

CREATURA/MOULTON RESIDENCE

140 RIVERSIDE DRIVE APARTMENT PHC NEW YORK, NEW YORK 10024

GENERAL NOTES

- SCOPE OF WORK: WINDOW REPLACEMENT, WITH NEW COMBINED OPENING IN APT #PHC.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL THE REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE AND THE BEST TRADE PRACTICES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR THE BUILDING'S BOARD OF DIRECTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- NO VIBRATORY OR ELECTRIC HAMMERS SHALL BE USED DURING CONSTRUCTION.
- NO LOAD-BEARING WALLS OR STEEL STRUCTURAL MEMBERS OF ANY TYPE MAY BE ALTERED OR REMOVED, EXCEPT AS NOTED ON STRUCTURAL DRAWINGS (N/A THIS ALTERATION). NO CHANNELING INTO STRUCTURAL SLABS IS ALLOWED.
- NO RISERS OR COMMON CHASES ARE TO BE REMOVED, ALTERED, MODIFIED, OBSTRUCTED OR INTERFERED WITH IN ANY WAY.
- ALL CONSTRUCTION WILL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODES FOR A CLASS I FIREPROOF BUILDING.
- THE CONTRACTOR SHALL FIRE-SAFE ANY OPENINGS BETWEEN FLOORS AND/OR WALLS EXPOSED DURING THE DEMOLITION. SHOULD ANY OF THE WORK DAMAGE OR MODIFY ANY OF THE EXISTING FIREPROOFING, ALL DAMAGED FIREPROOFING IS TO BE REMOVED AND REPLACED WITH NEW (OF THE SAME OR GREATER RATING) SO AS NOT TO COMPROMISE THE BUILDING'S FIRE RATING. ALL FIRE-STOPPING IS TO BE CODE COMPLIANT AND IS TO INCLUDE UL APPROVED DETAILS AND MATERIALS.
- THE BUILDING'S EXISTING CERTIFICATE OF OCCUPANCY WILL NOT BE AFFECTED OR REQUIRE AMENDMENT DUE TO THE PROPOSED WORK UNDER THIS APPLICATION.

TENANT PROTECTION AS PER 2014 NYC CODE, SECTION 28-104.8.4 BC.

THE BUILDING CONTAINS 249 DWELLING UNITS THAT SHALL BE OCCUPIED DURING CONSTRUCTION.

THIS APPLICATION IS BEING FILED FOR WORK ON THE 20TH FLOOR APT #PHC. THE OTHER DWELLING UNITS LOCATED IN THE BUILDING WILL BE UNAFFECTED BY WORK PERFORMED UNDER THIS APPLICATION IN TERMS OF EGRESS, FIRE SAFETY, FIRE ASSEMBLY, OPENING PROTECTIVE ETC.

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 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.
- HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- COMPLIANCE WITH THE 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 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.
- 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.
- MAINTAINING ESSENTIAL SERVICES: WHERE HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES ARE PROVIDED IN SUCH BUILDING OR IN ANY DWELLING UNIT LOCATED THEREIN, THE TENANT PROTECTION PLAN SHALL SPECIFY THE MEANS AND METHODS TO BE USED FOR MAINTAINING SUCH SERVICES DURING SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE. IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK, THEN SUCH PLAN SHALL SPECIFY THE ANTICIPATED DURATION OF SUCH DISRUPTION AND THE MEANS AND METHODS TO BE EMPLOYED TO MINIMIZE SUCH DISRUPTION, INCLUDING THE PROVISION OF SUFFICIENT ALTERNATIVES FOR SUCH SERVICE DURING SUCH DISRUPTION.

- OTHER REQUIREMENTS:
528-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE.

528-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST. THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.

528-104.8.4.3 NOTICE TO OCCUPANTS. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL (i) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR (ii) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR, OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:

- A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE;
- THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE, OR, IF THERE IS NO SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION, THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE; AND
- A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

GENERAL DEMOLITION NOTES

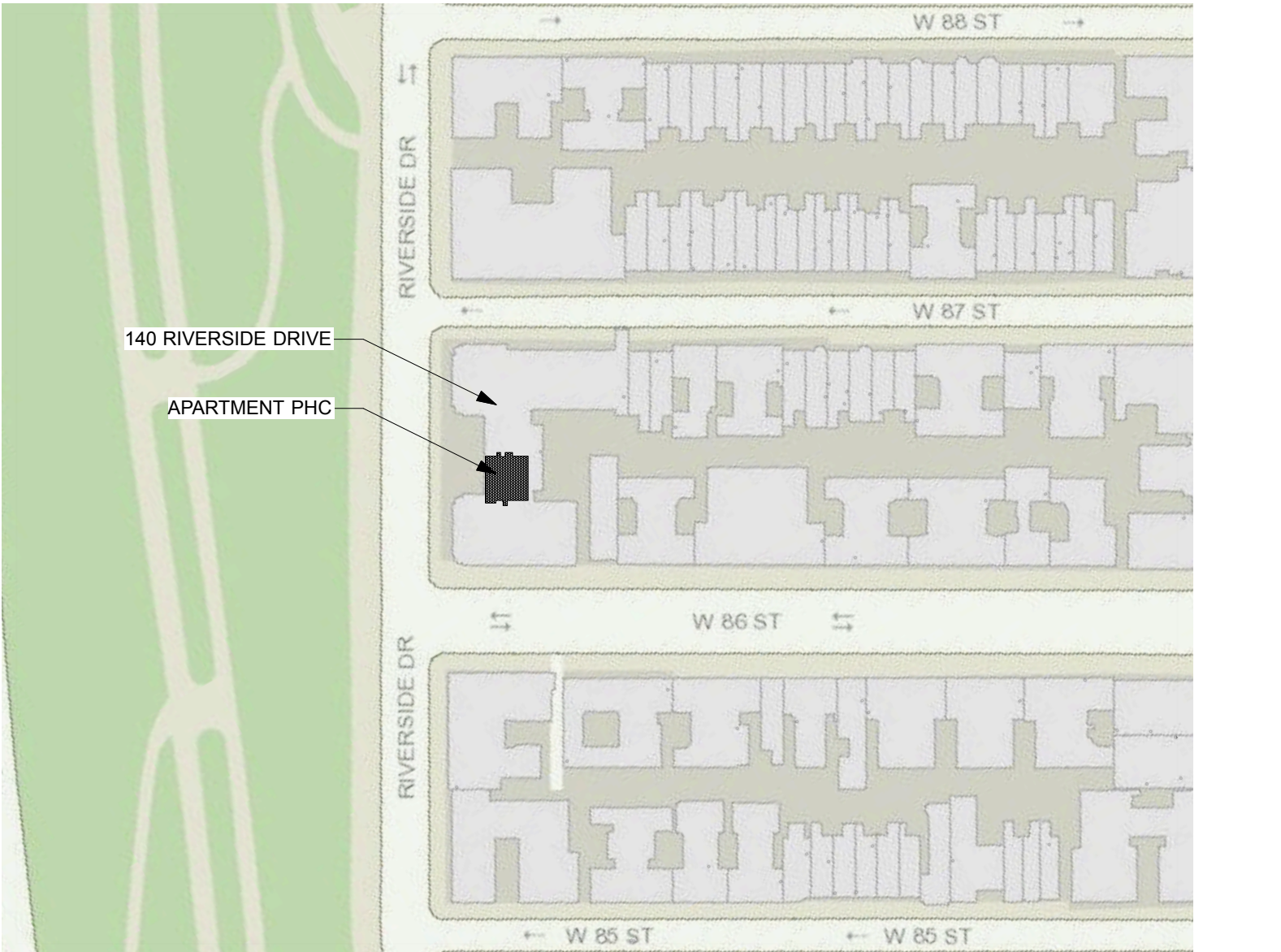
- "WET WALLS" AND THOSE PARTITIONS SUSPECTED OF CONTAINING WATER OR STEAM PIPING MUST BE REMOVED WITH CARE, ONE SIDE AT A TIME. V.A.T. FLOORING MUST BE COVERED IN PLACE OR REMOVED "WET", WITH HAND TOOLS ONLY.
- VISUAL INSPECTION PRIOR TO FILING INDICATED NO FRIABLE ASBESTOS PRESENT WITHIN PROPOSED SCOPE OF WORK. CONTRACTOR TO VERIFY IF ANY CONCEALED AREAS AFFECTED BY CONSTRUCTION MAY CONTAIN ASBESTOS. CONTRACTOR TO IMMEDIATELY NOTIFY ARCHITECT AND CLIENT IF ANY SUSPECT MATERIAL IS PRESENT AND HAVE THE MATERIAL TESTED BY A NYC-CERTIFIED ASBESTOS INVESTIGATOR. IF AFTER TESTING, THE MATERIALS ARE ACM-POSITIVE, THE CONTRACTOR SHALL FILE ALL FORMS REQUIRED FOR REMOVAL OF ACM'S AND WORK WITH A NYC-CERTIFIED ASBESTOS ABATER TO HAVE THE MATERIALS REMOVED PER NYC DOB, DEP AND FDNY REGULATIONS. CONTRACTOR IS TO PRESENT THE COST OF TESTING, FILING, OR ABATEMENT PRIOR TO FOLLOWING THROUGH WITH REMOVAL OF THE SUSPECT MATERIAL.
- PLUMBING AND GAS LINES MAY EXIST IN THE FLOOR AS WELL AS THE WALLS. EXTREME CARE SHOULD BE TAKEN DURING DEMOLITION TO AVOID DAMAGING EXISTING PIPING.
- SEE ADDITIONAL NOTES ON DEMOLITION DRAWING.
- IT IS NOT PERMITTED TO CHANNEL OR CORE INTO THE EXISTING STRUCTURAL SLABS.

