

55 DOWNING ST, APT # 10 NEW YORK, NY 10014

BUILDING STANDARDS

- NO WORK SHOULD BE PERMITTED WHICH WOULD REQUIRE THE RELOCATION OF ANY EXISTING RISERS DUE TO THE REMOVAL OF PARTITIONS. THIS REQUIREMENT WOULD INCLUDE, BUT NOT BE LIMITED TO, PLUMBING, ELECTRICAL, PHONE, ETC.
- NO CHOPPING OF THE STRUCTURAL SLAB, DEMISING WALLS, OR WALLS AROUND CHASES, AS WELL AS THE CHANNELING OF THE UNDERLYING STRUCTURAL/FIRE RATED MATERIALS WILL BE ALLOWED FOR ANY REASON UNLESS SPECIFICALLY APPROVED PRIOR TO THE COMMENCEMENT OF WORK.
- THE ADJOINING APARTMENTS SHOULD BE INSPECTED AND DOCUMENTED PRIOR TO ANY WORK TO DETERMINE THE CONDITION OF INTERIOR FINISHES AND FOR ANY EXISTING INTERIOR DEFECTS OR DAMAGES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL SUBMIT THEIR LICENSE AND SHALL ALSO SUBMIT A CERTIFICATE OF INSURANCE NAMING 12 EAST 87TH STREET AND ORSID REALTY CORP. AS ADDITIONAL INSURED.
- SITE INSPECTIONS OF THE WORK IN PROGRESS ARE REQUIRED AT APPROPRIATE INTERVALS.
- ALL ITEMS LISTED HEREIN ARE IN ADDITION TO THE REQUIREMENTS OF THE ALTERATION AGREEMENT.
- WHEREVER THE SCOPE OF WORK PROPOSES THE REFINISHING OF THE WOOD FLOORS WITH A POLYURETHANE FINISH THE WORK MUST MEET MANUFACTURERS AND NYC CODE RECOMMENDED CONDITIONS FOR VENTILATION.
- THE PLANS INCLUDE THAT INSTALLATION OF NEW MILLWORK; MILLWORK LOCATED AROUND MECHANICAL SYSTEMS MUST AFFORD ACCESS OR BE REMOVABLE FOR COMMON BUILDING MAINTENANCE.
- NO WORK CAN COVER OR HIDE EXISTING OR NEW SHUT OFF VALVES. ACCESS MUST BE AVAILABLE FOR BASIC BUILDING MAINTENANCE.
- THE TERMS OF THE ALTERATION AGREEMENT AND THIS REVIEW PROCESS SHALL TAKE PRECEDENT OVER ANY CONFLICTING INFORMATION CONTAINED IN THE GENERAL NOTES ON THE DRAWINGS.
- ANY REVISIONS TO PLANS OR THE OVERALL SCOPE OF THE PROJECT SHOULD BE SUBMITTED FOR A FOLLOW-UP REVIEW BY THIS OFFICE.
- ANY OTHER RELEVANT DRAWINGS MUST BE REVIEWED AND ATTACHED TO THE ALTERATION AGREEMENT. ADDITIONALLY, A COPY OF THE FINAL AMENDED DRAWINGS, THE SAME AS THOSE ULTIMATELY ON FILE AT THE DEPARTMENT OF BUILDINGS SHOULD BE THE SAME AS THOSE ATTACHED TO THE ALTERATION AGREEMENT.
- THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL VOLATILE MATERIAL SUCH AS BUT NOT LIMITED TO SOLVENTS, PAINTS, THINNERS, COATINGS, POLYURETHANES, STAINS, PRIMERS, ETC. ARE ALWAYS TO BE PROVIDED FOR REVIEW AND RETAINED AT THE CONSTRUCTION SITE. IN ADDITION, ALL WORK IS TO BE PROPERLY VENTILATED TO REMAIN VENTILATED FOR 24 HOURS AFTER APPLICATION OF ABOVE MATERIALS. WELDING, BURNING, AND TORCH USE SHALL BE PERFORMED WITH PROPER VENTILATION PROVIDED DURING THE COURSE OF WORK.
- ALL FIELD, ORIGINAL PERFORATED DOB DRAWINGS ARE TO BE MAINTAINED ON THE SITE AND PRODUCED UPON REQUEST BY THE BOARD, RESIDENT MANAGER, ENGINEER, OR CITY INSPECTOR.
- FAILURE TO MAINTAIN THE DRAWINGS, OR UNAMENDED CHANGES TO THE DRAWING, WILL RESULT IN STOPPED



GENERAL NEW WORK

- ALL WORK SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE, RULES AND REGULATIONS, AND NEW YORK STATE ENERGY CODE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED BY THE CITY OF NEW YORK FOR CONSTRUCTION AND ANY RELATED WORK OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL INSPECTIONS AND / OR TESTING REQUIRED BY THE NEW YORK CITY BUILDING CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS AND MEANS OF CONSTRUCTION AND FOR SITE SECURITY AND SAFETY.
- ALL MANUFACTURED ITEMS REQUIRING A FIRE RATING SHALL HAVE FACTORY APPLIED LABELS BY APPROVED TESTING LABORATORIES AND ALL SHALL LABELS REQUIRES BY THE CITY OF NEW YORK.
- DIFFERENCES IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE WORK BEGINS.
- NO CHANGE IN USE, EGRESS, OR OCCUPANCY OF THE APARTMENT / BUILDING.

CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES ARE PART OF SITE DEMOLITION SCOPE OF WORK.

- THOROUGHLY EXAMINE THE RESIDENTIAL APARTMENT AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AND ADJACENT UNITS TO THE APARTMENT.
- COMPLY WITH ALL NEW YORK CITY LAWS (NEW YORK CITY BUILDING CODE) AND / OR REGULATIONS REGARDING THE DEMOLITION. PROVIDE ALL REQUIRED PERMITS. DISPOSE OF ALL MATERIALS REMOVED FROM THE APARTMENT QUICKLY AND LEGALLY.
- ALL CUTTING TO BE CAREFULLY DONE SO AS NOT TO DISTURB OR DAMAGE ADJACENT SURFACES.
- THE APARTMENT IS TO BE LEFT CLEAN AT THE COMPLETION OF THE DEMOLITION PHASE.
- THE GOAL OF THIS PROJECT IS TO PROVIDE A PREMIUM PRODUCT USING THE BEST CONSTRUCTION METHODS AND MEANS AVAILABLE. THE DEMOLITION AND REMOVALS ARE TO BE DONE IN A CAREFUL WAY TO ALLOW THE NEW WORK TO BE INSTALLED IN THE BEST WAY POSSIBLE.
- THE DRAWINGS INDICATE A SCHEMATIC OUTLINE OF EXISTING CONDITIONS. THE DRAWINGS MAY NOT PROVIDE A COMPLETE DEFINITION OF THE EXISTING CONDITIONS. THE CONTRACTOR WILL VISIT THE SITE AND DETERMINE THE ENTIRE SCOPE OF THE DEMOLITION WORK.
- ITEMS TO BE REMOVED, STORED AND REINSTALLED AT A LATER DATE ARE TO BE HANDLED CAREFULLY, PROTECTED, AND ALL LOOSE PARTS WILL BE CAREFULLY STORED TO PREVENT LOSS. COORDINATE STORAGE WITH THE OWNER OF THE APARTMENT. ANY LOST PARTS WILL BE REPLACED BY THE CONTRACTOR.
- WORKERS ARE TO FOLLOW THE RULES OF THE BUILDING. ESTABLISH THE WORKING PROTOCOL AND / OR THE FOLLOWING:
 - A. WORKING HOURS AND WORKERS CONDUCT. WORKERS WILL RESPECT TENANTS, NEIGHBORS ETC.
 - B. SECURITY PROTOCOL FOR ALL CONSTRUCTION PERSONNEL ENTERING OR LEAVING THE APARTMENT / BUILDING.
 - C. NOISE AND DUST CONTROL.
 - D. NO SMOKING AREAS.
- PROTECT ALL EXISTING SURFACES TO REMAIN. PROVIDE A DUST / NOISE PROOF BARRIER BETWEEN THE CONSTRUCTION AREA AND THE REST OF THE APARTMENT. CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION AREA. DO NOT ALLOW ANY OTHER PERSONS TO ENTER THE CONSTRUCTION AREA WITHOUT AUTHORIZATION.
- THE DEMOLITION WORK WILL BE IN THE INTERIOR OF AN APARTMENT. THE HEALTH AND SAFETY OF THE BUILDING OCCUPANTS IS OF PRIMARY IMPORTANCE. APARTMENT WHERE WORK IS IN PROGRESS ARE TO BE COMPLETELY CLOSED OFF AND DUST, DIRT, NOISE, ETC. ARE TO BE COMPLETELY CONTAINED INSIDE THE WORK AREA. NO ONE EXCEPT WORKERS ARE TO BE ALLOWED IN THE CONSTRUCTION AREA.
- CONTROL DUST AND ANY OTHER AIRBORNE MATERIALS FROM PENETRATING THE BUILDING FROM THE CONSTRUCTION AREA. COLLECT AND DISPOSE OF ALL AIRBORNE CONSTRUCTION MATERIALS.
- CONTROL SOUND. PROVIDE SOUND ABSORBING MATERIALS AT OPENINGS TO CONSTRUCTION AREAS.
- COMPLY WITH ALL NEW YORK STATE AND NEW YORK CITY LAWS AND REGULATIONS FOR DEMOLITION OPERATIONS. PROVIDE ALL REQUIRED PERMITS. REMOVE AND DISPOSE OF ALL DEBRIS / DEMOLISHED MATERIALS FROM THE SITE QUICKLY AND LEGALLY. PROVIDE DOCUMENTATION.
- ALL DEMOLITION MATERIALS / DEBRIS ARE TO BE REMOVED FROM THE APARTMENT. THE BUILDING OR PORTIONS OF THE APARTMENT WHERE DEMOLITION HAS OCCURRED ARE TO BE LEFT CLEAN AT THE COMPLETION OF DEMOLITION OPERATIONS.
- BUILDING MANAGEMENT SHOULD BE NOTIFIED TO SCHEDULE A PROGRESS OBSERVATION ONCE THE REMOVALS ARE COMPLETE AND AGAIN ONCE ALL ELECTRICAL ROUGHING INSTALLATION IS COMPLETE, BUT BEFORE IT IS COVERED WITH NEW SUBFLOOR AND CEILING.

DRAWING LIST

A-001.00	LOCATION PLAN, BUILDING INFORMATION, GENERAL NOTES AND ENERGY ANALYSIS.
A-002.00	GENERAL NOTES, TENANT PROTECTION NOTES, AND DETAILS.
A-003.00	EXISTING / DEMO PLAN, PROPOSED PLAN AND NOTES.
A-004.00	BATHROOM AND KITCHEN, PLAN, ELEVATIONS, SCHEDULES AND DETAILS.
A-005.00	FLOOR SYSTEM, DOOR TYPES, RENDERINGS AND DETAILS.

SPECIAL & PROGRESS INSPECTIONS

OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING INSPECTIONS:

SPECIAL INSPECTIONS	TR1	
1. FIRE RESISTANT PENETRATIONS AND JOINTS	TR1	BC 1704.27

PROGRESS INSPECTIONS: PROGRESS INSPECTIONS ARE REQUIRED TO ENSURE THAT NO DISCREPANCIES ARISE BETWEEN THE FINAL BOARD-APPROVED PLANS AND THE ACTUAL CONSTRUCTION SCOPE AND METHODS IMPLEMENTED. TO HELP CONFIRM SUCCESSFUL WORK COMPLETION, AND IF APPLICABLE, TO REPORT ON ANY WORK THAT MAY HAVE ADVERSELY AFFECTED THE BUILDING STRUCTURE AND/OR APPEARANCE. BUILDING MANAGEMENT SHOULD BE NOTIFIED AT THE FOLLOWING MILESTONES SO THAT AN OBSERVATION CAN BE MADE AND THE OBSERVATION RECORDED.

- DEMOLITION COMPLETION
- BUILDING RISER EVALUATION
- COMPLETION OF WORK

ENERGY TABULAR ANALYSIS

ENERGY TABULAR ANALYSIS 2020 NYCECC TABULAR ANALYSIS

NYCECC CODE SECTION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE - PRESCRIBED VALUE	COMMENTS	COMPLIES
N/A	N/A	N/A	N/A	N/A	N/A

ENERGY ANALYSIS INFORMATION:

DWELLING INFORMATION: 55 DOWNING ST, APT # 10 NEW YORK, NY 10014
 4A
 RESIDENTIAL
 800 SF (APARTMENT)
 FLOOR AREA:
 PROJECT SCOPE: INTERIOR RENOVATION OF AN APARTMENT IN A MULTI DWELLING BUILDING.

PROFESSIONAL STATEMENT:

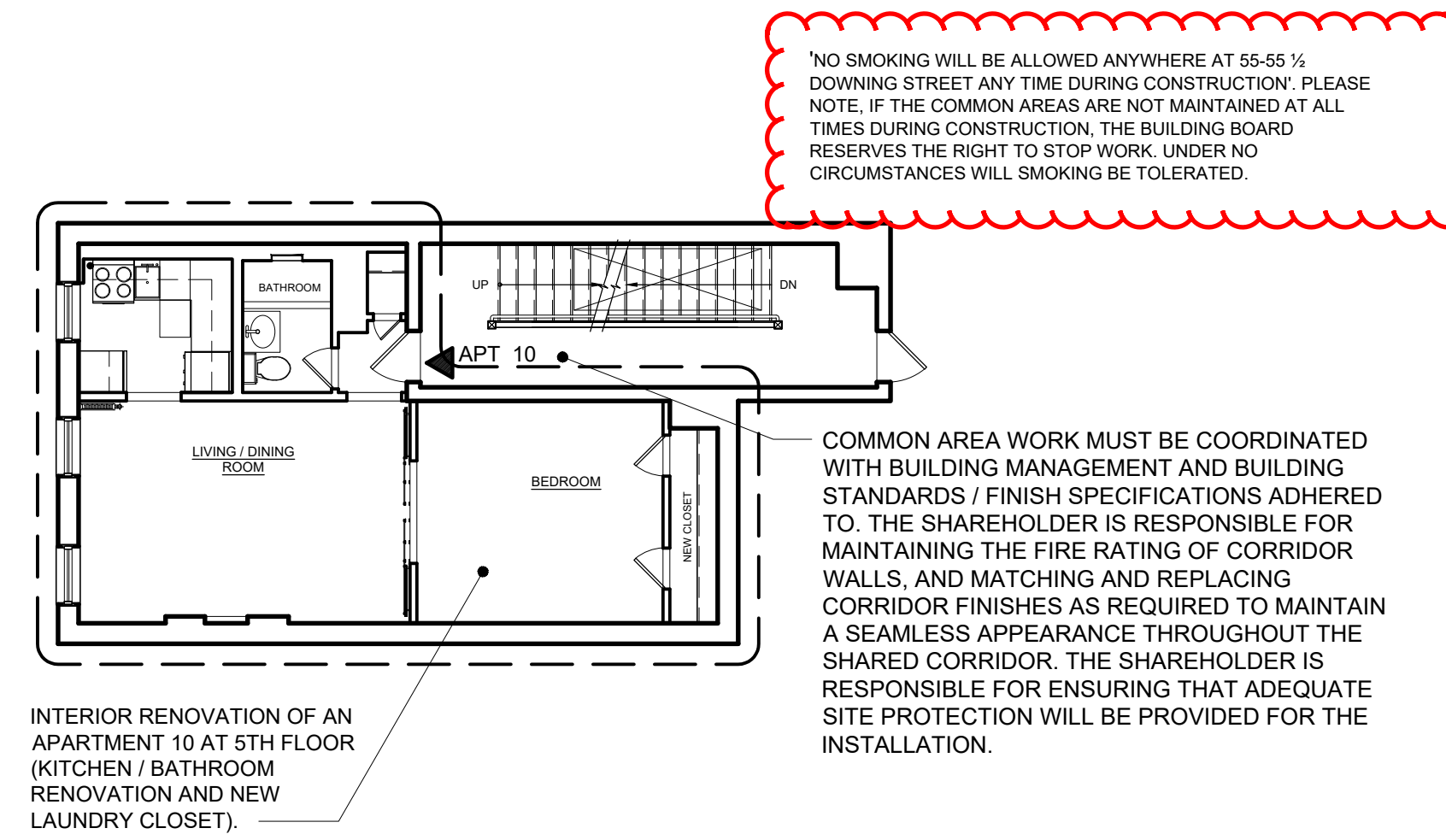
I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION COMPLIES WITH THE 2020 NYCECC.

GENERAL NOTES:

- A MAXIMUM AIR LEAKAGE RATE OF 0.30 CFM 50 PER SQUARE FEET OF ENCLOSURE IS ALLOWED.
- ALL ADHESIVES USED IN THE PROJECT MUST COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SSAQM) RULE #1168 FOR LOW-VOC ADHESIVES FOR ALL INTERIOR APPLICATIONS.
- ALL PAINT USED IN THE PROJECT MUST ADHERE TO GREEN SEAL STANDARD GS-11 FOR LOW-VOC PAINTS.
 - INTERIOR NON-FLAT TO EXCEED 150 G/L AND FLAT 50 G/L.
 - EXTERIOR NON-FLAT NOT TO EXCEED 200 G/L AND FLAT 100 G/L.

NOTE, THAT THE ARCHITECT AND GENERAL CONTRACTOR SELECTED FOR THIS ALTERATION PROJECT HAVE RECEIVED, REVIEWED AND SHALL ABIDE BY THE BUILDING HOUSE ALTERATION RULES AND REGULATIONS

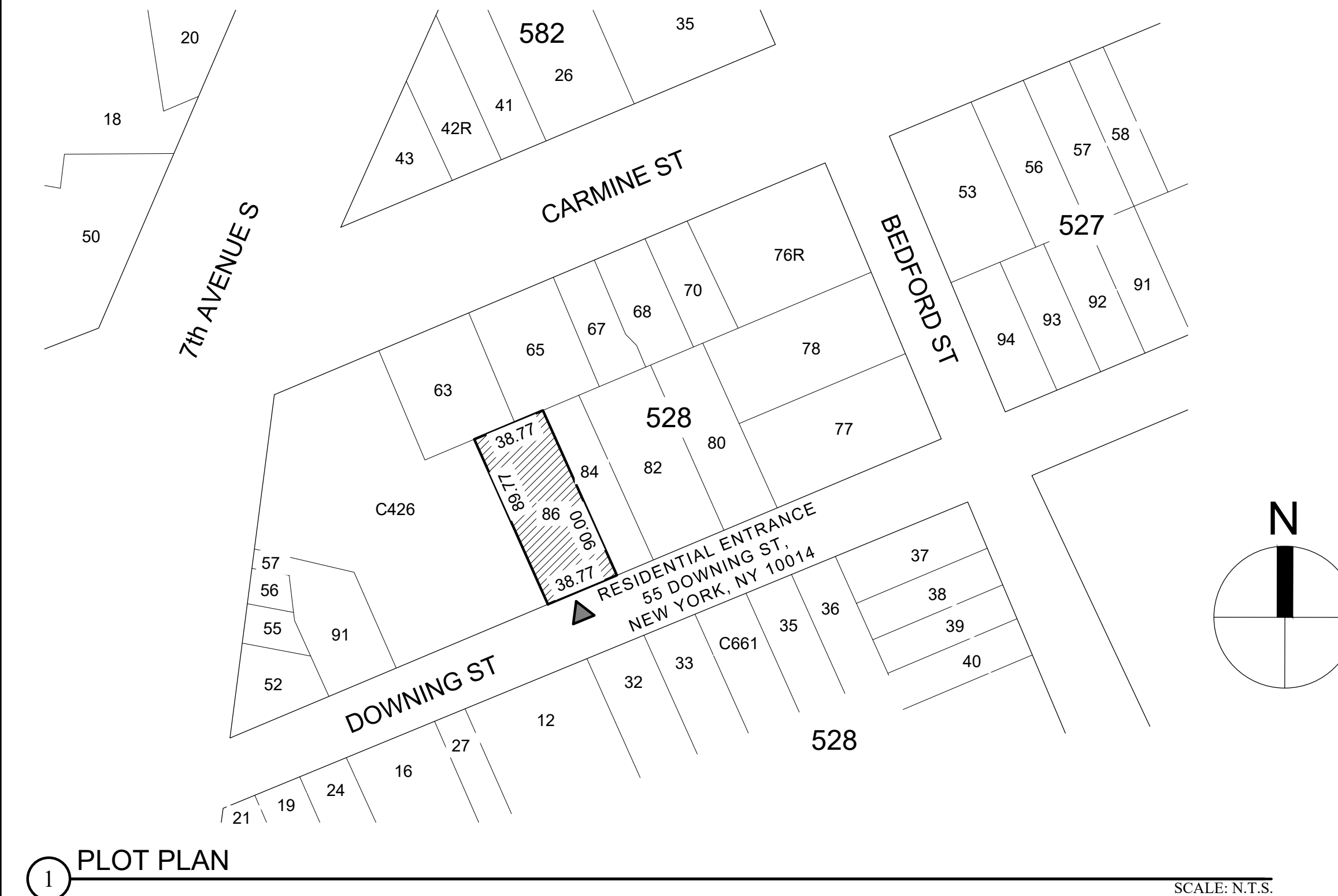
EXISTING APARTMENT FLOOR PLAN



PROPOSED FLOOR PLAN APARTMENT 10 @ 5TH FLOOR

SCALE: N.T.S.

LOCATION PLAN



BUILDING INFORMATION

55 DOWNING ST, NEW YORK, NY 10014

BLOCK NUMBER: 528
 LOT NUMBER: 86
 PRIMARY ZONING: R6
 COMMERCIAL OVERLAY: NONE
 NUMBER OF FLOORS: 5
 BUILDING AREA: 12,750 SF
 LOT AREA: 2,242 SF

SCOPE OF WORK

- INTERIOR RENOVATION OF AN APARTMENT APT #10 AT 5TH FLOOR (WALL ALTERATIONS) KITCHEN, WASHER/DRYER CLOSET AND BATHROOM RENOVATION.
- NO CHANGE OF USE, EGRESS OR OCCUPANCY.

SEPARATE PLUMBING APPLICATION FILED IN CONJUNCTION WITH THIS APPLICATION. DOB # XXXXXXXXX

LEGEND AND SYMBOLS

ROOM IDENTIFICATION	INT. AND EXT. ELEVATION	PLYWOOD LARGE SCALE
WORK ABOVE AS NOTED	ALL SECTIONS AND DETAILS	PLYWOOD SMALL SCALE
WOOD FLOORING	DRAWING IDENTIFICATION	BLOCKING / SHIM
CERAMIC FLOOR TILE AT PUBLIC PLACES	REVISION NUMBER	PARTICLE BOARD
PARTITION TYPE	DOOR NUMBER AND TYPE	PLASTIC LAMINATE
CENTER LINE	CERAMIC TILE	GYPSUM WALLBOARD
	SADDLE TYPE	FINISH WOOD



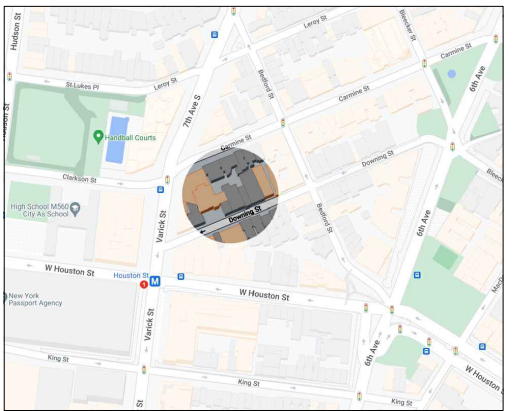
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Client Information

Mrs. EMMA HELLER
 55 DOWNING ST, APT # 10
 NEW YORK, NY 10014

Location



By Date

1.3.1.2023

Rev.# Description

1	BUILDING MANAGEMENT REVIEW
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Project Information

55 DOWNING ST, APT # 10
 NEW YORK, NY 10014

DOB Number

JOB # XXXXXXXXXX

Dwg Title

LOCATION PLAN, BUILDING INFORMATION, GENERAL NOTES AND ENERGY ANALYSIS

Seal

Date
 January 24, 2023
 Scale
 AS NOTED
 Job No.
 81-2022
 Drawn by

Dwg No

A-001.00

GENERAL NOTES / TENANT PROTECTION NOTES

§28-104.8.4 TENANT PROTECTION NOTES

CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVE, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

- EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
- STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.
- ALL UNITS WITH THE BUILDING WILL REMAIN OCCUPIED. APT 10 SHALL BE VACANT DURING CONSTRUCTION NOISE SHALL BE KEPT AT A MINIMUM AS PER NYC NOISE CONTROL CODE

TENANT SAFETY

- CONSTRUCTION AREAS ARE TO BE ISOLATED FROM OTHER RESIDENTIAL AREAS OF THE BUILDING. PROVIDE A NOISE AND DUST BARRIER BETWEEN WORK AREAS AND LIVING AREAS. LIGHT AND VENTILATION SHALL BE MAINTAINED IN LIVING AREAS.
- PROVIDE FOR NOISE CONTROL. MAINTAIN LAWFUL WORK HOURS. NOTIFY BUILDING MANAGEMENT AND TENANTS PRIOR TO CONSTRUCTION OPERATION THAT PRODUCE GREATER NOISE LEVELS. NOISE MANAGEMENT SHALL CONFORM TO SECTION 24-219 THROUGH 224
- PROVIDE FOR DUST CONTROL BY VENTILATING WORK AREAS TO THE OUTSIDE, AWAY FROM WINDOWS. NOTIFY MANAGEMENT AND TENANTS PRIOR TO CONSTRUCTION OPERATION THAT PRODUCE GREATER DUST LEVELS SUCH AS DEMOLITION OPERATIONS.
- PROVIDE PEST CONTROL. CONTRACT WITH A LICENSED PEST CONTROL COMPANY. PROVIDE SERVICES AS RECOMMENDED.

CONSTRUCTION SITE SAFETY

- ISOLATE THE CONSTRUCTION WORK AREA FROM THE OCCUPIED PORTION OF THE BUILDING. ALL STORED MATERIALS, STAGING AREAS, EQUIPMENT, ETC. TO BE LOCATED INSIDE THE WORK AREA. TENANTS ARE NOT ALLOWED IN WORK AREAS.
- NOTIFY BUILDING MANAGEMENT AND TENANTS PRIOR TO CONSTRUCTION OPERATION THAT ARE MORE DANGEROUS TO THE OCCUPANTS THAN NORMAL OPERATIONS SUCH AS DEMOLITION. TAKE ALL NECESSARY STEPS TO ASSURE THE SAFETY OF THE TENANTS AND STAFF.

COMPLIANCE WITH HOUSING STANDARDS

- ALL LIVING SPACES SHALL COMPLY WITH THE NYS MULTIPLE DWELLING LAW AND HOUSING MAINTENANCE CODE DURING THE CONSTRUCTION PERIOD.

SMOKE DETECTOR NOTES:

NEW BUILDINGS CLASSIFIED IN OCCUPANCY GROUP J1, J2, J3 APPROVED BY THE BUILDINGS DEPARTMENT ON OR AFTER JANUARY 1ST 1982 SHALL COMPLY WITH THE FOLLOWING ITEMS.

DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTORS RECEIVED ITS PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL NOT BE ANY SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

- SMOKE DETECTOR SHALL BE INSTALLED IN EVERY BEDROOM AND LIVING ROOM AT A MAX. OF 15 FEET FROM ANY BEDROOM DOOR.
- SMOKE DETECTOR SHALL BE HARD WIRED TYPE RECEIVING ITS PRIMARY POWER FROM BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- SMOKE DETECTOR SHALL BE EITHER IONIZATION TYPE OR PHOTOELECTRIC TYPE.
- INSTALLATION AND OPERATION OF THE SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF SECTION C26-1705 OF THE NEW YORK CITY BUILDING CODE.
- ALL SMOKE DETECTING DEVICES SHALL EITHER BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT STATES IN LISTINGS THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
- THE DEVICE SHALL BE INSTALLED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF R.S. 17-12.
- THE LICENSED ELECTRICIAN SHALL SUBMIT TO THE DEPARTMENT OF BUILDINGS A SMOKE DETECTOR LETTER AS REQUIRED BY THE NYC DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

CARBON MONOXIDE DETECTOR:

CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN EVERY BEDROOM AND LIVING ROOM AT A MAX. OF 15 FEET FROM ANY BEDROOM AS PER L1704 AND BUILDING DEPARTMENT RULES, SECTION 28-22.

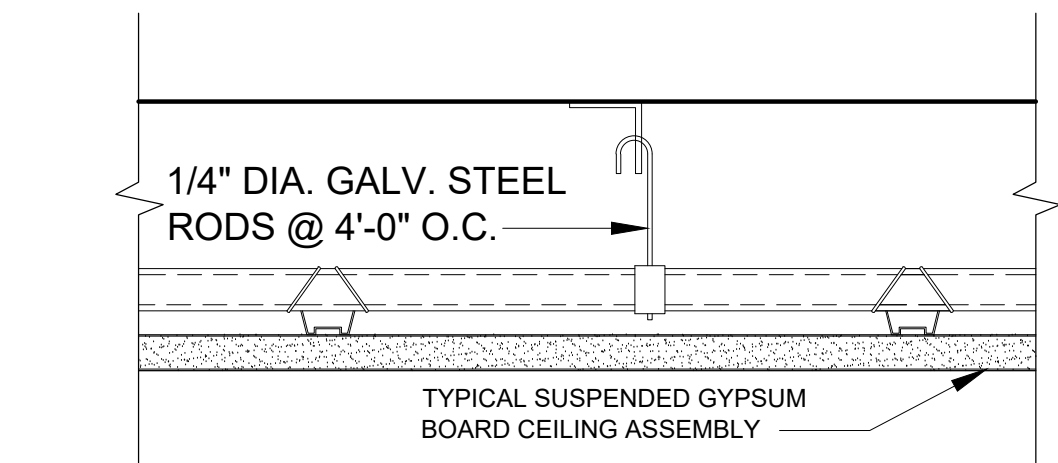
GENERAL NEW WORK

- THE NEW WORK WILL INCLUDE ALL NECESSARY ITEM NEEDED TO PROVIDE A COMPLETE AND QUALITY PRODUCT. PROVIDE ALL APPURTENANCE WHETHER SHOWN OR NOT ON THE DRAWINGS OR INCLUDED OR NOT IN THE SPECIFICATION.
- CONFINE THE WORK TO THE SPECIFIC WORK AREA AGREED TO WITH THE OWNER.
- PROVIDE A WRITTEN AGREEMENT CONCERNING ALL ASPECTS OF THE CONSTRUCTION INCLUDING WORK HOURS, SCHEDULE ETC.
- PROVIDE A SAFE ENVIRONMENT FOR THE CONSTRUCTION PERSONAL, TENANTS AND THE GENERAL PUBLIC.
- KEEP DOOR TO WORK AREA CLOSED AND LOCKED AT ALL TIMES. DO NOT ALLOW OTHER FOLKS INTO THE WORK AREA. ALL MATERIALS, TOOLS AND OTHER EQUIPMENT TO BE STORED INSIDE THE WORK AREA.
- PROVIDE PROTECTION FOR PUBLIC AREAS ADJACENT TO THE WORK AREA. DO NOT LEAVE DEBRIS, TOOLS / EQUIPMENT, MATERIAL, OR ANYTHING ELSE IN PUBLIC AREAS.
- PROVIDE FIRE FIGHTING EQUIPMENT IN THE WORK AREA.
- GUARD AGAINST ANY INTERACTION BETWEEN CONSTRUCTION PERSONAL AND TENANTS. COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNERS.
- REMOVE ALL EXISTING CONDITIONS NEEDED TO INSTALL THE NEW WORK WHETHER OR NOT SHOWN ON THE DRAWINGS OR INDICATED IN THE NOTES.

