

86 RIVERSIDE DRIVE  
NEW YORK, NY 10024

PROJECT INFORMATION

PROJECT DESCRIPTION AND SCOPE OF WORK:  
THIS IS A PERMIT APPLICATION FOR ROOFTOP ADDITION ONLY.

NO CHANGE TO ZONE, USE, OCCUPANCY OR EGRESS

EXISTING USE: RESIDENTIAL (PRIVATE DWELLING)  
CONSTRUCTION TYPE: CLASS 3 - NON-FIREPROOF STRUCTURE  
EXISTING # OF EXITS: 2

BUILDING ADDRESS: 86 RIVERSIDE DRIVE  
CITY: NEW YORK CITY, NY, 10024  
ZONING DISTRICT: R-10A  
BLOCK: 1244  
LOT: 5B  
BUILDING LEVELS: 5

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES THAT APPLY.

1938 NEW YORK CITY BUILDING CODE  
2011 NEW YORK CITY ELECTRICAL CODE  
2014 NEW YORK CITY PLUMBING CODE  
2014 NEW YORK CITY MECHANICAL CODE  
2014 NEW YORK CITY FUEL GAS CODE  
2014 NEW YORK CITY FIRE CODE  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2010 NEW YORK CITY ENERGY CONSERVATION CODE (NYECC)  
2014 BC ACCESSIBILITY CH. 11 AND 2009 - ANSI 117.1

NEW YORK CITY BUILDING DEPARTMENT NOTES

THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE FOLLOWING:

- ALL DEMOLITION/TEMPORARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES (C26-105.1 THROUGH 3).
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF DEMOLITION/TEMPORARY CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION (C26-106.2) 27-131.
- ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHIC BUREAU, BORO PRESIDENTS' OFFICE OF MANHATTAN WHICH IS 2.75 ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN LEVEL DATUM AT SANDY HOOK. ALL ELEVATIONS INDICATED ARE ACTUAL ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BORO PRESIDENTS' OFFICE MANHATTAN (C26-110.3) 27-158.
- AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK. (C26-118.5) 27-195.
- A COPY OF THE LATEST SET OF D.O.B APPROVED DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.
- FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION. (C26-112.3) 27-145 AND (C26-113.3) 27-149.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I./A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- DEMOLITION/TEMPORARY CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

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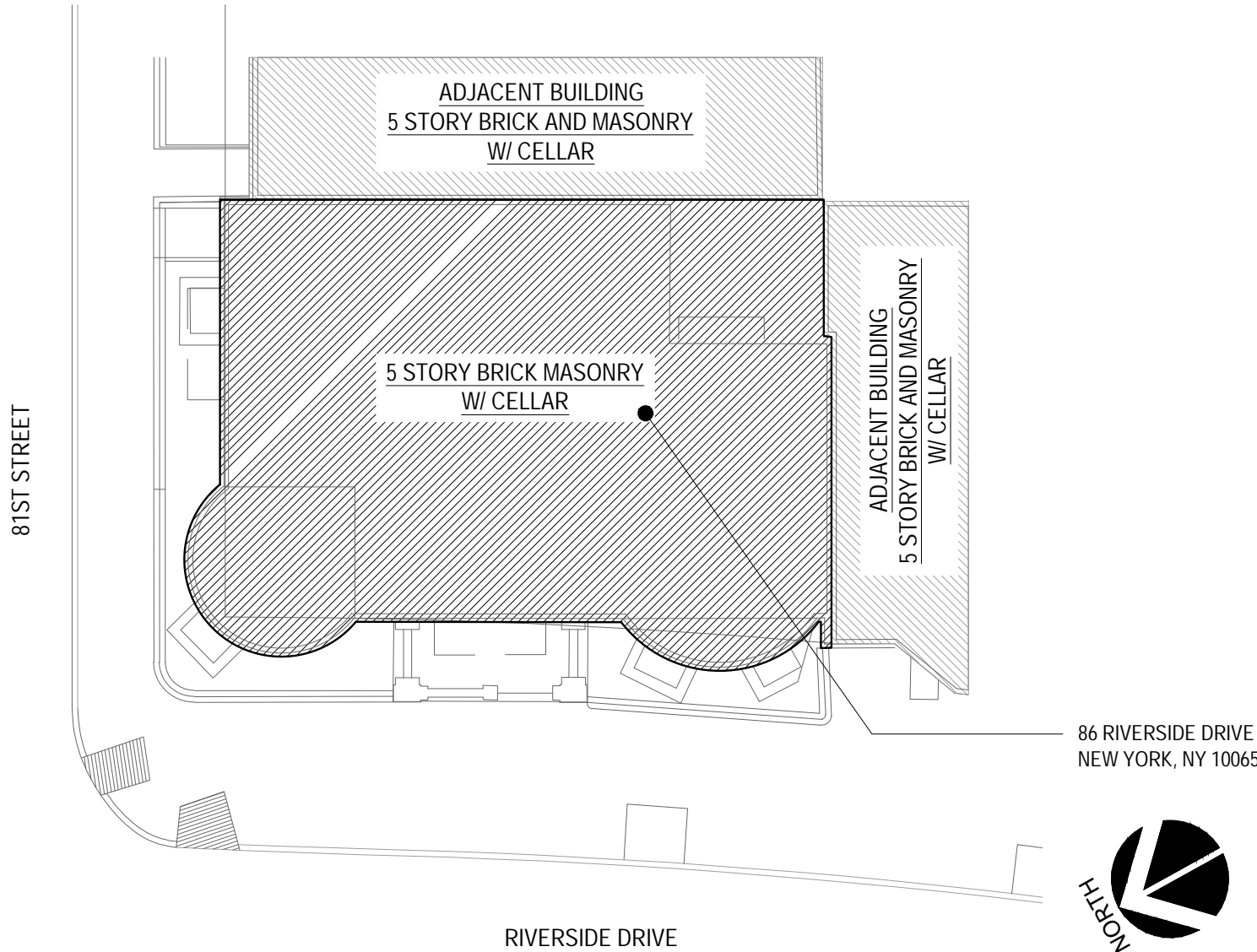
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GENERAL NOTES - GENERAL CONTRACTOR

- THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS. IMMEDIATELY CONTACT THE ARCHITECT IF DISCREPANCIES OCCUR OR ARE FOUND. PARTITION LINES SHALL BE LAID OUT AND DRAWN DIRECTLY ONTO THE EXISTING FLOOR SUBSTRATE OR EXISTING CONCRETE SLAB; ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOT, UNDER ANY CIRCUMSTANCES, SCALE THE DRAWINGS. DIMENSIONAL CLARIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL, PRIOR TO DEMOLITION/TEMPORARY CONSTRUCTION, COMPARE ALL RELEVANT DRAWINGS, REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN AND EXPRESSED CONSENT OF THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK AS REQUIRED AND SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED AND NECESSARY PERMITS, INSPECTIONS, AND APPROVALS AS REQUIRED BY THE LOCAL GOVERNING BODIES HAVING JURISDICTION.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING, MECHANICAL, ELECTRICAL AND SAFETY LAWS IN PLACE, CURRENT, AND ENFORCED IN THE JURISDICTION (CITY AND STATE) WHERE THE PROJECT IS LOCATED. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ANY VIOLATION(S) OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE LOCAL BUILDING DEPARTMENTS AND AGENCIES HAVING JURISDICTION WITHOUT EXTRA CHARGES.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EXITS, CORRIDORS, AND DOORS WHERE APPLICABLE, FREE OF ANY AND ALL OBSTRUCTION AT ALL TIMES.
- ALL CONSTRUCTION AND/OR DEMOLITION DEBRIS IS TO BE REMOVED IMMEDIATELY FROM THE SITE AND DISPOSED OF IN A LEGAL AND SECURE MANNER. GC TO ENSURE SITE IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND OVERSEE THAT ALL CUTTING AND/OR PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED AS DESCRIBED WITHIN THE SCOPE OF WORK AS SHOWN ON THE DRAWINGS OR OTHER RELATED / ISSUED DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THAT THERE IS ADEQUATE CLEARANCE ABOVE FINISHED CEILING HEIGHT SPECIFIED ON THE DRAWINGS TO ACCOMMODATE MECHANICAL DUCTWORK, EQUIPMENT, LIGHTING, FIXTURES, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND AWAIT CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- PLEASE RECYCLE DEMOLITION AND CONSTRUCTION WASTE WHERE APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REQUIREMENTS.

SITE PLAN DIAGRAM: NOT TO SCALE



PROJECT LOCATION: NOT TO SCALE

NOTE: THIS PROPERTY IS NOT LOCATED IN AN AREA THAT MAY BE AFFECTED BY TIDAL WETLANDS, FRESH WATER WETLANDS, COASTAL EROSION, HAZARD AREA, OR SPECIAL FLOOD AREA.