GENERAL PROTECTION NOTES

- CONTRACTOR IS TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY DEMOLITION WORK IS INVOLVED. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH THE NEW YORK BUILDING CODE.
- FIRE SAFETY:
 - ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
 - ALL FLAMMABLE MATERIALS TO BE TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
 - ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - ALL ELECTRIC POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
 - ALL ELECTRIC POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
- CONTRACTOR AT ALL TIMES TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
- DUST CONTROL: CONTRACTOR SHALL ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF POLYVINYL SHEETINGS. ALL VENT OPENINGS, CONVECTORS, ENTRY AND SERVICE DOORS SHALL BE SEALED OFF WITH POLYETHYLENE SHEETING 6 MIL THICK OR GREATER AND/OR DUCT TAPED DURING DEMOLITION TO PREVENT DUST FROM INFILTRATING BUILDING SYSTEMS, CORRIDORS AND STAIRS.
- NOISE CONTROL: THE CONTRACTOR SHALL ENDEAVOR TO MINIMIZE NOISE WHEREVER POSSIBLE AND SHALL USE SOUND ATTENUATION BLANKETS PLACED ON WALLS AND FLOORS TO FURTHER CONTAIN NOISE DURING LOUD CONSTRUCTION PROCEDURES SUCH AS DEMOLITION.
- THE CONTRACTOR SHALL COMPLY WITH "THE USE OF LEAD-SAFE PRACTICES" FOR WORK IMPACTING 6 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATES AND LOCAL REGULATIONS. PROPOSED WORK MUST ALSO COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2008.

BUILDING NOTES:

- ANY AND ALL REQUIRED SPECIAL AND PROGRESS INSPECTIONS NOTED ON APPLICATIONS FILED WITH DOB MUST BE ADHERED TO.
- ALL WORK IS TO BE PERFORMED BY FULLY INSURED CONTRACTORS AND COPIES OF LICENSES AND INSURANCES FROM ALL LICENSED CONTRACTORS MUST BE SUBMITTED AS PART OF A COMPLETE REVIEW PACKAGE.
- PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES AS WELL AS ALL OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED.
- THE UNIT OWNER IS TO BE MADE AWARE AND AGREES THAT SHOULD ANY APPLIANCE OR MECHANICAL EQUIPMENT INSTALLED CAUSE COMPLAINTS, BE IT LEAKS, NOISE, VIBRATIONS, SUDS BACK UP INTO NEIGHBORING APARTMENT, THE BUILDING IS WITHIN THEIR RIGHTS TO REQUIRE THAT THE APPLIANCE OR EQUIPMENT BE REMOVED OR REMEDIED AT THE UNIT OWNER'S SOLE EXPENSE.
- AN ASBESTOS CERTIFICATE MUST BE PROVIDED ALONG WITH COPIES OF AIR MONITORING REPORTS TO THE MANAGING AGENT BEFORE DEMOLITION. ANY ASBESTOS CONTAINING MATERIAL ("ACM") MUST BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH LOCAL CODES, RULES AND REGULATIONS AND BE PERFORMED BY A FULLY LICENSED AND INSURED ASBESTOS ABATEMENT COMPANY. THE UNIT OWNER/TENANT COULD PROCEED WITH DEMOLITION IF THE APARTMENT DOES NOT CONTAIN ASBESTOS. DURING DEMOLITION IF POSSIBLE ACM IS FOUND IT SHALL NOT BE DISTURBED. TESTING IS REQUIRED AND IT SHALL BE ABATED IF POSITIVE.
- UNLESS TESTING PROVES OTHERWISE EXISTING PAINT IS TO BE ASSUMED TO CONTAIN LEAD AND AS SUCH HANDLED AND DISPOSED OF AS PER THE REQUIREMENTS OF THE EPA LAWS.
- ANY DAMAGE AS A RESULT OF THE PROPOSED WORK TO THE BUILDING AS A WHOLE OR NEIGHBORING APARTMENTS IS THE RESPONSIBILITY FINANCIALLY OR OTHERWISE OF THE UNIT OWNER. ANY VIOLATIONS OR FINES ISSUED TO THE BUILDING AS A RESULT OF THE PROPOSED WORK OR THE ASSOCIATED CONTRACTOR IS THE RESPONSIBILITY OF THE UNIT OWNER TO RESOLVE AND PAY. ANY REMEDIAL WORK REQUIRED TO CORRECT ANY OF THE AFOREMENTIONED DAMAGE OR VIOLATIONS IS ALSO THE RESPONSIBILITY OF THE UNIT OWNER.
- 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.
- DURING CONSTRUCTION, THE SELECTED CONTRACTOR SHOULD IMMEDIATELY NOTIFY ARCHITECT OF RECORD OF ANY STRUCTURAL CONDITIONS NOT IDENTIFIED ON THE APPROVED PLANS OR OF ANY STRUCTURAL CONDITIONS NOT IDENTIFIED ON THE APPROVED PLANS.
- THE ALTERATION SHALL NOT INTERFERE WITH THE BUILDINGS INTERCOM, GAS, ELECTRIC, HEATING, AIR-CONDITIONING, OR PLUMBING SYSTEM OR ANY OTHER BUILDING SYSTEM OR SERVICE.
- DEMOLITION SHALL BE CONDUCTED WITH HAND TOOLS ONLY; PNEUMATIC TOOLS AND ELECTRIC HAMMERS ARE NOT PERMITTED.
- THE ARCHITECT FOR THIS ALTERATION AND SELECTED CONTRACTOR HAVE RECEIVED REVIEWED AND WILL ABIDE BY THE BUILDING HOUSE ALTERATION RULES
- PROPOSED PLANS SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH BY ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES AS WELL AS ALL OTHER GOVERNING AGENCIES INCLUDING ADEQUATE ACCESSIBILITY AND USAGE BY THE DISABLED
- WHERE EXISTING FIRE-STOPPING HAS BEEN AFFECTED AND/OR WILL BE REQUIRED IT IS TO BE INSTALLED. ALL FIRE-STOPPING IS TO BE CODE COMPLIANT, AND COMPLY WITH APPLICABLE DOB CODES AND REGULATIONS AND IS TO INCLUDE UL APPROVED DETAILS AND MATERIALS.
- ANY WORK PERFORMED ON WALLS, CEILINGS AND/OR FLOORS COMMON TO OTHER HABITABLE SPACES, PUBLIC SPACES OR TO THE EXTERIOR SHALL NOT LOWER THEIR FIRE RATINGS.
- WHERE STEEL BEAMS OR COLUMNS HAVE BEEN EXPOSED OR ARE TO BE EXPOSED, THEY SHALL BE FIRE PROOFED AS PART OF THIS WORK SO AS TO MATCH THE EXISTING FIRE RATING.
- ALL PROPOSED WINDOW REPLACEMENTS OR MODIFICATIONS OF EXISTING WINDOWS MUST BE APPROVED BY THE BOARD, AND THE LANDMARKS PRESERVATION COMMISSION.
- THE WORK
 - MUST BE PERFORMED AND COMPLETED WITHIN 180 DAYS, EXCLUSIVE OF WEEKDAYS ON WHICH WORK IS NOT PERMITTED TO BE PERFORMED IN THE BUILDING OR EVENTS OF FORCE MAJEURE, AFTER THE CORPORATION'S WRITTEN APPROVAL TO COMMENCE WORK IS PROVIDED TO BE SHAREHOLDER (THE "COMMENCEMENT DATE");
 - MAY BE DONE ONLY BETWEEN THE HOURS OF 8:30AM AND 4:30PM, MONDAY THROUGH FRIDAY INCLUSIVE, EXCEPT THAT ANY WORK WHICH MAY PRODUCE LOUD NOISE DISTURBING TO OTHER OCCUPANTS MAY NOT BE PERFORMED PRIOR TO 9:00AM. IN ADDITION, WITHOUT EXTENDING THE 4:30PM DEADLINE FOR CESSATION OF ALL WORK, ALL WORKERS MUST VACATE THE BUILDING BY 5:00PM;
 - MAY NOT, IN ANY EVENT, BE PERFORMED ON SATURDAYS, SUNDAYS, OR THE DATES LISTED ON THE HOLIDAY WORK SCHEDULE (ATTACHMENT K TO THE ALTERATION AGREEMENT), OR ON ANY OTHER WEEKDAY IN WHICH THE BUILDING DETERMINES NOT TO ALLOW WORK TO PROCEED;
 - SHALL BE COMPLETED WITHIN THE PERIOD OF TIME SET FORTH IN PARAGRAPH (6) (A) (i) HEREOF (THE "CONSTRUCTION PERIOD"). TIME BEING OF THE ESSENCE, AND NO WORK MAY BE PERFORMED THE CONSTRUCTION PERIOD UNLESS THE CORPORATION CONSENTS IN WRITING TO AN EXTENSION OF TIME FOR THE PERFORMANCE OF THE WORK, WHICH CONSENT MAY BE SUBJECT TO SUCH TERMS AND CONDITIONS AS THE CORPORATION MAY IMPOSE.
- TOOLS, MATERIALS, EQUIPMENT MAY BE DELIVERED TO, AND RUBBISH AND DEBRIS REMOVED FROM, THE BUILDING ONLY BETWEEN THE HOURS OF 9:00AM AND 4:30PM, MONDAY THROUGH FRIDAY. NO TOOLS MATERIALS OR EQUIPMENT MAY BE DELIVERED, OR RUBISH REMOVED, ON SATURDAY, SUNDAY OR ANY LEGAL OR RELIGIOUS HOLIDAY.



PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, A COASTAL ZONE OR WATER SENSITIVE INLAND ZONE. PROPERTY IS NOT IN SFHA.

ENERGY CODE NOTES:

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



ORIGINAL WEST FACADE RENDERING OF THE NORMANDY, BUILT 1939

DRAWING LIST

ARCHITECTURAL DRAWINGS

- T-100 COVER SHEET
- A-111 DEMOLITION PLAN
- A-112 CONSTRUCTION PLAN
- A-171 WEST BUILDING FACADES
- A-172 PARTIAL BUILDING FACADES AT PENTHOUSE
- A-173 WINDOW ELEVATIONS AND DETAILS
- A-174 APPROVED WINDOW DETAILS AND PHOTOS

ZONING NOTES

ADDRESS: 140 RIVERSIDE DRIVE
APT #PHC LOCATED ON THE 20TH FLOOR (ACTUAL FLOOR "PENTHOUSE ROOF")
MANHATTAN
BIN: 1033933
BLOCK: 1248
LOT: 1
COMMUNITY BOARD: 107
ZONING MAP: 5D
ZONING DIST: R10A
LANDMARK STATUS: YES
HISTORIC DISTRICT: RIVERSIDE - WEST END
YEAR BUILT: 1939
OF BUILDINGS: 1
OF FLOORS: 19 FLOORS (BUILDING CONTAINS NO 13TH FLOOR)
249 RESIDENTIAL
OF UNITS:
LAND USE: MULTI FAMILY ELEVATOR BUILDING
OCCUPANCY: R2

SPECIAL INSPECTIONS

REQUIRED CONTROLLED INSPECTIONS - TR1:

FIRE-RESISTANCE RATED CONSTRUCTION
STRUCTURAL STABILITY (EXISTING BUILDING)
FINAL SIGN-OFF

REQUIRED ENERGY CODE COMPLIANCE INSPECTIONS - TR8

FENESTRATION FOR AIR LEAKAGE
FENESTRATION AREAS

PUBLIC SAFETY NOTES / EXTERIOR WORK

- DESCRIPTION OF WORK: NEW WINDOWS IN NEW OPENINGS
- NO WORK SHALL BE DONE THAT MAY CAUSE DANGER TO OCCUPANTS OR TO THE GENERAL PUBLIC
 - ALL WORK IS TO COMPLY WITH THE RULES AND REGULATIONS OF THE NYC DEPT. OF BUILDINGS AND ALL OTHER CITY AGENCIES HAVING JURISDICTION
 - CONTRACTOR IS TO INSURE ALL PRECAUTIONS FOR PUBLIC SAFETY AND TO DETERMINE IF INSTALLATION OF SIDEWALK SHED, FENCE, OR NETTING IS REQUIRED
 - ALL WORK IS TO BE DONE UTILIZING HAND TOOLS ONLY
 - ALL AREAS AFFECTED BY WORK ARE TO BE KEPT FREE AND CLEAR AT ALL TIMES
 - ALL EXISTING FIRE RATINGS MUST BE MAINTAINED
 - ALL DUST, DEBRIS AND NOISE ARE TO BE KEPT TO ACCEPTABLE LEVELS
 - NO WORK SHALL BE DONE BETWEEN 5:00PM AND 8:00AM INCLUDING WEEKENDS AND LEGAL HOLIDAYS
 - ALL BUILDING MATERIALS TO BE STORED IN AN ORDERLY MANNER

STRUCTURAL STABILITY STATEMENT

ALL PROPOSED WORK HAS NO AFFECT ON STRUCTURAL STABILITY OF EXISTING STRUCTURE.

HOUSING MAINTENANCE CODE NOTES:

- SIGN DESIGNATING EACH FLOOR TO BE PROVIDED AS PER LL 284 OF 1955 AND D 26-20.03 HMC.
- ENTRANCE DOORS TO EACH APARTMENT TO HAVE PEEPHOLES IN COMPLIANCE WITH SEC. D26-201 HMC.
- LIGHTS AT ENTRANCE OF BUILDING TO COMPLY WITH SECTION D26-19.07 HMC.
- PREMISES TO COMPLY WITH SECTION B7 MDL FOR ARTIFICIAL HALL LIGHTING.
- PREMISES TO COMPLY WITH ARTICLE 17 HMC FOR HEATING AND HOT WATER
- OWNER TO FILE REGISTRATION STATEMENT AS PER ARTICLE 41 HMC PRIOR TO ISSUANCE OF CO.

NOTE: WE ASSUME THAT 140 RIVERSIDE DRIVE AND THE COOPERATIVE COMPLY WITH THE ABOVE REQUIREMENTS OF THE HOUSING MAINTENANCE CODE; HOWEVER, CONFORMITY OF PUBLIC AREAS TO THESE STANDARDS IS BEYOND THE SCOPE OF THIS APARTMENT RENOVATION AND NOT THE RESPONSIBILITY OF THE PHC SHAREHOLDER.

ALTERATION AGREEMENT

1. THE ARCHITECT AND GENERAL CONTRACTOR HAVE READ AND ARE FAMILIAR WITH THE ALTERATION AGREEMENT FOR THE COOPERATIVE AND AGREE TO ABIDE BY THE RULES AND TENENTS CONTAINED THEREIN.

TURINO KALBERER ARCHITECTS

79 MADISON AVENUE, 8TH FLOOR
NEW YORK, NY 10016
(212) 219-3007
phil@tkanyc.com

11/23/20 ISSUED FOR CB7 PRESENTATION

11/9/20 ISSUED FOR FILING

10/22/20 2ND SUBMISSION TO BUILDING

9/10/20 SUBMITTED FOR BUILDING REVIEW

DATE:

PROJECT:

CREATURA/MOULTON RESIDENCE

140 Riverside Drive, Apt. PHC
New York, NY 10024

DRAWING TITLE:

APARTMENT #PHC COVER SHEET

SEAL & SIGNATURE:



DATE: 9/10/20

SCALE: AS NOTED

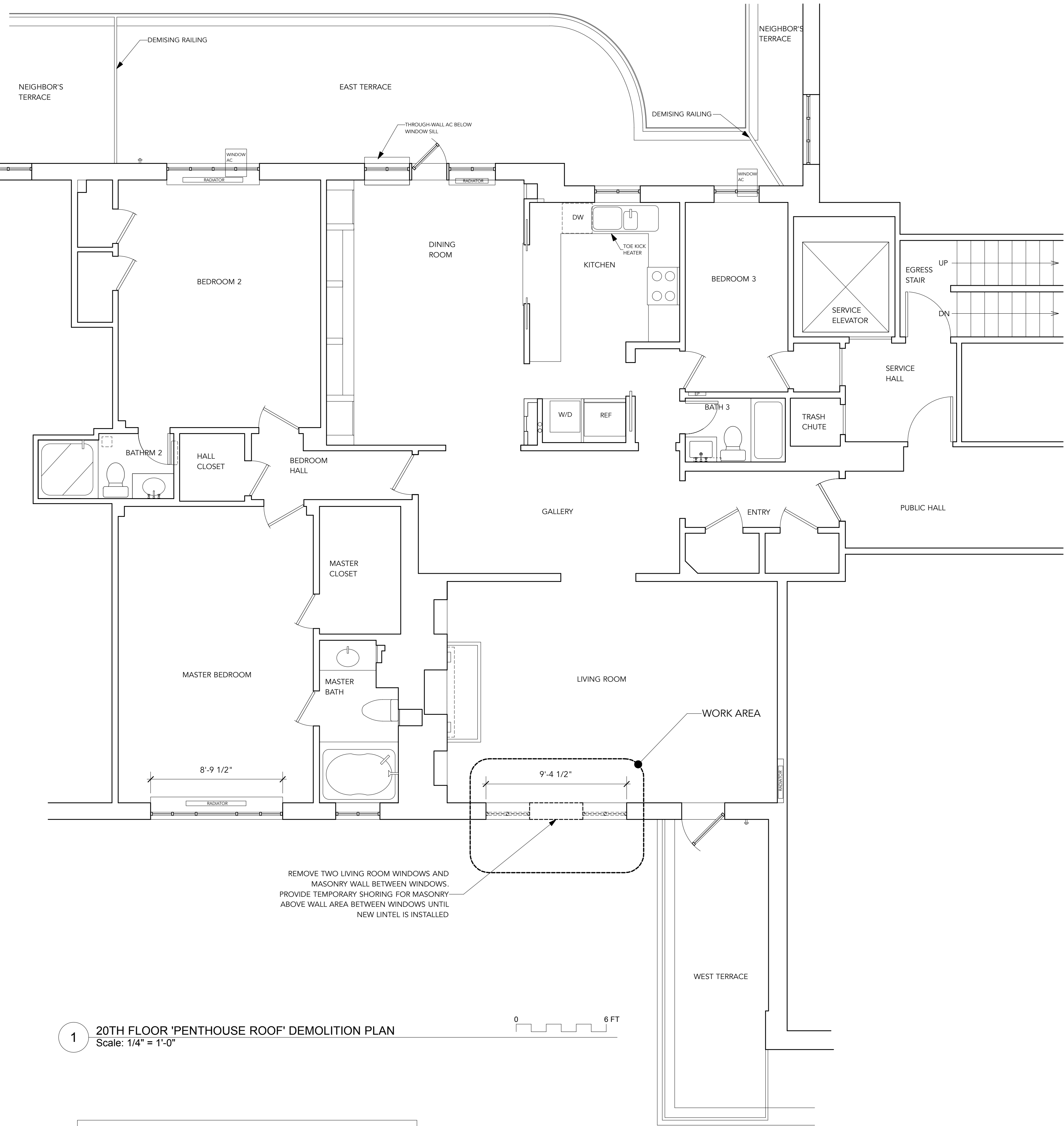
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1 OF 7

CREATURA/MOULTON RESIDENCE



DEMOLITION

THE CONTRACTOR SHALL PERFORM ALL DEMOLITION AND REMOVAL WORK NOTED ON THE DEMOLITION PLAN, AS DESCRIBED HEREIN, OR AS REQUIRED BUT NOT SPECIFICALLY NOTED FOR THE INSTALLATION OF NEW WORK. DEMOLITION WORK MAY ONLY OCCUR BETWEEN THE HOURS SPECIFIED IN THE ALTERATION AGREEMENT.

