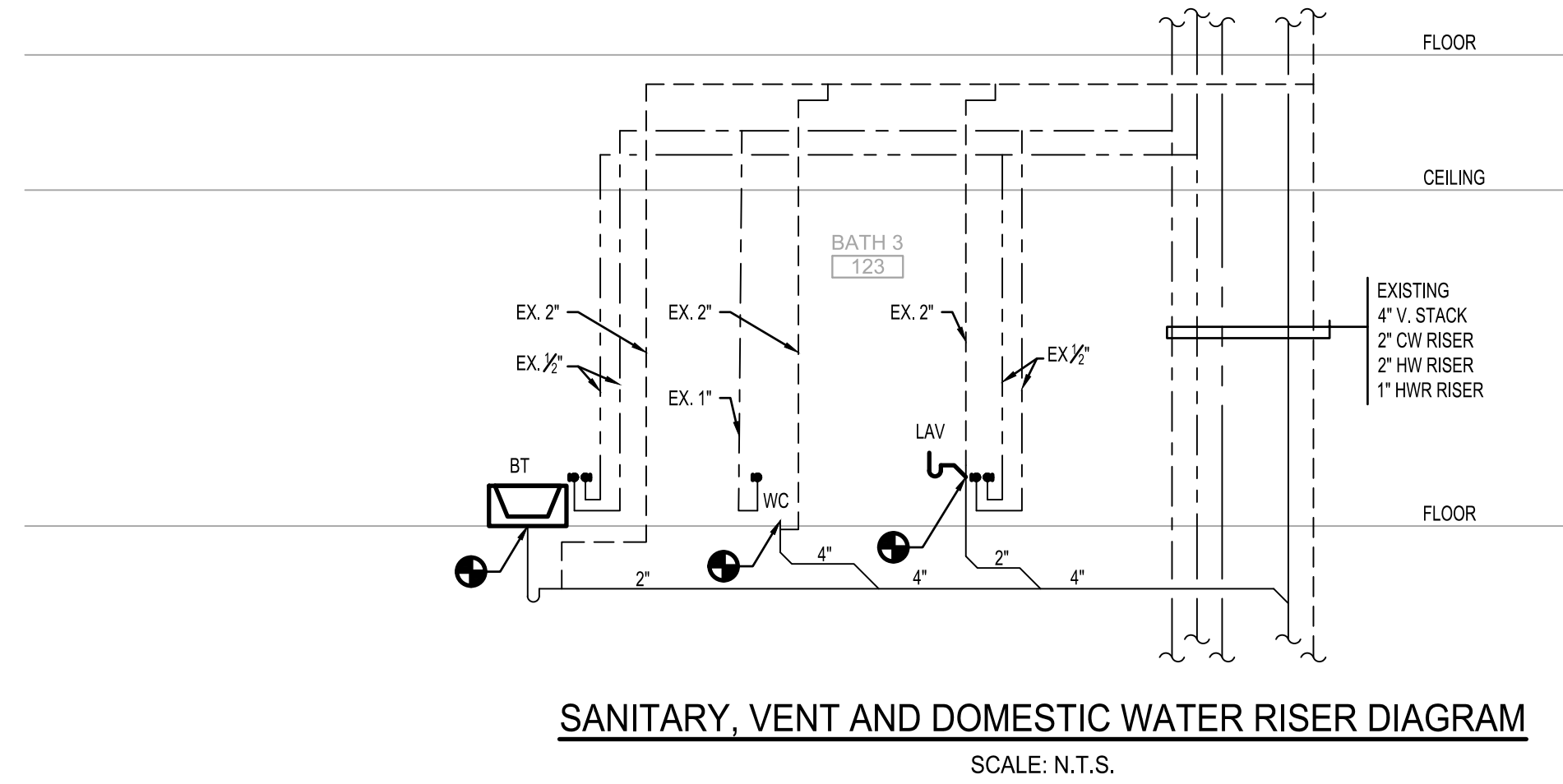