PROTECTION NOTES - GENERAL CONTRACTOR

G.C. TO PROTECT, COVER AND SEAL ALL WOODWORK, MILLWORK, MOLDINGS, CASINGS, PANELING, FIREPLACES, FIRE-SLEEVES, METALS, HEARTH TILE AND HEARTHSTONES; SILLS AND DOORS SCHEDULED TO REMAIN IN ROOMS: 103, 105, 106, 110, 201, 204, 205, 305, 309, 401, 404, 501. ALL WINDOWS, SILLS AND UNDER-SILL PANELS AND CASINGS AND MAIN STAIR, BANISTERS, RAILINGS AND POSTS. ALL ITEMS AND ELEMENTS ARE SCHEDULED TO REMAIN AND SHALL BE REUSED OR RESTORED. G.C. TO PROTECT IN A SUPERVISED, SEALED AND SOLID ENCLOSURE WHERE NEEDED TO PREVENT DAMAGE DURING DEMOLITION.

ABBREVIATIONS

AC	ACRYLIC	EP	ELECTRICAL PANEL	MECH	MECHANICAL	SCH	SCHEDULE
A/C	AIR CONDITIONING	EQ	EQUAL	MEZZ	MEZZANINE	SECT	SECTION
ACCS	ACCESSORY	EXT	EXTERIOR	MFR	MANUFACTURER	S.F.	SQUARE FEET / SQUARE FOOTAGE
ACT	ACOUSTIC CEILING TILE	FF	FINISH FLOOR	MGR	MANAGER	SHT	SHEET
ADA	AMERICANS WITH DISABILITIES ACT	F.T.	FIRE TREATED	MISC	MISCELLANEOUS	SM	SIMILAR
ADD.	ADDITION	FIN	FINISH	MIN	MINIMUM	SPEC	SPECIFICATION
A/F	ABOVE FINISHED FLOOR	FIXT	FIXTURE	MTD	MOUNTED	SO	SQUARE
ARCH	ARCHITECTURAL / ARCHITECT	FLR	FLOOR	MTL	METAL	SO FT	SQUARE FEET
ALUM	ALUMINUM	FT.	FOOT / FEET	MU	MAKE-UP UNIT	ST	STONE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	GA	GAUGE	N	NORTH	STD	STANDARD / STANDARDS
APPVD	APPROVED	GALV	GALVANIZED	N/A	NOT APPLICABLE	STL	STEEL
BD	BOARD	GEN	GENERAL	NTS	NOT TO SCALE	STL	STAINLESS STEEL
BLDG	BUILDING	GR	GRANITE	OC	ON CENTER	SUSP	SUSPENDED
B/O	BOTTOM OF	GWB	GYPSPUM WALLBOARD	OD	OUTSIDE DIAMETER	TBD	TO BE DETERMINED
BOH	BACK OF HOUSE	GYP	GYPSPUM	OPP	OPPOSITE	TEL	TELEPHONE
CL	CENTER LINE	H.C.	HANDICAPPED	PART.	PARTITION	TEMP	TEMPORARY
CLG	CEILING	HDWR	HARDWARE	PMU	PRIVATE MAKE-UP ROOM	T&G	TONGUE AND GROOVE
CLOS	CLOSET	HG	HEAVY GAUGE	PLAM	PLASTIC LAMINATE	THK	THICK / THICKNESS
CLR	CLEAR	HM	HOLLOW METAL	PLYWD	PLYWOOD	T/O	TOP OF
CM	CENTIMETER	HOR	HORIZONTAL	PRE-FAB	PRE-FABRICATED	T.O.W	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	HR	HOUR	PS	PRESSED STEEL	UBC	UNIFORM BUILDING CODE
COL	COLUMN	HT	HEIGHT	PT	PAINT	U.O.N	UNDER OTHERWISE NOTED
CONC	CONCRETE	HVAC	HEATING/VENTILATION/	PTD	PAINTED	UL	UNDERWRITERS LABORATORIES
COORD	COORDINATE	ID	AIR-CONDITIONING	R	RADIUS	VCT	CIVIL COMPOSITE TILE
CTR	CENTER	IBC	INTERNATIONAL BUILDING CODE	RAD	REFLECTED CEILING PLAN	REF	REFERENCE / REFERENCE
CT	CERAMIC TILE	INT	INTERIOR	REV	REQUIRED	REF	REFERENCE / REFERENCE
DIA	DIAMETER	JT	JOINT	REQD	REQUIRED	REF	REFERENCE / REFERENCE
DNM	DIMENSION	LAM	LAMINATED	REV	REVISION	REF	REFERENCE / REFERENCE
DN	DOWN	LAV	LAVATORY	RM	ROOM	REF	REFERENCE / REFERENCE
DWG	DRAWING	LBS	POUNDS	R.O.	ROUGH OPENING	REF	REFERENCE / REFERENCE
(E)	EXISTING	L.C.	LEASE LINE	RVL	REVEAL	REF	REFERENCE / REFERENCE
E	EAST	S	SOUTH	S	SOUTH	REF	REFERENCE / REFERENCE
ETC	ETCETERA	MACH	MACHINE	S.C.	SUSPENDED CEILING	REF	REFERENCE / REFERENCE
ELV	ELEVATION	MAX	MAXIMUM			REF	REFERENCE / REFERENCE
ELEC	ELECTRICAL	MDF	MEDIUM DENSITY FIBERBOARD			REF	REFERENCE / REFERENCE

SHEET NO	SHEET TITLE	ISSUE FOR LPC 06-17-2022	ISSUE FOR LPC 07-29-2022	ISSUE FOR COMMUNITY BOARD HEARING 08-05-2022		
ARCHITECTURAL DRAWINGS						
T-000.00	COVER SHEET					
Z-001.00	ZONING ANALYSIS					
Z-002.00	EXISTING CONDITION					
Z-003.00	RIVERSIDE DRIVE AND 81ST STREET BLOCKFRONT ELEVATION					
Z-004.00	ROOF STREET VIEW PHOTOS & MATERIAL SELECTION					
Z-005.00	ROOF STREET VIEW PHOTOS & MATERIAL SELECTION					
Z-006.00	ROOF STREET VIEW PHOTOS & MATERIAL SELECTION					
Z-007.00	ROOF STREET VIEW PHOTOS & MATERIAL SELECTION					
A-000.00	EXISTING ROOF PLANS & ROOF PHOTOS					
A-001.00	PROPOSED ROOF PLANS & BUILDING MODEL WITH ROOF ADDITION					
A-002.00	EXTERIOR ELEVATIONS					
A-003.00	EXTERIOR ELEVATIONS					
A-004.00	BUILDING SECTION G					
A-005.00	BUILDING SECTION G STREET VIEW					
A-006.00	BUILDING SECTION H					
A-007.00	BUILDING SECTION H STREET VIEW					
A-008.00	BUILDING SECTION E					
A-009.00	BUILDING SECTION E STREET VIEW					
Z-008.00	LPC MOCKUP PHOTOS					
A-100.00	CELLAR FLOOR CONSTRUCTION PLAN					
A-101.00	1ST FLOOR CONSTRUCTION PLAN					
A-102.00	2ND FLOOR CONSTRUCTION PLAN					
A-103.00	3RD FLOOR CONSTRUCTION PLAN					
A-104.00	4TH FLOOR CONSTRUCTION PLAN					
A-105.00	5TH FLOOR CONSTRUCTION PLAN					
A-106.00	6TH FLOOR CONSTRUCTION PLAN					
A-107.00	ROOF FLOOR CONSTRUCTION PLAN					

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STAMP



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PROJECT NO.: 221163

DATE: 06.01.2021

DRAWN BY: MH

CHECKED BY: SC / ML

AREA: 9698 SQ FT

#	ISSUE	DATE
	FOR LPC AND PERMIT	06/17/2022
	FOR LPC AND PERMIT	07/29/2022
	FOR COMMUNITY BOARD HEARING	08/05/2022
	FOR COMMUNITY BOARD HEARING	08/11/2022
	FOR LPC AND PERMIT	09/09/2022