- 1) NOTE THAT THE WALL MAY HAVE PIPES OR STRUCTURAL ELEMENTS THAT ARE NOT SHOWN OR ANTICIPATED. CONTRACTOR TO PERFORM DEMOLITION ACCORDINGLY.
- (2) SEE ADDITIONAL DEMOLITION NOTES ON DRAWING T100.
- (3) NO REMOVAL OF STRUCTURAL ELEMENTS OR SLABS ALLOWED

WORK INCLUDED (WITHIN DESIGNATED WORK AREAS)

- 1) CUTTING AND REMOVAL OF EXTERIOR MASONRY WALL BETWEEN LIVING ROOM WINDOWS SHOWN ON THE DRAWINGS.
- 2) REMOVAL OF TWO EXISTING LIVING ROOM WINDOWS
- 3) REMOVAL OF DEBRIS: TRANSPORT OF MATERIALS REMOVED FROM THE DEMOLITION WORK AND LEGAL DISPOSAL OFF SITE. ALL DISPOSAL FEES ARE INCLUDED IN THE WORK.
- 4) REMOVAL OF ANY HAZARDOUS MATERIALS IS NOT INCLUDED IN THE CONTRACT. CONTRACTOR TO IDENTIFY AND DOCUMENT ANY HAZARDOUS MATERIALS DISCOVERED AND TO OVERSEE LEGAL, PROPER REMOVAL OF SUCH MATERIALS.
- 5) ALL EXISTING SURFACES, WINDOWS AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL REPAIR ANY DAMAGE THAT MAY OCCUR TO ANY PARTY WHATSOEVER BY REASON OF NEGLIGENCE OR FOR LACK OF PROVIDING PROPER LIGHTS, GUARDS, BARRIERS, OR ANY SAFEGUARDS AT NO ADDITIONAL COST TO THE OWNER.
- 6) PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS.
- 7) NOTIFY ARCHITECT IF STRUCTURAL CONDITIONS EXPOSED DURING DEMOLITION DO NOT MATCH THOSE SHOWN ON THE DRAWINGS.
- 8) ALL DEMOLITION SHALL BE CONDUCTED IN A MANNER TO MINIMIZE DUST. ALL DEMOLITION REFUSE SHALL BE PROMPTLY REMOVED FROM THE APARTMENT IN CONTAINERS APPROVED BY THE BUILDING.
- 9) WORK MUST BE CONFINED TO THE APARTMENT BEING ALTERED AND MUST NOT CREATE DUST, DIRT OR ANY OTHER TYPE OF NUISANCE TO OTHER APARTMENTS OR COMMON AREAS. ENTRANCE DOORS TO THE APARTMENT BEING ALTERED AND THE APARTMENT'S VENTILATION REGISTERS MUST BE SEALED TO PREVENT DUST ETC. FROM ENTERING ELEVATOR/SERVICE HALLS, FOYERS AND OTHER APARTMENTS.

1 20TH FLOOR 'PENTHOUSE ROOF' DEMOLITION PLAN
Scale: 1/4" = 1'-0"

LEGEND

- WALLS, FIXTURES AND ELEMENTS TO BE REMOVED
- ===== WALLS, FIXTURES AND ELEMENTS TO REMAIN

11/23/20	ISSUED FOR CB7 PRESENTATION
11/9/20	ISSUED FOR FILING
10/22/20	2ND SUBMISSION TO BUILDING
9/10/20	SUBMITTED FOR BUILDING REVIEW

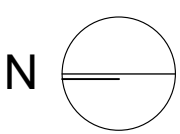
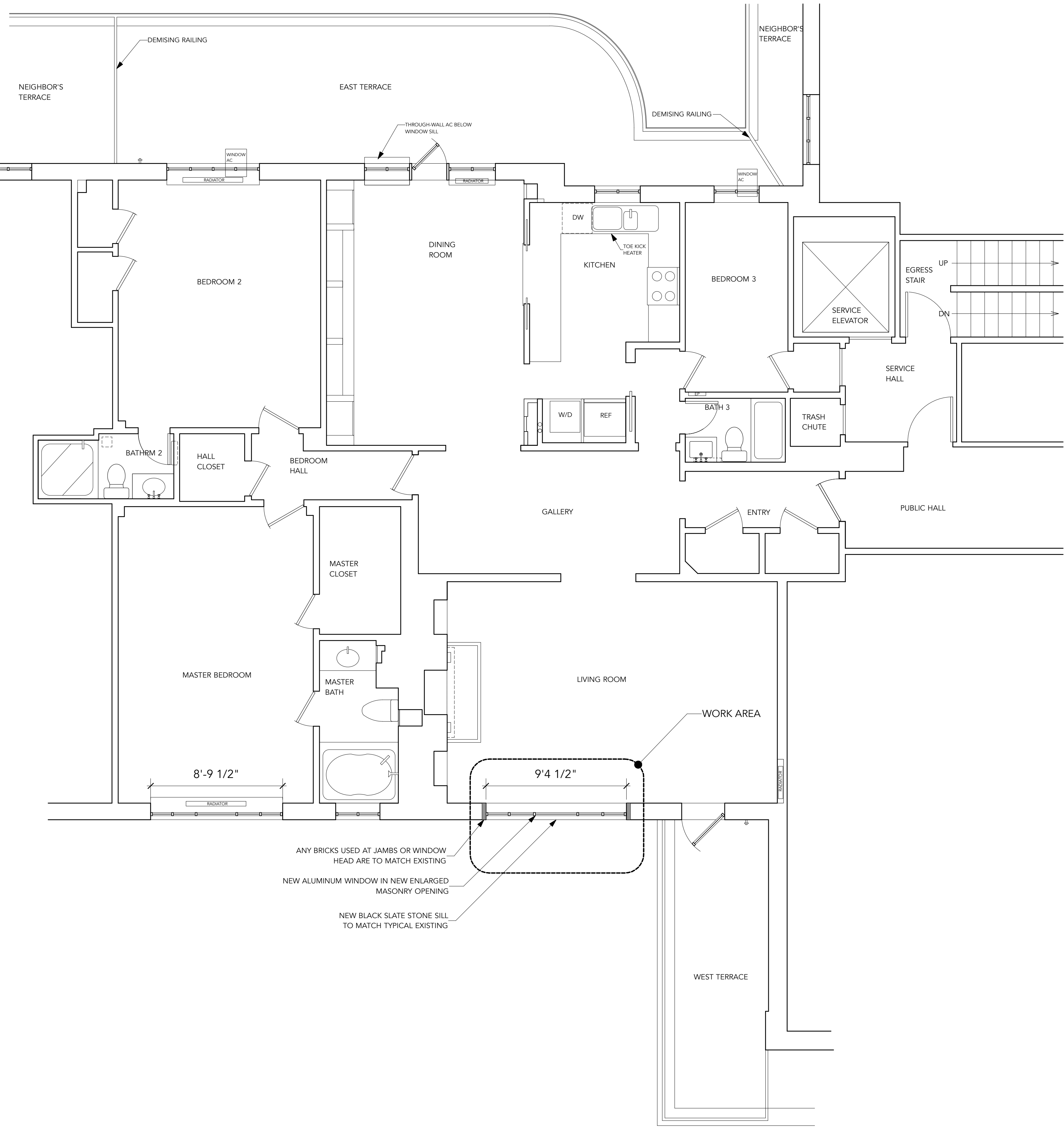
PROJECT:
CREATURA MOULTON RESIDENCE
140 Riverside Drive, Apt. PHC
New York, NY 10024

DRAWING TITLE:
20TH FLOOR
'PENTHOUSE ROOF'
DEMOLITION PLAN

SEAL & SIGNATURE:	DATE: 9/10/20
	SCALE: AS NOTED
	DRAWN: PT
	DRAWING No:



A-111.00



NOTES:

1) PARTITION LEGEND:

- EXISTING WALLS AND FIXTURES TO REMAIN
- NEW CONSTRUCTION

- 1) PROVIDE ADEQUATE PROTECTION FOR ALL SUPPLY/RETURN VENTING, ETC TO BUILDING SYSTEMS DURING CONSTRUCTION
- 2) ALL PLUMBING AND COLUMN CHASES TO BE RESTORED TO MINIMUM 2 HR. RATING. EXPOSED STRUCTURAL STEEL MUST BE RESTORED TO A FULL 3 HOUR FIRE RATING WITH EITHER THREE LAYERS OF 5/8" SHEETROCK OR 1 1/2" THICK MONOCRETE.
- 3) ANY DAMAGED PLASTER AROUND THE NEW WINDOW IS TO BE FULLY RESTORED USING TRADITIONAL THREE-COAT PLASTER METHODS
- 4) CHANNELING OF THE SLAB, EXTERIOR OR ANY DEMISING WALLS IS PROHIBITED.