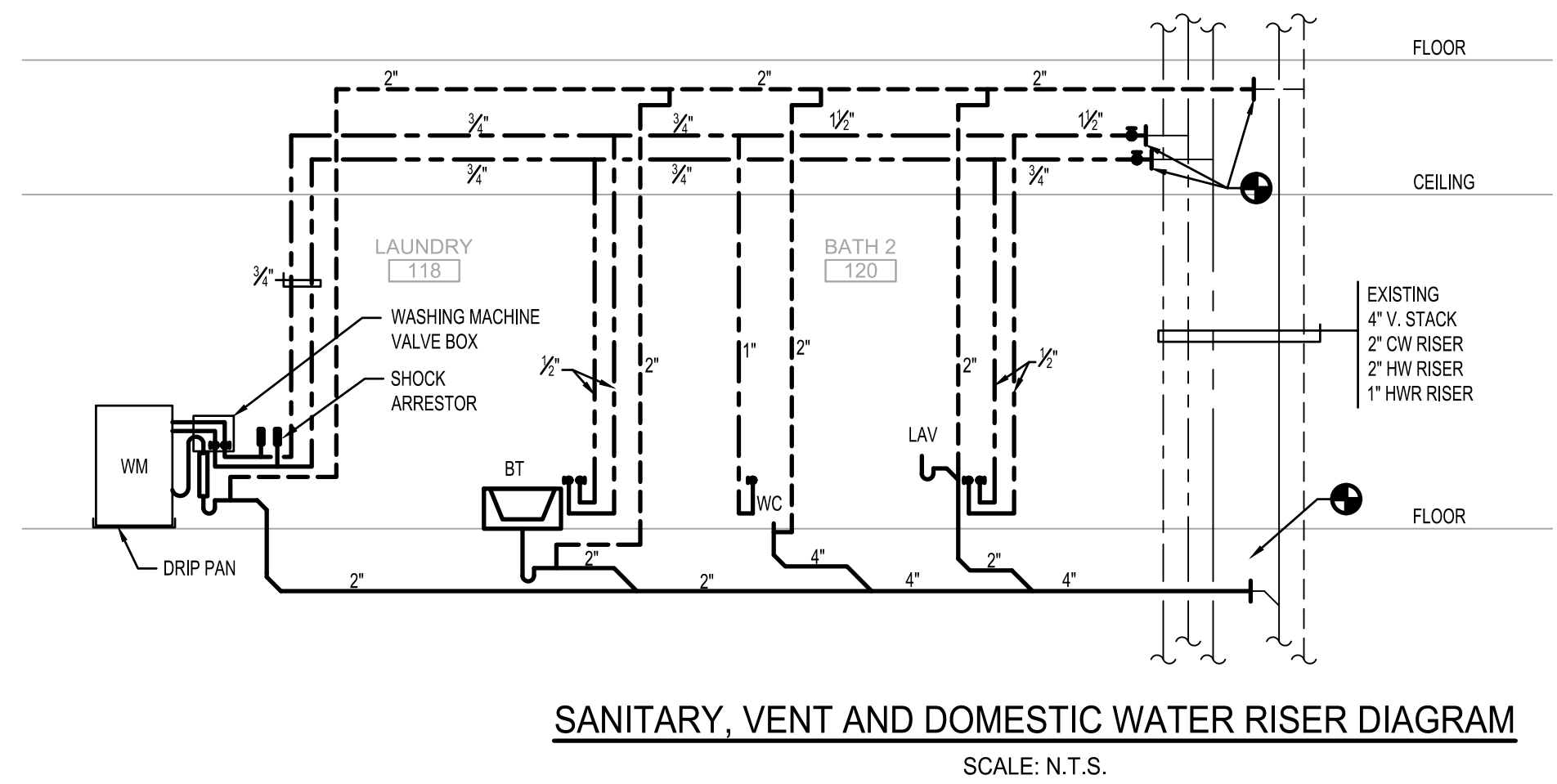