SHEET TITLE

COVER SHEET

SHEET NO

T-000.00



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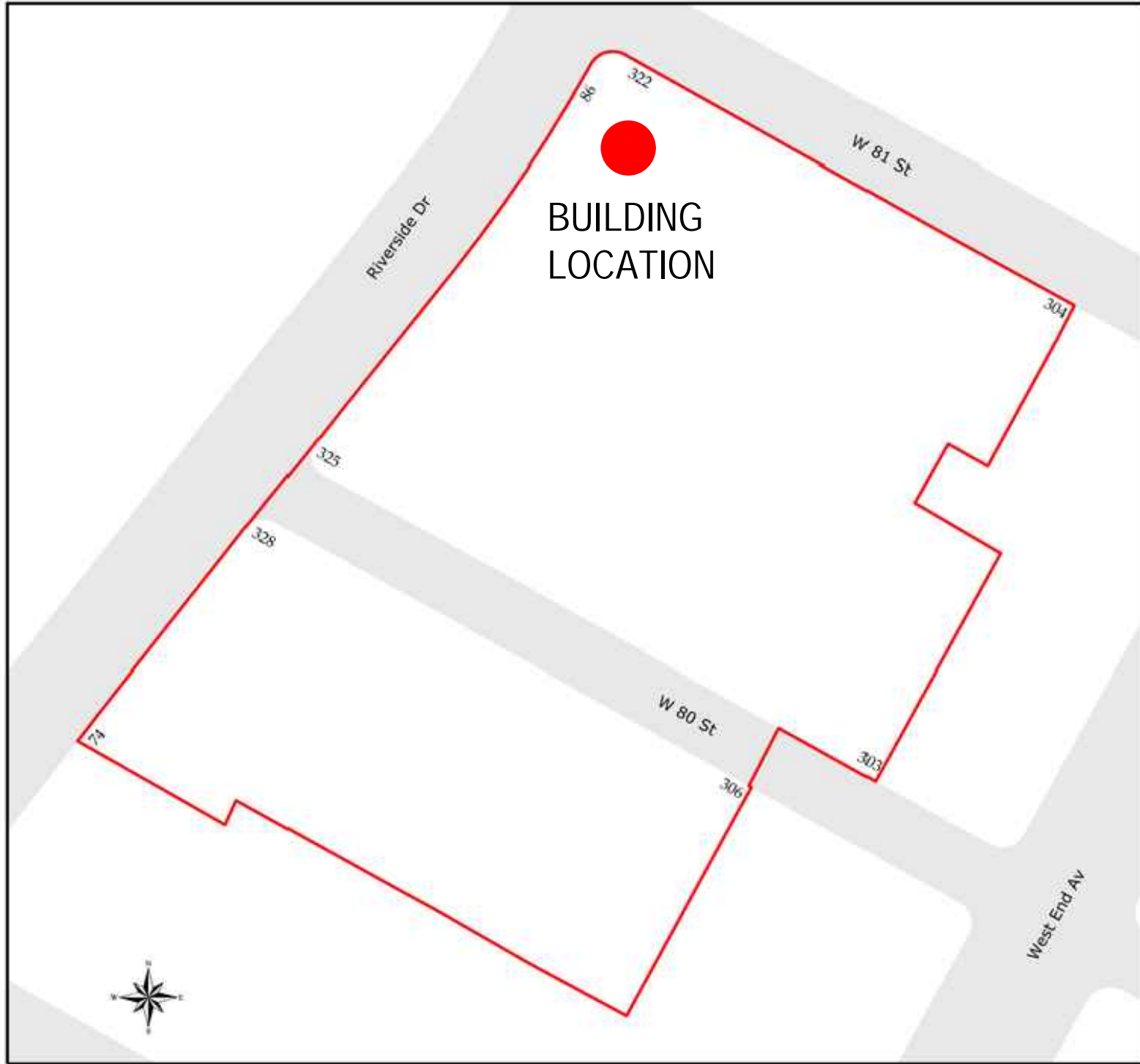
SHEET TITLE

ZONING ANALYSIS

SHEET NO.

Z-001.00

Riverside Drive - West 80th-81st Street



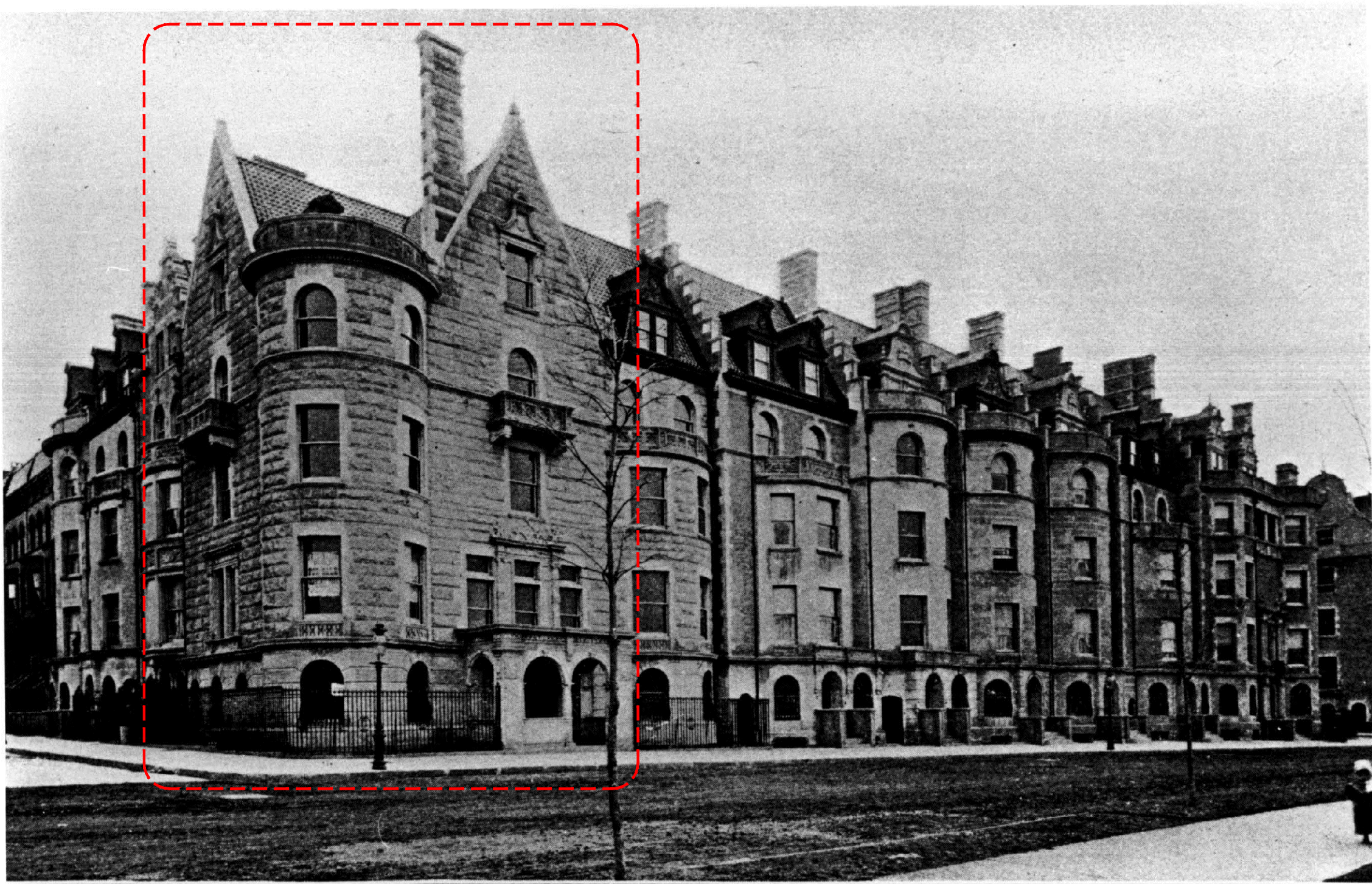
Riverside Drive - West 80th-81st Street  
Historic District  
Designated: March 26, 1985



Historic District Boundaries

1

ZONING MAP  
SCALE: N.T.S.