1 20TH FLOOR 'PENTHOUSE ROOF' CONSTRUCTION PLAN
Scale: 1/4" = 1'-0"

0 6 FT

11/23/20 ISSUED FOR CB7 PRESENTATION
11/9/20 ISSUED FOR FILING
10/22/20 2ND SUBMISSION TO BUILDING
9/10/20 SUBMITTED FOR BUILDING REVIEW

PROJECT:
CREATURA MOULTON RESIDENCE
140 Riverside Drive, Apt. PHC
New York, NY 10024

DRAWING TITLE:
20TH FLOOR
'PENTHOUSE ROOF'
CONSTRUCTION PLAN

SEAL & SIGNATURE:

DATE: 9/10/20

SCALE: AS NOTED

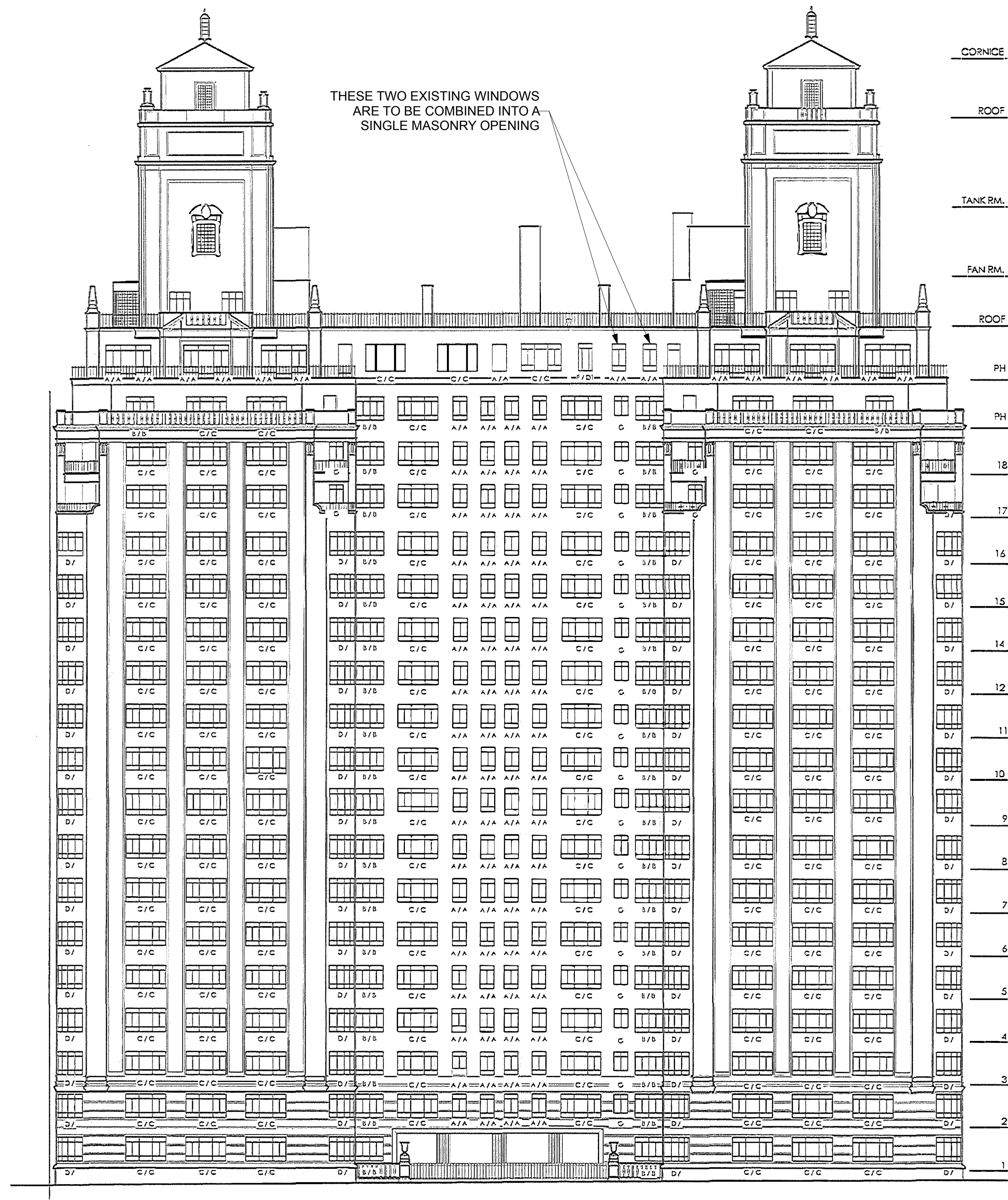
DRAWN: PT

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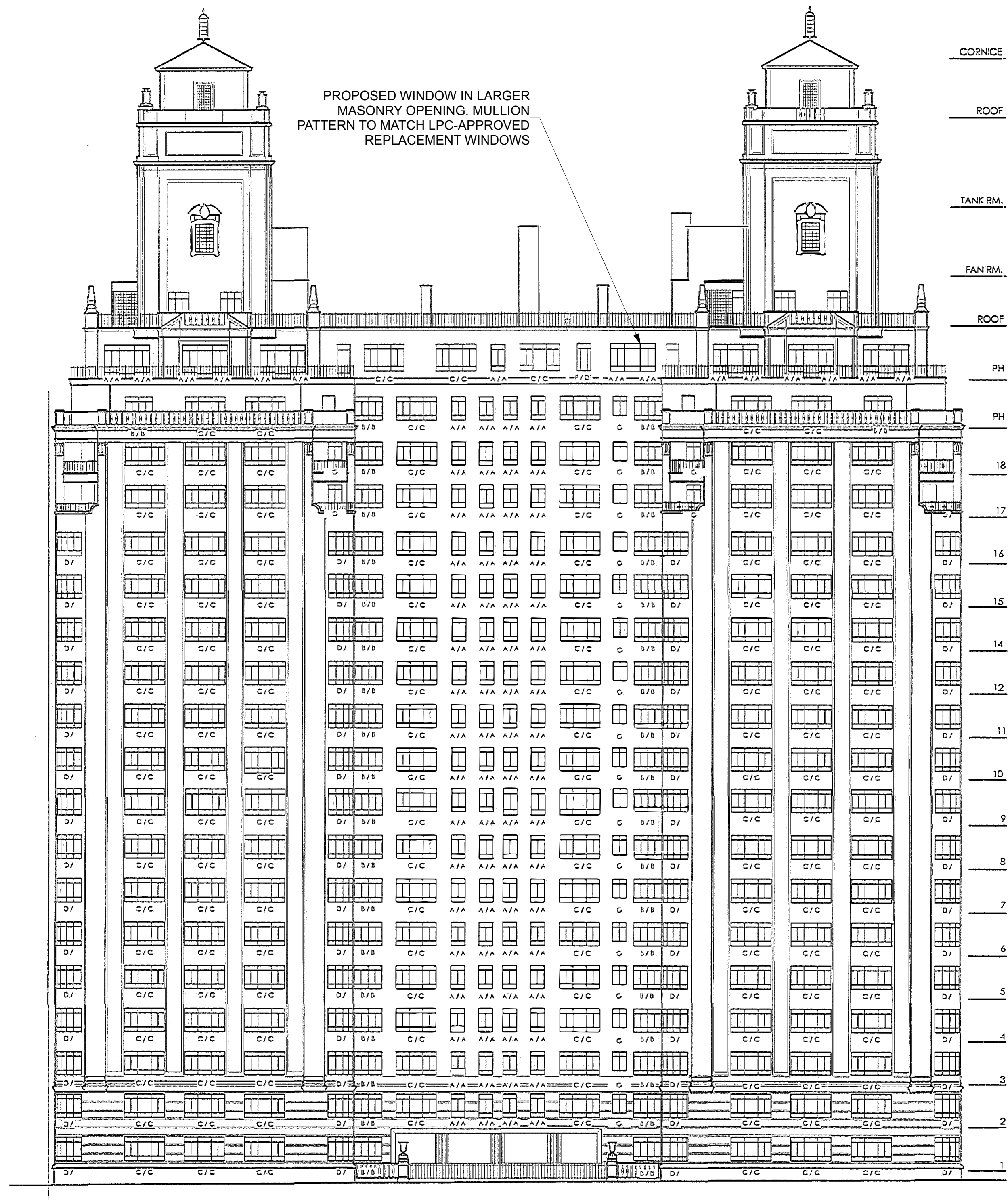
A-112.00

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1 EXISTING WEST BUILDING FACADE AT PENTHOUSE LEVEL (MASTER PLAN SHOWN BELOW)
N.T.S.