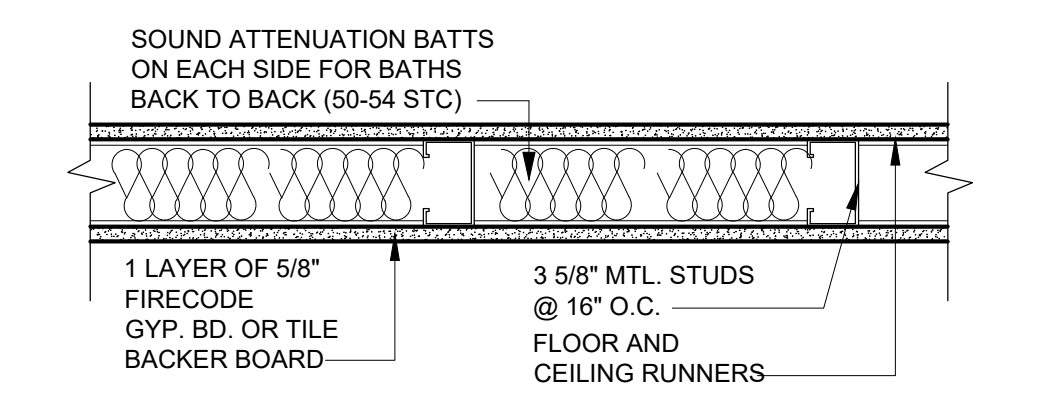
GENERAL CONSTRUCTION NOTES

- PRIOR TO BEGINNING THE WORK, PROVIDE ALL NOTICES REQUIRED BY LAW CONCERNING LEAD BASE PAINT. NO MORE THAN SIXTY (60) DAYS PRIOR TO BEGINNING RENOVATION ACTIVITIES IN THE APARTMENT, THE CONTRACTOR SHALL PROVIDE THE ENVIRONMENTAL PROTECTION AGENCY (THE "EPA") PAMPHLET ENTITLED "PROTECTING YOUR FAMILY FROM LEAD IN THE HOUSE - ISOLATE THE WORK AREA WITH POLYETHYLENE PLASTIC OR EQUIVALENT. WET THE PAINTED SURFACES BEFORE DISTURBING THE PAINT, WETTING THE DEBRIS BEFORE SWEEPING.
- CERTAIN REMOVAL PRACTICES ARE UNSAFE, OPEN FLAME BURNING, POWER SANDING OR SANDBLASTING (UNLESS A SPECIAL VACUUM ATTACHMENT IS USED TO CONTAIN DUST), AND DRY SCRAPPING MORE THAN AN AREA OF LESS THAN ONE SQUARE FOOT PER ROOM.
- WORK SHALL BE PERFORMED ONLY BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM, MONDAY THROUGH FRIDAY; PROVIDED HOWEVER, THAT "NOISY WORK" WHICH MAY DISTURB OTHER RESIDENTS SHALL NOT PROCEED UNTIL AFTER 9:00 AM MONDAY THROUGH FRIDAY. THE WORK SHALL NOT BE PERFORMED ON SATURDAYS, SUNDAYS AND HOLIDAYS.
- NO WORK SHALL BE PERFORMED ON BUILDING HALLS, STAIRWAYS, COURTYARDS AND OTHER PUBLIC AREAS TO BE USED FOR THE STORAGE OF BUILDING MATERIALS OR DEBRIS. FLOOR TO BE USED IN CONNECTION WITH THE WORK WILL BE COVERED WITH CONSTRUCTION PAPER DURING THE WORK. CONTRACTOR TO TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO BUILDING'S HALLWAYS, (INCLUDING THE DOORS AND APPURTENANCES) AND OTHER COMMON AREAS DURING THE PROGRESS OF WORK.
- FIRE EXTINGUISHERS AND SMOKE ALARMS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY LAW WILL BE MAINTAINED IN THE APARTMENT DURING THE WORK. WORK SHALL NOT BLOCK ACCESS TO ANY FIRE EXITS IN THE BUILDING.
- CONTRACTORS SHALL VERIFY ALL JOB AND FIELD CONDITIONS AFFECTING ALL WORK, AND OBTAIN ALL DIMENSIONS TO INSURE THE PROPER STRENGTH, FIT AND LOCATION OF WORK. REPORT IN WRITING, TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT, THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE.
- ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN, ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE. FORTH REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
- DO NOT SCALE THE DRAWINGS, ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE FOR CLARIFICATION ARCHITECT.
- CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY AND/OR PERMANENT) AS REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION.
- ALL BATHROOMS AND POWDER ROOMS WITHOUT NATURAL VENTILATION TO BE EQUIPPED WITH A SWITCH CONTROLLED EXHAUST FAN TO PROVIDE A MINIMUM OF 60CFM OF EXHAUST.
- UNLESS SPECIFICALLY STATED OTHERWISE, ALL APPLICABLE PORTIONS OF THE GENERAL CONDITIONS (AIA #A201, 1987 EDITION) SHALL APPLY TO ALL PORTIONS OF THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, AND SERVICES NECESSARY AND REQUIRED TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL ORDER ALL SPECIFIED MATERIAL AND FABRICATED ITEMS WITH SUFFICIENT LEAD TIMES SO AS TO DELAY WORK IN ANY MANNER.
- SUBMISSION OF PROPOSAL BY CONTRACTORS WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED FOR THE WORK WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
- CONTRACTOR SHALL BARE RESPONSIBILITY FOR THE REPAIR OF ANY WORK ALREADY IN PLACE THAT IS DAMAGED BY HIM WHILE COMPLETING HIS CONTRACT.
- MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO FOR ALL MATERIALS AND PROCESSED USED.
- THE CONTRACTOR SHALL CARRY AND SUBMIT EVIDENCE OF INSURANCE AS REQUIRED.
- ALL DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MANUFACTURER'S CUTS AND SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.
- UPON COMPLETION OF WORK CONTRACTOR SHALL COMPLETELY CLEAN THE CONSTRUCTION AREA, SUITABLE FOR OWNER'S USE, AS DETERMINED BY THE ARCHITECT. SUCH CLEANING SHALL INCLUDE REMOVAL OF ALL LABELS (AFTER ARCHITECT'S INSPECTION), CLEANING OF ALL EQUIPMENT, CONSTRUCTION WORK, AND OTHER WORK.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL THE WORK UNDER THIS CONTRACT FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. HE SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT EXPENSE TO THE OWNER, ANY AND ALL DEFECTS ARISING DURING THIS PERIOD THAT ARE DUE TO IMPERFECT MATERIAL AND APPLIANCES AND/OR POOR WORKMANSHIP.
- MINOR ITEMS OF WORK SUCH AS PATCHING, BLOCKING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR ANY OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH NOT DO SERVE THE SAME FUNCTION.
- THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWING OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL. HE WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
- THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK AND ITS IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
- CONTRACTOR TO FOLLOW ARCHITECTS/ENGINEERS SPECIFICATION FOR ALL MATERIALS, FINISHES AND FINISH PROCESSES APPROVED BY ARCHITECT OR ENGINEER.
- THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS AND BETTER QUALITY MATERIALS THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.
- ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF PROGRESS OF WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UN-INSPECTED WORK BE COVERED THE CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER INSPECTION HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH.
- SMOKE DETECTING ALARM DEVICES, SHALL BE INSTALLED IN CONFORMITY WITH SECTION 1060.10 OF THE NYS BUILDING CODE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING AREA AND ON EACH FLOOR LEVEL.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- AN ELECTRICIAN SHALL OBTAIN AN ELECTRICAL PERMIT AND C OF O SIGN OFF.
- ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK IN SAFE & PROFESSIONAL MANNER THAT WILL PROTECT ALL WORKERS, THE PUBLIC, ADJOINING PROPERTIES, AND OWNERS FROM DAMAGE AND INJURY. ARCHITECT SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF, OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- OWNER ASSUMES LIABILITY FOR AND AGREES TO INDEMNIFY, AND HOLD ARCHITECT, ITS CONSULTANTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, PARTNERS, PRINCIPALS, EMPLOYEES, SUCCESSORS AND ASSIGNS HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES AND JUDGEMENTS, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES, TO THE EXTENT THEY ARISE FROM AN ACT OR OMISSION OF OWNER, ITS AGENTS, EMPLOYEES, CONSULTANTS, CONTRACTORS OR CONSTRUCTION MANAGER.
- BUILDING MANAGEMENT SHOULD BE NOTIFIED TO SCHEDULE A PROGRESS OBSERVATION ONCE THE REMOVALS ARE COMPLETE AND AGAIN ONCE ALL PLUMBING AND ELECTRICAL ROUGHING INSTALLATION IS COMPLETE, BUT BEFORE IT IS COVERED WITH NEW SUBFLOOR AND CEILING.

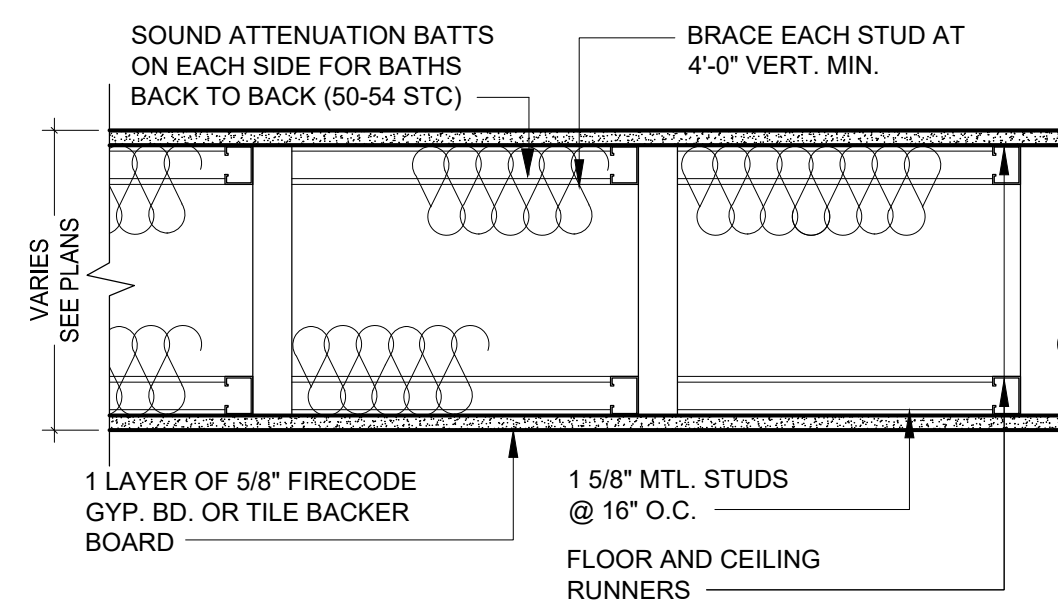
PARTITION DETAIL



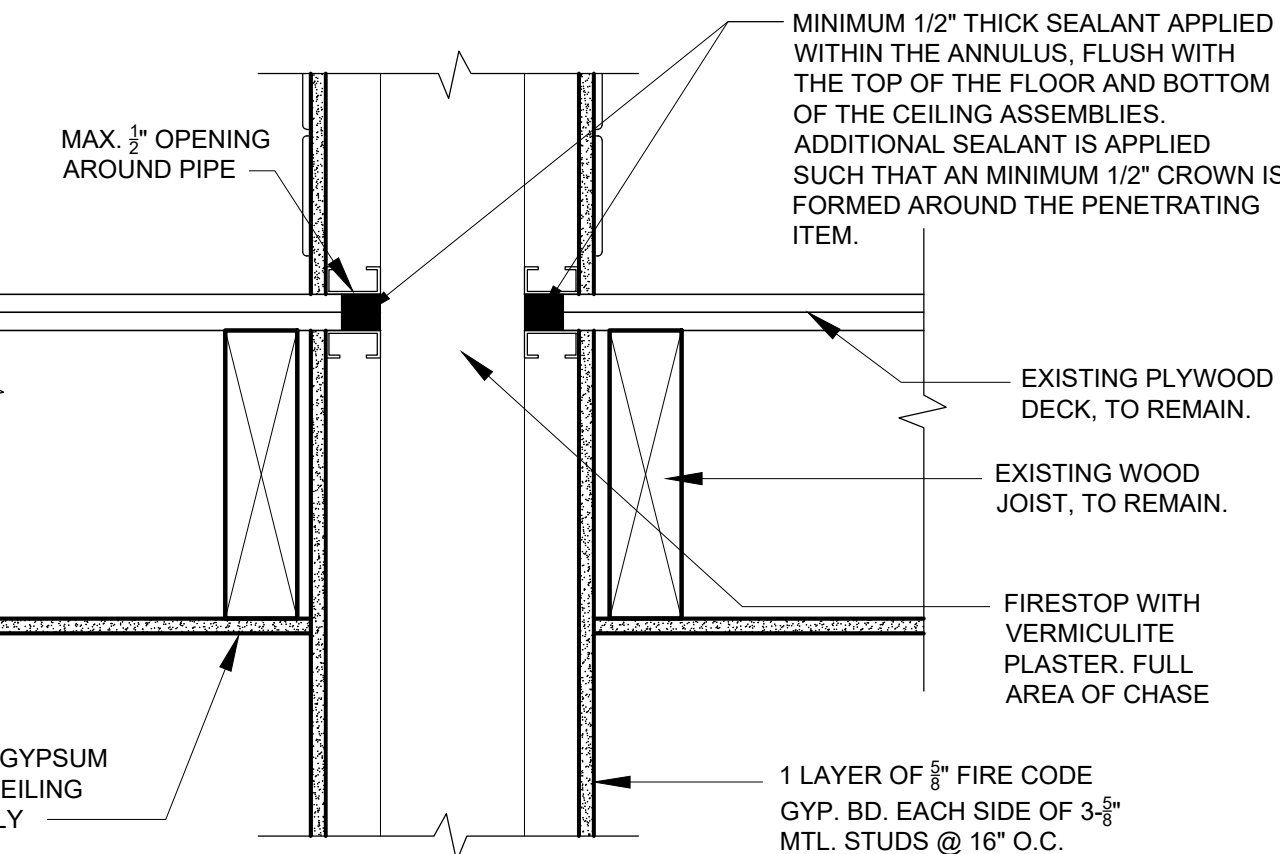
A TYP. SUSPENDED CEILING ASSEMBLY
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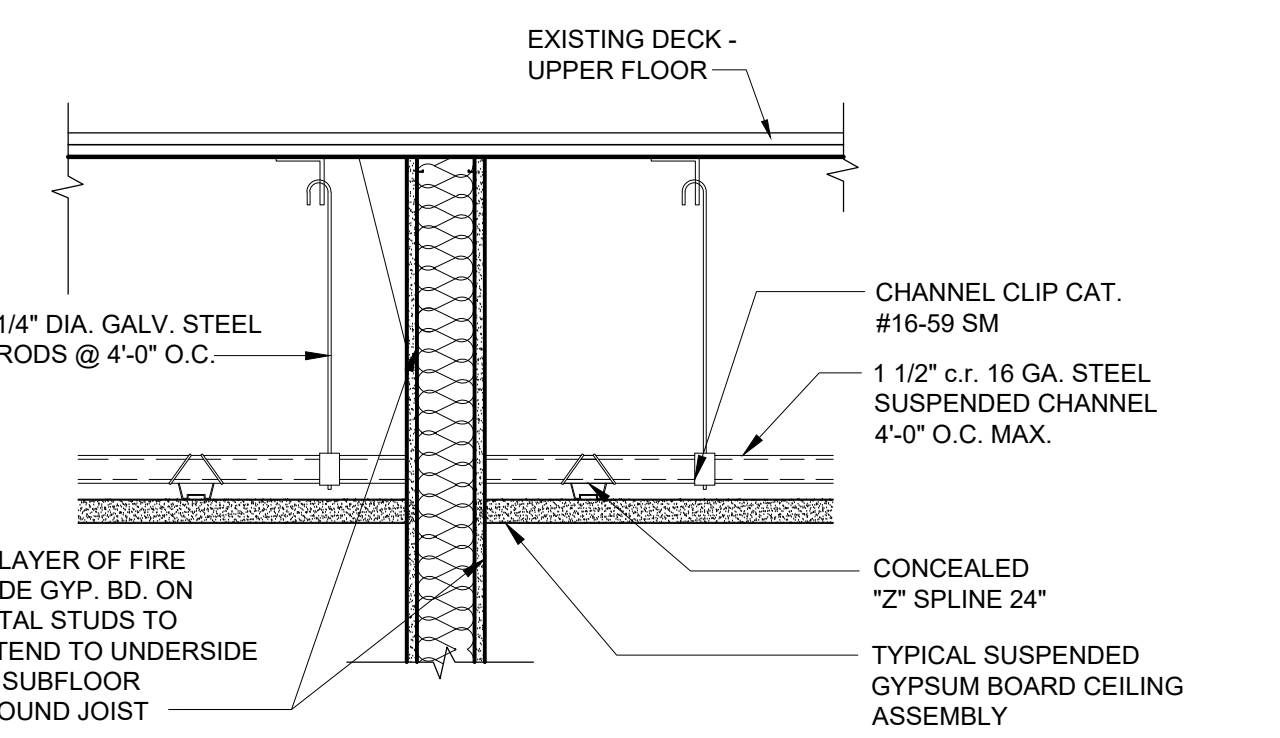
B 1 HR. RATED PARTITION
UL DESIGN No. U419
SCALE: 1 1/2"=1'-0"



C 1HR. RATED PLUMBING CHASE
SCALE: 1 1/2"=1'-0"



D FIRE STOPPING @ PLUMBING CHASE PARTITION
UL DESIGN No. U420
SCALE: 1 1/2"=1'-0"



E FIRESTOPPING 1 HR. RATED PARTITION
UL DESIGN No. U419
SCALE: 1"=1'-0"

SOFFIT FASTENER SHALL BE RATED TO A MINIMUM LOAD OF 200 LB. WITH ULTIMATE PULLOUT OF 800 LBS. USE HILTI SYSTEMS FOR ANCHORING ONLY - NO SUBSTITUTIONS

FIRE RATED ASSEMBLIES

ALL FIREPROOFING SHALL BE ADEQUATE AND IN COMPLIANCE WITH THE NYC BUILDING CODE SECTION 7134.1.1 AND ALL CORRESPONDING SECTIONS, SUB-SECTIONS AND EXCEPTIONS TO THIS CODE AS STATED BELOW.

NEW YORK CITY BUILDING CODE 2014

7134.1 FIRE-RESISTANCE-RATED ASSEMBLIES.

PENETRATIONS OF THE FIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY SHALL COMPLY WITH SECTIONS 7134.1.1 THROUGH 7134.1.4. PENETRATIONS IN HORIZONTAL SMOKE BARRIERS SHALL ALSO COMPLY WITH 713.5.

7134.1.1 THROUGH PENETRATIONS

THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 7134.1.1.1 OR 713.4.1.1.2.

EXCEPTIONS:

- PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS OR CONCRETE OR MASONRY ITEMS THROUGH A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. PENETRATING ITEMS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY PROVIDED THE AGGREGATE AREA OF THE PENETRATION DOES NOT EXCEED 144 SQUARE INCHES (92 900 MM 2) IN ANY 100 SQUARE FEET (9.3 M 2) OF FLOOR AREA.

- PENETRATIONS IN A SINGLE CONCRETE FLOOR BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER PROVIDED CONCRETE, GROUT OR MORTAR IS INSTALLED THE FULL THICKNESS OF THE FLOOR OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING. THE PENETRATING ITEMS SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE CONCRETE FLOOR PROVIDED THAT THE AREA OF THE OPENING THROUGH EACH FLOOR DOES NOT EXCEED 144 SQUARE INCHES (92 900 MM 2).
- PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

7134.1.1.1. INSTALLATION.

THROUGH PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

7134.1.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM.

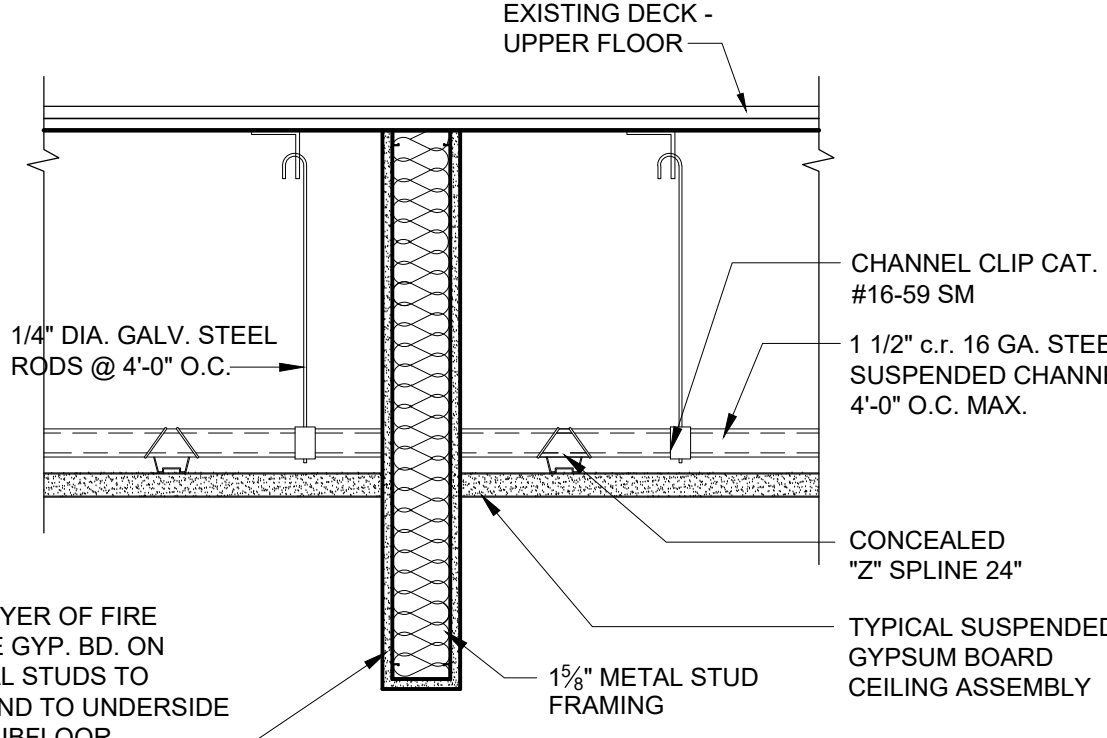
THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRE STOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER. THE SYSTEM SHALL HAVE AN F RATING AND A T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.

EXCEPTION: FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL DO NOT REQUIRE A T RATING.

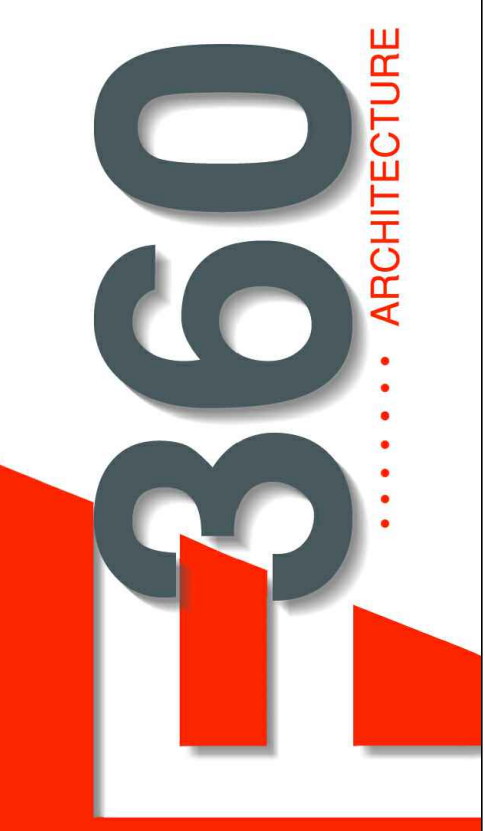
TYPICAL PARTITION NOTES:

- ROOM PARTITION LIMITING HEIGHTS BASED ON 5 PSF UNIFORM LOAD PERPENDICULAR TO PARTITION AND ALLOWABLE DEFLECTION OF L/240.
- ESTIMATED WEIGHTS ARE SIMILAR TO REFERENCED PARTITIONS.
- UNLESS OTHERWISE INDICATED, GWB PANELS SHALL BE INSTALLED VERTICALLY WITH DUAL LAYER PANELS STAGGERED.
- PROVIDE MOISTURE RESISTANT GYP. BD. AROUND ALL BATHROOM WALLS. USE BACKER BOARD TO RECEIVE CERAMIC TILE.
- ASSEMBLIES SHOULD BE REPAIRED TO MATCH EXISTING AND CODE-COMPLIANT CONDITIONS.

AFTER DEMOLITION, IF ANY STRUCTURAL MEMBERS ARE DISCOVERED TO BE INADEQUATE FIREPROOFING OR ANY RATED ASSEMBLIES ARE COMPROMISED BY DEMOLITION OR MECHANICAL PENETRATIONS, IT IS REQUIRED THAT PROPER FIREPROOFING MEASURES BE TAKEN TO MEET CODE REQUIREMENTS.



F CEILING DETAIL AT KITCHEN
UL DESIGN No. U419
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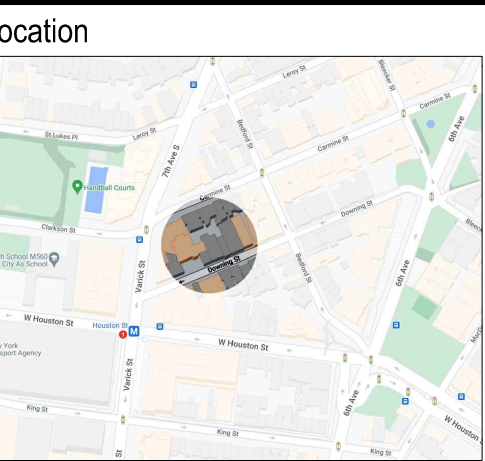


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Mrs. EMMA HELLER
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NEW YORK, NY 10014



Rev.#	Description	By	Date
1	BUILDING MANAGEMENT REVIEW		1.3.2023

Project Information
55 DOWNING ST, APT # 10
NEW YORK, NY 10014

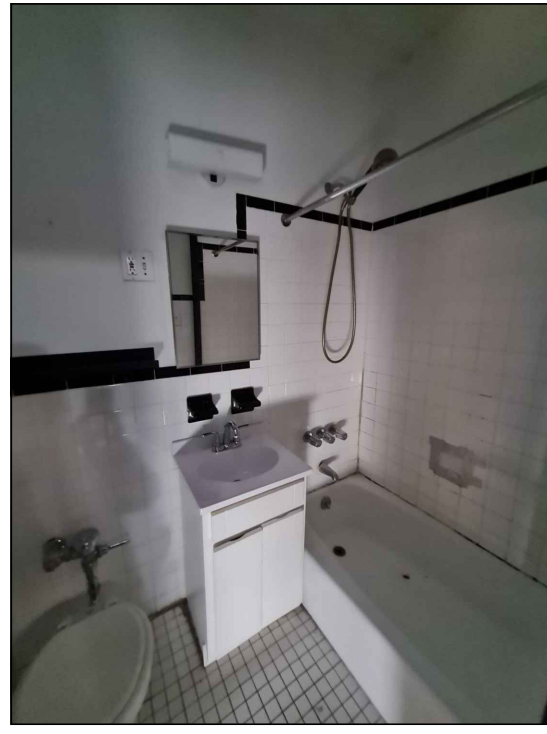
DOB Number
JOB # XXXXXXXXXX

Dwg Title
GENERAL NOTES, TENANT PROTECTION NOTES, AND DETAILS

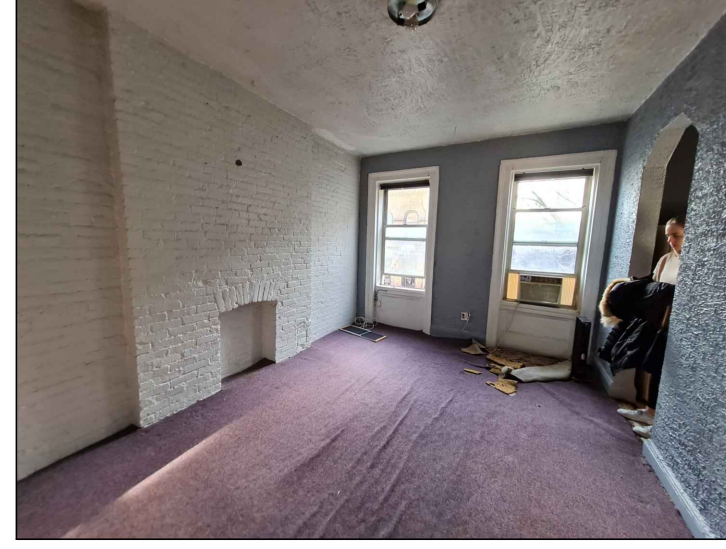
Seal	Date
	January 24, 2023
	Scale AS NOTED
	Job No. 81-2022
	Drawn by

Dwg No
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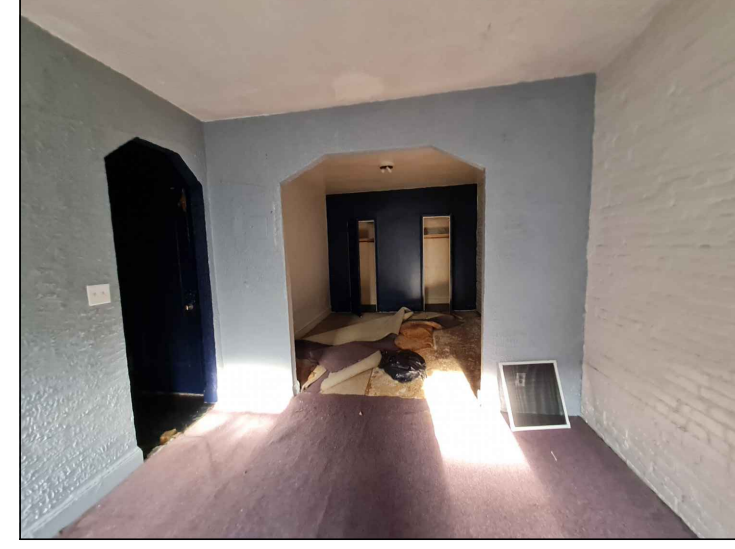
DEMO AND PROPOSED PLAN WITH NOTES



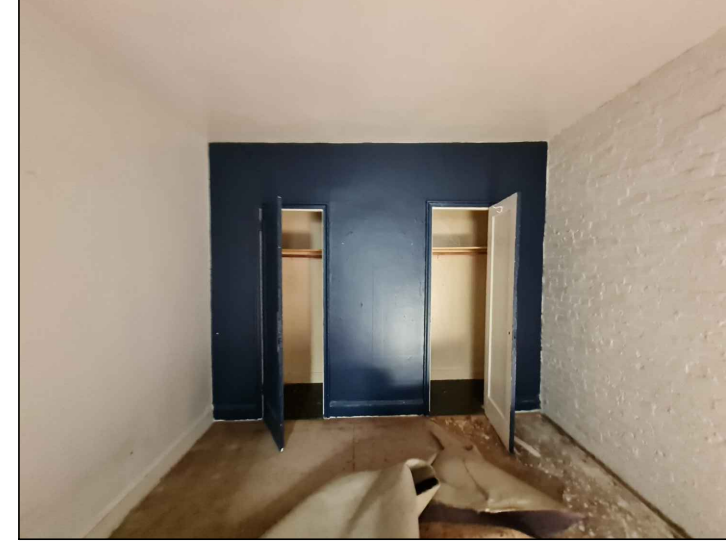
A EXISTING CONDITION
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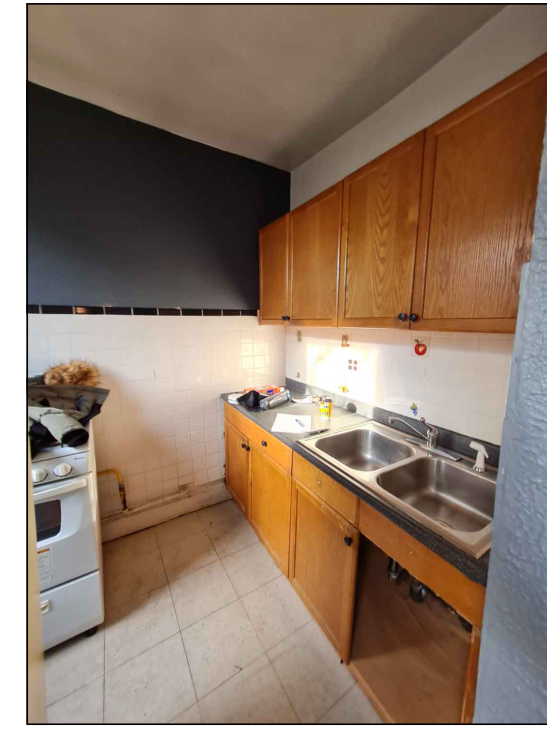
B EXISTING CONDITION
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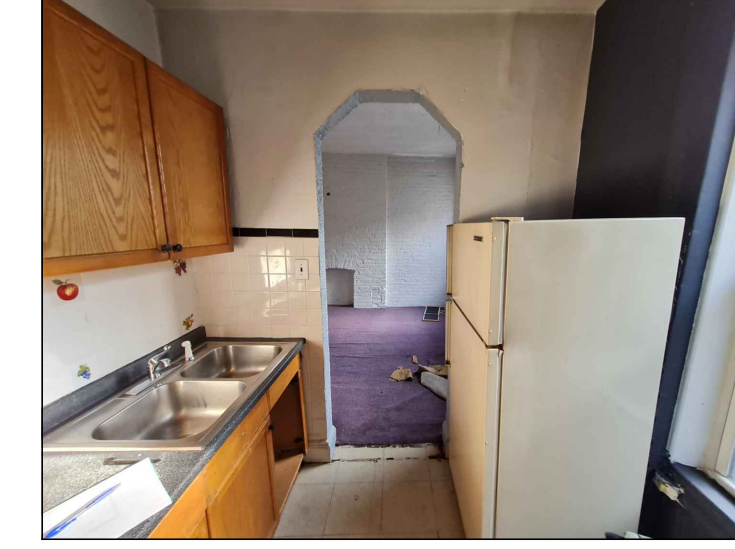
C EXISTING CONDITION
SCALE: 3/8"=1'-0"



D EXISTING CONDITION
SCALE: 3/8"=1'-0"



E EXISTING CONDITION
SCALE: 3/8"=1'-0"



F EXISTING CONDITION
SCALE: 3/8"=1'-0"

GENERAL CONSTRUCTION NOTES ARE PART OF SITE DEMOLITION SCOPE OF WORK.