316-320 West 81st Street,  
86-80 Riverside Drive  
1897-98, Clarence True

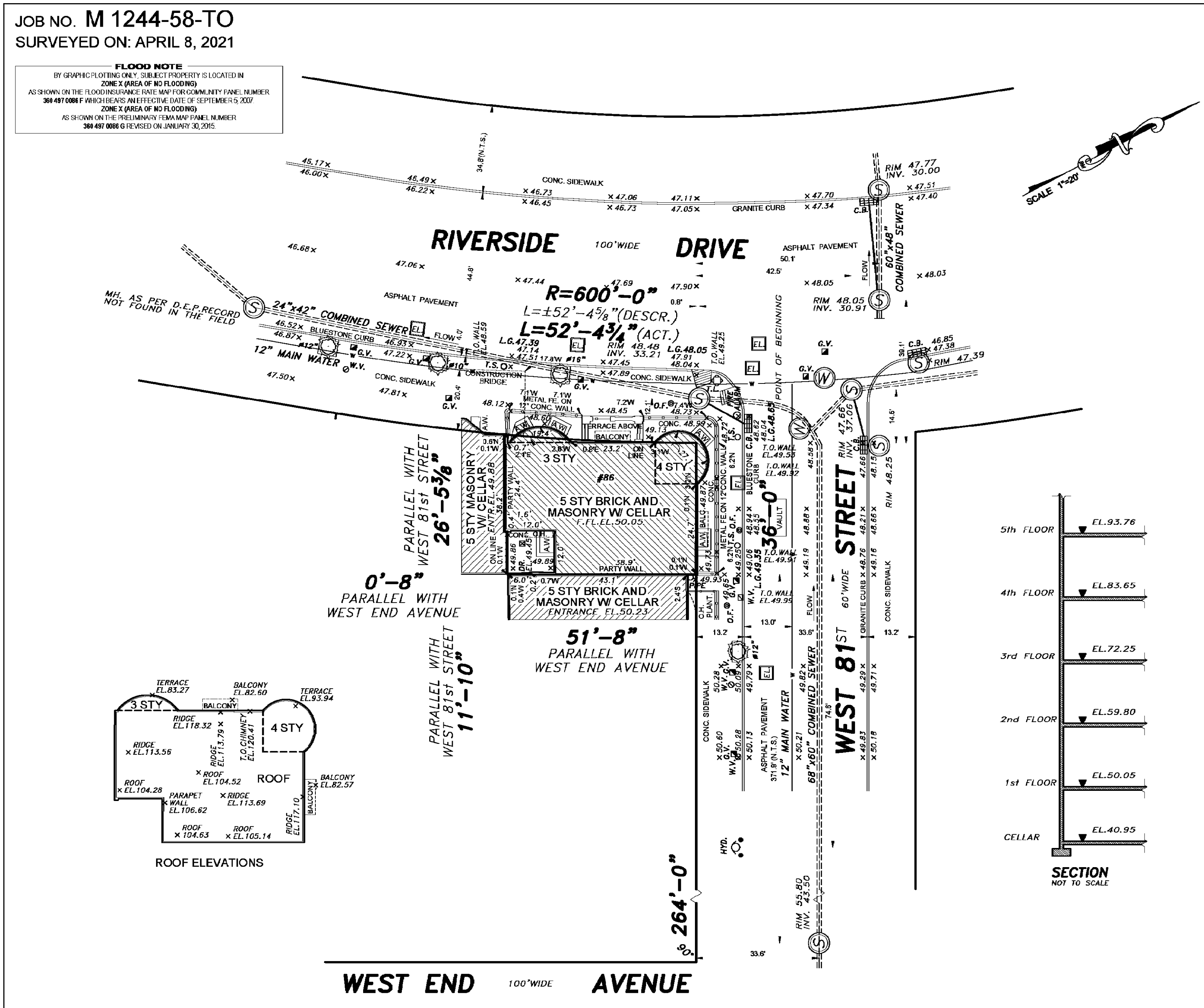
A True History of Riverside  
Drive, Clarence True

3

THE PHOTO OF ORIGINAL 86 RIVERSIDE DRIVE BUILDING FACADE  
SCALE: N.T.S.

JOB NO. M 1244-58-TO  
SURVEYED ON: APRIL 8, 2021

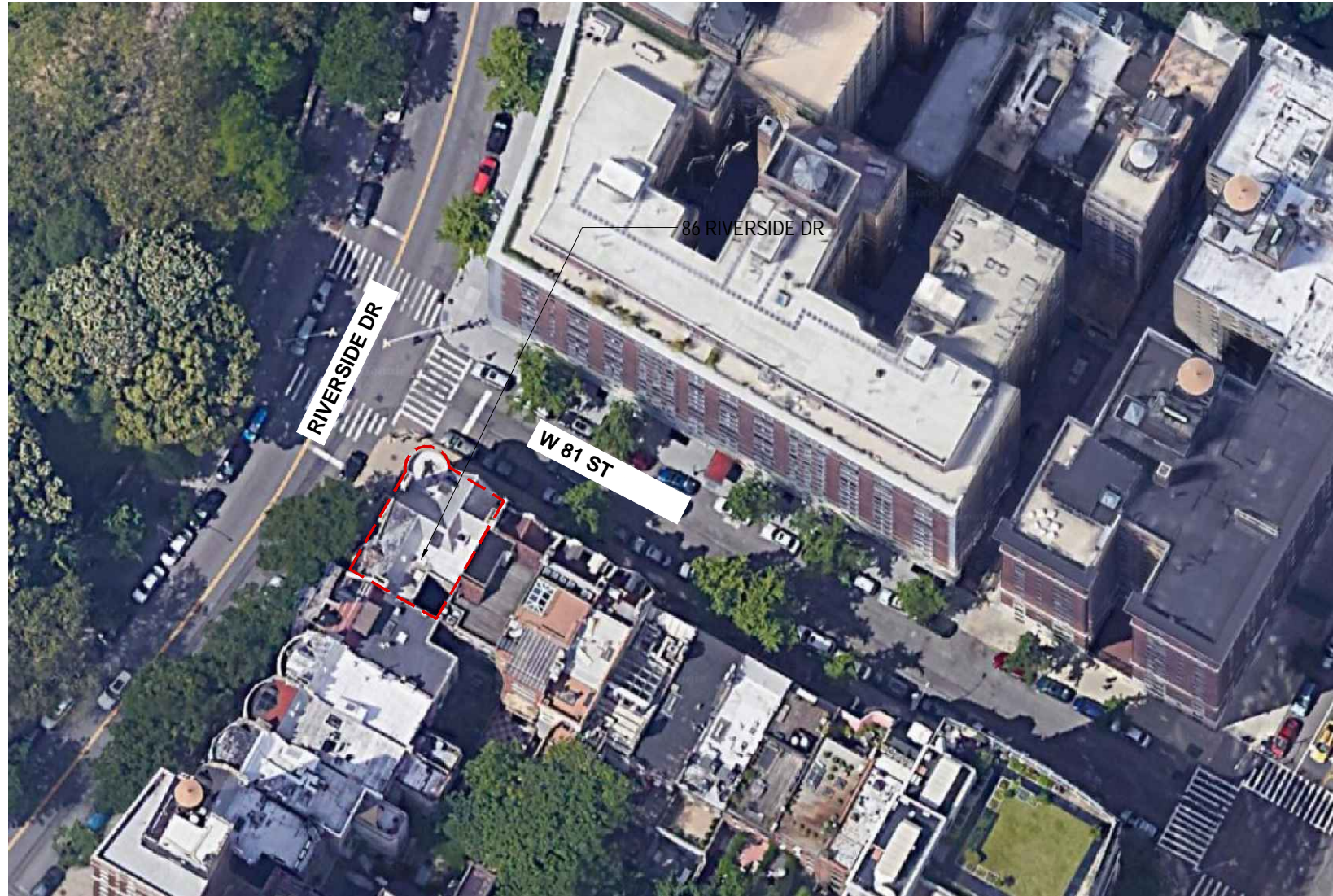
**FLOOD NOTE**  
BY GRAPHIC PLOTTING ONLY. SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA OF NO FLOODING) AS SHOWN ON THE FLOODING HAZARD RATE MAP PER COMMUNITY PANEL NUMBER 300 491 0086 F (ARCHIVE) AS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007. ZONE X (AREA OF NO FLOODING) AS SHOWN ON THE PRELIMINARY FEMA MAP PANEL NUMBER 300 491 0086 G REVISED ON JANUARY 30, 2015.