2 MASTER PLAN WITH PROPOSED MODIFICATION TO WEST BUILDING FACADE AT PENTHOUSE LEVEL
N.T.S.

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PROJECT:
CREATURA MOULTON RESIDENCE
140 Riverside Drive, Apt. PHC
New York, NY 10024

DRAWING TITLE:

WEST BUILDING FACADES

SEAL & SIGNATURE:



DATE: 9/10/20

SCALE: AS NOTED

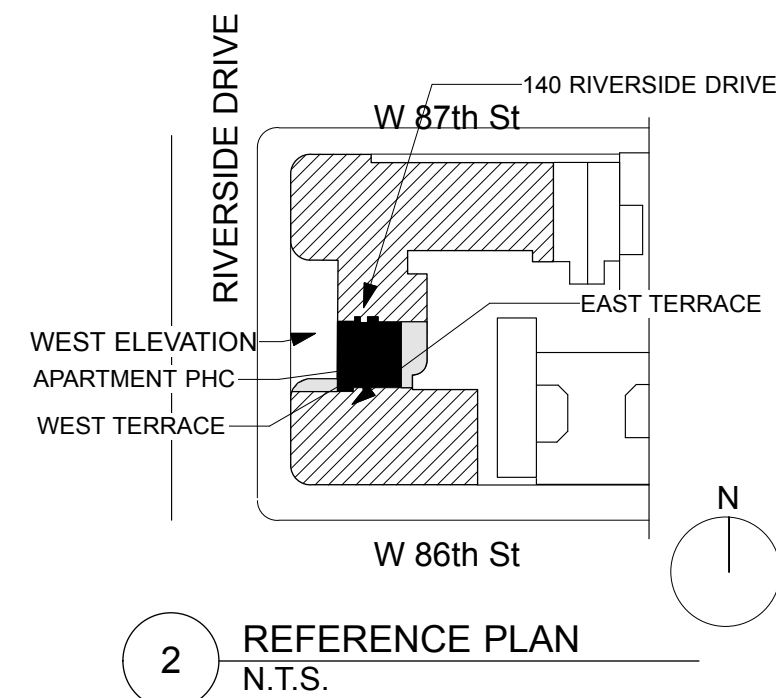
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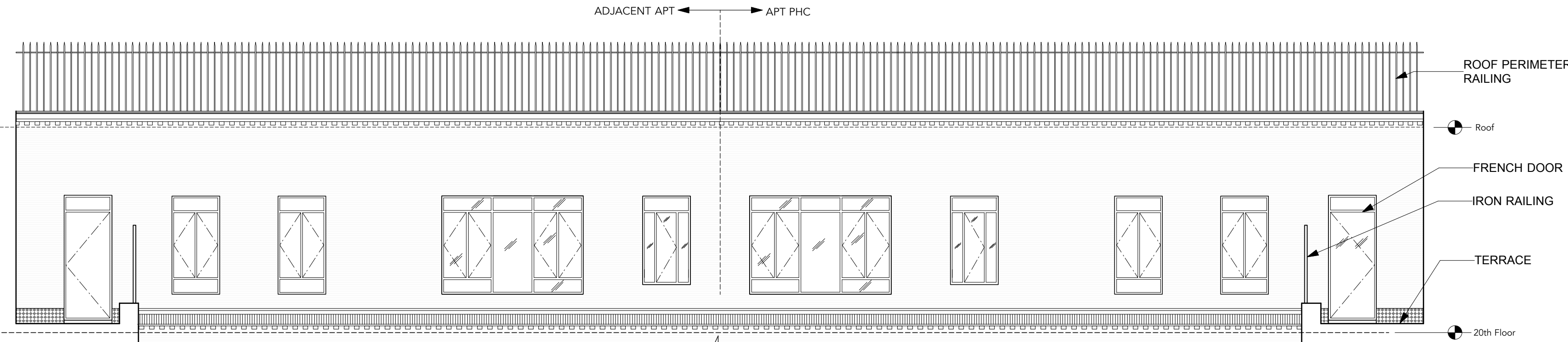
A-171.00

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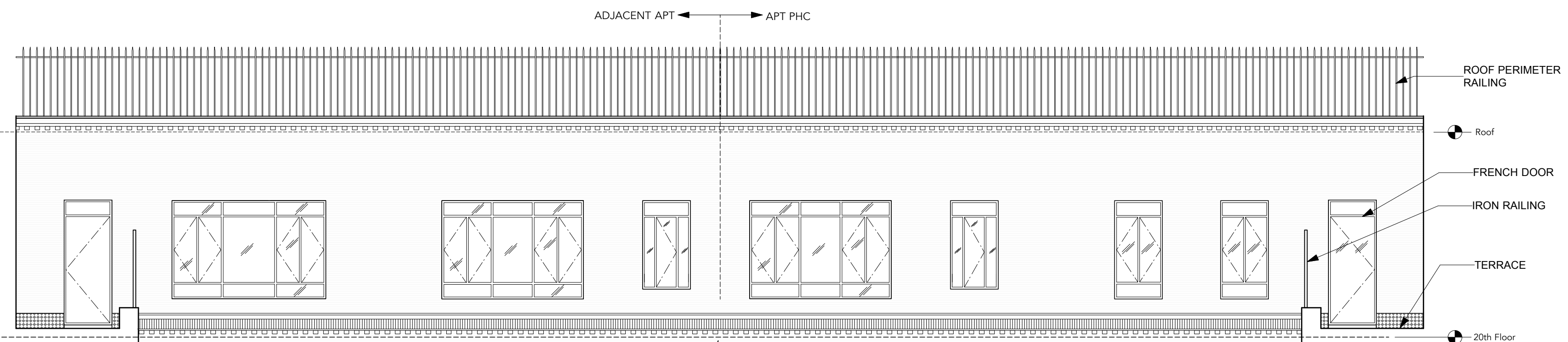
CREATURA MOULTON



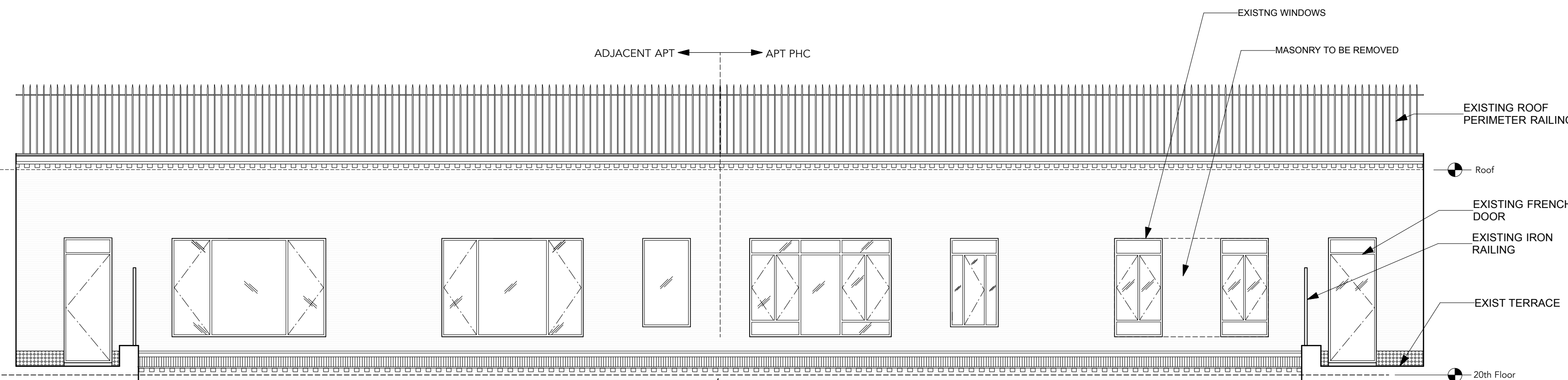
NEW WINDOWS ARE TO BE PANORAMA WINDOWS FIBERGLASS CASEMENT AND FIXED UNITS AS APPROVED IN THE LANDMARKS AMENDED CERTIFICATE OF APPROPRIATENESS 92-0086 (LPC 92-1511) DATED JANUARY 13, 1992 AND AMENDED APRIL 8, 20014. ALL NEW WINDOWS ARE TO BE INSTALLED BRICK-TO-BRICK. THE EXTERIOR SURFACES OF ALL NEW WINDOWS IS TO BE PAINTED BRONZE TO MATCH THE BUILDING STANDARD COLOR. INTERIOR SURFACES OF THE WINDOWS ARE TO BE PAINTED WHITE, EXACT COLOR TO BE DETERMINED BY ARCHITECT.