- THOROUGHLY EXAMINE THE APARTMENT AND BECOME COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AT THE APARTMENT.
- ALL CUTTING TO BE CAREFULLY DONE SO AS NOT TO DISTURB OR DAMAGE ADJACENT SURFACES.
- NOTIFY AND COORDINATE WITH OWNER PRIOR TO THE START OF DEMOLITION. DOCUMENT EXISTING CONDITION. PROTECT ALL ADJACENT WALLS.
- THE APARTMENT IS TO BE LEFT CLEAN AT THE COMPLETION OF THE DEMOLITION PHASE.
- THE SCOPE OF THE DEMOLITION WORK IS DEFINED AS THE REMOVAL OF ALL / ANY OF THE EXISTING CONDITIONS NECESSARY FOR THE NEW WORK. ITEMS REMOVED WHICH WERE TO REMAIN OR ITEMS DAMAGED DURING DEMOLITION WILL BE REPLACED TO EXACTLY MATCH THE ITEMS DAMAGED OR REMOVED AT THE CONTRACTOR'S EXPENSE. PROVIDE FOR A MINIMAL AMOUNT OF PATCHING BETWEEN OLD AND NEW MATERIALS.
- THE DRAWINGS INDICATE A SCHEMATIC OUTLINE OF EXISTING CONDITIONS. THE DRAWINGS MAY NOT PROVIDE A COMPLETE DEFINITION OF THE EXISTING CONDITIONS. THE CONTRACTOR WILL VISIT THE SITE AND DETERMINE THE ENTIRE SCOPE OF THE DEMOLITION WORK.
- ITEMS TO BE REMOVED, STORED AND REINSTALLED AT A LATER DATE ARE TO BE HANDLED CAREFULLY, PROTECTED, AND ALL LOOSE PARTS WILL BE CAREFULLY STORED TO PREVENT LOSS.
- PROTECT ALL EXISTING SURFACES TO REMAIN. PROVIDE A DUST / NOISE PROOF BARRIER BETWEEN THE CONSTRUCTION AREA AND THE REST OF THE APARTMENT. CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION AREA.
- CONTROL DUST AND ANY OTHER AIRBORNE MATERIALS FROM PENETRATING THE ADJACENT BUILDINGS FROM THE CONSTRUCTION AREA. COLLECT AND DISPOSE OF ALL AIRBORNE CONSTRUCTION MATERIALS.
- CONTROL SOUND. PROVIDE SOUND ABSORBING MATERIALS AT OPENINGS TO CONSTRUCTION AREAS.
- ALL DEMOLITION MATERIALS / DEBRIS ARE TO BE REMOVED FROM THE SITE. THE SITE OR PORTIONS OF THE SITE WHERE DEMOLITION HAS OCCURRED ARE TO BE LEFT CLEAN AT THE COMPLETION OF DEMOLITION OPERATIONS.

NOTE:

- 1-ALL PLAN DIMENSIONS SHOULD BE VERIFIED ON FIELD
- 2-REMOVE ALL EXISTING CONDITIONS NECESSARY FOR THE INSTALLATION OF THE NEW WORK WHETHER INDICATED OR NOT ON THE CONSTRUCTION DRAWINGS.

GENERAL DEMO NOTES

- REMOVE ALL EXISTING CONDITIONS AT KITCHEN AND BATHROOM NEEDED TO INSTALL THE NEW WORK WHETHER OR NOT SHOWN ON THE DRAWINGS OR INDICATED IN THE NOTES AND / OR THE SPECIFICATION.
- REMOVE EXISTING LIGHT FIXTURES AT KITCHEN AND DINING ROOM.
- REMOVE SWITCH PLATES AND DEVICES AT KITCHEN AND DINING ROOM.
- REMOVE EXISTING DOOR NEXT TO ENTRANCE DOOR AT CLOSET SHOWN ON DWG.
- CAREFULLY CUT & REMOVE PARTIAL EXISTING WOOD FLOOR AS INDICATED.
- REMOVE ANY AND ALL EXISTING CONDITIONS NECESSARY TO INSTALL THE NEW WORK.
- PROTECT ALL EXISTING CONDITIONS TO REMAIN.
- ALL EXISTING INTERIOR DOORS TO BE REMOVED. EXISTING ENTRY DOOR TO REMAIN.

KITCHEN:

- SHUT OFF AND DISCONNECT GAS AT THE METER LOCATED IN THE CELLAR BEFORE STARTING ANY WORK IN ANY APARTMENT.
- SHUT ELECTRICAL BREAKERS AT LOCAL PANEL BOX BEFORE STARTING ANY WORK. ARRANGE FOR A METER READING. CONTRACTOR TO PAY FOR ELECTRICITY DURING CONSTRUCTION OF ANY APARTMENT.
- DEMOLISH AND REMOVE THE EXISTING KITCHEN INCLUDING BUT NOT LIMITED TO:
 - RANGE AND GAS PIPING
 - ALL APPLIANCES
 - CABINETS
 - BACKSPLASH / WALL TILE
 - INSULATION AND SHEETROCK TO CEILING AT THE PERIMETER OF THE KITCHEN
 - REMOVE FLOOR, UNDERLAYMENT.
 - CAREFULLY CUT FINISH WOOD FLOORING.
 - ANY OTHER ITEMS NEEDED TO INSTALL THE NEW WORK.

DEMO NOTES

- THE REMOVAL OF INTERIOR PARTITIONS, FIXTURES, FINISHES, APPLIANCES, AND HARDWARE IS PROPOSED. ALTHOUGH THIS WORK CAN TECHNICALLY BE CONSIDERED NON-STRUCTURAL IN NATURE, THERE WILL BE A SIGNIFICANT VOLUME OF DEBRIS GENERATED BY THE REMOVALS. PLEASE VERIFY THAT THE REMOVAL OF ALL DEBRIS FROM THE APARTMENT WILL BE COORDINATED AS TO REDUCE THE IMPACT OF THE ALTERATION ON THE BUILDING'S PUBLIC SPACES AND SYSTEMS.
- THE DEMOLITION WORK CANNOT IMPACT THE REQUIRED FIRE RATINGS OF THE APARTMENT ENVELOPE; THIS INCLUDES BUT IS NOT LIMITED TO DEMISING WALLS, CHASES, ENTRANCE DOORS AND COLUMNS. ALL FIREPROOFING DISTURBED DURING THE DEMOLITION PHASE IS TO BE RESTORED TO ITS EXISTING CONDITION AND FIRE RATING. CERTIFICATION OF THIS WILL BE REQUIRED UPON COMPLETION OF THE WORK.
- ALL PLUMBING FIXTURES, APPLIANCES, HARDWARE, DOORS, AND CASINGS, THAT ARE REQUIRED FOR SALVAGE MUST BE REMOVED FROM THE SITE PRIOR TO STARTUP OF DEMOLITION. APPLIANCES WITH FREON, SUCH AS REFRIGERATORS AND AIR CONDITIONERS, MUST BE REMOVED BY THE GENERAL CONTRACTOR.
- AS SPECIFIED BY THE BOARD, NO JACKHAMMERS OR OTHER PNEUMATIC TOOLS MAY BE USED DURING CONSTRUCTION.
- ALL WORK MUST COMPLY WITH THE REQUIREMENTS OF THE ALTERATION AGREEMENT INCLUDING ANY LIMITATIONS ON THE USE OF POWER TOOLS.

ENVIRONMENTAL NOTES:

- BECAUSE THIS BUILDING WAS BUILT PRIOR TO 1978 THERE IS A LIKELIHOOD OF DISTURBING LEAD-BASED PAINT. THE CONTRACTOR'S WORK MUST FOLLOW ALL APPROPRIATE FEDERAL GUIDELINES THAT HAVE RECENTLY BEEN ADOPTED AS WELL AS ALL NYC REQUIREMENTS AS ESTABLISHED UNDER LOCAL LAW. ANY AND ALL ADDITIONAL PROTOCOLS AS LISTED WITHIN THE ALTERATION AGREEMENT MUST ALSO BE FOLLOWED. COPIES OF ALL LEAD SPECIALIST CERTIFICATION CARDS AND ALL PRE-DEMOLITION AND POST CLEANUP TEST RESULTS ARE TO BE ATTACHED TO THE ALTERATION AGREEMENT AND ALTERATION FILE. PLEASE NOTE THAT THESE RECORDS ARE TO REMAIN ON FILE FOR A MINIMUM OF THREE YEARS.
- ALL TEST REPORTS MUST BE SUBMITTED TO MANAGEMENT FOR RECORD KEEPING PURPOSES.

LEAD:

"LEAD SAFE WORK PRACTICES" MUST BE UTILIZED BY ALL CONTRACTORS PERFORMING WORK INSIDE OR OUTSIDE THE BUILDING, REGARDLESS OF WHETHER OR NOT LEAD PAINT TESTING IS SPECIFICALLY PERFORMED. THE EPA LEAD LAW (EPA REQUIREMENT RULE 40 CODE OF FEDERAL REGULATIONS, PART 745), EFFECTIVE AS OF APRIL 2010, ESSENTIALLY MANDATES THE FOLLOWING:
 - RENOVATION FIRMS MUST BE CERTIFIED; WORK MUST BE PERFORMED BY CERTIFIED RENOVATORS, OR INDIVIDUALS TRAINED BY CERTIFIED RENOVATORS. (CERTIFICATION LASTS 5 YEARS).
 - A CERTIFIED RENOVATOR MUST BE ASSIGNED TO EACH RENOVATION, MUST BE AVAILABLE AT ALL TIMES, AND MUST BE PRESENT AT KEY POINTS.
 - THE RENOVATOR MUST FOLLOW CONTAINMENT GUIDELINES, INCLUDING DUST AND DEBRIS CONTAINMENT.
 A. A MINIMUM OF 2 LAYERS OF POLYETHYLENE SHEETING SHOULD BE PROVIDED AT APARTMENT ENTRY DOORS, EITHER WEIGHTED OR PROVIDED WITH ZIPPER ON INSIDE TO PROVIDE PROPER AIRLOCK.
 B. THE EXHAUST VENTS SHOULD BE TEMPORARILY SEALED WITH PLASTIC AT THE KITCHEN AND BATHROOMS.
 C. PAINTED PLASTER WALLS SHOULD BE LIGHTLY SPRAYED WITH WATER TO MINIMIZE DUST RELEASE DURING DEMOLITION.
 D. NO POWER FLAME BURNING SHOULD BE PERMITTED.
 E. DUST AND DEBRIS SHOULD BE COLLECTED VIA THE USE OF HEPA VACUUMS.
 F. DEBRIS SHOULD BE COVERED AND/OR BAGGED TO THE EXTENT POSSIBLE TO LIMIT SPREAD OF DUST DURING REFUSE REMOVAL.
 G. NEGATIVE AIR MACHINES MUST BE UTILIZED DURING RENOVATIONS TO MAINTAIN A NEGATIVE PRESSURE IN THE WORK AREA, AND THEREBY FURTHER MINIMIZE THE SPREAD OF DUST TO ADJOINING SPACES.

NEW BATHROOM:

- PROVIDE A COMPLETE NEW BATHROOM WITH ALL SHOWN ON THE DRAWINGS AND OUTLINED IN THE SPECIFICATION.
- PROVIDE ALL NEW PLUMBING FIXTURES TUB, LAVATORY, WATER CLOSET WITH ALL FAUCETS, SHOWER BODY AND ALL OTHER PARTS NEEDED FOR A COMPLETE INSTALLATION. SEE SCHEDULE.
- PROVIDE ACCESSORIES AS PER THE SCHEDULE. PROVIDE REINFORCING AS INDICATED ON THE DRAWINGS.
- CAREFULLY CUT AND REMOVE EXISTING GYP WALLS. PROVIDE FRAMING AND LEVELING.
- PROVIDE A 5/8" LAYER OF TILE BACKER BOARD. SCREWED DOWN TO SUBFLOOR AT 8" CENTERS.
- PROVIDE A PORCELAIN TILE FLOOR TO EXTEND TO PERIMETER WALLS. TILE TO BE NO MORE THAN 1/4" HIGHER THAN THE CORRIDOR FLOORING. PROVIDE GRANITE SADDLES.
- PROVIDE 5/8" MR SHEETROCK AT EXTERIOR WALLS AND CEILING. PROVIDE 5/8" TILE BACKER BOARD AT AREAS WHERE TILE WILL BE INSTALLED.
- PROVIDE WALL TILE AS INDICATED. SEE BATHROOM ELEVATIONS.
- PROVIDE NEW ELECTRICAL DEVICES AND COVER PLATES.

OTHER RELATED WORK:

- PROVIDE NEW DOORS AS SPECIFIED ON DOOR SCHEDULE. PROVIDE NEW JAMB / HEAD AND TRIM. SEE TYPICAL DETAIL.
- REMOVE DOOR HARDWARE.
- CLEAN/REPAIR CONVECTORS AND CONVECTOR COVERS.
- UNITS TO BE IN PERFECT WORKING ORDER. PROVIDE NEW PARTS AND / OR COVERS.
- PROVIDE NEW ENERGY STAR LIGHT FIXTURES IN NEW LOCATIONS AS INDICATED.
- PROVIDE NEW ELECTRICAL DEVICES AND COVER PLATES THROUGH OUT. PROVIDE SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT.
- 2 HARDWIRED PER APARTMENT.
- PROVIDE A NEW WASHER/DRYER CLOSET INCLUDING APPLIANCES AS SPECIFIED ON DRAWINGS.
- PATCH ALL INTERIOR SURFACES. CAULK AROUND WINDOWS AND ANY AREAS NEEDED TO BE SEALED. PRIME AND PAINT WALLS CEILING DOOR / DOOR FRAMES ETC.

GENERAL NEW SCOPE OF WORK:

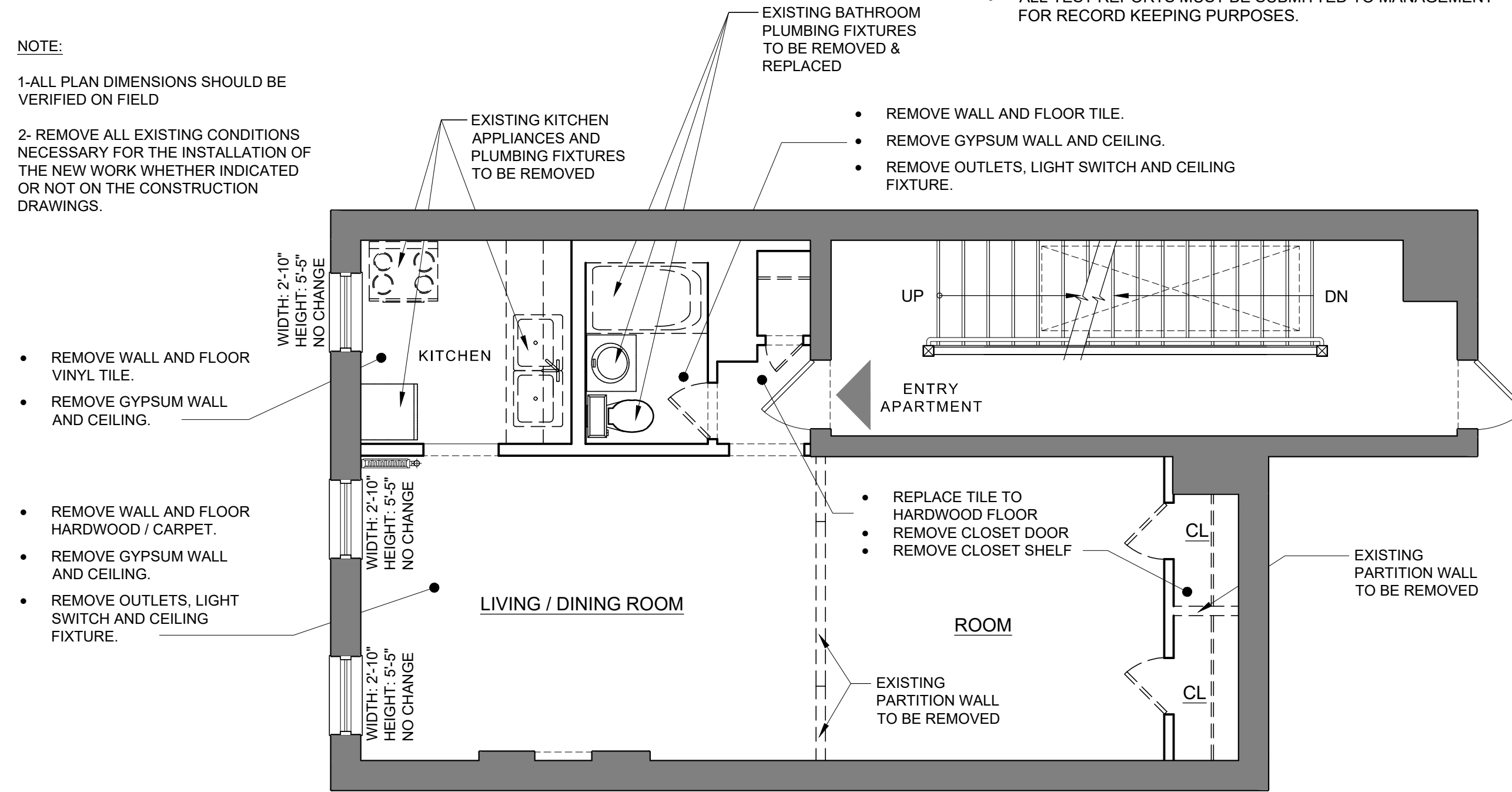
- THE NEW WORK WILL INCLUDE ALL NECESSARY ITEMS NEEDED TO PROVIDE A COMPLETE QUALITY PRODUCT. PROVIDE ALL APPURTENANCES WHETHER SHOWN OR NOT ON THE DRAWINGS OR INCLUDED OR NOT IN THE SPECIFICATION.
- CONFINE THE INTERIOR WORK TO THE SPECIFIC WORK AREA AGREED TO WITH THE OWNER. NOTIFY OWNER OF ANY NECESSARY CHANGE AND GET OWNERS APPROVAL.
- PROVIDE A SAFE ENVIRONMENT FOR CONSTRUCTION PERSONNEL, TENANTS AND BUILDING STAFF. DO NOT STORE ANY VOLATILE SUBSTANCES ON SITE.
- KEEP CONSTRUCTION AREA CLOSED AND LOCKED AT ALL TIMES. DO NOT ALLOW OTHER FOLKS INTO THE WORK AREA. ALL MATERIALS, TOOLS AND OTHER EQUIPMENT TO BE STORED INSIDE THE WORK AREA. SECURE AT OFF HOURS.
- KEEP CLEAN AND PROVIDE PROTECTION FOR PUBLIC AREAS ADJACENT TO THE WORK AREA. DO NOT LEAVE DEBRIS, MATERIAL OR ANYTHING ELSE IN PUBLIC AREAS.
- PROVIDE NOISE AND DUST CONTROL. PROVIDE FIRE FIGHTING EQUIPMENT IN THE WORK AREA. WORK AREA TO BE KEPT CLEAN.
- GUARD AGAINST ANY INTERACTION BETWEEN CONSTRUCTION PERSONNEL AND TENANTS. COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNERS REPRESENTATIVE.

GENERAL CARPENTRY:

- PROVIDE NEW PARTITION FRAMING, FURRING, CEILING FRAMING AS INDICATED ON THE DRAWINGS. USE TYPICAL STANDARD FRAMING DETAILS.
- FRAMING TO BE PLUMB, LEVEL WITH SQUARE CORNERS.
- PARTITION FRAMING WILL BE FROM SUBFLOOR TO THE UNDERSIDE OF THE SUBFLOOR ABOVE. CEILING HEIGHTS TO BE AS HIGH AS POSSIBLE.
- EVERYTHING THAT IS LOCATED INSIDE THE WALLS / PARTITIONS / CEILINGS TO BE 100% COMPLETE PRIOR TO SHEETROCK. HOLES IN THE SHEETROCK AFTER THE FACT WILL NOT BE ACCEPTED.

NEW KITCHEN:

- PROVIDE A COMPLETE NEW KITCHEN AS SHOWN ON THE DRAWINGS.
- COMPLETE ALL DEMOLITION WORK PRIOR TO INSTALLING ANY NEW WORK.
- ALL WALL, PARTITION FRAMING IS NEW.
- PROVIDE 5/8" MR SHEETROCK AT EXISTING AND NEW WALLS / PARTITIONS.
- PROVIDE WALL AND BASE CABINETS, INCLUDING PULLS, AS PER THE ELEVATIONS AND AS SPECIFIED.
- SEE GENERAL CARPENTRY NOTES ABOVE.
- PROVIDE NEW SOLID SURFACE KITCHEN COUNTERTOP.
- PROVIDE WALL TILE BACKSPLASH CONTINUING BEHIND THE RANGE.
- PROVIDE NEW CERAMIC TILE FLOOR TO EXTEND TO PERIMETER WALLS. TILE TO BE NO MORE THAN 1/4" HIGHER THAN THE CORRIDOR FLOORING. PROVIDE GRANITE SADDLES.
- PROVIDE ENERGY STAR APPLIANCES AS PER THE APPLIANCE SCHEDULE.
- PROVIDE NEW KITCHEN SINK WITH NEW FAUCET AS PER SCHEDULE.



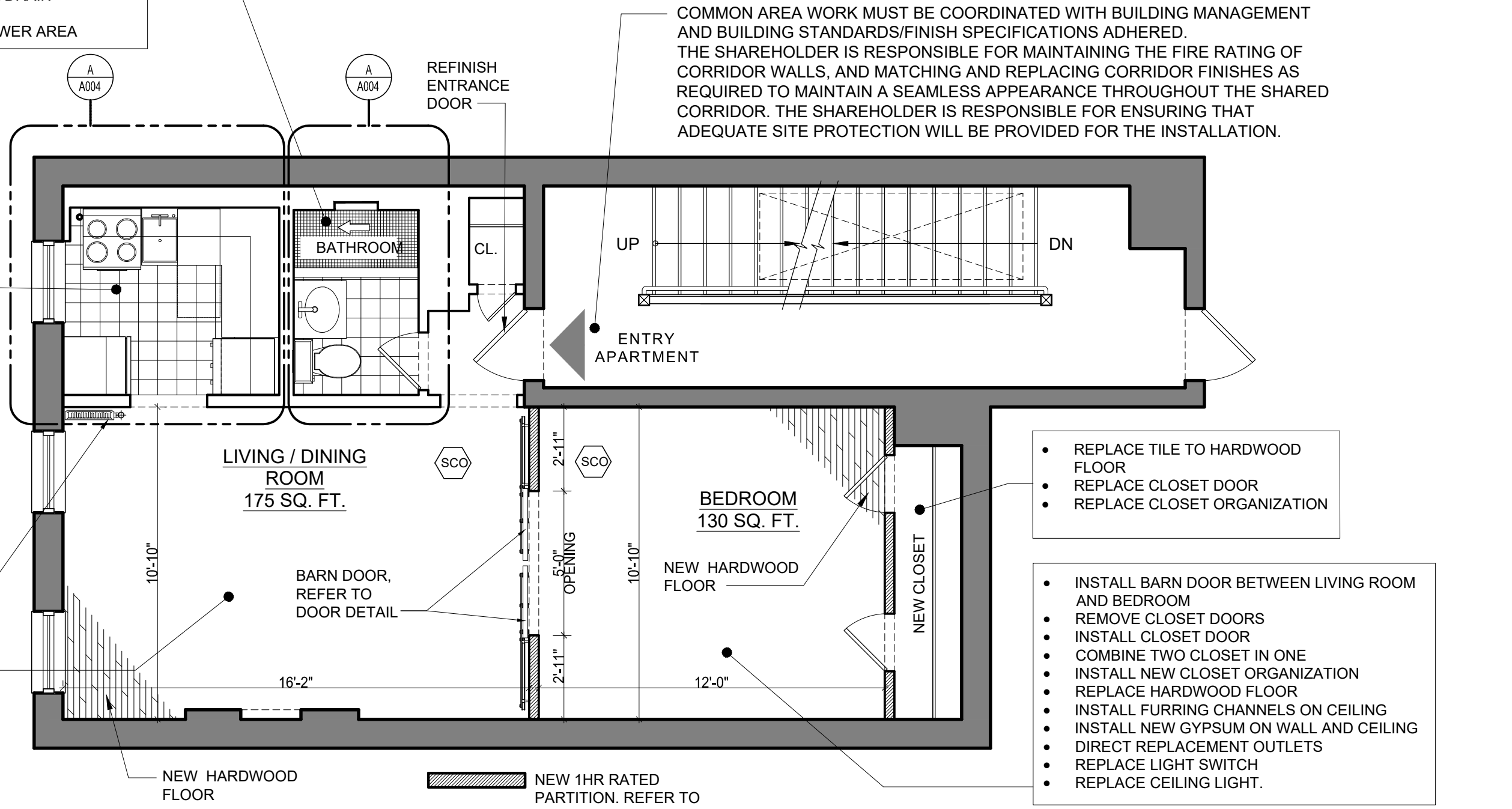
2 DEMO PLAN APT. #10
@ 5TH FLOOR
SCALE: 1/4"=1'-0"

- REPLACE BATHTUB TO SHOWER
- REPLACE TOILET
- REPLACE VANITY
- UPGRADE SHOWER BODY
- INSTALL SHOWER DOOR
- REPLACE INTERIOR DOOR
- REPLACE WALL FRAMING
- INSTALL SHOWER NICHE
- INSTALL POINT SHOWER DRAIN
- RE FRAME CEILING
- WALL TILE ONLY IN SHOWER AREA

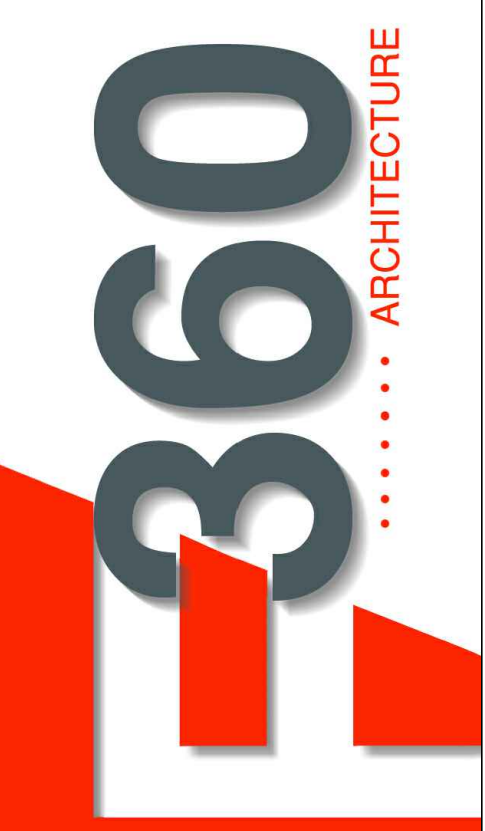
ELECTRICAL AND INTERCOM NOTE:
 NO RELOCATION OR INTERRUPTION OF THE EXISTING INTERCOM WIRING IS PROPOSED.
 ELECTRICAL WORK LIMITED TO REPLACEMENT OF FIXTURES.