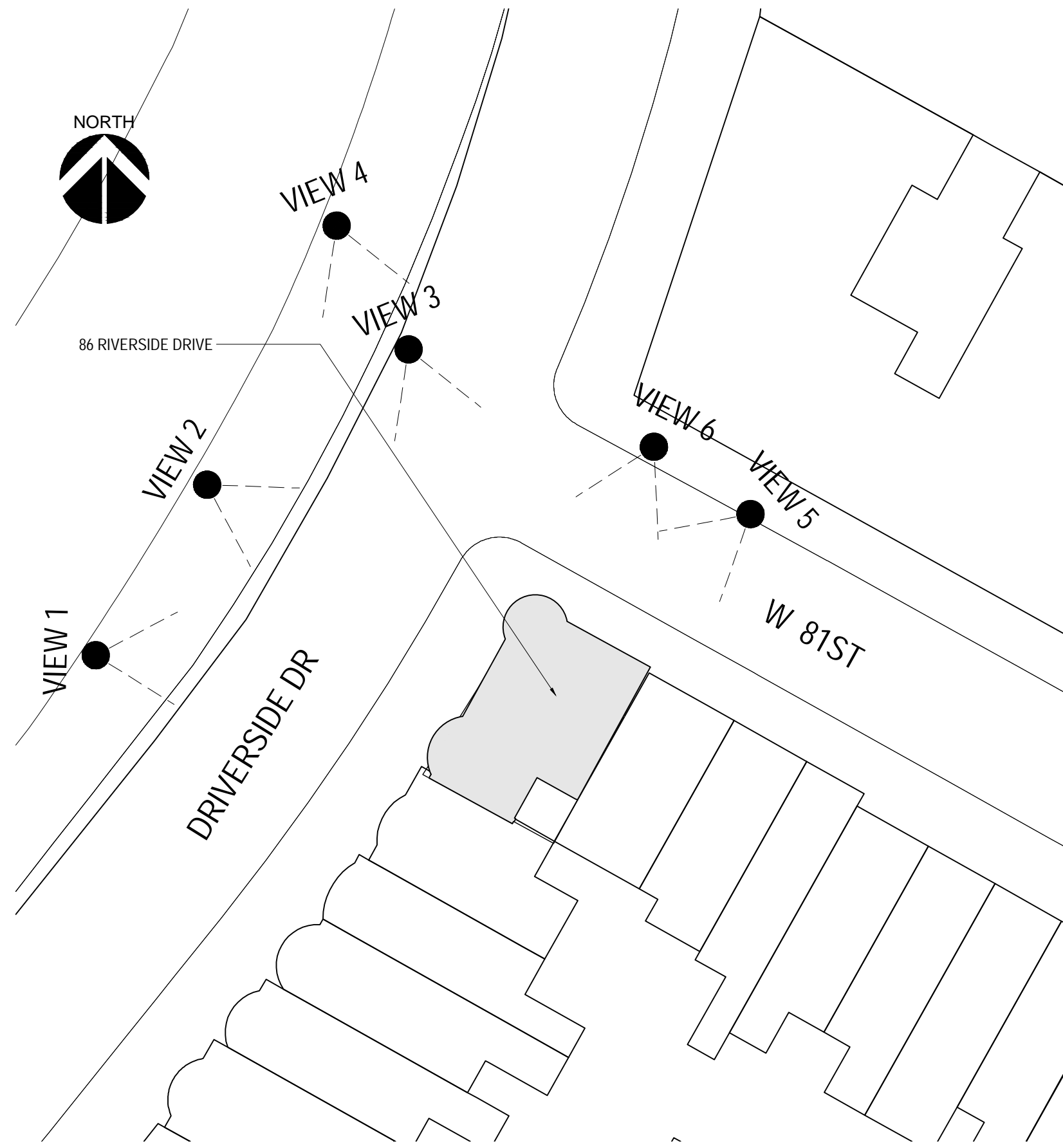
2

86 RIVERSIDE DRIVE BUILDING SURVEY MAP  
SCALE: N.T.S.

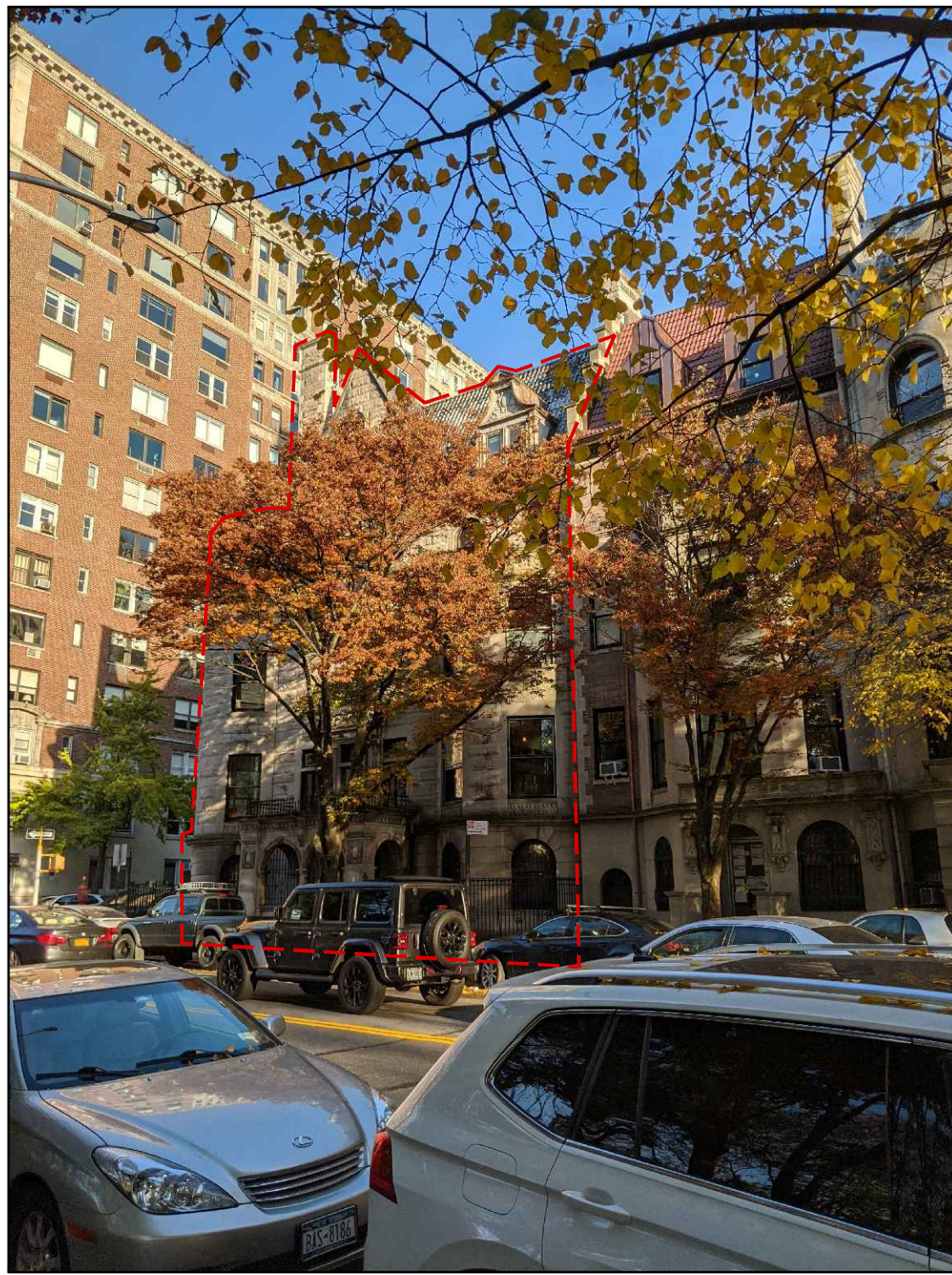




**A** AERIAL VIEW OF 86 RIVERSIDE DR  
NOT TO SCALE



**B** SITE PLAN  
NOT TO SCALE



**1** FACADE PICTURE VIEW 1  
NOT TO SCALE



**2** FACADE PICTURE VIEW 2  
NOT TO SCALE



**3** FACADE PICTURE VIEW 3  
NOT TO SCALE



**4** FACADE PICTURE VIEW 4  
NOT TO SCALE



**5** FACADE PICTURE VIEW 5  
NOT TO SCALE



**6** FACADE PICTURE VIEW 6  
NOT TO SCALE

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86 RIVERSIDE DRIVE  
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SHEET TITLE  
**EXISTING CONDITION**

SHEET NO.  
**Z-002.00**





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FOR LPC AND PERMIT	09/09/2022