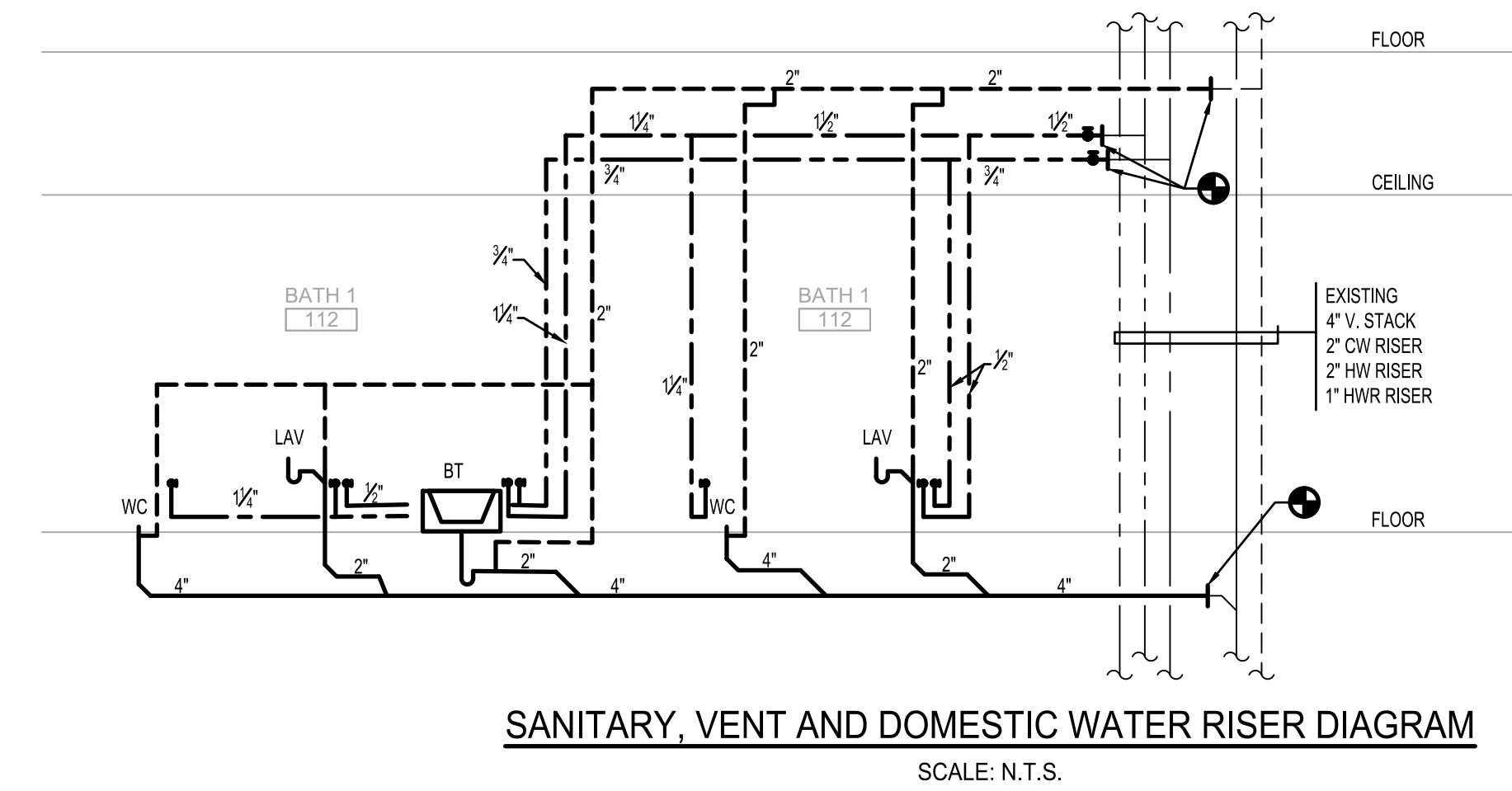
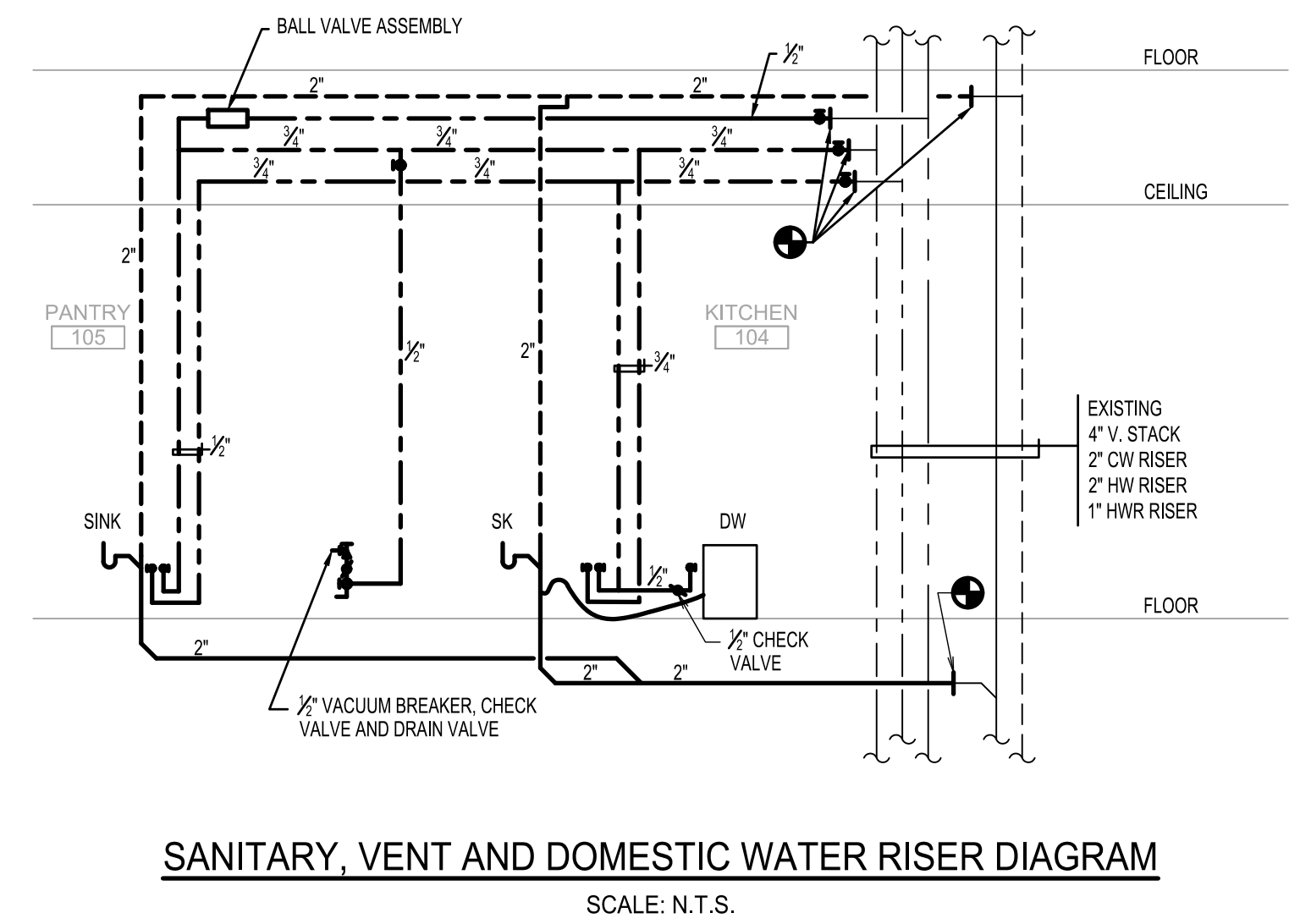