RADIATOR REPLACEMENT / ALTERATIONS:
 "CLEAN/REPAIR CONVECTORS AND CONVECTOR COVERS". UNITS TO BE IN PERFECT WORKING ORDER. PROVIDE NEW PARTS AND / OR COVERS. ALL BRANCH PIPING FOR RADIATORS BEING REPLACED OR RELOCATED IS TO BE REPLACED BACK TO THE RISERS. ALL PIPING/RADIATOR DETAILS CONCERNING THE PROPOSED WORK SHOULD BE SUBMITTED FOR REVIEW. THE RADIATORS SHOULD BE CONSISTENT IN SIZE AND TYPE WITH THE BUILDING SYSTEM. THE NECESSARY BUILDING HEATING SYSTEM SHUTDOWN SHOULD BE COORDINATED WITH BUILDING STAFF.

- REPLACE HARDWOOD FLOOR
- INSTALL NEW LAYER OF GYPSUM ON WALLS
- FURRING CHANNELS ON CEILING
- NEW GYPSUM ON CEILING
- DIRECT REPLACEMENT OUTLETS AND SWITCH
- REPLACE BASEBOARDS
- REPLACE WINDOW TRIMS
- UPGRADE ELECTRICAL PANEL



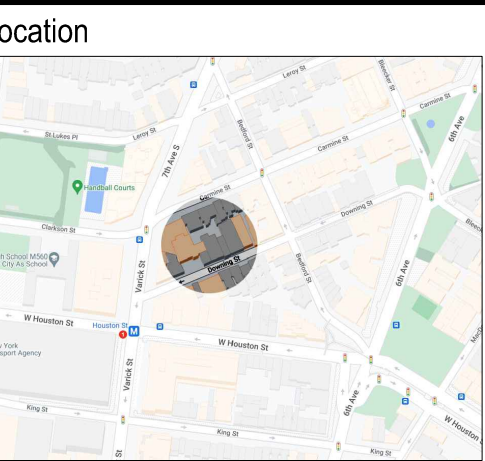
1 PROPOSED FLOOR PLAN APT. #10
@ 5TH FLOOR
SCALE: 1/4"=1'-0"



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Rev.#	Description	By	Date
1	BUILDING MANAGEMENT REVIEW		1.3.1.2023

Project Information
 55 DOWNING ST, APT # 10
 NEW YORK, NY 10014

DOB Number
 JOB # XXXXXXXXXX

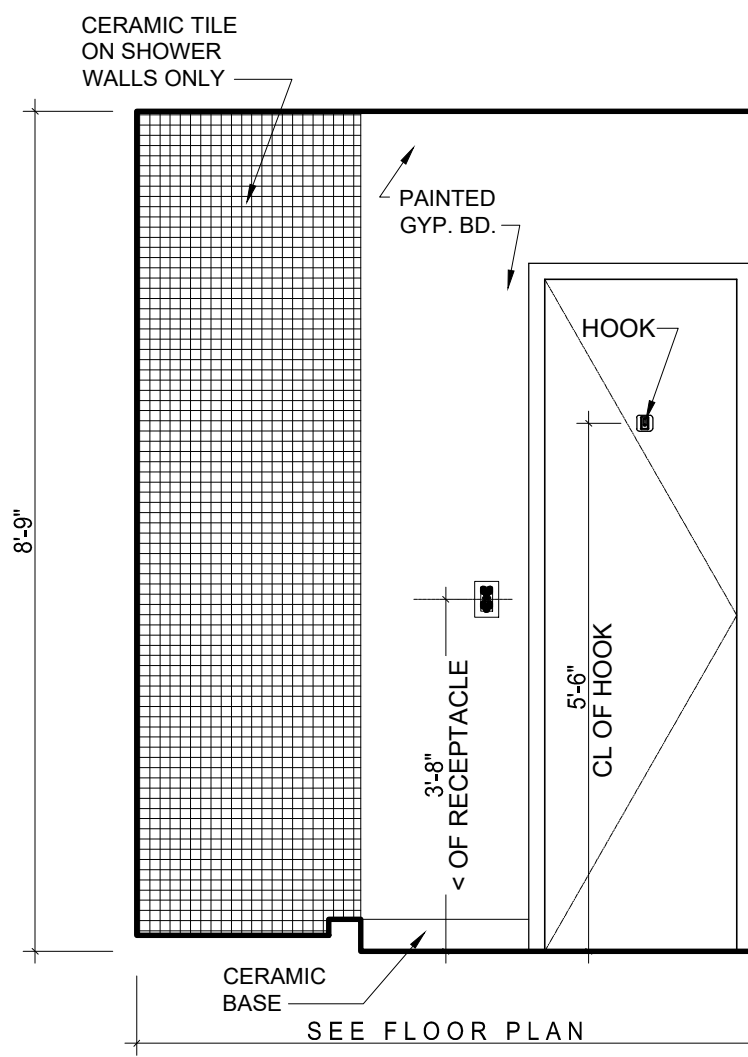
Dwg Title
 EXISTING/DEMO PLAN,
 PROPOSED PLAN
 AND NOTES

Seal Date
 January 24, 2023
Scale
 AS NOTED
Job No.
 81-2022
 Drawn by

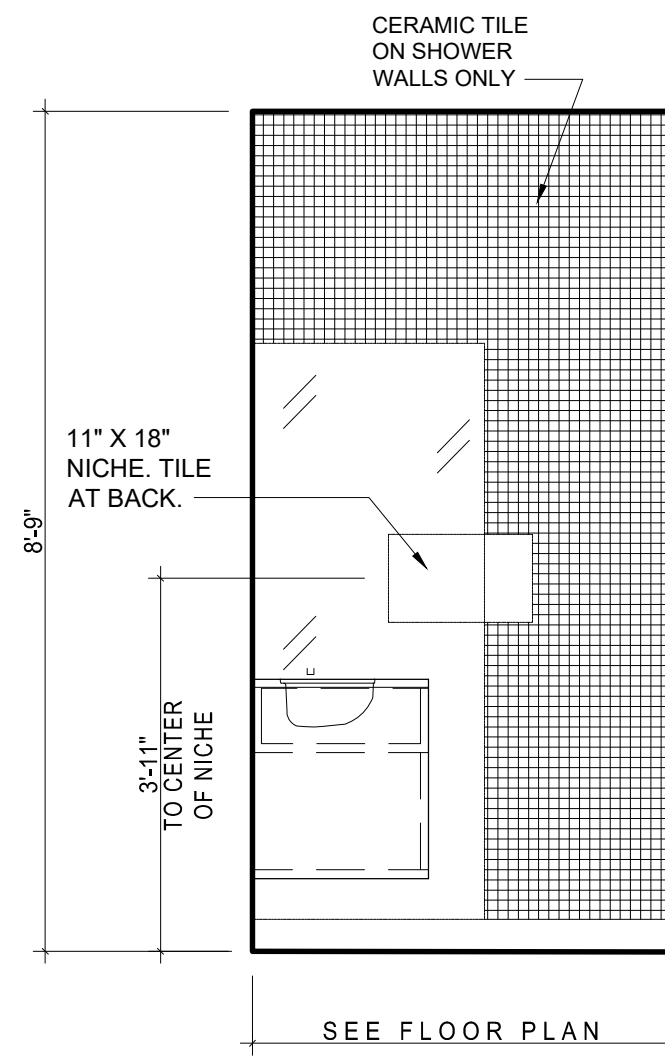
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A-003.00

GENERAL PLUMBING NOTES

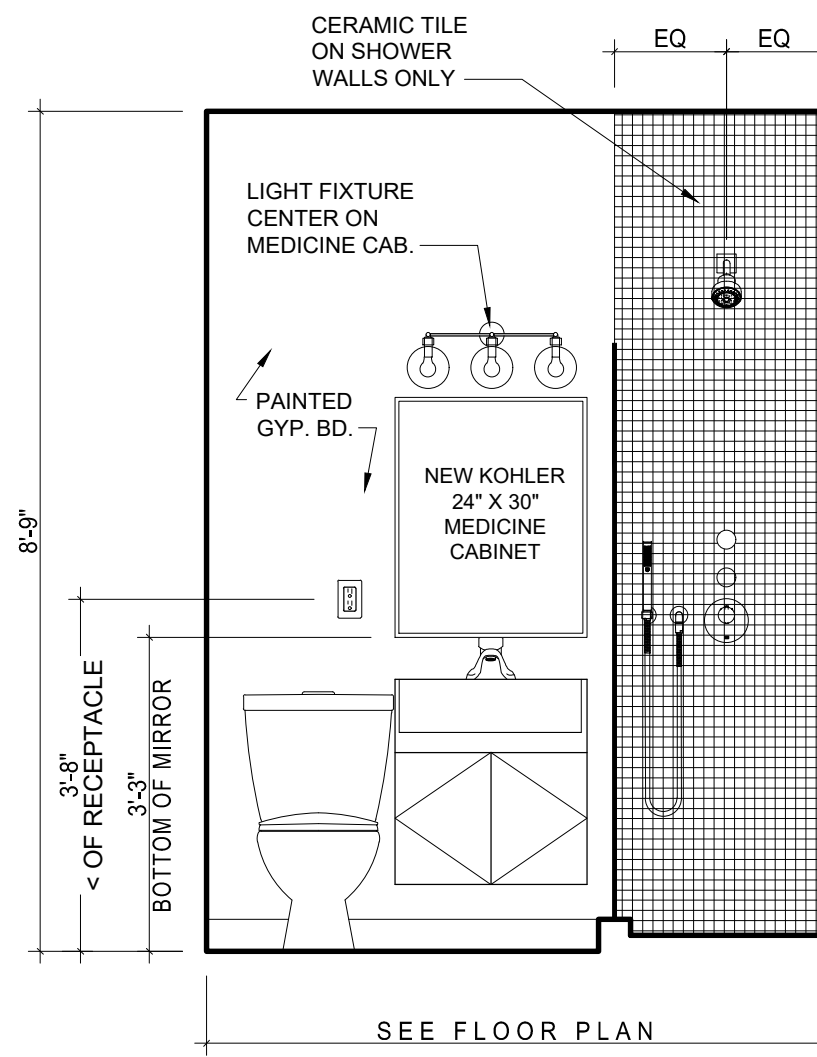
1. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL CONDITIONS AND SHALL CALL SAME TO THE ATTENTION OF THE ARCHITECT IF THEY VARY FROM THE LOCATIONS INDICATED IN THE DRAWINGS. THE DRAWINGS ARE NOT TO BE SCALED.
2. ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING PLUMBING AND DRAINAGE WORK. SHALL CONFORM TO ALL OTHER APPLICABLE REGULATIONS AND SHALL MEET REQUIREMENTS OF INSPECTING AUTHORITIES INCLUDING THE NYC BUILDING CODE.
3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS. EXACT LOCATION SHALL BE COORDINATED WITH ALL TRADES. ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR. ALL EXPOSED PIPING PENETRATIONS THROUGH WALLS OR CEILINGS SHALL BE PROVIDED WITH APPROPRIATE FIRE RETARDANT SEALANT AND ESCUTCHEONS.
4. ALL FIXTURES TO BE SEALED WHERE FIXTURE COMES IN CONTACT WITH WALLS OR FLOOR WITH CLEAR SEALANT.
5. COORDINATE ALL WORK WITH ALL OTHER CONTRACTORS PERTAINING TO THE LOCATION OF PLUMBING LIGHTING FIXTURES, AND ELECTRICAL. PROVIDE ALL NECESSARY PIPING OFFSETS AND CHANGES IN DIRECTION TO ACCOMPLISH A COMPLETE INSTALLATION.
6. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THIS APARTMENT BEFORE PROCEEDING WITH ANY WORK.
7. SANITARY DRAINAGE SHALL HAVE A UNIFORM GRADE OF 1/4" PER FOOT. FOR 2 1/2" AND SMALLER AND AN 1/8" PER FOOT FOR 3" OR LARGER, U.O.N.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECT TO OTHER TRADES, STRUCTURE AND CEILING HEIGHTS. CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL LAYOUTS, INCLUDING CEILING HEIGHTS.



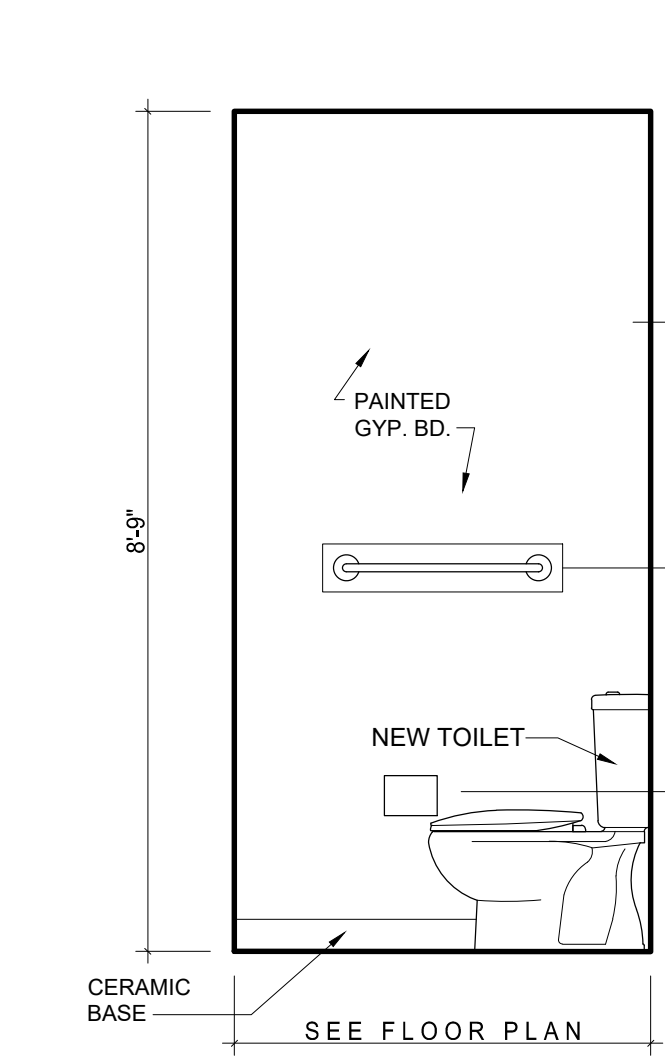
A4 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



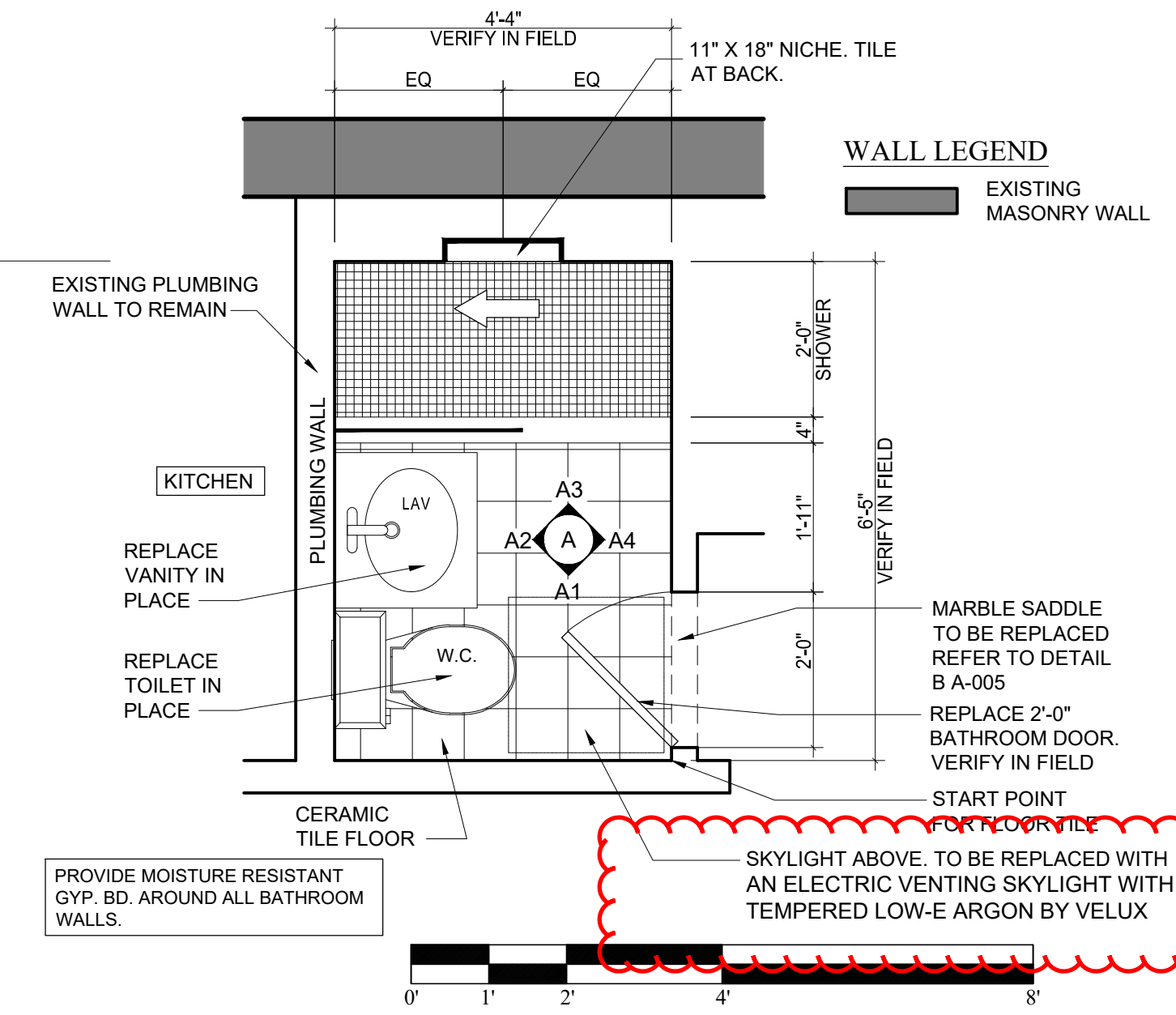
A3 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



A2 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



A1 BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



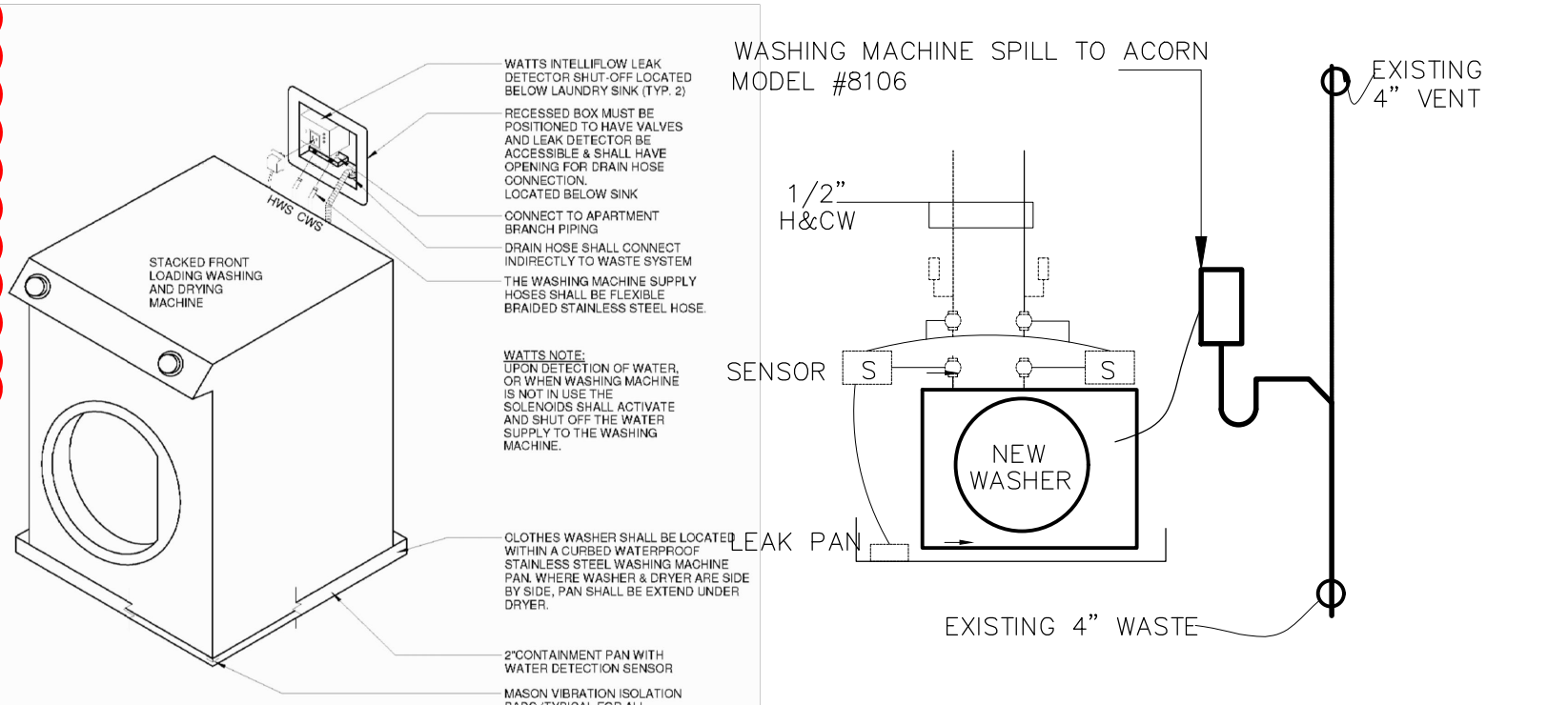
A BATHROOM PLAN
SCALE: 1/2"=1'-0"

SOUNDPROOFING SHALL BE IN ALL FLOORS IN "WET" AREAS, SUCH AS KITCHEN OR BATHROOM, OR WHERE IS A WET SINK, WATERPROOFING SHALL BE INSTALLED. THE "WATERPROOFING" SHALL BE WATERPROOFING MEMBRANE LATICRETE 254 PLATINUM THINSET, OR EQUIVALENT. IN ALL NON-WET AREAS, SOUNDPROOFING SHALL BE THE COMBINATION OF "LATICRETE 170.3 SOUND & CRACK INSULATION MAT" AND "GENIEMAT RST 10" SOUND CONTROL, RUBBER UNDERLAYMENT, AFFIXED WITH GENIEMAT FAS ADHESIVE, OR EQUIVALENT.

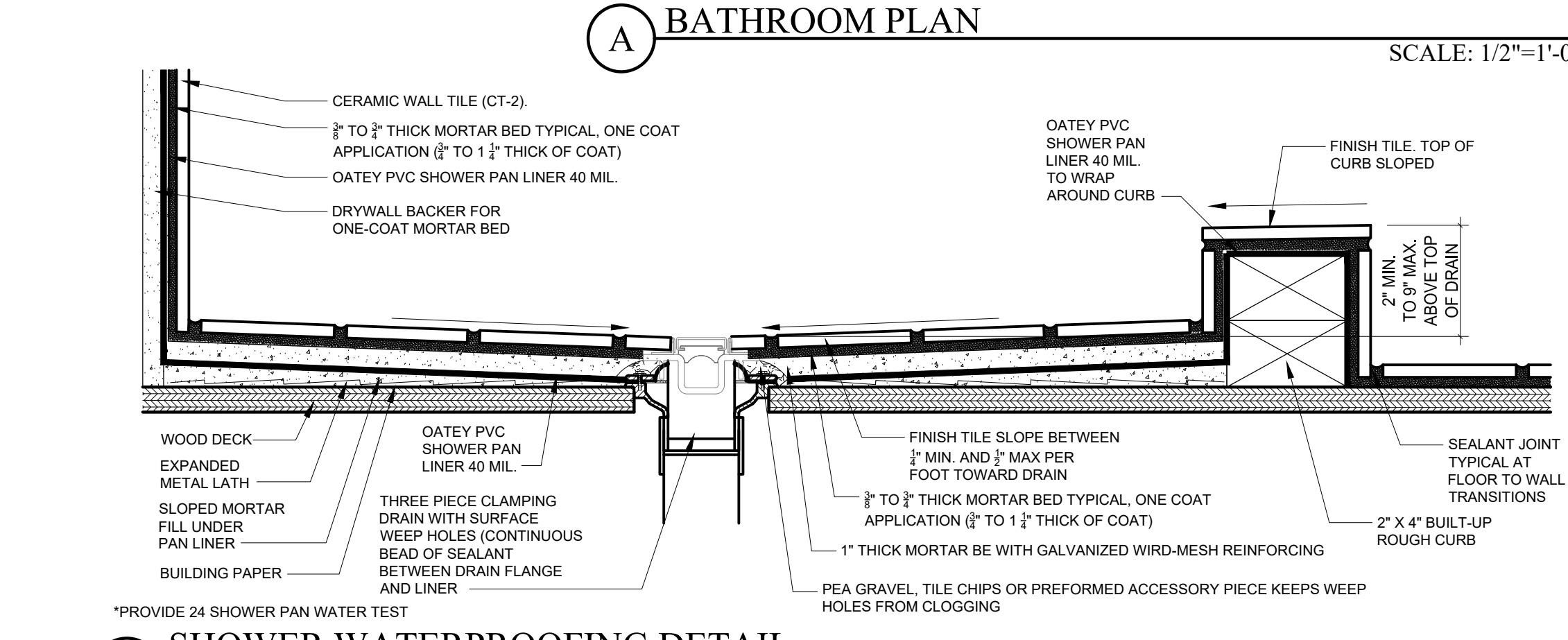
RESIDENTIAL ACCESSORIES

DESCRIPTION	COLOR	COMMENTS
MEDICINE CABINET	-	24" X 30" (SEE SPEC. ABOVE)
TOILET TISSUE HOLDER	-	-
SHOWER UNIT	-	MOUNTED AT 6'-10"
TOWEL BARS	-	MOUNTED AT 4'-6"

PROVIDE MOISTURE RESISTANT GYP. BD. AROUND ALL WASHER WALLS.
PROPOSED WASHER: 2.4 CU. FT. WHITE HIGH-EFFICIENCY 120-VOLT VENTLESS ELECTRIC ALL-IN-ONE WASHER DRYER
MANUFACTURER: GE
MODEL #: GFW14E5SNWW
ENERGY STAR: YES
CAPACITY: 2.4 CU. FT.
POWER SOURCE: 120 VOLTS



3 WASHING MACHINE DIAGRAM
SCALE: NOT TO SCALE



1 SHOWER WATERPROOFING DETAIL
SCALE: 3"=1'-0"

PLUMBING FIXTURE SCHEDULE

DESCRIPTION	MANUF.	MODEL #	FITTINGS	COMMENTS
SINK	KRAUS	KHU15	KRAUS KPF-1610SS PULL DOWN KITCHEN FAUCET	PAX ZERO-RADIUS 16 GAUGE STAINLESS STEEL 15 IN. UNDERMOUNT BAR SINK

APPLIANCE SCHEDULE

DESCRIPTION	MANUF.	MODEL #	COLOR	COMMENTS
24" RANGE	GE	JGAS640RMSS	BLACK / STAINLESS STEEL	24 IN. 2.9 CU. FT. GAS RANGE WITH STEAM-CLEANING OVEN IN STAINLESS STEEL
24" UNDER CABINET MICROWAVE	DANBY	DOM01440G1	STAINLESS STEEL	24 IN. WIDTH 1.4 CU. FT. STAINLESS STEEL 1000-WATT OVER THE RANGE MICROWAVE OVEN WITH 300 CFM VENT
24" REFRIGERATOR	SAMSUNG	RB10FSR4ESR	STAINLESS STEEL	24 IN. 11.3 CU. FT. BOTTOM FREEZER REFRIGERATOR IN FINGERPRINT-RESISTANT STAINLESS STEEL, COUNTER DEPTH
18" DISHWASHER	GE PROFILE	PDT145SSLSS	STAINLESS STEEL	18 IN. STAINLESS STEEL TOP CONTROL SMART ADA DISHWASHER WITH STAINLESS STEEL TUB AND 47 DBA

WATERPROOFING SHOULD EXTEND AT LEAST 6 INCHES UP THE WALLS OF TYPICAL AREAS BEING WATERPROOFED AND FULL HEIGHT FOR ALL WALLS ADJACENT TO BATHS, SHOWERS AND REFRIGERATORS. WHEN THE WATERPROOFING INSTALLATION IS COMPLETE, BUT BEFORE IT IS COVERED WITH WORK, BUILDING MANAGEMENT SHOULD BE NOTIFIED TO SCHEDULE A PROGRESS OBSERVATION TO DOCUMENT THE INSTALLATION.