SHEET TITLE  
RIVERSIDE DRIVE AND  
81ST STREET  
BLOCKFRONT ELEVATION

SHEET NO  
**Z-003.00**

**1** 81ST STREET BLOCKFRONT PHOTO ELEVATION  
SCALE: NOT TO SCALE

**2** RIVERSIDE DRIVE BLOCKFRONT PHOTO ELEVATION  
SCALE: NOT TO SCALE



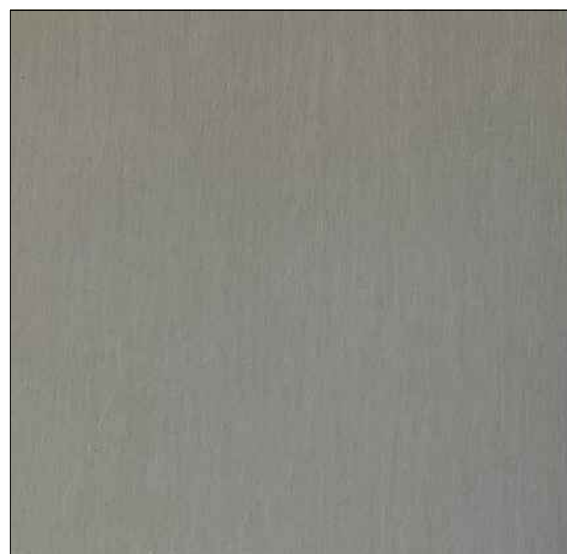


**A1** **A** STREET VIEW A AT THE CORNER OF 81ST STREET AND RIVERSIDE DRIVE  
EXISTING PHOTO

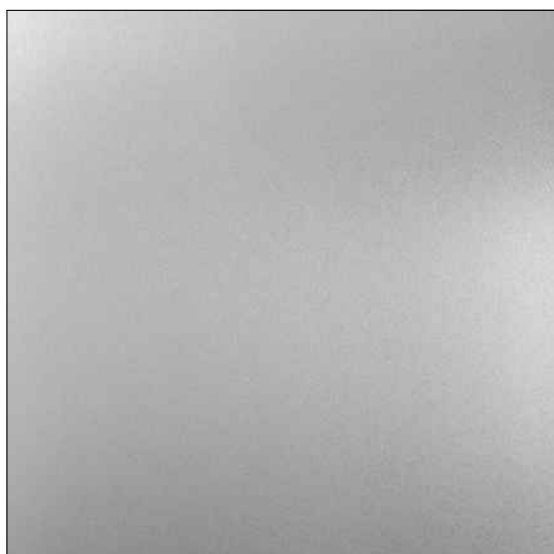


**A2** **A1** STREET VIEW A AT THE CORNER OF 81ST STREET AND RIVERSIDE DRIVE  
PROPOSED NEW ROOF RENDERED WITH MATERIALS

**1** STREET VIEW PHOTOS AND PROPOSED NEW ROOF WITH MATERIALS  
SCALE: NOT TO SCALE



[MT-1] ARCHITECTURAL METAL  
CLADDING AND MULLION SYSTEM  
COLOR/FINISH: GRANUM SKYGREY



[MT-2] MILD 316 STEEL CABLE RAILING  
SYSTEMS



[MT-3] STAINLESS STEEL FLUE PIPE



[GL-1] GLASS

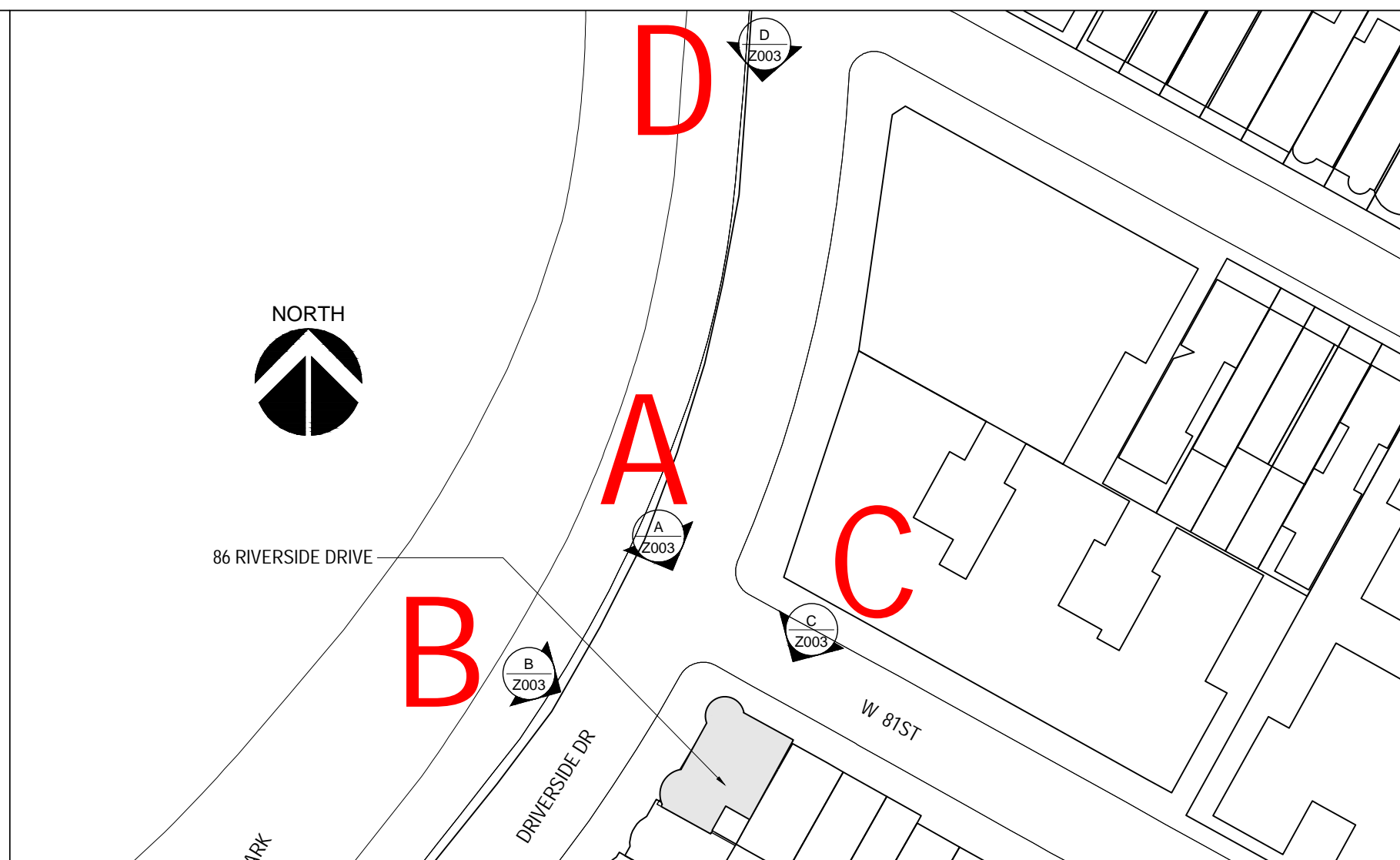


[ST-1] BULKHEAD CLADDING -  
PETRARCH ENGINEERED STONE PANEL  
COLOR/FINISH: LIMESTONE RIVEN MATT



[GW-1] GREEN WALL AT THE CONDENSERS

**2** PROPOSED ROOF MATERIAL PALETTE  
SCALE: N.T.S.



**3** SITE PLAN  
SCALE: 1/64" = 1"

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PROJECT NO.: 221163		
DATE: 06.01.2021		
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CHECKED BY: SC / ML		
AREA: 9698 SQ FT		
#	ISSUE	DATE
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	FOR LPC AND PERMIT	09/09/2022