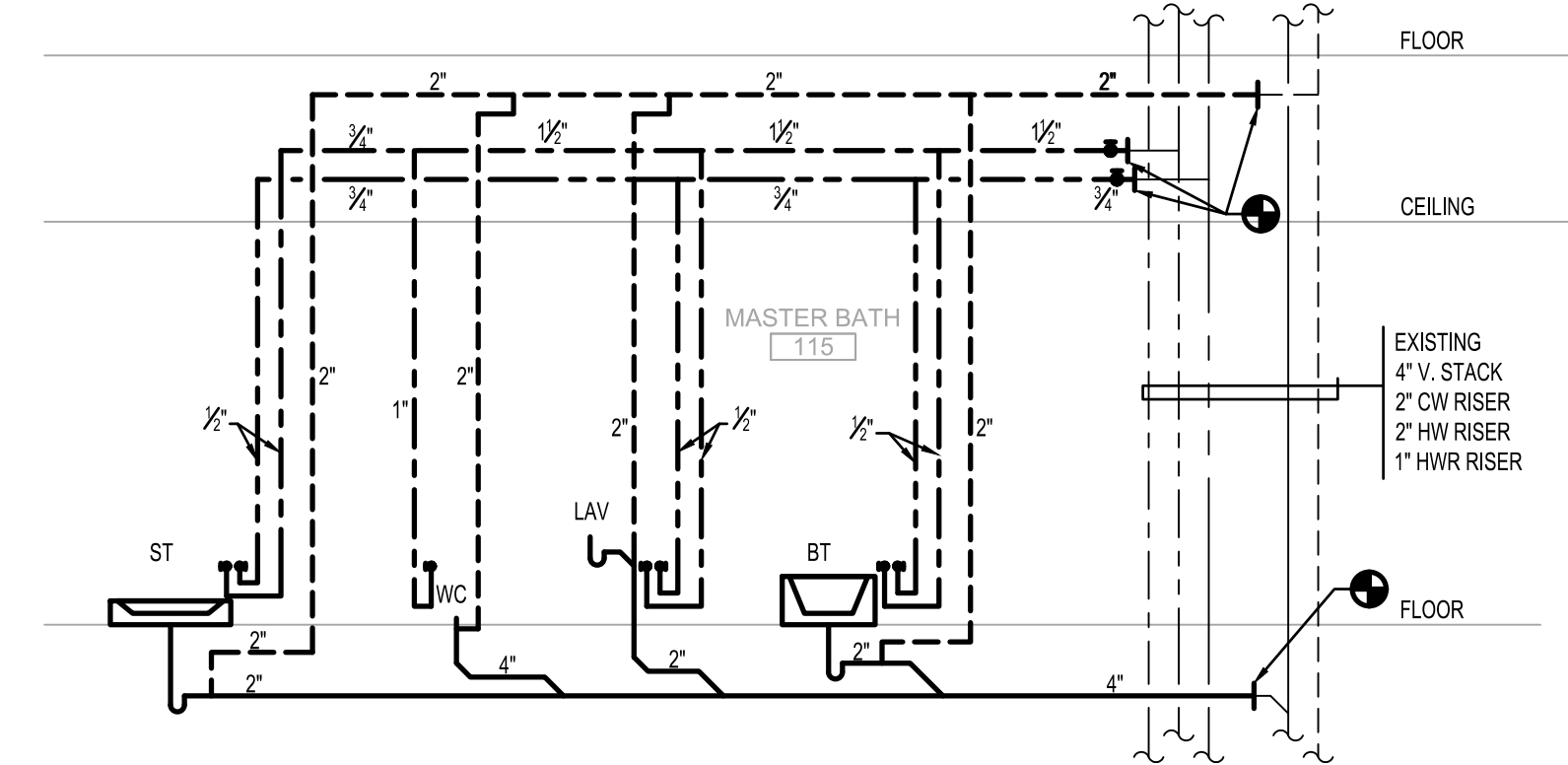