VENTILATION SYSTEM FOR THE BATHROOM WILL BE PROVIDED BY:
VELUX 22.5-IN X 22.5-IN VENTING CURB MOUNT SKYLIGHT WITH TEMPERED LOW-E ARGON AND LIGHT-BLOCKING. ELECTRIC "FRESH AIR" SKYLIGHT VSE/VC

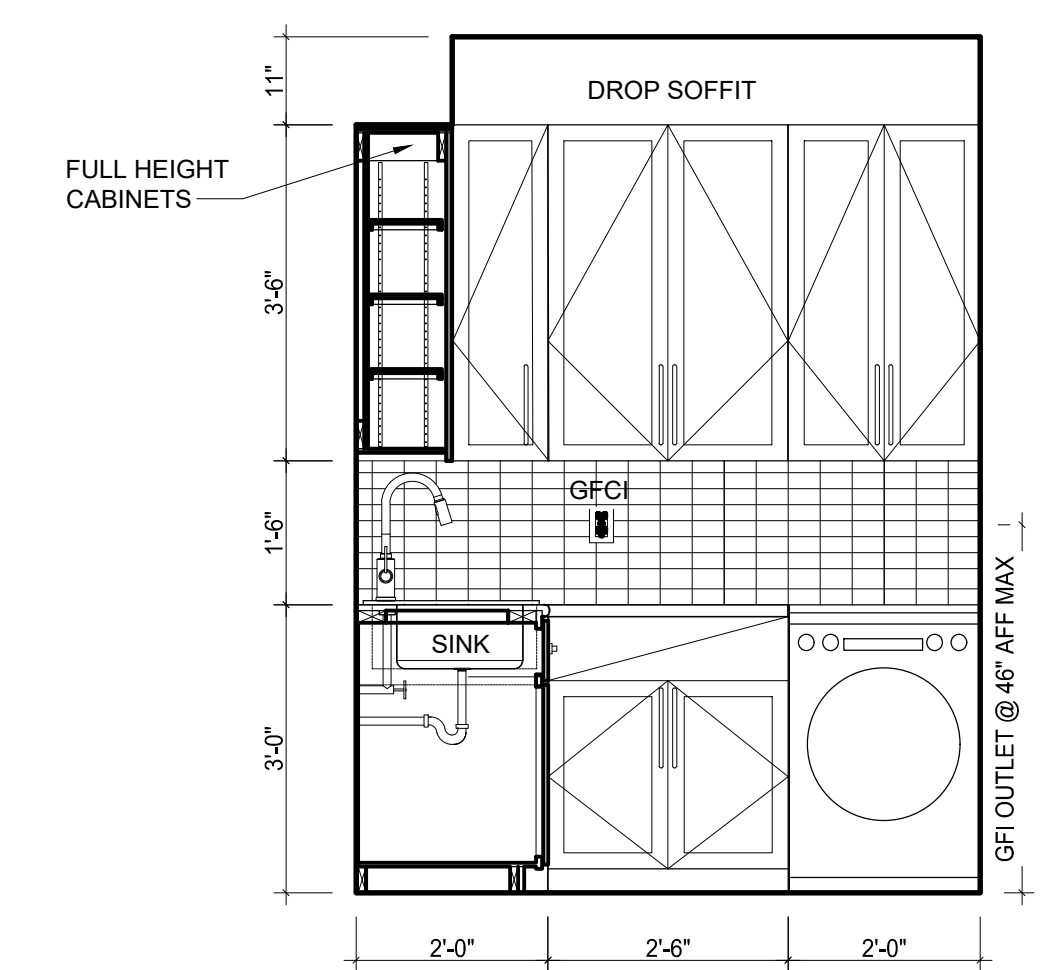
KITCHEN NOTES:

1. CONTRACTOR TO COORDINATE PLACEMENT OF SWITCHES AND RECEPTACLES TO KEEP CUTTING OF BACKSPASH TILE TO A MINIMUM. RECEPTACLES ARE TO BE ALIGNED AND PLUMB. COORDINATE PLACEMENT OF RECEPTACLES AS INDICATED ON KITCHEN ELEVATIONS WITH ELECTRICAL DRAWINGS. COORDINATE PLACEMENT OF RANGE WITH SPECIFIED RANGE REAR LAYOUT TO VERIFY RANGE WILL FIT AGAINST WALL PROPERLY.
2. FILLER PIECES ARE TO BE KEPT TO A MINIMUM.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION SO THAT CLEARANCES ARE ACHIEVED. INCORRECTLY INSTALLED ITEMS MUST BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
4. USE MOISTURE RESISTANT GYP. BD. ON ALL KITCHEN WALLS. USE BACKER BOARD TO RECEIVE CERAMIC TILE. TILE AND TILE PATTERN TO BE SELECTED BY ARCHITECT.
5. PROVIDE BLOCKING FOR INSTALLATION OF WALL HUNG CABINETS.
6. KITCHEN BACKSPASH TILE TO BE CUT NEATLY FOR INSTALLATION OF ELECTRICAL RECEPTACLES. OVERCUT TILE MUST BE REPLACED. GAPS LARGER THAN 1/8" ARE NOT ACCEPTABLE. RECEPTACLES MUST BE PLACED AT SAME HEIGHTS AT BACKSPASH EXCEPT AS NOTED FOR APPLIANCES.
7. ALL CABINET SIZES ARE ON DRAWINGS. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD.
8. SEE APPLIANCE SCHEDULE FOR MANUFACTURER'S INFORMATION.
9. CONTINUE CERAMIC TILE BEHIND RANGE AND ON SIDE WALLS.
10. PROPOSED MODIFICATION, CHANNELING, CUTTING, NOTCHING OF THE EXISTING FLOOR OR CEILING STRUCTURE, EXTERIOR WALLS, OR UNIT DEMISING WALLS FOR THE INSTALLATION OF NEW PLUMBING LINES AND/OR ELECTRICAL CONDUIT SHALL NOT BE PERMITTED.

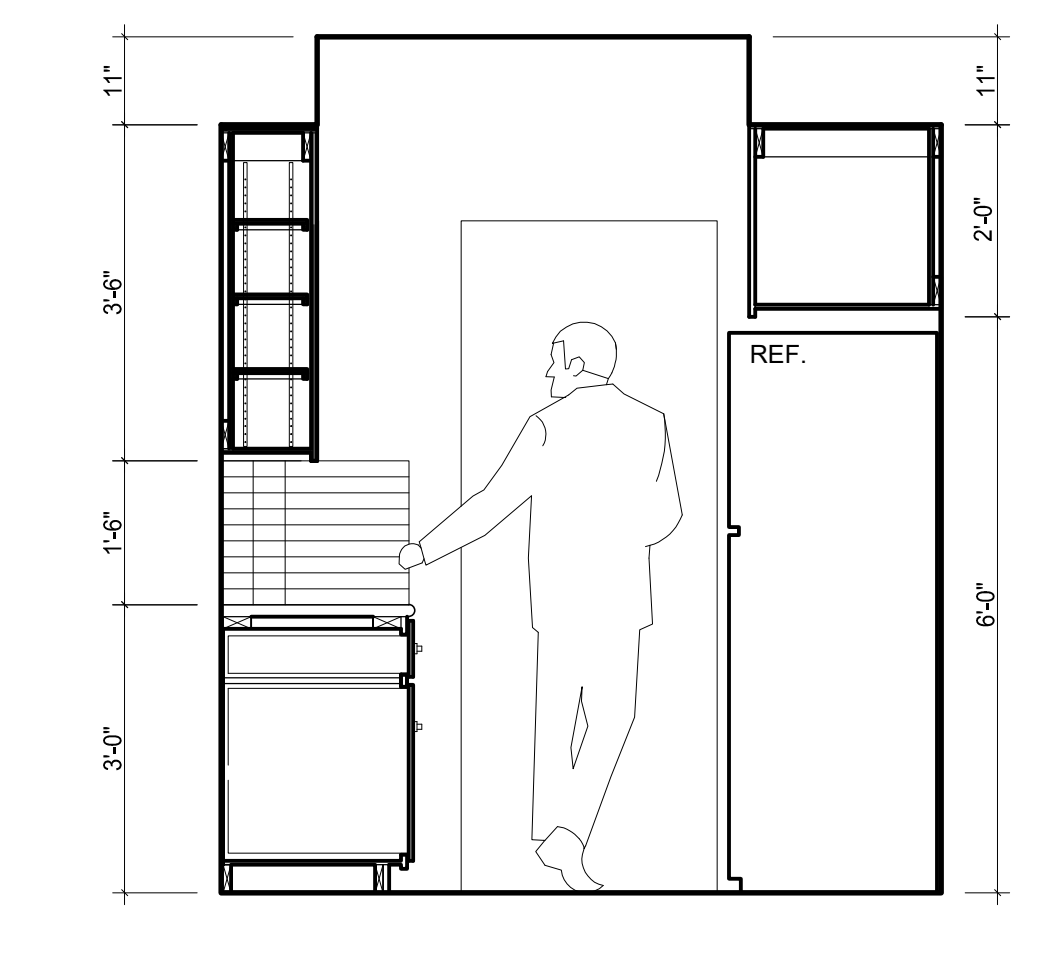
PLUMBING FIXTURE SCHEDULE

BATHROOM	DESCRIPTION	MANUF.	COLOR	MODEL NUMBER	FITTINGS	REMARKS
TOILET	KOHLER	WHITE	K-45927 VALIANT™ COMFORT HEIGHT	SEAT AND LID DETACHABLE		
24 IN. WIDE WALL HUNG BATH VANITY WITH QUARTZ STONE VANITY TOP IN WHITE WITH WHITE BASIN	FRESCA	GRAY	FCB6124GR-UNS-CWH-U	MOEN - ALIGN SINGLE HOLE SINGLE-HANDLE BATHROOM FAUCET IN CHROME MODEL #6190		

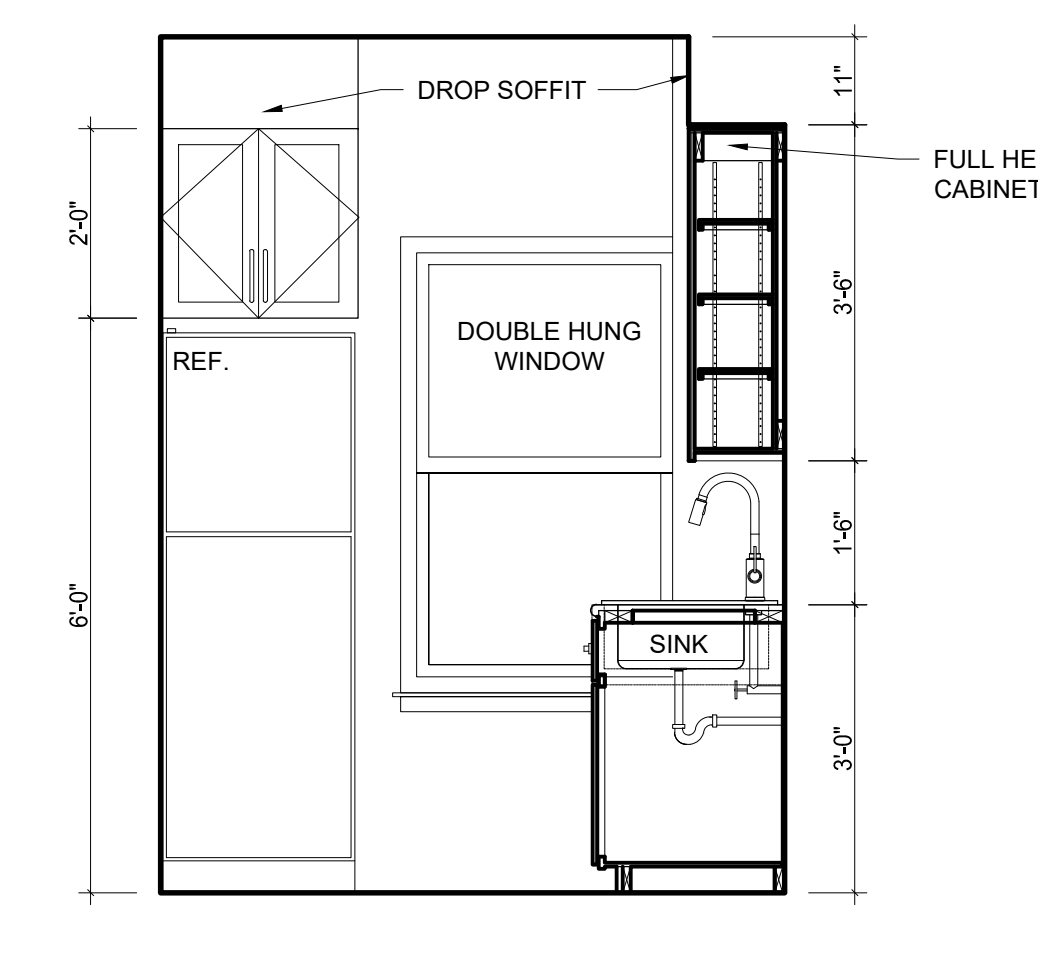
CONTRACTOR TO PROVIDE 3/8" SHUT OFF VALVES TO SERVICE THE BRANCH LINES IN THE BATHROOM. IF NO SUCH SHUT OFF VALVE EXIST IN THE BATHROOM, THEY MUST BE PROVIDED UNDER THE SCOPE OF WORK. THE CONTRACTOR HAS TO NOTIFY THE BUILDING MANAGER AFTER THE 1/2" VALVES HAVE BEEN IDENTIFIED (OR INSTALLED) AND BEFORE THE TILING IS TO COMMENCE TO ALLOW FOR AN INSPECTION OF THE 1/2" VALVES.



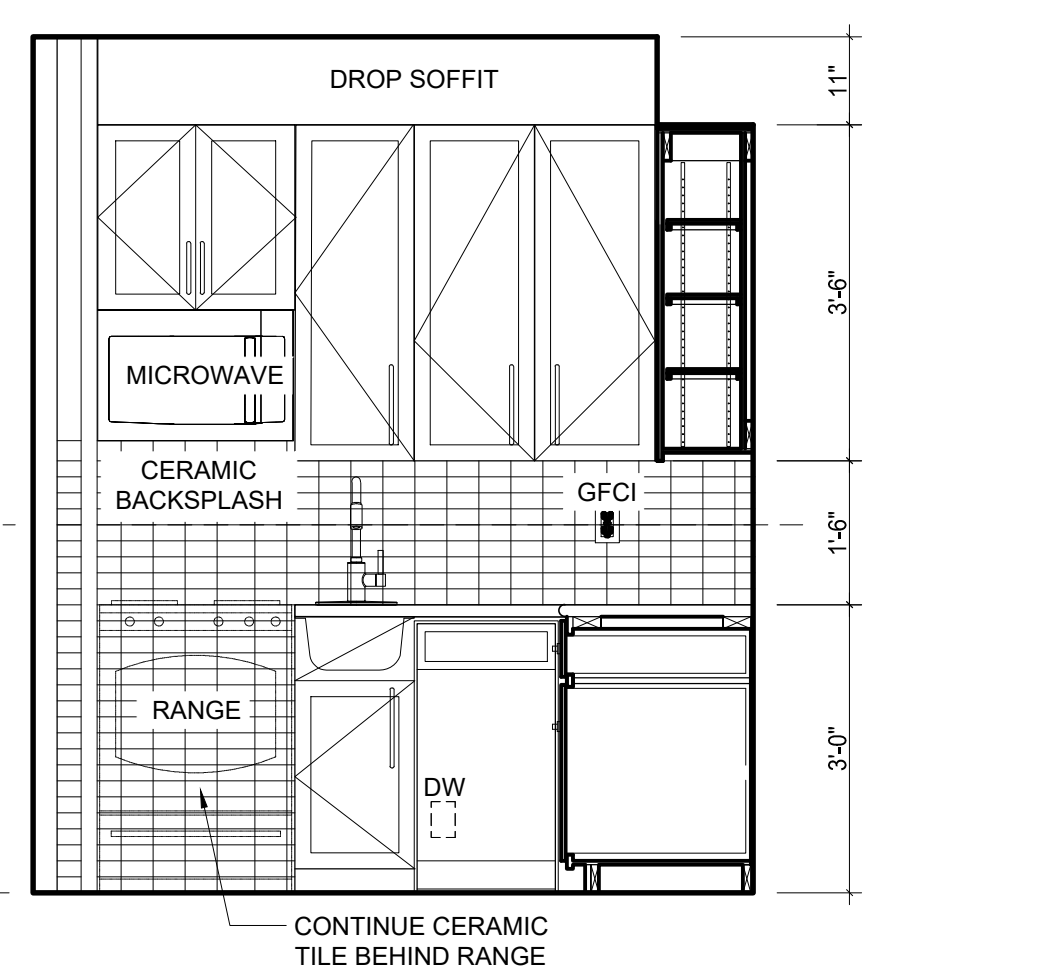
B4 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



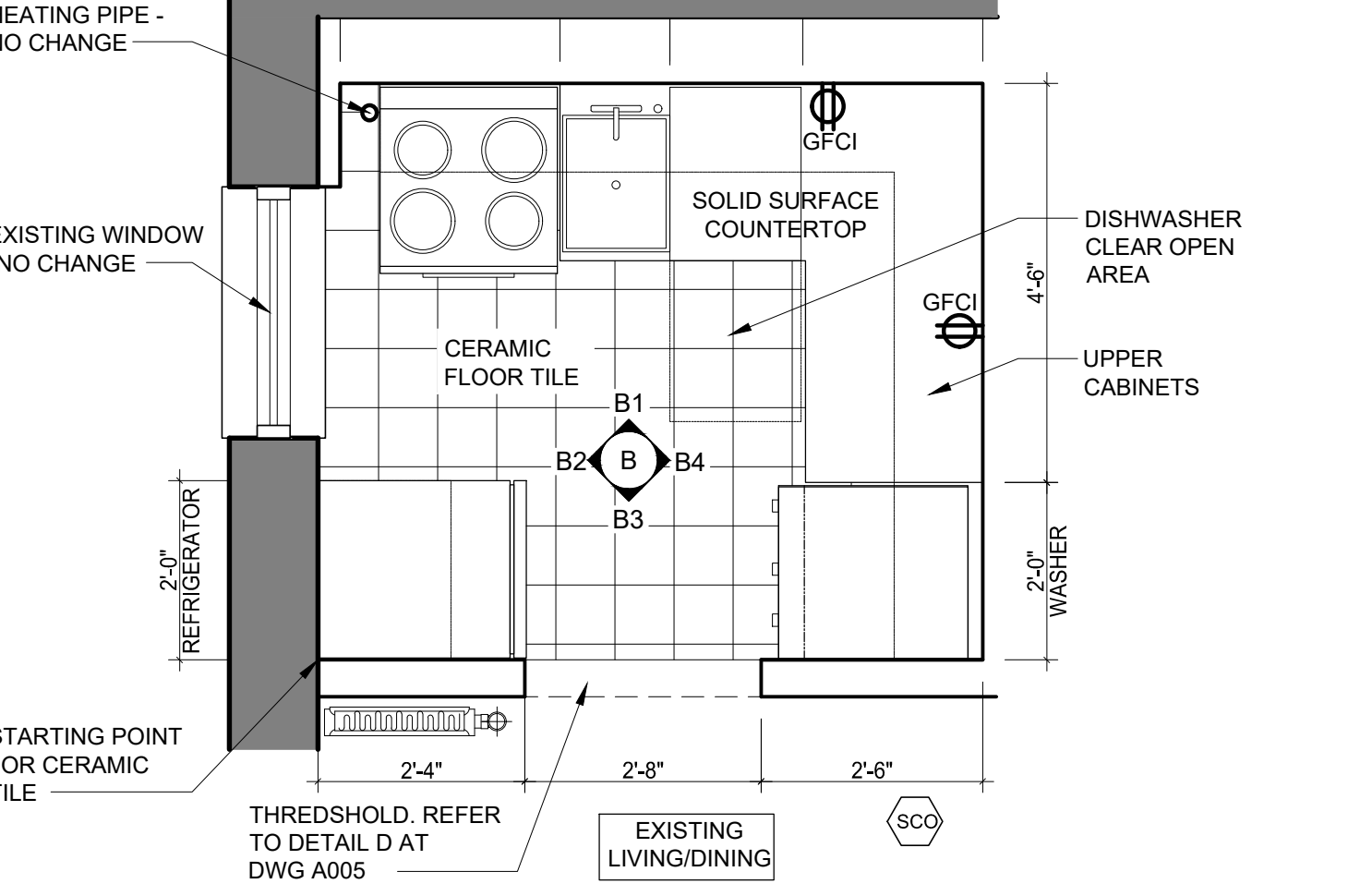
B3 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



B2 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



B1 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"

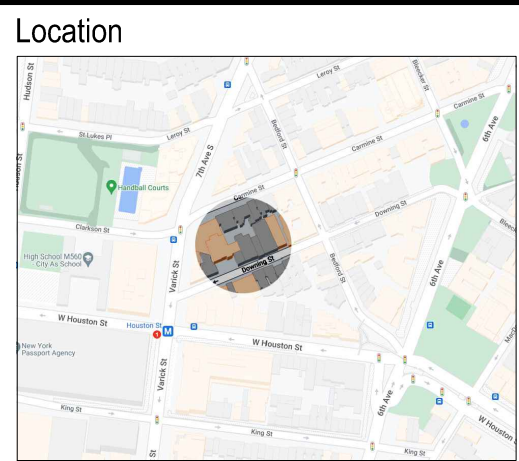


B KITCHEN PLAN
SCALE: 1/2"=1'-0"

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NEW YORK, NY 10014



By	Date
1.3.2023	

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DOB Number
JOB # XXXXXXXXXX

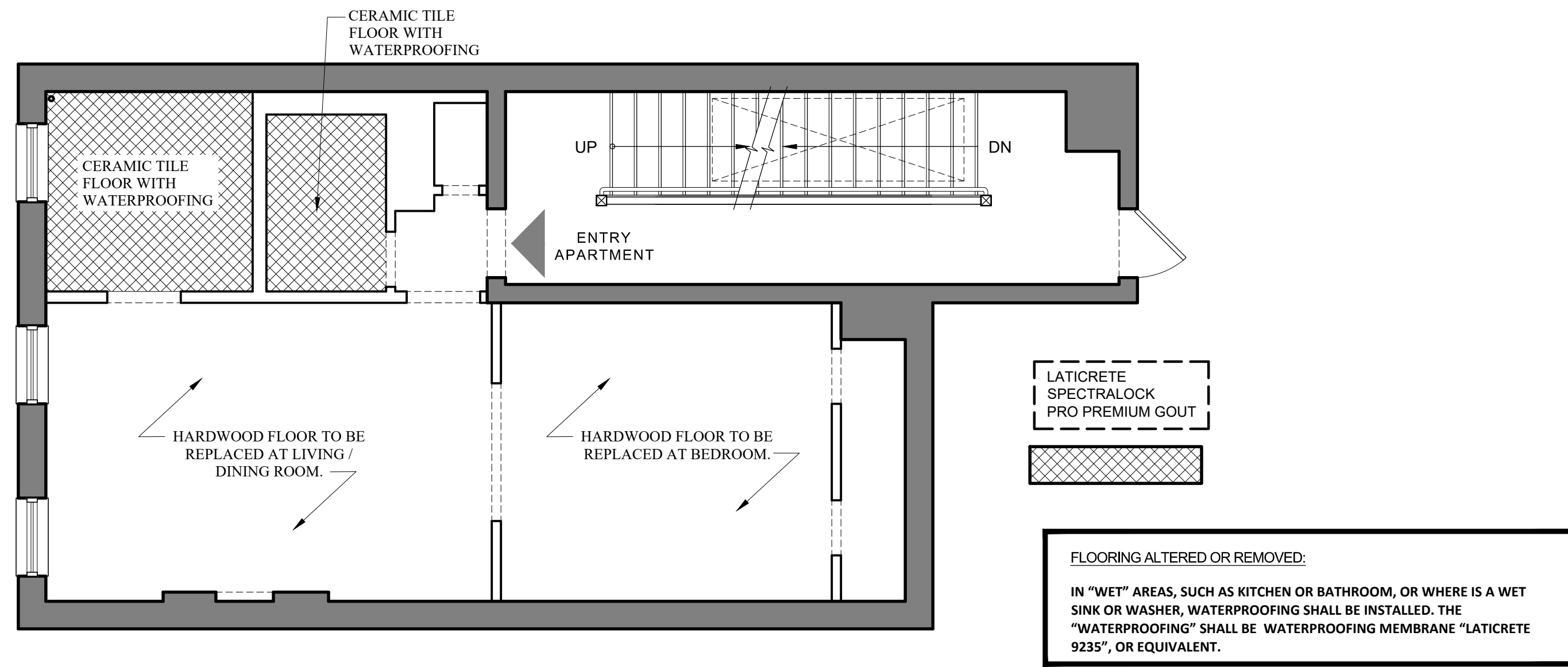
Dwg Title
BATHROOM & KITCHEN
PLAN, ELEVATIONS,
SCHEDULES & DETAILS

Seal
Date
January 24, 2023
Scale
AS NOTED
Job No.
81-2022
Drawn by

Dwg No
A-004.00

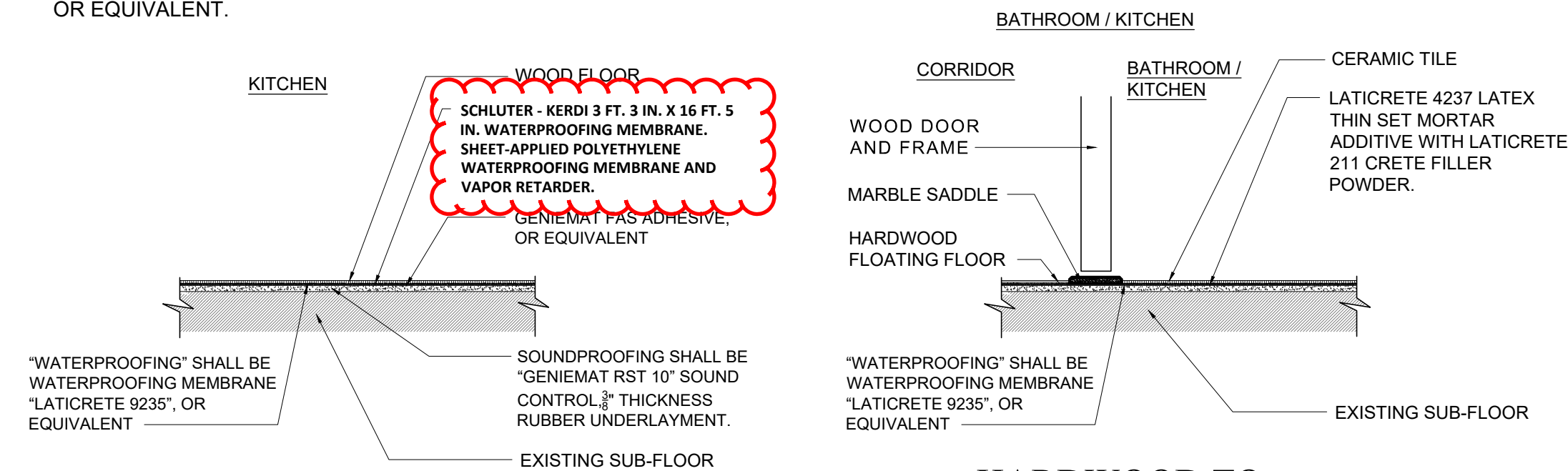
FLOOR SYSTEM AND DETAILS

DETAILS



1 FLOORING SYSTEM PLAN SCALE: 1/4"=1'-0"

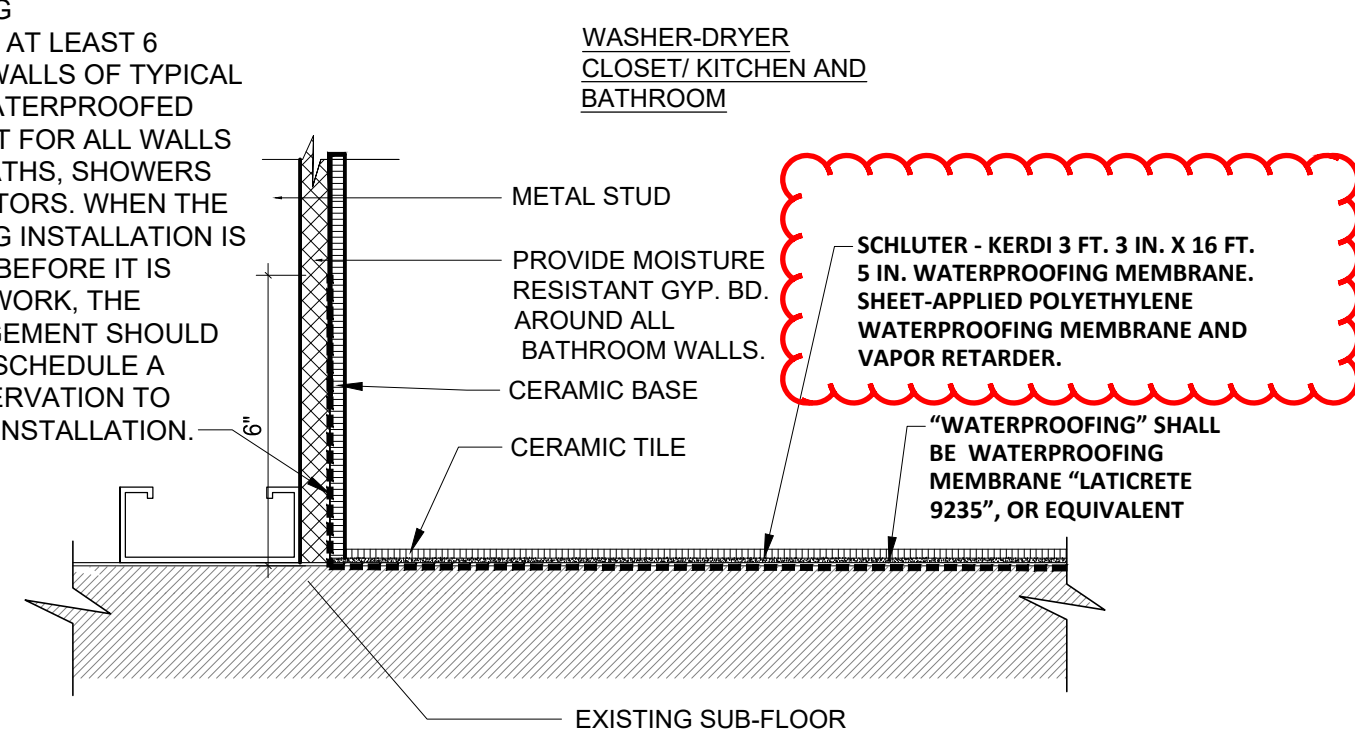
IN "WET" AREAS, SUCH AS KITCHEN OR BATHROOM, OR WHERE IS A WET SINK, WATERPROOFING SHALL BE INSTALLED. THE "WATERPROOFING" SHALL BE WATERPROOFING MEMBRANE "LATICRETE 9235", OR EQUIVALENT. IN ALL NON-WET AREAS, SOUNDPROOFING SHALL BE "GENIEMAT RST 10" SOUND CONTROL, RUBBER UNDERLAYMENT, AFFIXED WITH GENIEMAT FAS ADHESIVE, OR EQUIVALENT.