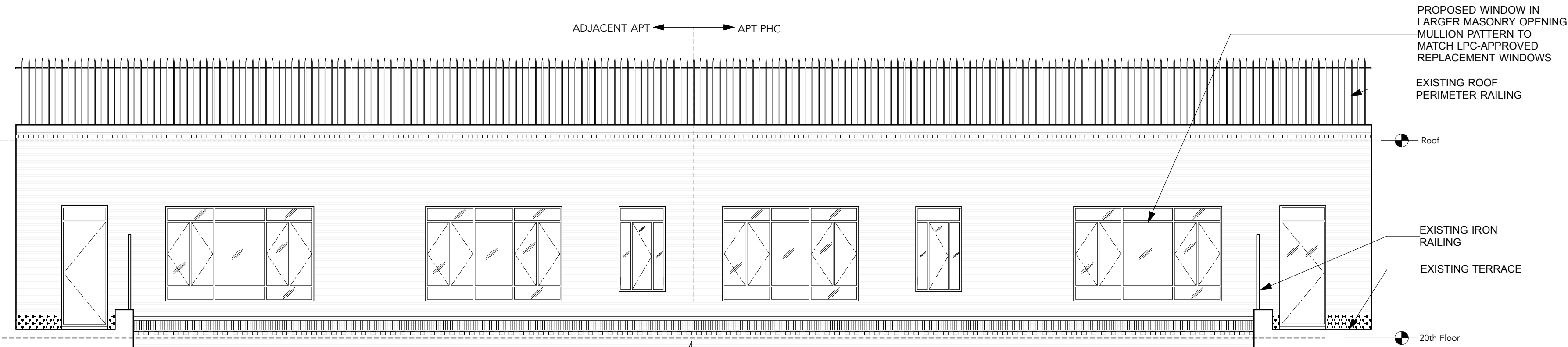
1a PARTIAL WEST TERRACE FACADE AT 20TH FLOOR 'PENTHOUSE ROOF' SHOWING ORIGINAL WINDOWS (1939)
Scale: 3/16" = 1'-0"



1b PARTIAL WEST TERRACE FACADE AT 20TH FLOOR 'PENTHOUSE ROOF' SHOWING APPROVED MASTER PLAN
Scale: 3/16" = 1'-0"



1c PARTIAL WEST TERRACE FACADE AT 20TH FLOOR 'PENTHOUSE ROOF' SHOWING EXISTING WINDOWS AND MASONRY OPENINGS
Scale: 3/16" = 1'-0"



1d PARTIAL WEST TERRACE FACADE AT 20TH FLOOR 'PENTHOUSE ROOF' SHOWING MASTER PLAN WITH PROPOSED AMENDMENT (PHC MASONRY OPENING MODIFICATION)
Scale: 3/16" = 1'-0"

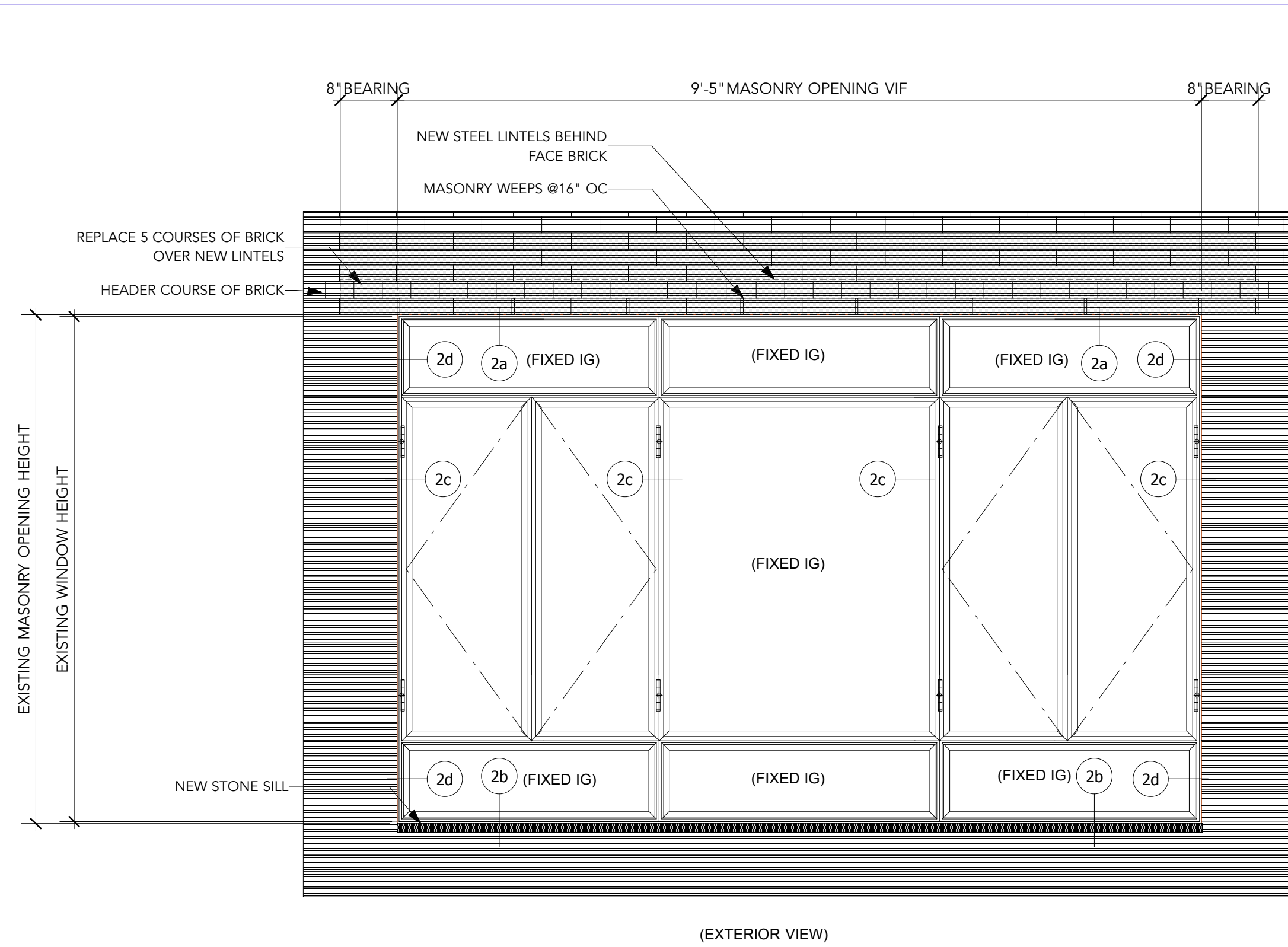
11/23/20 ISSUED FOR CB7 PRESENTATION
11/9/20 ISSUED FOR FILING
10/22/20 2ND SUBMISSION TO BUILDING
9/10/20 SUBMITTED FOR BUILDING REVIEW

PROJECT:
CREATURA MOULTON RESIDENCE
140 Riverside Drive, Apt. PHC
New York, NY 10024

DRAWING TITLE:
**PARTIAL WEST BUILDING
FACADES AT 20TH FLOOR
'PENTHOUSE ROOF'**

SEAL & SIGNATURE:

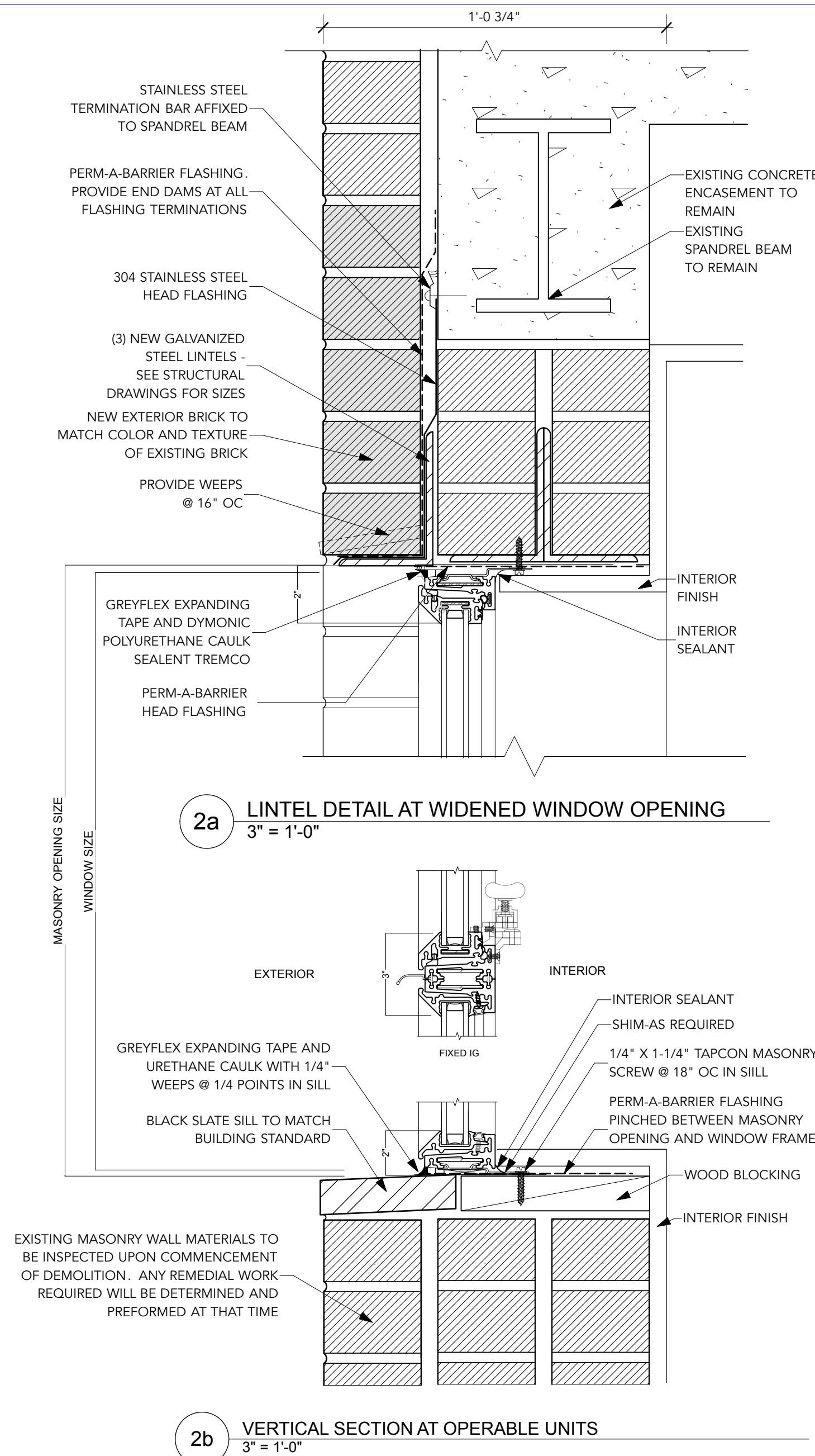
DATE: 9/10/20
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A-172.00