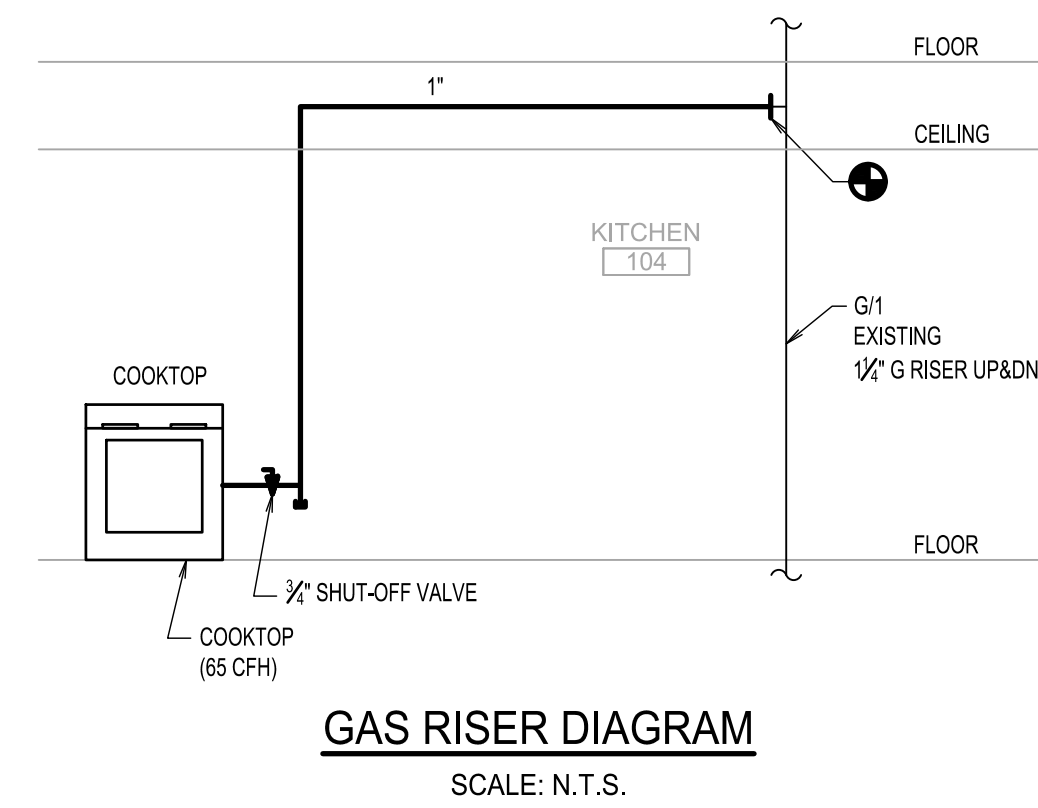