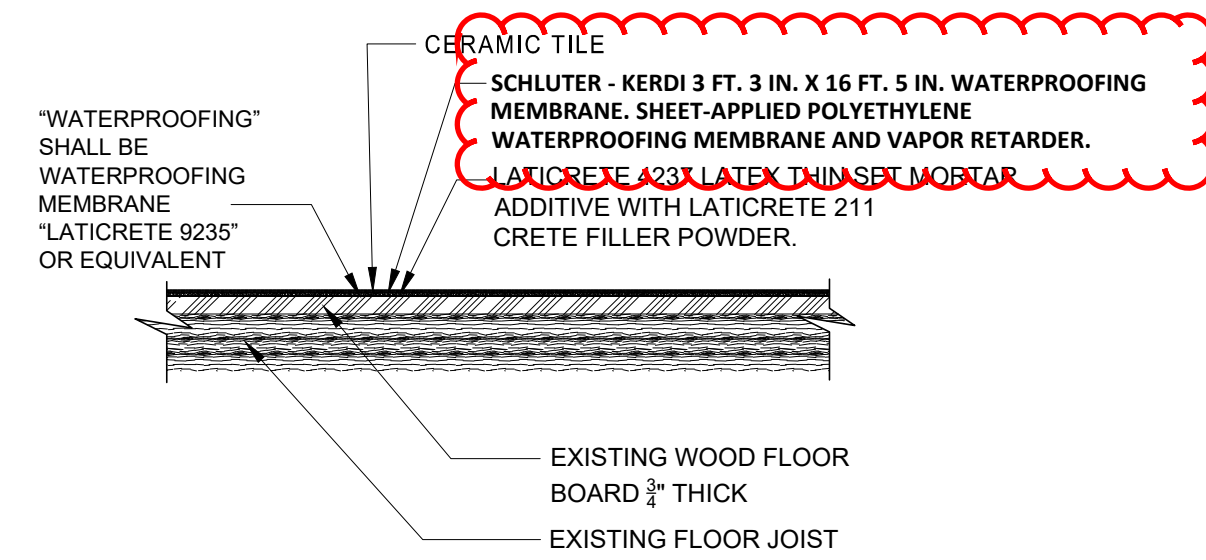
C HARDWOOD SCALE: 1 1/2"=1'-0"

D CERAMIC TILE SCALE: 1 1/2"=1'-0"

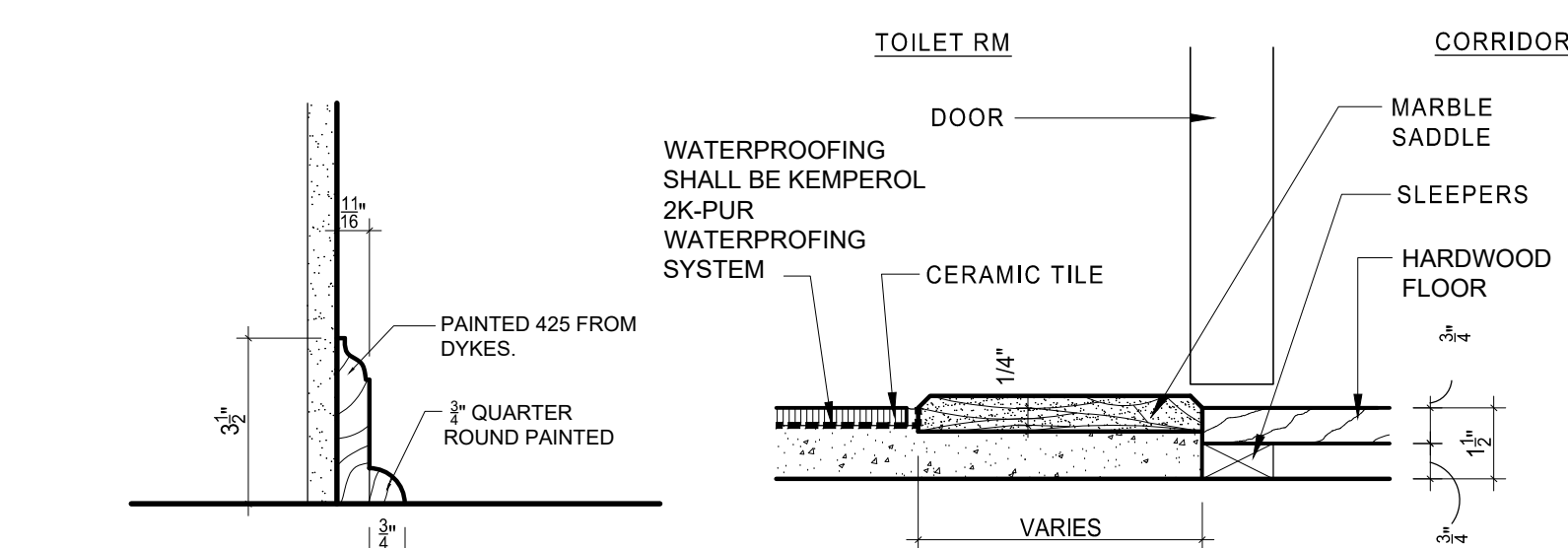
WATERPROOFING SHOULD EXTEND AT LEAST 6 INCHES UP THE WALLS OF TYPICAL AREAS BEING WATERPROOFED AND FULL HEIGHT FOR ALL WALLS ADJACENT TO BATHS, SHOWERS AND REFRIGERATORS. WHEN THE WATERPROOFING INSTALLATION IS COMPLETE, BUT BEFORE IT IS COVERED WITH WORK, THE BUILDING MANAGEMENT SHOULD BE NOTIFIED TO SCHEDULE A PROGRESS OBSERVATION TO DOCUMENT THE INSTALLATION.



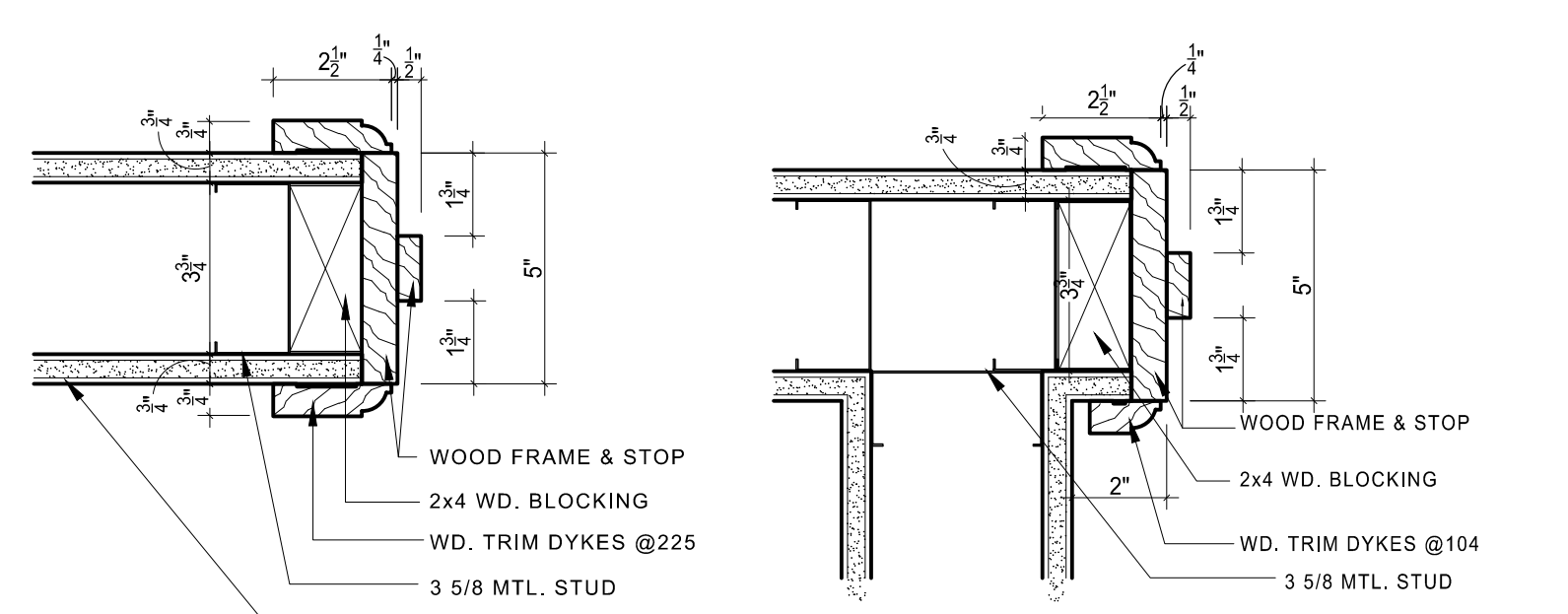
B BACKER BOARD DET. SCALE: 3"=1'-0"



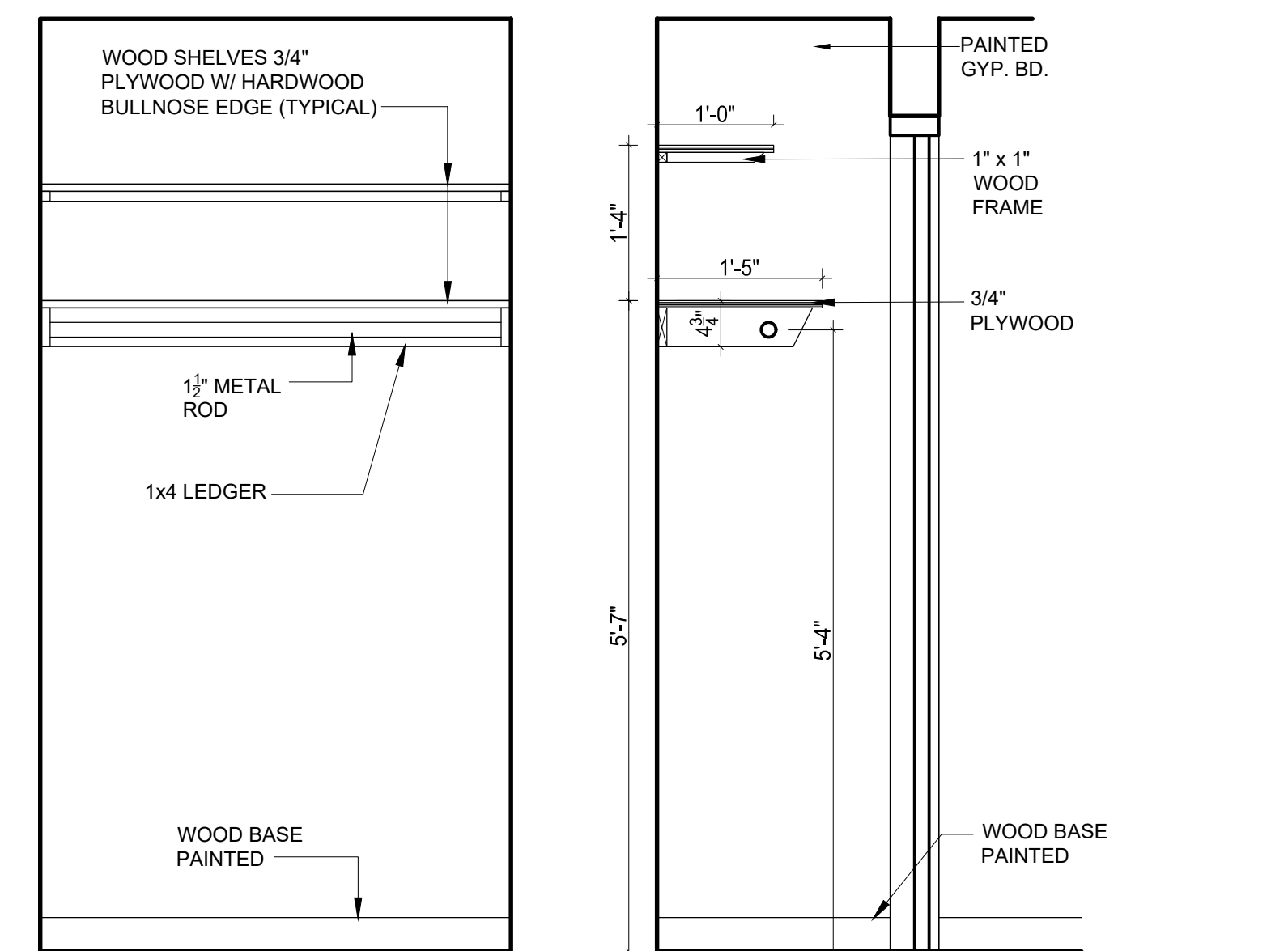
A WATERPROOFING UNDERLAYMENT SYSTEM DETAIL @ CERAMIC TILE FLOOR SCALE: N.T.S.



1 TYP. BASE MOLDING SCALE: 3"=1'-0" **2 HARDWOOD TO CERAMIC TILE** SCALE: 3"=1'-0"



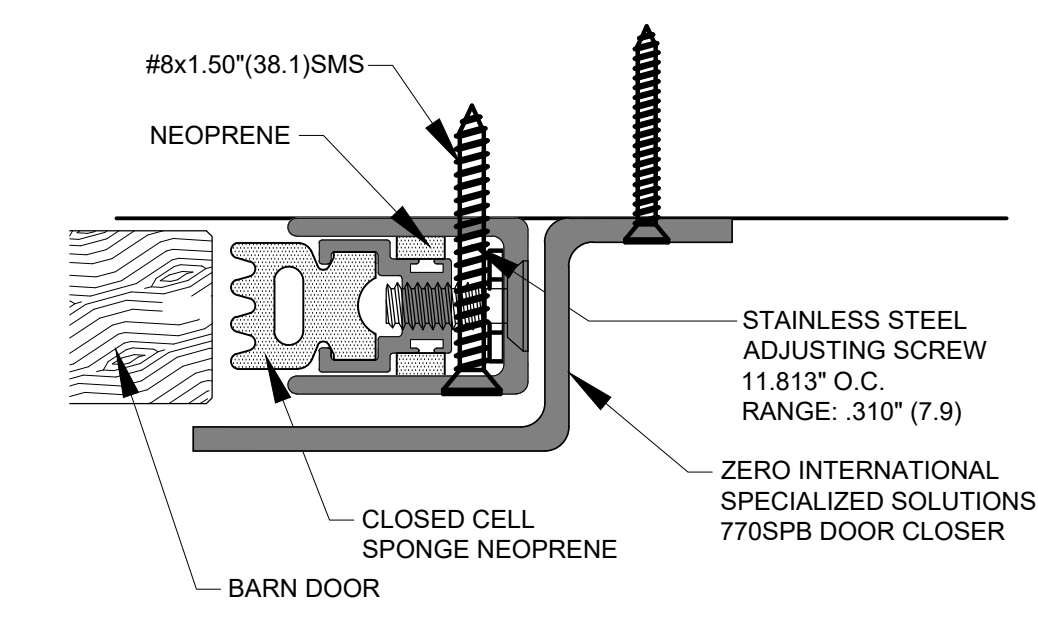
3 TYP. WD. JAMB SCALE: 3"=1'-0" **4 TYP. WD. JAMB (CORNER)** SCALE: 3"=1'-0"



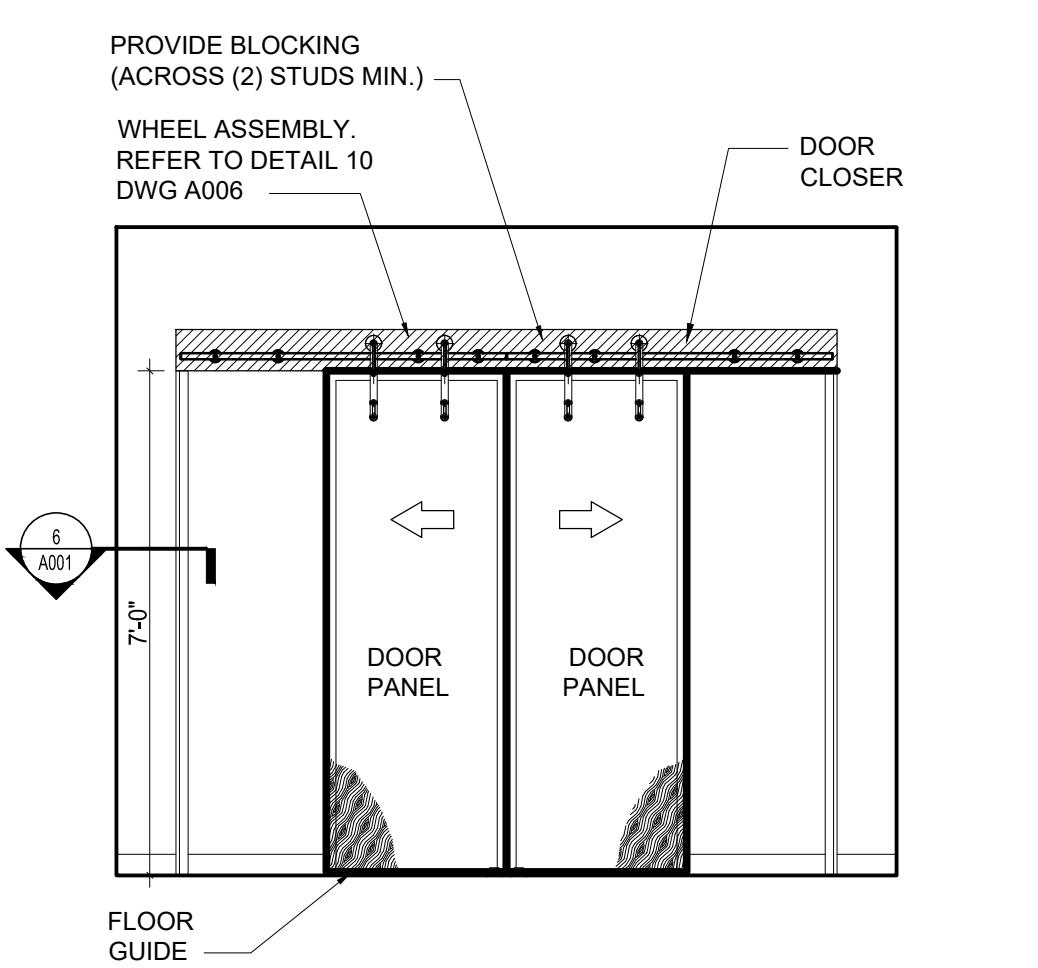
5 CLOSET ELEVATION SCALE: 3/4"=1'-0" **6 CLOSET SECTION** SCALE: 3/4"=1'-0"

BUILDING MANAGEMENT NOTES:

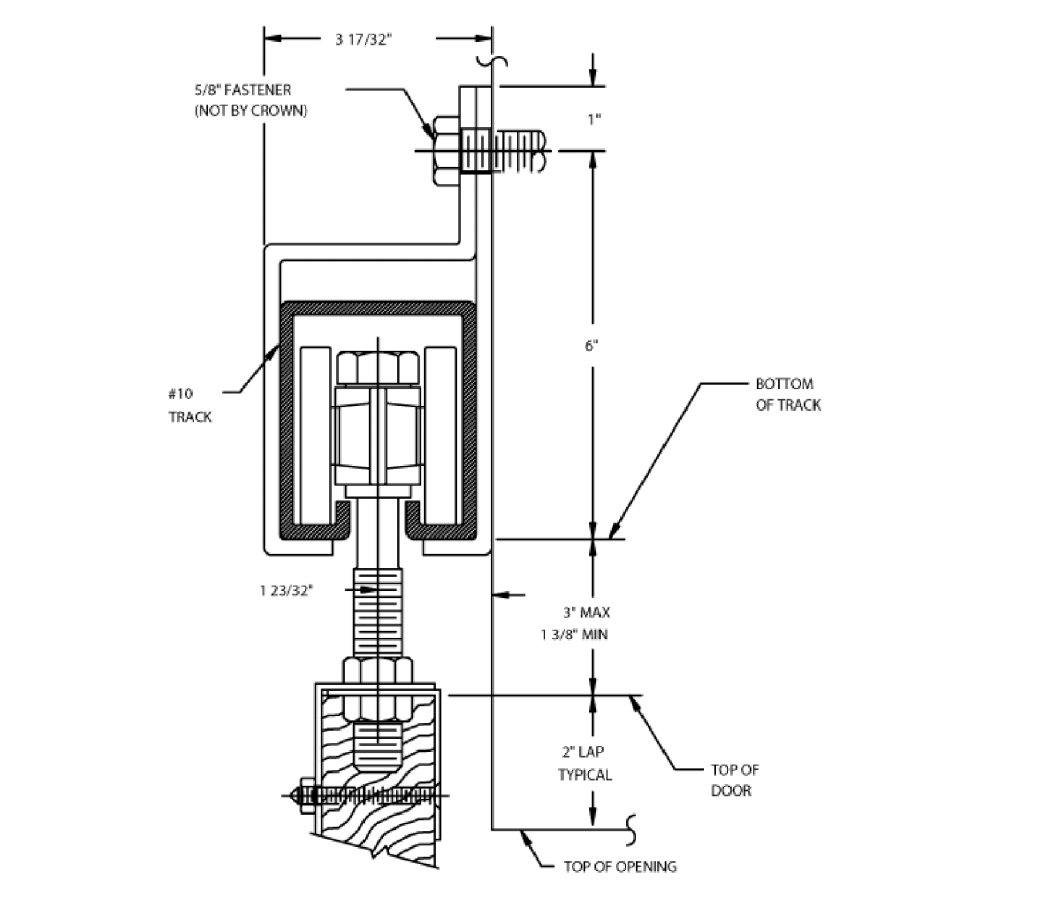
- REGULAR WORK HOURS ARE FROM 8AM TO 4PM MONDAY-FRIDAY EXCLUSIVE OF HOLIDAYS. WORK THAT PRODUCES UNUSUAL NOISE THAT MAY DISTURB OTHER RESIDENTS SHALL NOT PROCEED UNTIL AFTER 9:00 AM.
- ADEQUATE PROTECTIONS MUST BE INCORPORATED INTO THE PROJECT SCOPE (AND INDICATED ON THE PLANS) TO PROTECT THE PUBLIC HALLWAYS, STAIRS, AND ADJACENT APARTMENTS FROM DUST INFILTRATION. ALL PENETRATIONS INCLUDING RADIATOR PIPING, DRAINS, PERIMETER BASEBOARDS, CURBS, SILLS, ETC. ARE TO BE INSPECTED AND SEALED PRIOR TO ANY REMOVALS. FLOOR COVERINGS ARE TO BE PROVIDED IN THE APARTMENT AND PUBLIC CORRIDOR. PROTECTIONS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE USE OF A NEGATIVE AIR (VENTILATION) MACHINE(S) AND POLYETHYLENE SHEETING ENCLOSURES, TO PROPERLY ISOLATE THE WORK AREA. THE NEGATIVE AIR MACHINE(S) IS TO BE FURNISHED WITH A HEPA FILTER TO MAINTAIN NEGATIVE PRESSURE WITHIN THE APARTMENT, IN ORDER TO MINIMIZE DUST INFILTRATION INTO THE ADJOINING PUBLIC HALL SPACES AND APARTMENTS. AN INSPECTION BY BUILDING MANAGEMENT PERSONNEL WILL BE SCHEDULED PRIOR TO DEMOLITION WORK TO VERIFY THAT THE MEANS OF PROTECTION IS PROPERLY INSTALLED AND IS ADEQUATE FOR THE PROPOSED WORK.
- WORKERS MUST ALSO REFRAIN FROM USING HEAVY DEMOLITION TOOLS, SUCH AS JACK-HAMMERS, AS SUCH WORK WILL UNDOUBTEDLY GENERATE A SIGNIFICANT AMOUNT OF NOISE AND VIBRATIONS THROUGHOUT THE BUILDING, PARTICULARLY IN THE ADJACENT APARTMENTS. A COMPLETE SCHEDULE OF INTENDED DEMOLITION OPERATIONS, PARTICULARLY DATES/TIMES ASSOCIATED WITH ANY SLAB OR LOAD BEARING WALL OR ROOF OR STRUCTURAL REMOVAL, IS REQUIRED PRIOR TO THE PERFORMANCE OF SUCH WORK, SO THAT RESIDENTS CAN BE PROPERLY NOTIFIED.
- DEBRIS MUST BE REMOVED AND ALL PUBLIC AREAS CLEANED PRIOR TO 4 PM EACH DAY DURING THE RENOVATION. THE SELECTED CONTRACTOR(S) MUST REMOVE ALL DEBRIS RESULTING FROM THE RENOVATION OFF-SITE.
- BUILDING MANAGER MUST BE NOTIFIED 48 HOURS BEFORE ANY SYSTEM SHUTDOWNS. PROTECT THE INTERIOR OF THE SERVICE ELEVATOR. CONTRACTOR TO BE RESPONSIBLE TO REPLACE ANY DAMAGED COMPONENTS TO THE BUILDING SERVICE ELEVATOR.
- PLUMBING AND ELECTRICAL WORK SHOULD BE CARRIED OUT BY EXPERIENCED PROFESSIONALS, LICENSED IN THEIR FIELDS, AND SHOULD MEET ALL LOCAL GOVERNING CODES. ELECTRICAL PLANS SHOULD BE FILED WITH THE ELECTRICAL CONTROL BOARD.
- PLEASE NOTE THE COST OF CLEANUP OF PUBLIC AREAS DURING RENOVATIONS IS NOT COVERED UNDER THE GENERAL BUILDING OPERATING BUDGET AND MUST BE BORNE BY THE CONTRACTOR AND INCLUDED IN THEIR COST AND COVERED UNDER THEIR INSURANCE. PLEASE PROVIDE THIS NOTE ON THE ARCHITECTURAL DRAWING.



7 DOOR CLOSER DETAIL SCALE: 3"=1'-0"

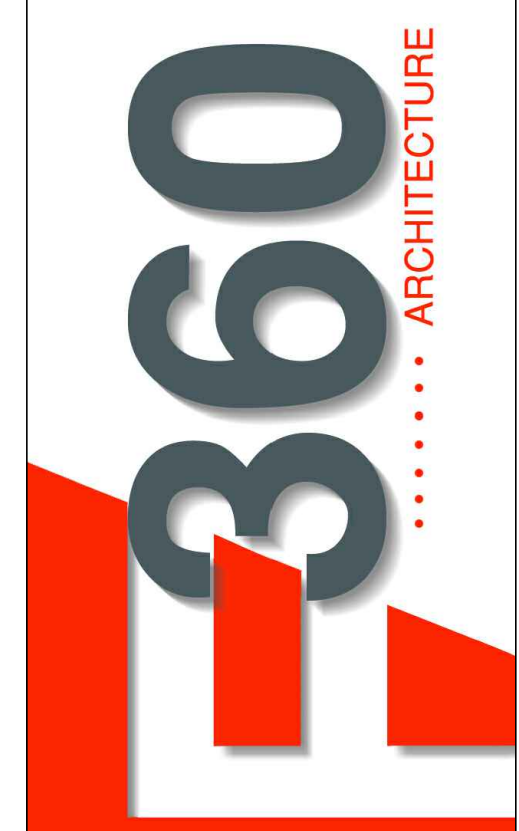


8 PARTIAL INTERIOR ELEVATION SCALE: 3/8"=1'-0"



9 STANDARD HEAD SECTION USING SIDEWALL BRACKET AT BARN DOOR SCALE: N.T.S.

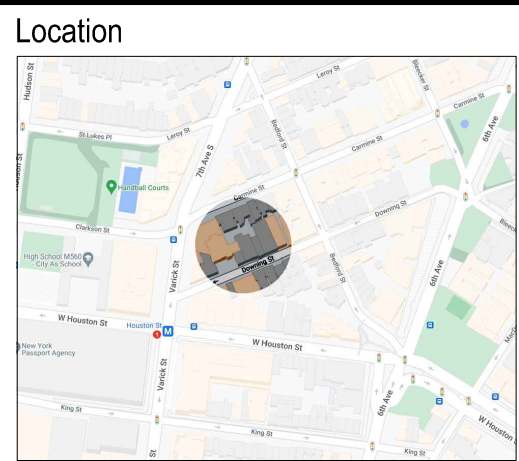
DOOR SCHEDULE					
DOOR	DOOR LOCATION	DOOR SIZE	MATERIAL	FRAME	REMARKS
001	LIVING ROOM / MASTER BEDROOM	2'-6" x 7'-0"	WD	WD	SEE DOOR JAMB DETAILS
002	MASTER BEDROOM / WALKING CLOSET	2'-4" x 7'-0"	WD	WD	SEE DOOR JAMB DETAILS
003	MASTER BEDROOM / WALKING CLOSET	2'-6" x 7'-0"	WD	WD	SEE DOOR JAMB DETAILS
004	BATHROOM / LINEN CLOSET	1'-8" x 7'-0"	WD	WD	SEE DOOR JAMB DETAILS



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 Drawings scales as indicated are for reference only and are not intended to accurately depict actual or design conditions. Written dimensions shall govern.

Client Information
 Mrs. EMMA HELLER
 55 DOWNING ST, APT # 10
 NEW YORK, NY 10014



Rev.#	Description	By	Date
1	BUILDING MANAGEMENT REVIEW		1.31.2023

Project Information
 55 DOWNING ST, APT # 10
 NEW YORK, NY 10014

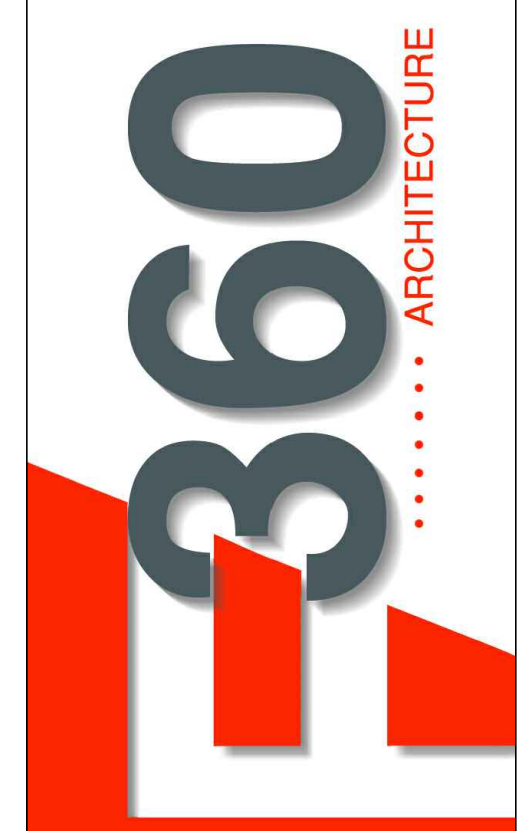
DOB Number
 JOB # XXXXXXXXXX

Dwg Title
 FLOOR SYSTEM,
 DOOR TYPES,
 RENDERINGS AND DETAILS

Seal
 Date
 January 24, 2023
 Scale
 AS NOTED
 Job No.
 81-2022
 Drawn by

Dwg No
A-005.00

55 DOWNING ST, APT # 10 NEW YORK, NY 10014

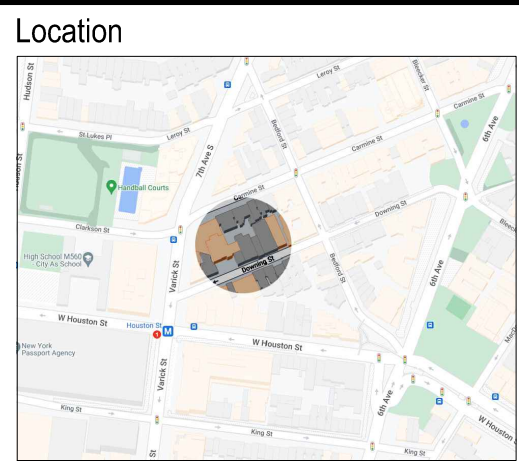


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By	Date
	1.3.1.2023

Rev.#	Description
1	BUILDING MANAGEMENT REVIEW

Project Information
 55 DOWNING ST, APT # 10
 NEW YORK, NY 10014

DOB Number
 JOB # XXXXXXXXXX

Dwg Title
 PLUMBING PLANS
 NOTES AND DETAILS

Seal
 Date
 January 24, 2023
 Scale
 AS NOTED
 Job No.
 81-2022
 Drawn by

Dwg No
P-001.00

ENERGY TABULAR ANALYSIS 2020 NYCECC TABULAR ANALYSIS

NYCECC CODE SECTION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE - PRESCRIBED VALUE	COMMENTS	COMPLIES
N/A	N/A	N/A	N/A	N/A	N/A

ENERGY ANALYSIS INFORMATION:
 DWELLING INFORMATION: 55 DOWNING ST, APT # 10 NEW YORK, NY 10014
 CLIMATE ZONE: 4A
 BUILDING TYPE FOR ENVELOPE REQUIREMENTS: RESIDENTIAL
 FLOOR AREA: 800 SF (APARTMENT)
 PROJECT SCOPE: INTERIOR RENOVATION OF AN APARTMENT IN A MULTI DWELLING BUILDING.

PROFESSIONAL STATEMENT:
 I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IS EXEMPT FROM THE 2020 NYCECC.