SHEET TITLE  
**ROOF STREET VIEW  
PHOTOS & MATERIAL  
SELECTION**

SHEET NO.  
**Z-004.00**





B1

B STREET VIEW B ON THE RIVERSIDE DRIVE  
EXISTING PHOTO



B2

B1 STREET VIEW B ON THE RIVERSIDE DRIVE  
PROPOSED NEW ROOF RENDERED WITH MATERIALS

[MT-2] MILD 316 STEEL  
CABLE RAILING  
SYSTEMS

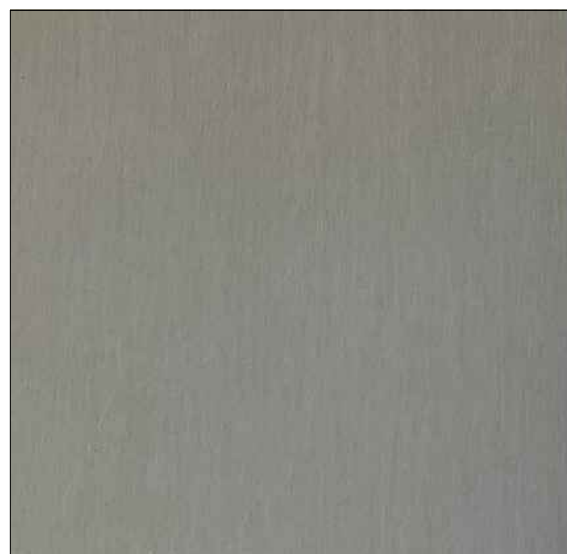
[MT-3] METAL CHIMNEY  
EXTENSION WON'T BE  
SEEN ON STREET

[MT-1] ARCHITECTURAL  
METAL CLADDING  
OVER RAISED FACADE -  
GRANUM SKYGREY

[ST-1] STAIR BULKHEAD  
CLADDING - PETRARCH  
ENGINEERED STONE PANEL  
- LIMESTONE RIVEN MATT

[GW-1] GREEN WALL  
AT CONDENSERS

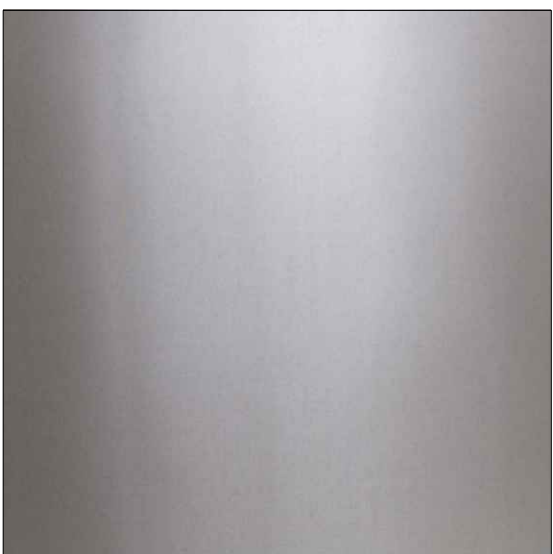
1 STREET VIEW PHOTOS AND PROPOSED NEW ROOF WITH MATERIALS  
SCALE: NOT TO SCALE



[MT-1] ARCHITECTURAL METAL  
CLADDING AND MULLION SYSTEM  
COLOR/FINISH: GRANUM SKYGREY



[MT-2] MILD 316 STEEL CABLE RAILING  
SYSTEMS



[MT-3] STAINLESS STEEL FLUE PIPE



[GL-1] GLASS

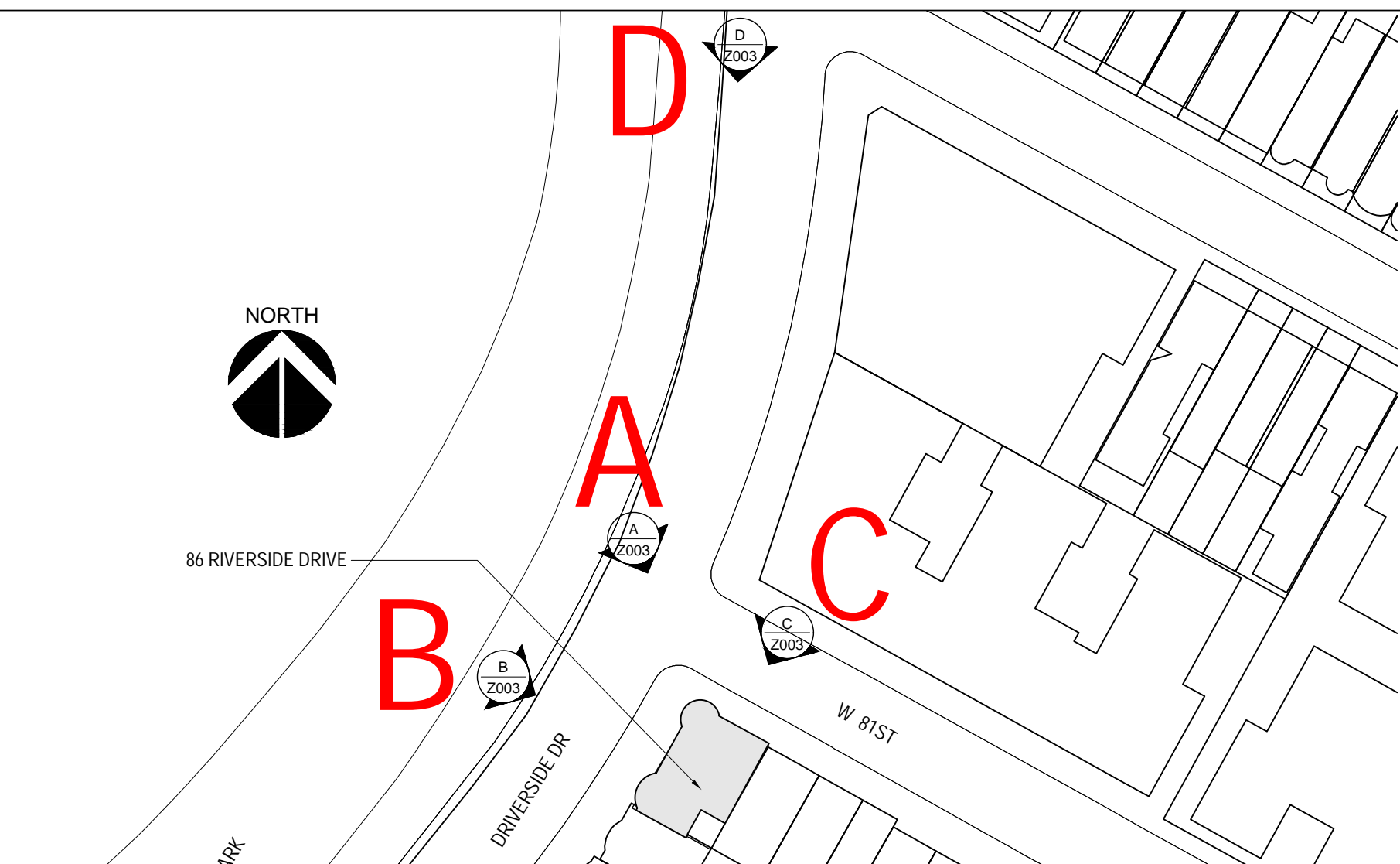


[ST-1] BULKHEAD CLADDING -  
PETRARCH ENGINEERED STONE PANEL  
COLOR/FINISH: LIMESTONE RIVEN MATT



[GW-1] GREEN WALL AT THE CONDENSERS

2 PROPOSED ROOF MATERIAL PALETTE  
SCALE: N.T.S.



3 SITE PLAN  
SCALE: 1/64" = 1'

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SHEET TITLE  
**ROOF STREET VIEW  
PHOTOS & MATERIAL  
SELECTION**

SHEET NO.  
**Z-005.00**





C1

STREET VIEW C ON THE 81ST STREET  
EXISTING PHOTO

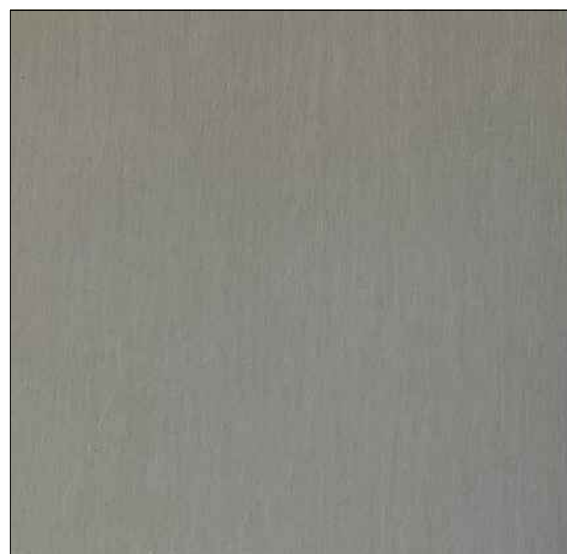


C2

STREET VIEW C ON THE 81ST STREET  
PROPOSED NEW ROOF RENDERED WITH MATERIALS

## 1 STREET VIEW PHOTOS AND PROPOSED NEW ROOF WITH MATERIALS

SCALE: NOT TO SCALE



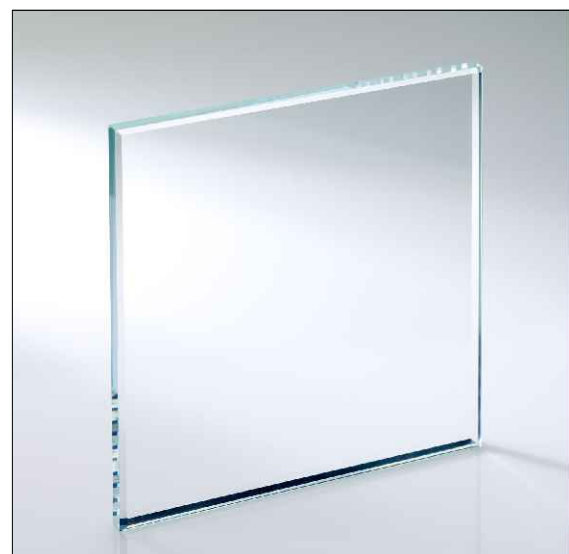
[MT-1] ARCHITECTURAL METAL  
CLADDING AND MULLION SYSTEM  
COLOR/FINISH: GRANUM SKYGREY



[MT-2] MILD 316 STEEL CABLE RAILING  
SYSTEMS



[MT-3] STAINLESS STEEL FLUE PIPE



[GL-1] GLASS



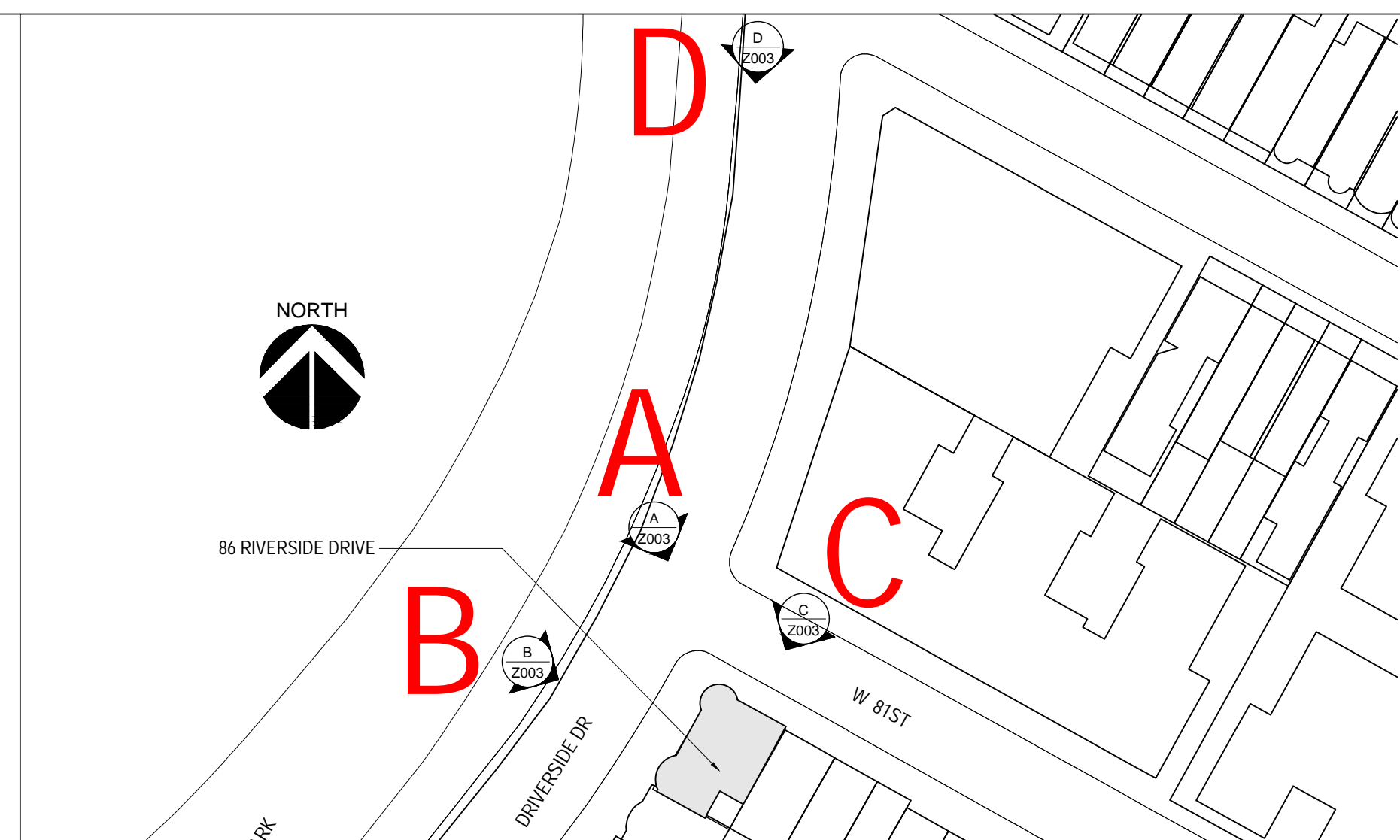
[ST-1] BULKHEAD CLADDING -  
PETRARCH ENGINEERED STONE PANEL  
COLOR/FINISH: LIMESTONE RIVEN MATT