OWNER:  
 ARTACHO/OH RESIDENCE  
 1220 PARK AVE, ATP 4B  
 NY, NY 10128



AREA OF WORK  
 BLOCK NO: 1007  
 LOT NO: 33  
 LAND USE: RESIDENTIAL, MULTI-FAMILY BUILDING  
 OCCUPANCY GROUP: R2  
 ZONING USE GROUP: R10, R8B  
 ZONING MAP: 09  
 NO. OF STORIES: 17  
 NO. OF UNITS: 56  
 NO. OF RESIDENTIAL UNITS: 56

MEP:  
**Green Solutions**  
 Engineering & Energy Management  
 CONSULTING ENGINEERS, PC  
 104-15 95th Avenue, Ozone Park, NY 11416  
 T: 917-352-6719; F: 718-805-8102  
 info@greensolutionspc.com  
 www.greensolutionspc.com

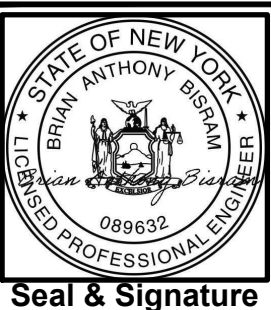


**SUBMISSIONS:**

DATE	ISSUE
04/28/17	ISSUE FOR REVIEW

**PROJECT TITLE:**  
 ARTACHO/OH RESIDENCE  
 1220 PARK AVE, APT. 4B  
 NY, NY 10128

**DRAWING TITLE:**  
 PLUMBING RISER  
 DIAGRAMS



Seal & Signature

ISSUE DATE: 06/09/09  
 PROJECT NO.: 713  
 DRAWN BY: AD  
 CHECKED BY: JV  
 SCALE: NTS  
**P300.00**  
 CAD FILE: BHEET 4 OF 4  
 NYC DOB #

THESE PLANS ARE APPROVED ONLY FOR THE WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.