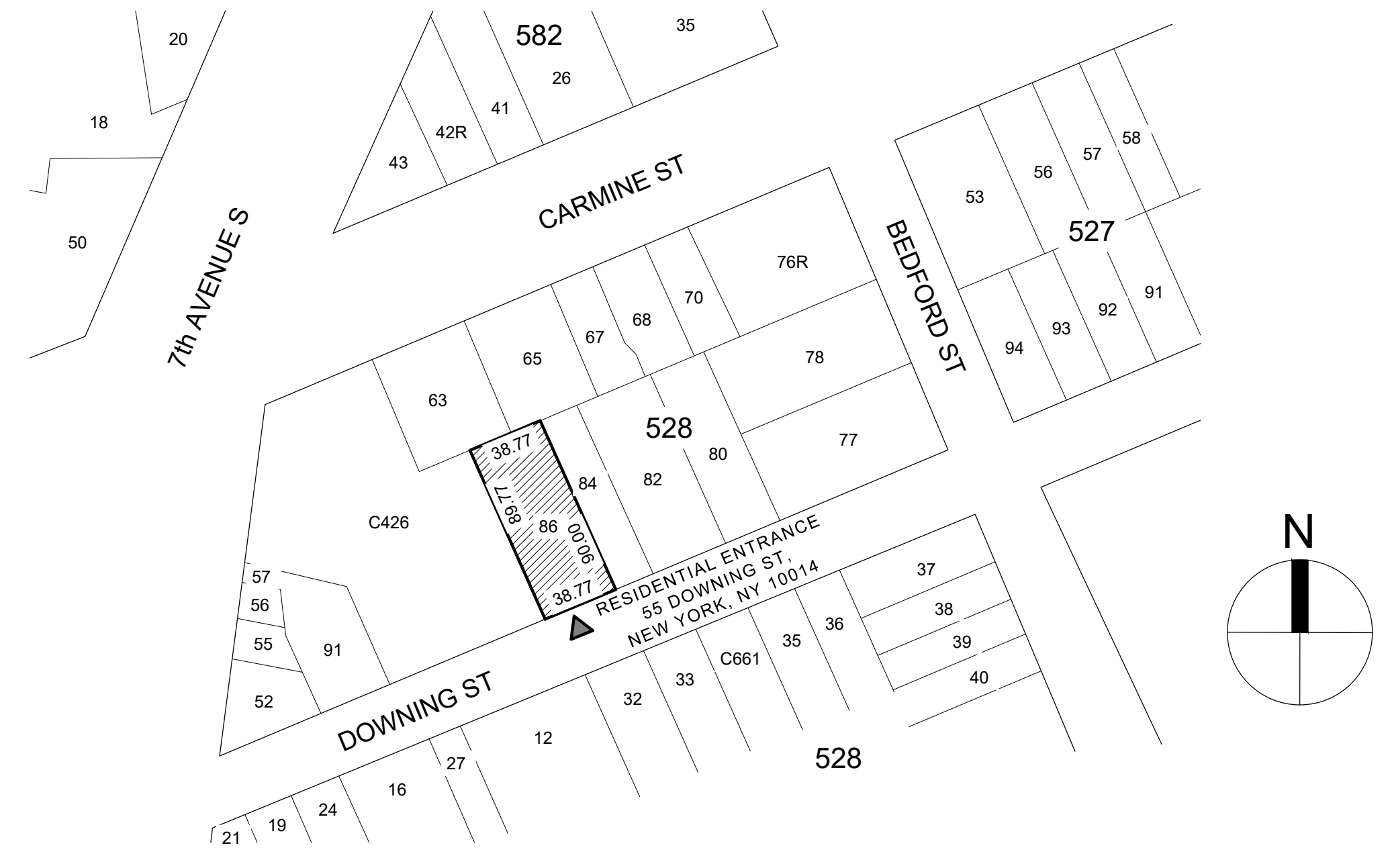
FIXTURE	SYMBOL	SCALE OR INCHES	WET CONNECTION	COLD WATER	HOT WATER
BATH TUB		2"	1 1/2"	1/2"	1/2"
SHOWER		2"	1 1/2"	1/2"	1/2"
WATER CLOSET FLUSH TANK		3"	2"	1/2"	-
LAUNDRY		1 1/2"	1 1/2"	1/2"	1/2"
SINK		2"	1 1/2"	1/2"	1/2"
SLOP SINK		3"	1 1/2"	1/2"	1/2"

ALTERATION 2 APPLICATION FILED IN CONJUNCTION APPLICATION # XXXXXXXX

55 DOWNING ST, NEW YORK, NY 10014
 BLOCK NUMBER: 528
 LOT NUMBER: 86
 PRIMARY ZONING: R6
 COMMERCIAL OVERLAY: NONE
 NUMBER OF FLOORS: 5
 BUILDING AREA: 12,750 SF
 LOT AREA: 2,242 SF

NOTE:
 THE ARCHITECT FOR THIS ALTERATION HAVE RECEIVED, REVIEWED AND WILL ABIDE BY THE BUILDING HOUSE ALTERATION RULES

- SCOPE OF WORKS:
- KITCHEN RENOVATION.
 - BATHROOM RENOVATION.
 - NEW WASHER ON KITCHEN.



PLUMBING PIPING CONNECTIONS:
 1. W.C.: 4" SOIL 2" VENTILATION 1/2" COLD WATER 1.28 GPF
 2. LAV.: 1 1/2" WASTE AND VENTILATION 1/2" HOT & COLD WATER 1.00 GPM

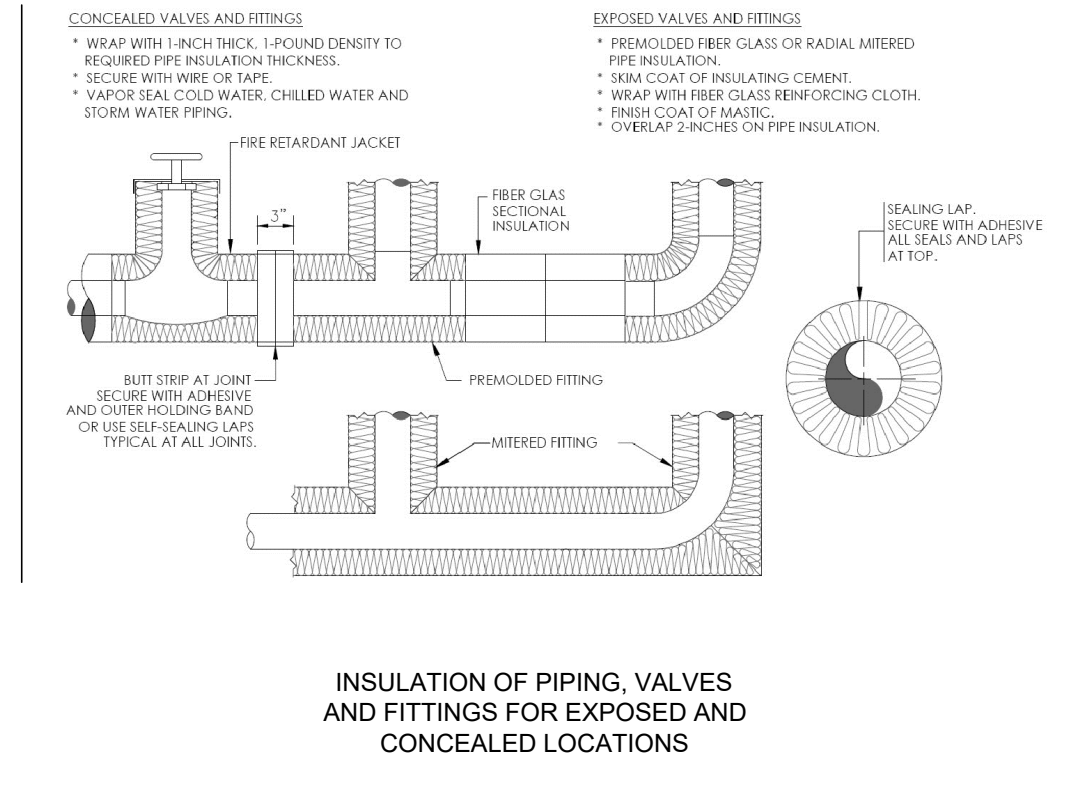
- DEMOLITION
- THE CONTRACTOR SHALL HAVE NO RIGHT OR TITLE TO ANY OF THE EQUIPMENT, MATERIALS OR OTHER ITEMS TO BE REMOVED FROM THE EXISTING BUILDING.
 - NO EXISTING WORK WHICH IS NOT TO BE REMOVED UNDER THIS CONTRACT SHALL BE DISTURBED NOR DAMAGED IN ANY WAY. IF ANY SUCH DISTURBANCE OR DAMAGE OCCURS TO THE EXISTING WORK, THE CONTRACTOR SHALL PROMPTLY RESTORE, REPAIR AND REPLACE SUCH DISTURBANCE OR DAMAGE TO THE EXISTING WORK TO THE SATISFACTION OF THE ENGINEER WITHOUT EXPENSE TO THE OWNER.
 - INCLUDE ALL DEMOLITION OF SYSTEMS AND COMPONENTS WHERE THESE ARE SUPERSEDED BY THE NEW WORK. CONTRACTOR SHALL DISCONNECT, DEMOLISH AND REMOVE ALL EXPOSED AND CONCEALED WORK WHERE SUPERSEDED BY THE NEW LAYOUTS.
 - THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE DEMOLITION SHOWN ON THE DRAWINGS, NOT ALL DEMOLITION IS FULLY DEFINED ON THE DRAWINGS.

- COORDINATION:
- COORDINATE WITH OTHER TRADES AS NECESSARY TO FACILITATE TIMELY COMPLETION AND AVOID NECESSITY FOR CUTTING AND PATCHING.
 - FURNISH TO OTHER AFFECTED TRADES ALL NECESSARY INFORMATION, WORKING DRAWINGS OR MATERIALS REQUIRED FOR INSTALLATION AND COMPLETION OF ALL WORK.
 - COORDINATE THE WORK OF ALL SUBMITTALS FOR THE PURPOSE OF INSURING THAT NO CONFLICT EXISTS WITH THE INSTALLATIONS TO BE MADE BY OTHER ENTITIES, WITH FIELD CONDITIONS AND THE INTENDED OPERATION INCLUDING THE CAPABILITY OF PERFORMING ROUTINE AND MAJOR MAINTENANCE OF ALL COMPONENTS OF THE INSTALLATIONS.

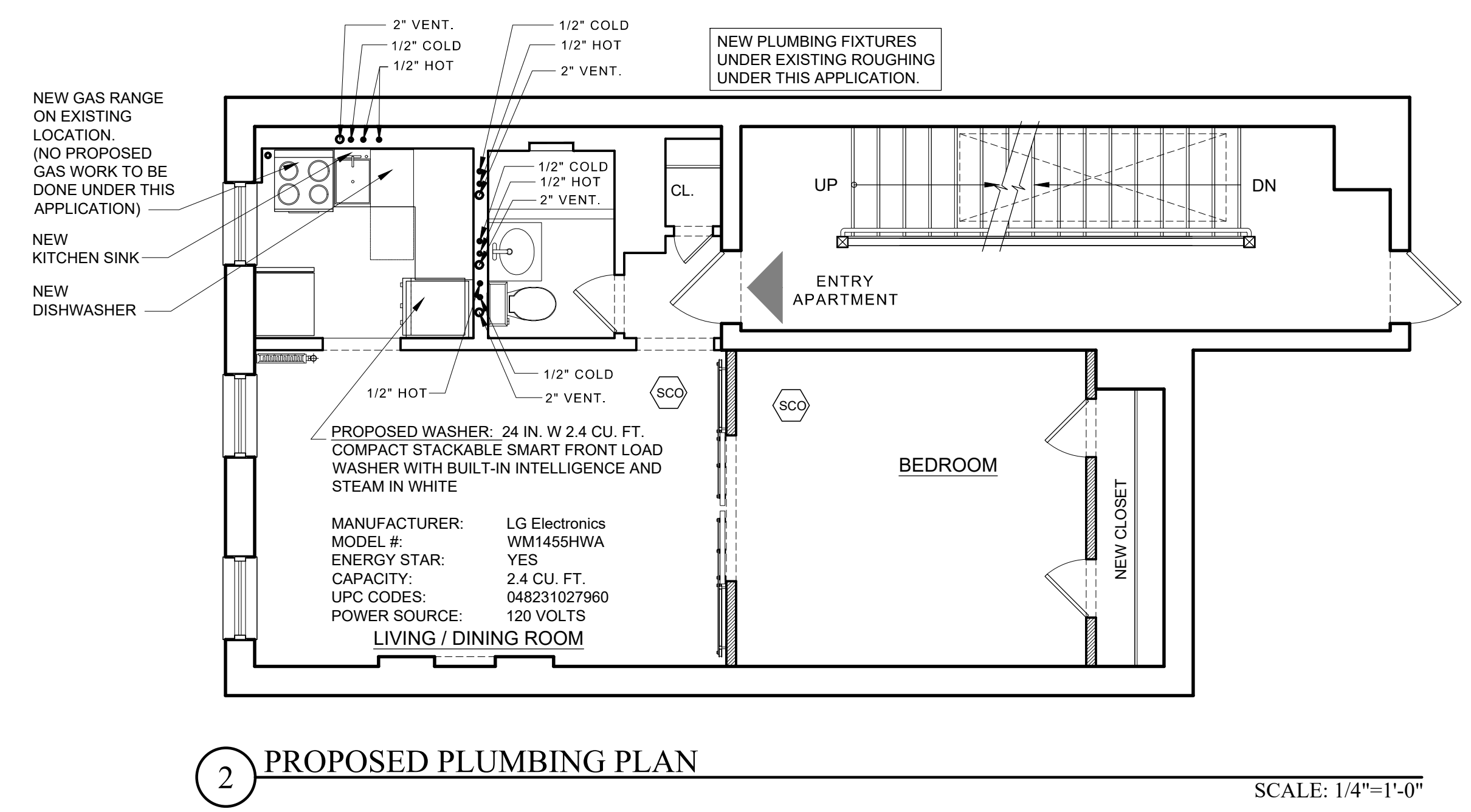
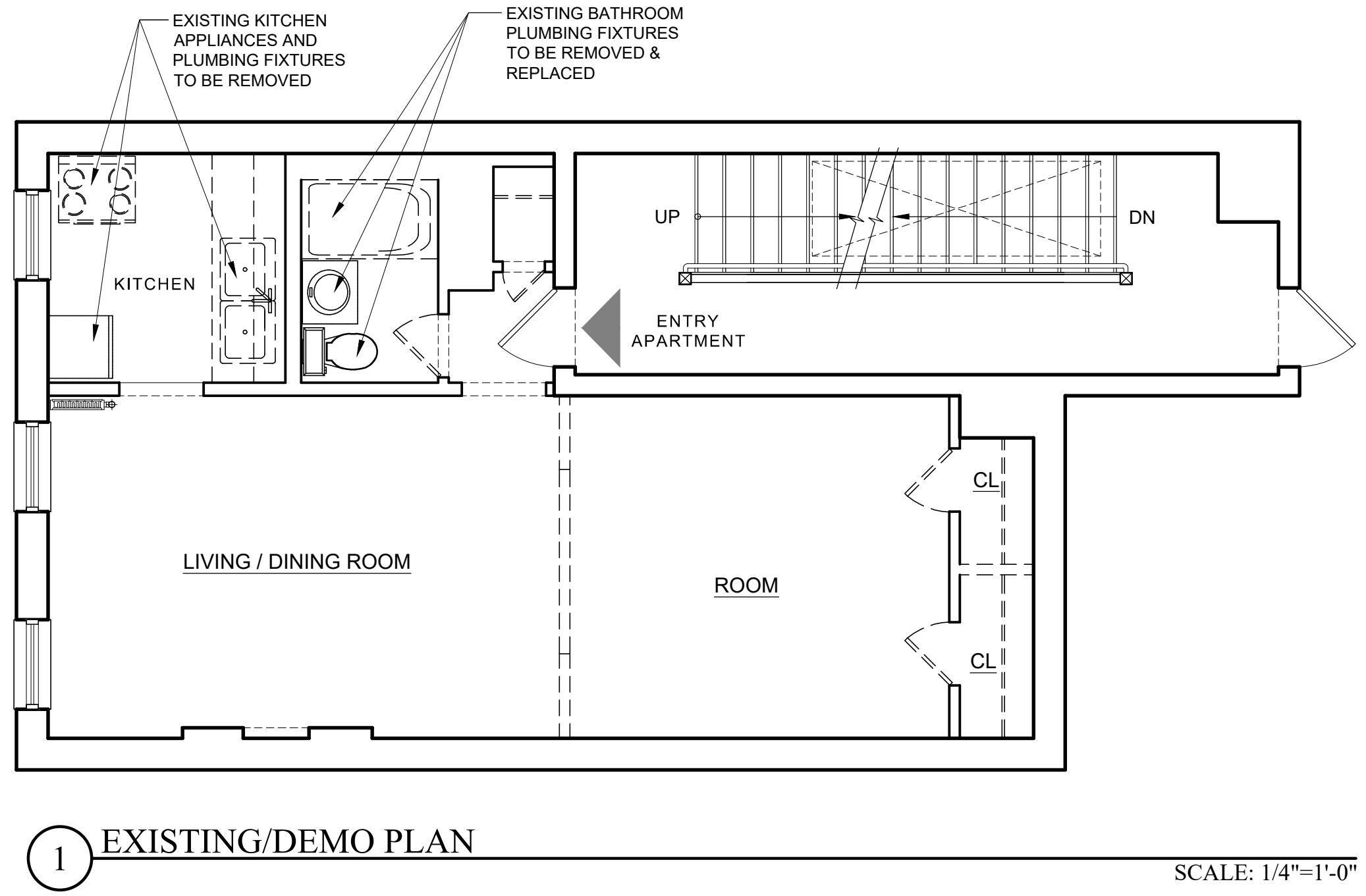
- CUTTING AND PATCHING
- WHERE CUTTING AND PATCHING OF CONSTRUCTION PERFORMED UNDER THIS CONTRACT BECOMES NECESSARY BECAUSE OF FAILURE TO PROPERLY COORDINATE THE MECHANICAL INSTALLATION WITH OTHER CONSTRUCTION, ARRANGE FOR PATCHING TO BE PERFORMED BY THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS HEREIN SO AS TO MATCH ADJACENT SURFACES.
 - PERFORM ALL PATCHING TO MATCH EXISTING ADJACENT CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND USING THE BEST POSSIBLE WORKMANSHIP OF THE VARIOUS TRADES INVOLVED.

- PROTECTION AND CLEANING
- PROTECT ENTIRE INSTALLATION FROM DAMAGE DURING CONSTRUCTION AND BE RESPONSIBLE FOR ALL DAMAGE UNTIL FINAL ACCEPTANCE OF THE WORK. ALL PIPES SHALL BE PROTECTED WITH SUITABLE COVERINGS AS SOON AS THEY ARE SET. ALL OPEN ENDS OF PIPES SHALL BE CLOSED BY A PLUG FITTING TO PREVENT OBSTRUCTION AND DAMAGE.
 - ALL OPENINGS IN FLOORS SHALL BE COVERED AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
 - BEFORE FINAL CONNECTIONS ARE MADE AND BEFORE OPERATION OF EQUIPMENT AND PIPING, ALL PIPING SHALL BE THOROUGHLY BLOWN OUT, RODDED OUT, OR WASHED OUT AT LEAST TWICE IN A MANNER AS DIRECTED AND/OR APPROVED BY THE ENGINEER, TO REMOVE ALL ACCUMULATION OF DIRT CHIPS OR OTHER DELETERIOUS MATERIAL. MAKE ALL TEMPORARY CONNECTIONS AND FURNISH ALL APPLIANCES REQUIRED FOR THE PURPOSE OF CLEANING.
 - UPON COMPLETION OF THE INSTALLATION AND WHEN DIRECTED BY THE ENGINEER REMOVE ALL PROTECTION MATERIALS, ALL SCALE, DIRT, GREASE, STAINS AND THE LIKE, AND LEAVE IN A CLEAN CONDITION FOR PAINTING.

- PIPE AND FITTING INSULATION
- INSULATE ALL DOMESTIC HOT WATER PIPING WITH MANVILLE MICRO LOK FIBER-GLASS PIPE INSULATION. USE MICRO LOK AP-T PLUS VAPOR BARRIER INSULATION WITH PRESSURE SENSITIVE CLOSURE SYSTEM FOR COLD WATER. ELECTRIC WATER COOLER WASTE PIPING. THE INSULATION AVERAGE THERMAL CONDUCTIVITY SHALL NOT EXCEED 0.22 BTU PER INCH PER SQUARE FOOT PER DEGREES F. PER HOUR AT A MEAN TEMPERATURE OF 75 DEGREES F. INSULATION THICKNESS SHALL CONFORM TO THE FOLLOWING TABLE:
- | PIPING SYSTEM | PIPE SIZE | INSULATION THICKNESS |
|---------------------|-----------|----------------------|
| DOMESTIC COLD WATER | ALL | 1/2" |
| DOMESTIC HOT WATER | ALL | 1" |
- COLD WATER COVERING SHALL BE SECURED AS REQUIRED BY THE INSULATION MANUFACTURER AND SEALED WITH BENJAMIN FOSTER SEALFAS NO. 30-36 ADHESIVE.
 - COVERING FOR FITTINGS - ALL FITTINGS THAT ARE REQUIRED TO COVERED SHALL BE INSULATED WITH ALUMINUM BACKED FIBERGLASS.



P-001.00	PLUMBING PLAN, NOTES AND DETAILS.
P-002.00	PLUMBING RISER DIAGRAMS, DETAILS AND NOTES



N.Y.C. BUILDING DEPARTMENT NOTES

THE PLUMBING SYSTEMS (SANITARY AND WATER DISTRIBUTION) AND ALL ASSOCIATED EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW 2014 NEW YORK CITY BUILDING CODE, AS CITED IN CHAPTER 29 AND REFERENCED TO THE NEW YORK CITY PLUMBING CODE(NYCPC).

- THE SANITARY SYSTEM SHALL BE IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS IN THE NYCPC- CHAPTER 7; SANITARY DRAINAGE.
- THE MATERIALS USED IN THE PLUMBING SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH SECTION PC702-MATERIALS AND PC605-MATERIALS, JOINTS & CONNECTIONS.
- EQUIPMENT HOOK-UP AND THE JOINING OF PIPING SHALL BE IN FULL COMPLIANCE WITH SECTION PC705-JOINTS AND PC706-CONNECTION BETWEEN DRAINAGE PIPING AND FITTING.
- ALL FIXTURES SHALL COMPLY WITH THE REQUIREMENTS OUTLINED IN THE NYCPC- CHAPTER 4; FIXTURES, FAUCETS AND FITTINGS.
- THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTION PC405- INSTALLATION OF FIXTURES.
- VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED IN THE FULL COMPLIANCE WITH PC308- PIPING SUPPORT.
- THE WATER SUPPLY SYSTEM SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE NYCPC- CHAPTER 6; WATER SUPPLY AND DISTRIBUTION.
- THE SANITARY DRAINAGE SYSTEM SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE NYCPC- CHAPTER 7; SANITARY DRAINAGE.
- CHANGES IN DIRECTION IN DRAINAGE PIPING SHALL BE MADE WITH APPROPRIATE USE OF 45 DEGREE WYES, LONG SWEEPS, SHORT SWEEPS, SIXTH EIGHT OR SIXTEENTH BENDS OR BY A COMBINATION OF THESE OR EQUIVALENT FITTINGS.
- SANITARY TEES AND QUARTER BENDS MAY BE USED IN DRAINAGE LINES ONLY WHERE THE DIRECTION OF FLOW IS FROM THE HORIZONTAL TO THE VERTICAL.
- SHORT SWEEPS WILL BE PERMITTED IN DRAINAGE PIPING 3 INCH DIAMETER OR LARGER FOR ANY OFFSETS EITHER HORIZONTAL OR VERTICAL.
- PROTECTION OF PIPING AS OUTLINED IN PC305- PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS, SHALL BE PROVIDED AS REQUIRED.
- TESTS AND INSPECTIONS OF PLUMBING PIPING SYSTEMS SHALL BE IN ACCORDANCE WITH NYCPC-SECTION PC 312.
- INDIRECT, SPECIAL AND MISCELLANEOUS PIPING SHALL BE AS DIRECTED IN THE NYCPC-CHAPTER 8; INDIRECT/SPECIAL WASTE.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29/89- LOW FLOW FIXTURES.

GENERAL PLUMBING NOTES

- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL CONDITIONS AND SHALL CALL SAME TO THE ATTENTION OF THE ARCHITECT IF THEY VARY FROM THE LOCATIONS INDICATED IN THE DRAWINGS. THE DRAWINGS ARE NOT TO BE SCALED.
- ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING PLUMBING AND DRAINAGE WORK; SHALL CONFORM TO ALL OTHER APPLICABLE REGULATIONS AND SHALL MEET REQUIREMENTS OF INSPECTING AUTHORITIES INCLUDING THE NYC BUILDING CODE.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS EXACT LOCATION SHALL BE COORDINATED WITH ALL TRADES, ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR.
- ALL EXPOSED PIPING PENETRATIONS THROUGH WALLS OR CEILINGS SHALL BE PROVIDED WITH APPROPRIATE FIRE RETARDANT SEALANT AND ESCUTCHEONS.
- ALL FIXTURES TO BE SEALED WHERE FIXTURE COMES IN CONTACT WITH WALLS OR FLOOR WITH CLEAR SEALANT.
- COORDINATE ALL WORK WITH ALL OTHER CONTRACTORS PERTAINING TO THE LOCATION OF PLUMBING LIGHTING FIXTURES, AND ELECTRICAL, PROVIDE ALL NECESSARY PIPING OFFSETS AND CHANGES IN DIRECTION TO ACCOMPLISH A COMPLETE INSTALLATION.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THIS APARTMENT BEFORE PROCEEDING WITH ANY WORK.
- SANITARY DRAINAGE SHALL HAVE A UNIFORM GRADE OF 1/4" PER FOOT, FOR 2 1/2" AND SMALLER AND AN 1/8" PER FOOT FOR 3" OR LARGER, U.O.N.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECT TO OTHER TRADES, STRUCTURE AND CEILING HEIGHTS. CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL LAYOUTS, INCLUDING CEILING HEIGHTS.
- FIXTURE BRANCH LINE PIPING SHALL BE REPLACED WITH NEW, FIXTURE BRANCH LINE SHUT-OFF VALVES BE PROVIDED FOR SUPPLY LINES (VIA AN ACCESS PANEL, OR LEFT EXPOSED WITHIN CLOSETS) TO PERMIT THE RESIDENT (AND BUILDING STAFF) TO ISOLATE A PARTICULAR FIXTURE/APPLIANCE WHEN NEEDED. IN ADDITION, NEW CHECK VALVES AND WATER HAMMER ARRESTORS SHOULD BE INSTALLED ONTO ALL BRANCH LINE FEEDS TO FAUCETS AND SHOWER BODIES.
- DURING THE WORK, THE SHAREHOLDER SHOULD AGREE TO ALLOW THE BUILDING SUPERINTENDENT (AND RAND IF REQUESTED) TO EXAMINE THE CONDITION OF THE EXISTING KITCHEN AND BATHROOM PLUMBING (WATER SUPPLY AND SANITARY/VENT) RISERS. IF DEEMED REQUIRED, THE BOARD WILL ENGAGE A PLUMBING CONTRACTOR TO REPLACE THE EXISTING RISER(S), FLOOR-TO-CEILING. THE BOARD IS TO BE PROVIDED WITH ADEQUATE TIME TO REPLACE ANY OLD GALVANIZED, YELLOW BRASS, OR OTHERWISE DEFECTIVE RISER SECTIONS EXPOSED DURING THE DEMOLITION ACTIVITIES.

ANY PROPOSED MODIFICATION, CHANNELING, CUTTING, NOTCHING OF THE EXISTING FLOOR OR CEILING STRUCTURE, EXTERIOR WALLS, OR UNIT DEMISING WALLS FOR THE INSTALLATION OF NEW PLUMBING LINES SHALL NOT BE PERMITTED.

BUILDING PLUMBING NOTES

- ALL FIXTURES MUST BE CONNECTED TO THE EXISTING RISERS. THE CHOPPING AND CHANNELING OF THE CONCRETE SLAB, DEMISING PARTITIONS, OR EXTERIOR WALLS SHALL BE PROHIBITED TO ACCOMMODATE NEW PLUMBING LINES.
- THE BUILDING WILL ALSO TAKE THIS OPPORTUNITY TO REQUIRE THE UNIT OWNER TO REPLACE ALL H & C WATER SUPPLY BRANCH PIPING EXPOSED DURING THE PROJECT WITH NEW COPPER. ALL BRANCH VALVES EXPOSED DURING THE WORK SHOULD BE CHANGED THEREFORE SOME COORDINATION IS REQUIRED WITH THE BUILDING PLUMBER AND SUPERINTENDENT AS IT PERTAINS TO BUILDING SHUTDOWNS WHEN REQUIRED.
- ANY WORK REQUIRING THE BUILDING'S DOMESTIC OR SANITARY RISER SHUT DOWN MUST BE COORDINATED WITH THE SUPERINTENDENT.
- NOTE THAT THE RELOCATION OF PLUMBING, IF LOCATED ON DEMISING WALLS, EXTERIOR WALL, STRUCTURAL SLABS OR AROUND CHASES MAY NOT INCLUDE CHANNELING OF THE UNDERLYING STRUCTURAL/FIRE RATED MATERIALS. ADDITIONALLY, IT MUST BE NOTED THAT REMOVING EXISTING PLUMBING CONSTITUTES CHANNELING AND WILL REQUIRE THAT THE AREA TO BE RESTORED TO ITS ORIGINAL INTENDED CONDITION. PROVIDE FURRING OUT OF THE WALL AND CEILINGS AS MAY BE REQUIRED.
- ALL WORK MUST BE PERFORMED BY A LICENSED PLUMBER WHO SHALL SECURE ALL REQUIRED APPROVALS FROM THE DEPARTMENT OF BUILDINGS AND WHO SHALL SUBMIT A COPY OF THEIR LICENSE.