1 REPLACEMENT WINDOW ELEVATION - OUTSWING CASEMENT / MASTER PLAN TYPE C WINDOW
3/4" = 1'-0"
EXTERIOR WINDOW COMPONENTS ARE TO MATCH BUILDING STANDARD BRONZE FINISH



3 PARTIAL EXISTING WEST FACADE



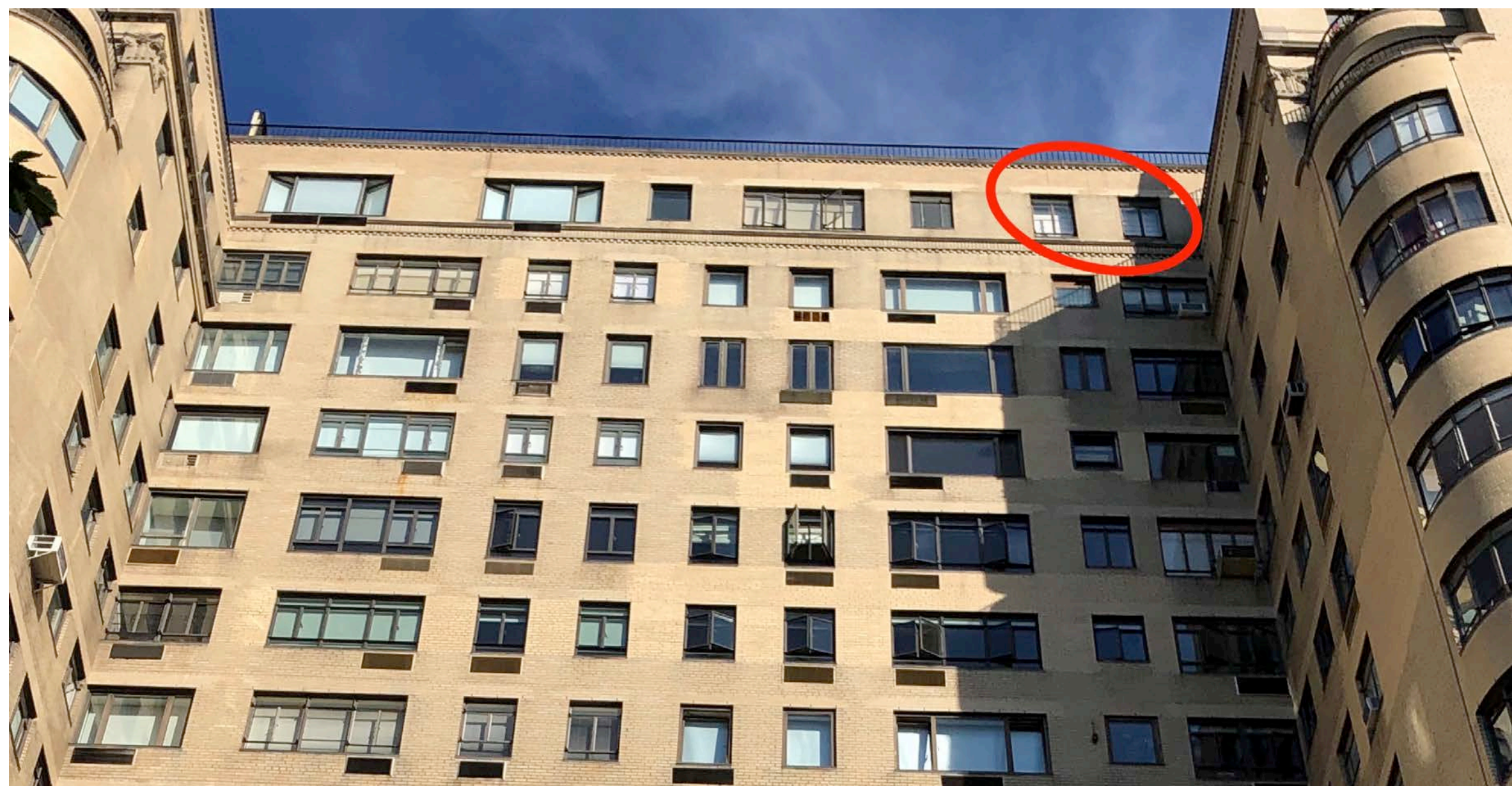
2a LINTEL DETAIL AT WIDENED WINDOW OPENING
3" = 1'-0"

2b VERTICAL SECTION AT OPERABLE UNITS
3" = 1'-0"

2c HORIZONTAL SECTION AT OPERABLE UNITS
3" = 1'-0"

2d HORIZONTAL SECTION AT FIXED UNITS
3" = 1'-0"

2 PROPOSED WINDOW DETAILS - TEMPEST FC WINDOW IN MASONRY OPENING
3" = 1'-0"



4 ENLARGEMENT OF PENTHOUSE LEVEL AT WEST FACADE SHOWING WINDOWS TO BE COMBINED

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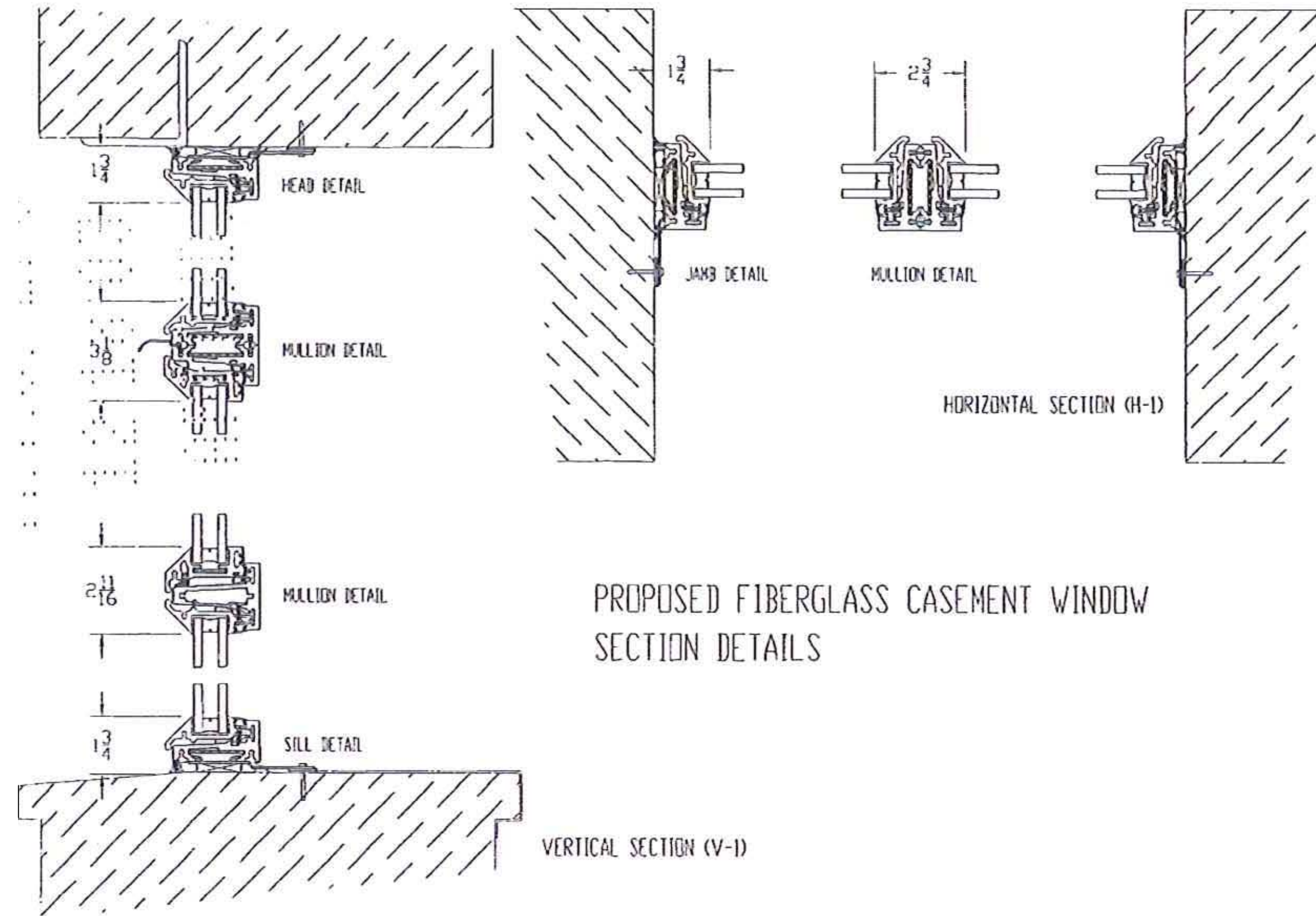
DRAWING TITLE:

WINDOW ELEVATIONS,
DETAILS AND PHOTOS

SEAL & SIGNATURE: DATE: 9/10/20
SCALE: AS NOTED
DRAWN:
DRAWING No: A-173.00
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1 1940's TAX PHOTO FROM MUNICIPAL ARTS SOCIETY



2 APPROVED WINDOW DETAILS FROM MASTER PLAN



3 DRIVE-BY PHOTOS OF BUILDING'S WEST FACADE