PLUMBING NOTES:

- COMPLETE PLUMBING SYSTEM AND DRAINAGE SYSTEM INSTALLATION SHALL COMPLY WITH SUBCHAPTER 16 & RS 16-1.
- INSTALLATION OF PLUMBING FIXTURES FOR THE HANDICAPPED SHALL COMPLY WITH ALL REQUIREMENTS OF INSTALLATION OF PLUMBING FIXTURES FOR THE HANDICAPPED SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL LAW 58/87.
- REPLACE PLUMBING LINES TO THE RISER INCLUDING SHUT-OFF VALVES. RISER VALVES SHOULD BE CHANGE IF POSSIBLE.
- PROVIDE CLEANOUTS AT BASE OF ALL STACKS.
- PROVIDE SHUT OFF VALVES ON ALL WATER SUPPLY LINES AT FIXTURES.
- PURGE ALL WATER AND GAS LINES BEFORE FINAL CONNECTIONS.
- PROVIDE AIR CHAMBERS AT TOP OF WATER RISERS MINIMUM 18" HIGH: 1 1/2" DIA. PROVIDE AIR CHAMBERS AT TOP OF WATER RISERS MINIMUM 18" HIGH: 1 1/2" DIA. STANDARD WEIGHT BLACK STEEL PIPE FOR GAS SYSTEM WITH GALVANIZED STEEL FITTINGS.
- FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STRAINER AS PER RS 16. TRAPS FOR FLOOR DRAINS SHALL BE DEEP SEAL TYPE.
- APPROVED TYPE WATER METER TO BE INSTALLED TO CONFORM WITH LEGISLATION SIGNED INTO LAW OF APPROVED TYPE WATER METER TO BE INSTALLED TO CONFORM WITH LEGISLATION SIGNED INTO LAW OF JULY 31, 1985.
- ALL PIPING INSTALLED TO SERVICE BUILDING & WITHIN BUILDING SHALL BE THERMALLY INSULATED AS PER STATE ALL PIPING INSTALLED TO SERVICE BUILDING & WITHIN BUILDING SHALL BE THERMALLY INSULATED AS PER STATE ENERGY CONSERVATION CONSTRUCTION CODE.
- WATER METERS LOCATED OUTSIDE THE BUILDING AND WITHIN THE PROPERTY LINE, SHALL BE INSTALLED IN WATER METERS LOCATED OUTSIDE THE BUILDING AND WITHIN THE PROPERTY LINE, SHALL BE INSTALLED IN AN ACCESSIBLE, WATERTIGHT & FROST PROOF PIT OR METER BOX AS PER SEC. P107.3 (b).
- PLUMBING VENT LINE TO EXTEND 2'-0" MINIMUM ABOVE FINISHED SLOPED ROOF, & 4'-0" ABOVE FINISHED FLAT PLUMBING VENT LINE TO EXTEND 2'-0" MINIMUM ABOVE FINISHED SLOPED ROOF, & 4'-0" ABOVE FINISHED FLAT ROOF.
- INSTALLATION OF WATER SUPPLY SERVICE LINES SHALL COMPLY W/ SEC. P107. 2 INSTALLATION OF WATER SUPPLY SERVICE LINES SHALL COMPLY W/ SEC. P107. 2 SEPARATION OF WATER SUPPLY SERVICE & BUILDING SEWER SHALL COMPLY SEC. P107.2(b) (6). SEPARATION OF WATER SUPPLY SERVICE & BUILDING SEWER SHALL COMPLY SEC. P107.2(b) (6).
- PROTECTIVE COVER FOR SERVICE PIPE SHALL COMPLY WITH SEC. P107.2(b) (6).
- PROTECTIVE COVER FOR SERVICE PIPE SHALL COMPLY WITH SEC. P107.2(b) (6).
- WATER METER LOCATION SHALL BE SUBJECT TO APPROVAL BY AGENCIES HAVING JURISDICTION OVER THE PROJECT, WATER METER LOCATION SHALL BE SUBJECT TO APPROVAL BY AGENCIES HAVING JURISDICTION OVER THE PROJECT, & SHALL COMPLY WITH SEC. P107.3(b).
- PRIOR TO THE INSTALLATION OF HOUSE DRAIN, PLUMBING CONTRACTORS SHALL CHECK & VERIFY DEPTH OF SEWER PRIOR TO THE INSTALLATION OF HOUSE DRAIN, PLUMBING CONTRACTORS SHALL CHECK & VERIFY DEPTH OF SEWER / SEWERS IN STREET, TO ASCERTAIN THE COMPLIANCE OF PROVIDING THE MINIMUM REQUIRED PITCH OF HOUSE THE MINIMUM REQUIRED PITCH OF HOUSE SEWER, AS PER CODE REQUIREMENTS, ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY PRIOR TO THE START OF ANY WORK.
- ROOF GUTTERS AND LEADERS SHALL BE AS PER RS 16-19. ROOF GUTTERS AND LEADERS SHALL BE AS PER RS 16-19.
- PLUMBING CONTRACTOR SHALL VERIFY ALL INVERTS & EXISTING CONDITIONS PRIOR TO THE INSTALLATION OF PLUMBING CONTRACTOR SHALL VERIFY ALL INVERTS & EXISTING CONDITIONS PRIOR TO THE INSTALLATION OF NEW WORK.
- ALL HOT & COLD WATER LINES TO BE INSULATED WITH FIBERGLASS-FOIL, BACKED INSULATION JACKETS. ALL HOT & COLD WATER LINES TO BE INSULATED WITH FIBERGLASS-FOIL, BACKED INSULATION JACKETS.
- WASHING MACHINES TO BE PROVIDED W/ VACUUM BREAKERS. ALL WASHING MACHINES SHALL BE MEA WASHING MACHINES TO BE PROVIDED W/ VACUUM BREAKERS. ALL WASHING MACHINES SHALL BE MEA APPROVED TYPE, VACUUM BREAKER-SINGER CORP., MEA 398-97-E.
- LAUNDRY ROOM ROOM FLOOR DRAINS, TRAPS FOR FLOOR DRAINS, SHALL BE DEEP SEAL TYPE & SHALL LAUNDRY ROOM ROOM FLOOR DRAINS, TRAPS FOR FLOOR DRAINS, SHALL BE DEEP SEAL TYPE & SHALL HAVE A WATER SUPPLY AVAILABLE FROM A PLUMBING FIXTURE LOCATED IN THE SAME ROOM OR FROM A SAME ROOM OR FROM A FAUCET OR VALVED OUTLET LOCATED NOT MORE THAN 2'-0" ABOVE THE FLOOR DRAIN. AUTOMATIC PRIMING THE FLOOR DRAIN. AUTOMATIC PRIMING DEVICES WILL BE PERMITTED ONLY WHEN AN AIR GAP IS PROVIDED BETWEEN THE POTABLE WATER SUPPLY & THE WATER SUPPLY FOR THE DRAIN AS PER SECTION P104.17.
- PLUMBING FIXTURES TO COMPLY WITH NATIONAL STANDARD OF REFERENCE STANDARDS RS-16. PLUMBING FIXTURES TO COMPLY WITH NATIONAL STANDARD OF REFERENCE STANDARDS RS-16.
- ALL NEW WATER CLOSETS & ASSOCIATED FLUSH VALVES INSTALLED MUST MEET WATER SAVING PERFORMANCE ALL NEW WATER CLOSETS & ASSOCIATED FLUSH VALVES INSTALLED MUST MEET WATER SAVING PERFORMANCE STANDARDS AS WELL AS PROPER LABELING AS SET FORTH IN LOCAL LAW 29/89. WATER CLOSETS AND LAW 29/89. WATER CLOSETS AND CLOSETS AND ASSOCIATED FLUSH VALVES SHALL BE ON THE APPROVED LIST OF WATER SAVING DEVICES COMPLIED BY THE NY STATE DEPT. OF ENVIRONMENTAL CONSERVATION.
- HOUSE AND/OR STORM SEWERS TO BE HUNG AS PER SEC. P106.0. HOUSE AND/OR STORM SEWERS TO BE HUNG AS PER SEC. P106.0. P106.1 MATERIAL - HANGERS, ANCHORS, AND SUPPORTS SHALL BE OF METAL OR EQUIVALENT MATERIAL OF - HANGERS, ANCHORS, AND SUPPORTS SHALL BE OF METAL OR EQUIVALENT MATERIAL OF MATERIAL OF SUFFICIENT STRENGTH TO SUPPORT THE PIPING AND ITS CONTENTS. PIERS MAY BE OF CONCRETE, BRICK, OR EQUIVALENT MATERIAL P106.02 ATTACHMENT TO BUILDING - HANGERS AND ANCHORS SHALL BE SECURELY ATTACHED TO THE BUILDING P106.02 ATTACHMENT TO BUILDING - HANGERS AND ANCHORS SHALL BE SECURELY ATTACHED TO THE BUILDING - HANGERS AND ANCHORS SHALL BE SECURELY ATTACHED TO THE BUILDING TO THE BUILDING CONSTRUCTION AT SUFFICIENTLY CLOSE INTERVALS TO UNIFORMLY SUPPORT THE PIPING AND ITS CONTENTS THE PIPING AND ITS CONTENTS PER CODE REQUIREMENTS.
- P106.3 INTERVALS OF SUPPORT P106.3 INTERVALS OF SUPPORT VERTICAL PIPING- VERTICAL PIPING OF THE FOLLOWING MATERIALS SHALL BE SUPPORTED, USING EITHER GUIDE OR - VERTICAL PIPING OF THE FOLLOWING MATERIALS SHALL BE SUPPORTED, USING EITHER GUIDE OR FRICTION HANGERS OR A COMBINATION OF BOTH, AT THE FOLLOWING INTERVALS -CAST IRON SOIL PIPE AT BASE AND AT EACH STORY HEIGHT, BUT IN NO CASE AT INTERVALS GREATER THAN 20 FOOT -THREADED PIPE (SPS)- AT EVERY OTHER STORY HEIGHT, BUT IN NO CASE AT INTERVALS GREATER THAN 20 FOOT. -COPPER TUBING (HARD TEMPER)- AT EACH STORY HEIGHT. -OTHER MATERIALS- AS REQUIRED FOR STRUCTURAL STABILITY AND SERVICE. HORIZONTAL PIPING HORIZONTAL PIPING OF THE FOLLOWING MATERIALS SHALL BE SUPPORTED AT INTERVALS NO GREATER THAN THE FOLLOWING- CAST IRON SOIL PIPE- AT 5 FOOT INTERVALS AND BEHIND EVERY HUB -THREADED PIPE (1 INCH OR LESS)- AT 8 FOOT INTERVALS. -THREADED PIPE (1 1/4 INCH OR OVER)- AT 12 FOOT INTERVALS. -COPPER TUBING (1 1/4 INCH OR LESS)- AT 6 FOOT INTERVALS -OTHER MATERIALS- AS REQUIRED FOR STRUCTURAL STABILITY AND SERVICE. BASE OF STACKS - BASES OF CAST IRON STACKS SHALL BE SUPPORTED ON CONCRETE, ON BRICK LAID IN CEMENT MORTAR, BY METAL BRACKETS ATTACHED TO THE BUILDING CONSTRUCTION, OR BY EQUIVALENT METHODS STACKS OF THE OTHER MATERIAL SHALL BE ANCHORED SO AS TO RELIEVE THE LOAD FORM THE BASE OF THE STACK.

TABLE 604.4 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head*	2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 gallon per flushing cycle
Water closet	1.6 gallons per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
 a. A hand-held shower spray is a shower head.
 b. Consumption tolerances shall be determined from referenced standards.

TABLE 604.3 WATER DISTRIBUTION SYSTEM DESIGN CRITERIA REQUIRED CAPACITY AT FIXTURE SUPPLY PIPE OUTLETS

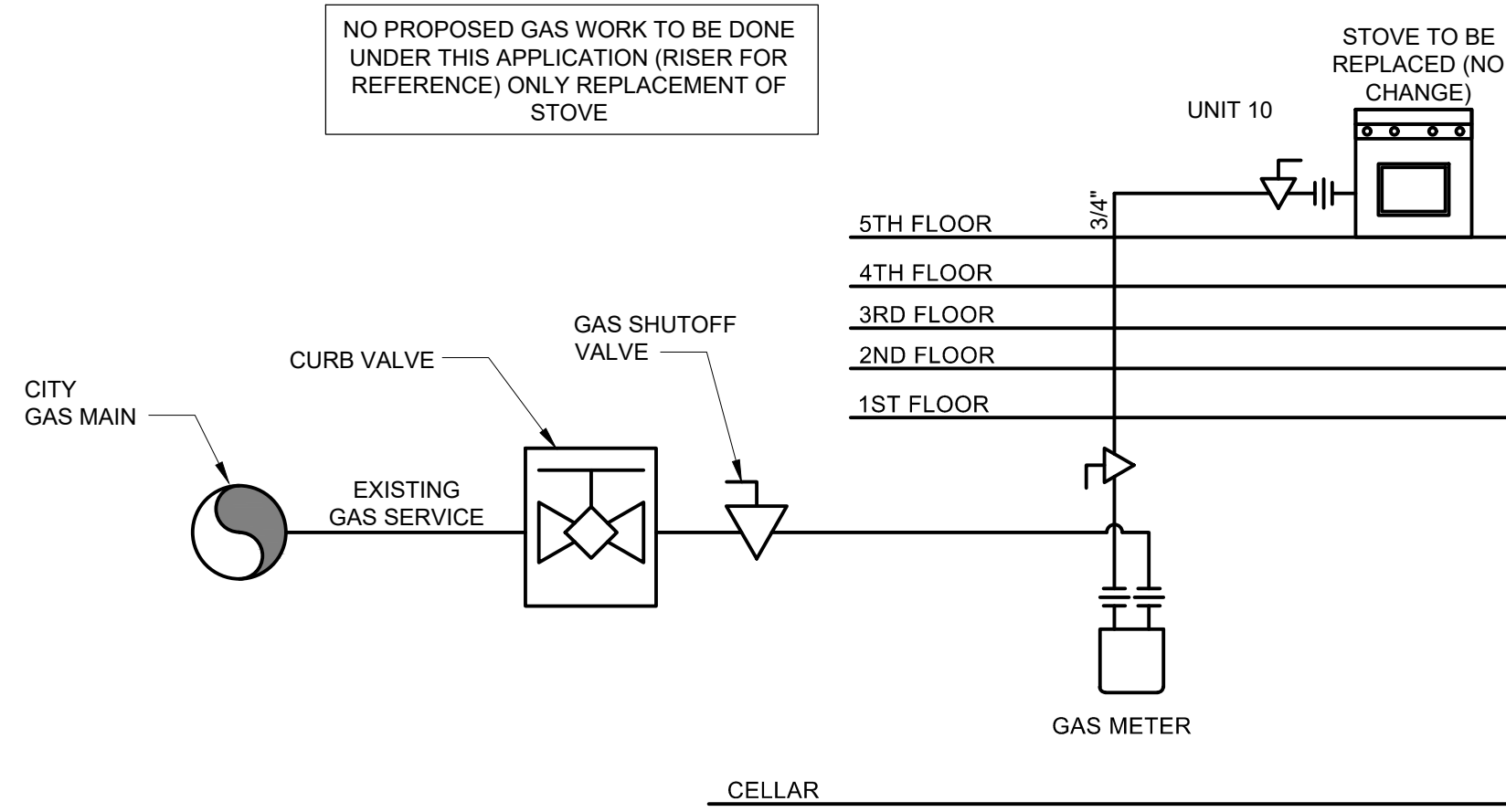
FIXTURE SUPPLY OUTLET SERVING	FLOW RATE* (gpm)	FLOW PRESSURE (psi)
Bathtub, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	4	20
Bidet, thermostatic mixing valve	2	20
Combination fixture	4	8
Dishwasher, residential	2.75	8
Drinking fountain	0.75	8
Laundry tray	4	8
Lavatory, private	0.8	8
Lavatory, private, mixing valve	0.8	8
Lavatory, public	0.4	8
Shower	2.5	8
Shower, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	2.5*	20
Silcock, hose bibb	5	8
Sink, residential	1.75	8
Sink, service	3	8
Urinal, valve	12	25
Water closet, blow out, flushometer valve	25	45
Water closet, flushometer tank	1.6	20
Water closet, siphonic, flushometer valve	25	35
Water closet, tank, close coupled	3	20
Water closet, tank, one piece	6	20

For SI: 1 pound per square inch = 6.895 kPa, 1 gallon per minute = 3.785 L/m.
 a. For additional requirements for flow rates and quantities, see Section 604.4.
 b. Where the shower mixing valve manufacturer indicates a lower flow rating for the mixing valve, the lower value shall be applied.

TABLE 604.5 MINIMUM SIZES OF FIXTURE WATER SUPPLY PIPES

FIXTURE	MINIMUM PIPE SIZE (inch)
Bathtubs* (60" x 32" and smaller)	1/2
Bathtubs* (larger than 60" x 32")	3/4
Bidet	1/4
Combination sink and tray	1/2
Dishwasher, domestic*	1/2
Drinking fountain	3/8
Hose bibbs	1/2
Kitchen sink*	1/2
Laundry, 1, 2 or 3 compartments*	1/2
Lavatory	3/8
Shower, single head*	1/2
Sinks, flushing rim	1/4
Sinks, service	1/2
Urinal, flush tank	1/2
Urinal, flushometer valve	3/4
Wall hydrant	1/2
Water closet, flush tank	3/4
Water closet, flushometer tank	3/4
Water closet, flushometer valve	1
Water closet, one piece*	1/2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
 a. Where the developed length of the distribution line is 50 feet or less, and the available pressure at the meter is 35 psi or greater, the minimum size of an individual distribution line supplied from a manifold and installed as part of a parallel water distribution system shall be one nominal tube size smaller than the sizes indicated.



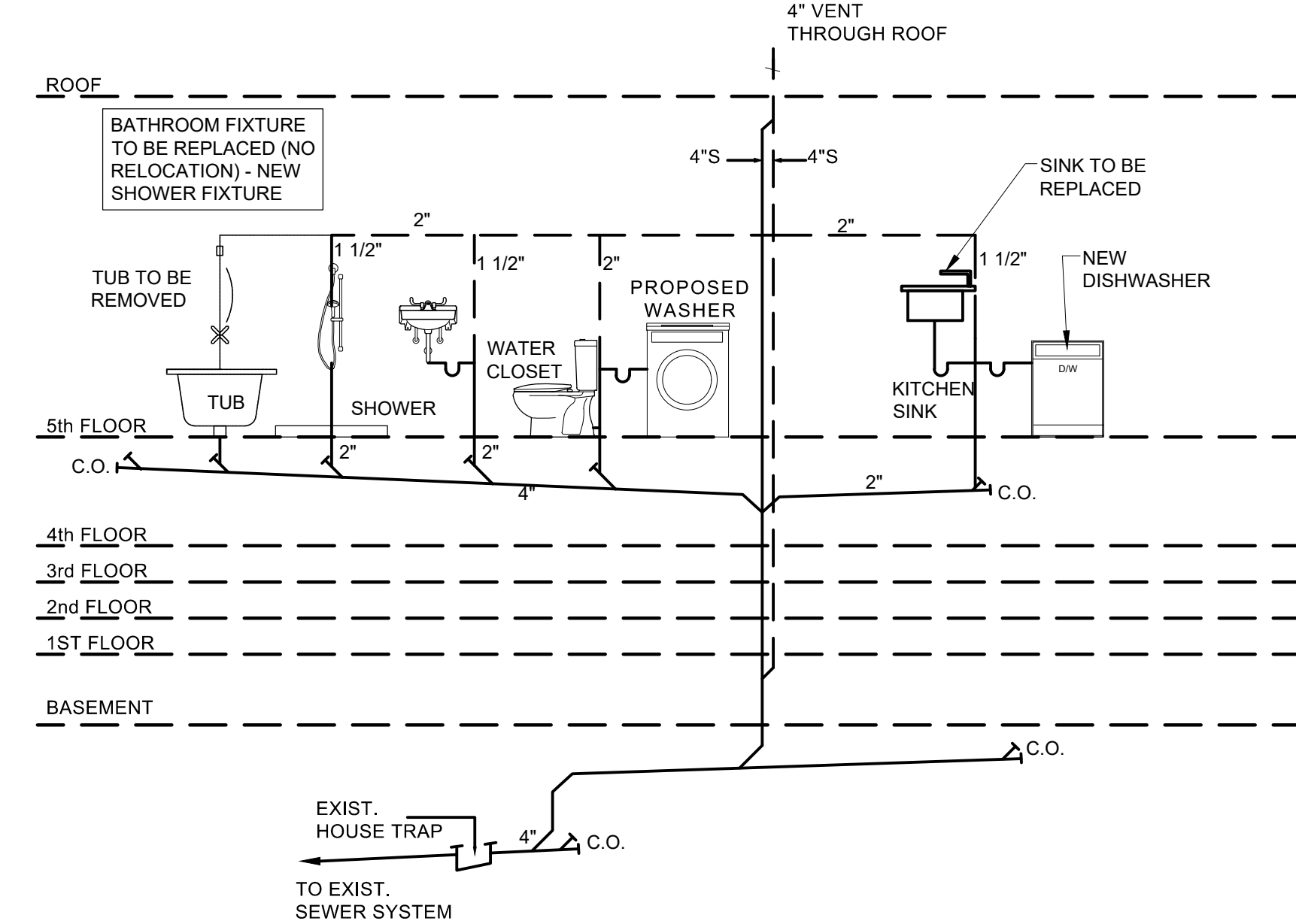
GAS RISER DIAGRAM

SCALE: N.T.S.

NEW YORK CITY FUEL GAS NOTES:

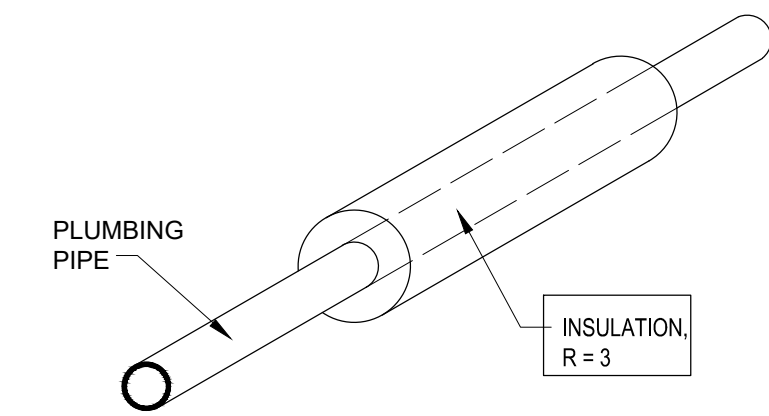
ALL WORK SHALL MEET THE REQUIREMENTS OF THE NEW YORK CITY FUEL GAS CODE (NYFCGC), 2014 EDITION.

- EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH FCG 305.
- CLEARANCES AROUND EQUIPMENT AND APPLIANCES SHALL BE IN ACCORDANCE WITH FCG 306.
- DESIGN AND INSTALLATION OF FUEL-GAS PIPING SYSTEMS SHALL BE MADE AS DIRECTED IN CHAPTER 4 OF NYFCGC.
- FUEL-GAS PIPE SIZING SHALL BE IN ACCORDANCE WITH FCG 402.
- MATERIAL USED FOR FUEL-GAS PIPING SHALL COMPLY WITH THE REQUIREMENTS OF FCG 403.
- GAS PIPING INSTALLATION SHALL BE IN ACCORDANCE WITH FCG 404.
- ALL INSPECTIONS, TESTING AND PURGING SHALL BE MADE AS DIRECTED IN SECTION FCG 406.
- GAS PIPING SHALL BE PROVIDED WITH SUPPORT IN ACCORDANCE WITH FCG 407.
- GAS PIPING SYSTEMS SHALL BE PROVIDED WITH SHUTOFF VALVES IN ACCORDANCE WITH FCG 409.
- FLOW CONTROLS SHALL BE INSTALLED AS DIRECTED IN SECTION FCG 410.
- ALL APPLIANCE CONNECTIONS SHALL COMPLY WITH FCG 411.
- GAS METER ASSEMBLY INCLUDING VALVES, PIPING, REGULATORS, VENT SAND ALL PERTINENT EQUIPMENT SHALL BE IN ACCORDANCE WITH GAS COMPANY REQUIREMENTS.
- A SHUT-OFF VALVE SHALL BE PROVIDED ON EACH BRANCH CONNECTION TO GAS BURNING EQUIPMENT AND AT THE BASE OF EVERY GAS RISER.
- GAS MAINS OR BRANCH CONNECTION PIPING SHALL NOT BE LESS THAN 3/4" DIAMETER.
- A LOAD OF 65 CFH FOR EACH RANGE SHALL BE USED FOR GAS PIPE SIZING
- EACH GAS RISER SHALL PROVIDED WITH A CAPPED DRIP LEG
- GAS SERVICE PIPING SHALL NOT BE USED FOR ELECTRICAL GROUNDING
- UNDER NO CIRCUMSTANCES SHALL GAS PIPING BE DISTORTED TWISTED OR BENT
- USE OF GAS PIPING OR FITTINGS REMOVED FROM PRIOR INSTALLATIONS IS PROHIBITED.



PLUMBING RISER DIAGRAM

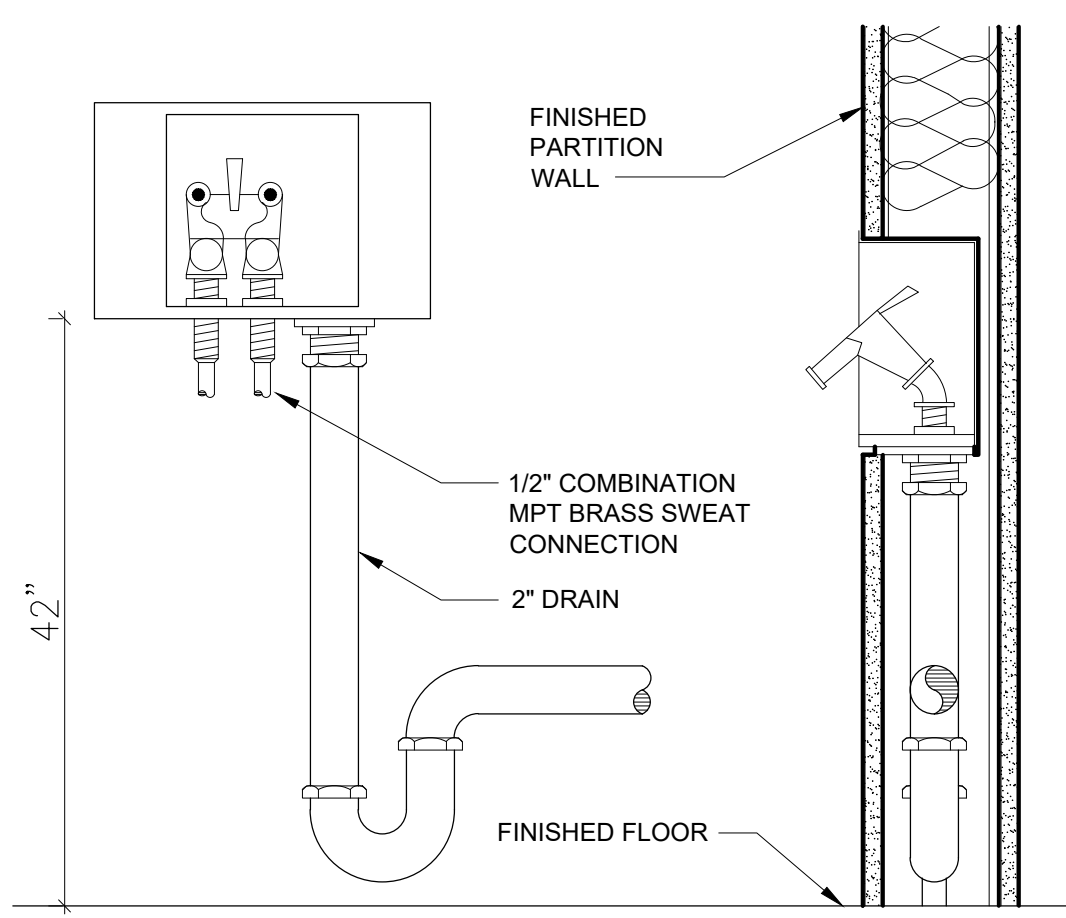
SCALE: N.T.S.



PIPING INSULATION (TYP.)

SCALE: N.T.S.

NOTE: PROVIDE INSULATION AROUND PIPES AS PER R403.3, R403.4 AND R403.5



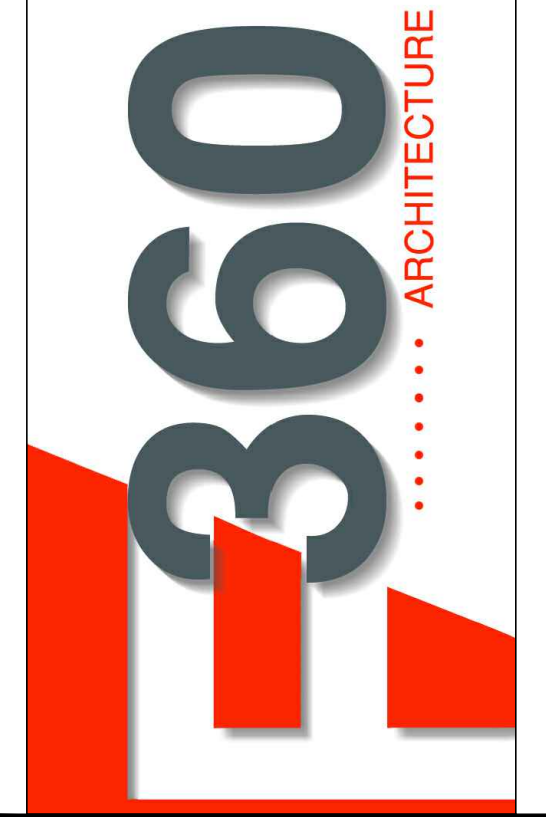
WASHING MACHINE SUPPLY & DRAIN UNIT

SCALE: N.T.S.

THE PROPOSED WASHING MACHINE WASTE LINE CONNECTION SHALL BE IMPLEMENTED IN FULL CONFORMANCE WITH 2014 NYC BUILDING CODE SECTION §28.1-704.6 "SUDS PRESSURE ZONES VENTS".

WATER LEAKAGE PREVENTION MEASURES NOTES:

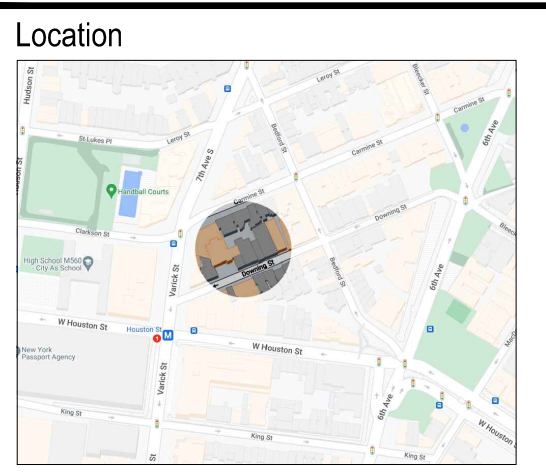
- THE NEW WASHER SHALL BE LOCATED WITHIN A CONTAINED STAINLESS STEEL PAN.
- AN AUTOMATIC SHUT-OFF VALVE WITH FLOOD ALARM, SUCH AS THE WATTS REGULATOR INTELLIFLOW SYSTEM OR APPROVED EQUAL, WITH AN AUDIBLE ALARM, IS TO BE PROVIDED.
- MANUAL SHUT-OFF VALVES ARE TO BE PROVIDED IN ADDITION TO THE AUTOMATIC SHUT-OFF SYSTEM, AND ARE TO BE ACCESSIBLE WHEN THE APPLIANCE IS IN PLACE.
- CHECK VALVES AT BOTH HOT AND COLD WATER SUPPLY ARE ALSO REQUIRED ADJACENT TO THE SHUT-OFF VALVES.
- THE WASHER IS TO BE PROVIDED WITH 600-POUND RATED HIGH TEMPERATURE WASHER HOSES WITH BRASS ENDS.



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Rev.#	Date	Description
1	1.31.2023	BUILDING MANAGEMENT REVIEW

Project Information
 55 DOWNING ST. APT # 10
 NEW YORK, NY 10014

DOB Number
 JOB # XXXXXXXXXX

Dwg Title
 PLUMBING RISER DIAGRAMS AND NOTES

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