[GW-1] GREEN WALL AT THE CONDENSERS

## 2 PROPOSED ROOF MATERIAL PALETTE

SCALE: N.T.S.



## 3 SITE PLAN

SCALE: 1/64" = 1"

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	FOR COMMUNITY BOARD HEARING	08/11/2022
	FOR LPC AND PERMIT	09/09/2022

SHEET TITLE  
**ROOF STREET VIEW  
PHOTOS & MATERIAL  
SELECTION**

SHEET NO.  
**Z-006.00**





D1

D STREET VIEW C ON THE 81ST STREET  
EXISTING PHOTO

1 STREET VIEW PHOTOS AND PROPOSED NEW ROOF WITH MATERIALS

SCALE: NOT TO SCALE



D2

D1 STREET VIEW C ON THE 81ST STREET  
PROPOSED NEW ROOF RENDERED WITH MATERIALS

[MT-2] MILD 316  
STEEL CABLE  
RAILING  
SYSTEMS

[GW-1] GREEN  
WALL AT  
CONDENSERS

[MT-1]  
ARCHITECTURAL  
METAL CLADDING  
OVER RAISED  
FACADE -  
GRANUM  
SKYGREY

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SHEET TITLE

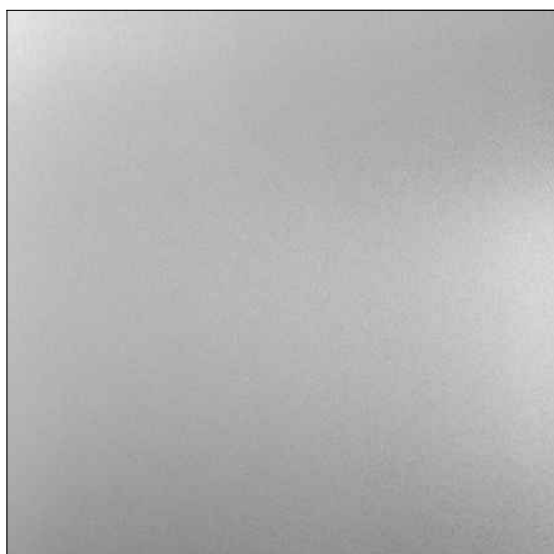
ROOF STREET VIEW  
PHOTOS & MATERIAL  
SELECTION

SHEET NO

Z-007.00



[MT-1] ARCHITECTURAL METAL  
CLADDING AND MULLION SYSTEM  
COLOR/FINISH: GRANUM SKYGREY



[MT-2] MILD 316 STEEL CABLE RAILING  
SYSTEMS



[MT-3] STAINLESS STEEL FLUE PIPE



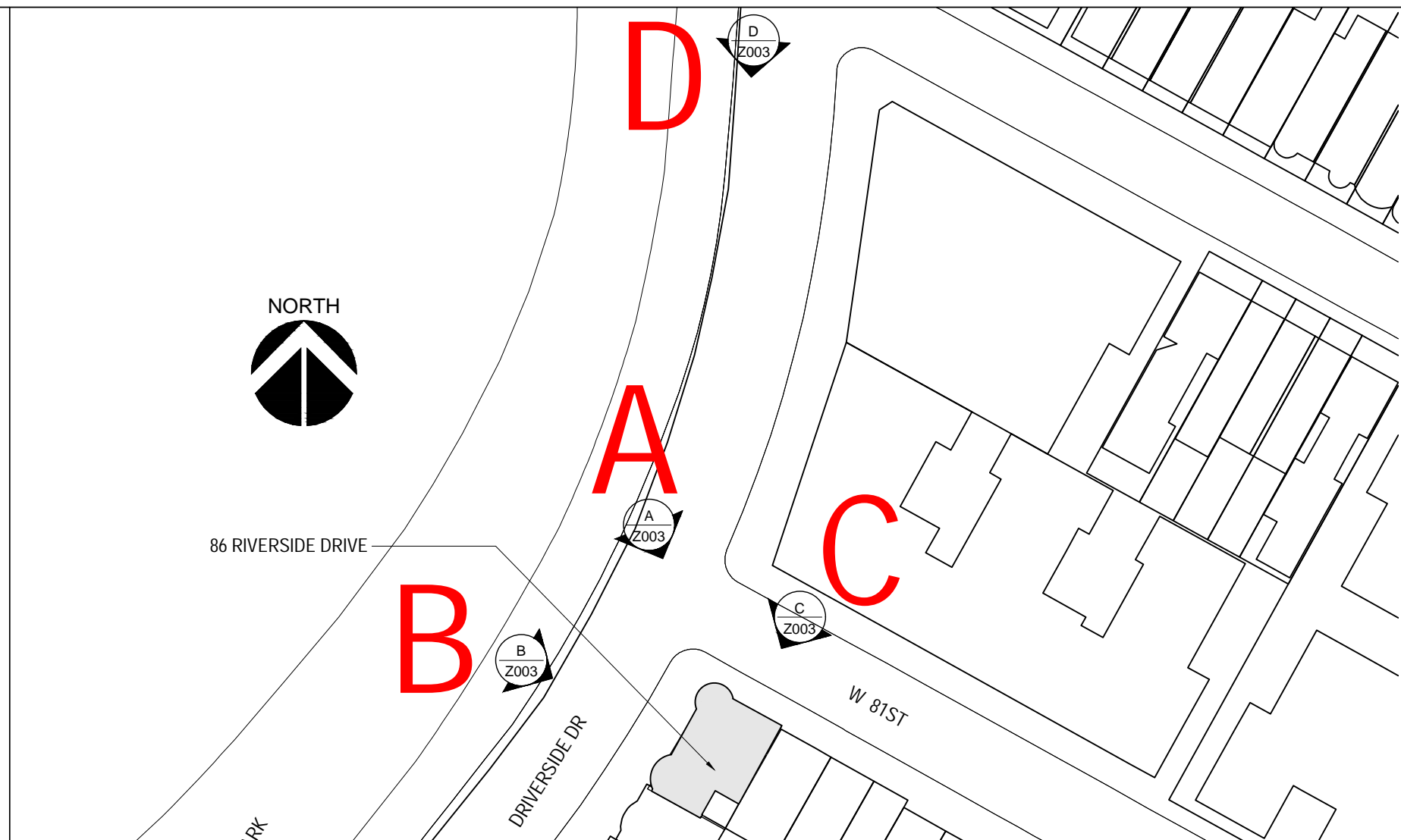
[GL-1] GLASS



[ST-1] BULKHEAD CLADDING -  
PETRARCH ENGINEERED STONE PANEL  
COLOR/FINISH: LIMESTONE RIVEN MATT



[GW-1] GREEN WALL AT THE CONDENSERS



3 SITE PLAN

SCALE: 1/64" = 1"

2

PROPOSED ROOF MATERIAL PALETTE

SCALE: N.T.S.



[ST-1] STAIR BULKHEAD  
CLADDING - PETRARCH  
ENGINEERED STONE PANEL -  
LIMESTONE RIVEN MATT

[GL-1] GLASS SKYLIGHT ON  
THE STAIR BULKHEAD

[ST-1] ELEVATOR BULKHEAD  
CLADDING - PETRARCH  
ENGINEERED STONE PANEL -  
LIMESTONE RIVEN MATT



[MT-2] MILD 316  
STEEL CABLE  
RAILING  
SYSTEMS

[GW-1] GREEN  
WALL AT  
CONDENSERS

[MT-1]  
ARCHITECTURAL  
METAL CLADDING  
OVER RAISED  
FACADE -  
GRANUM  
SKYGREY

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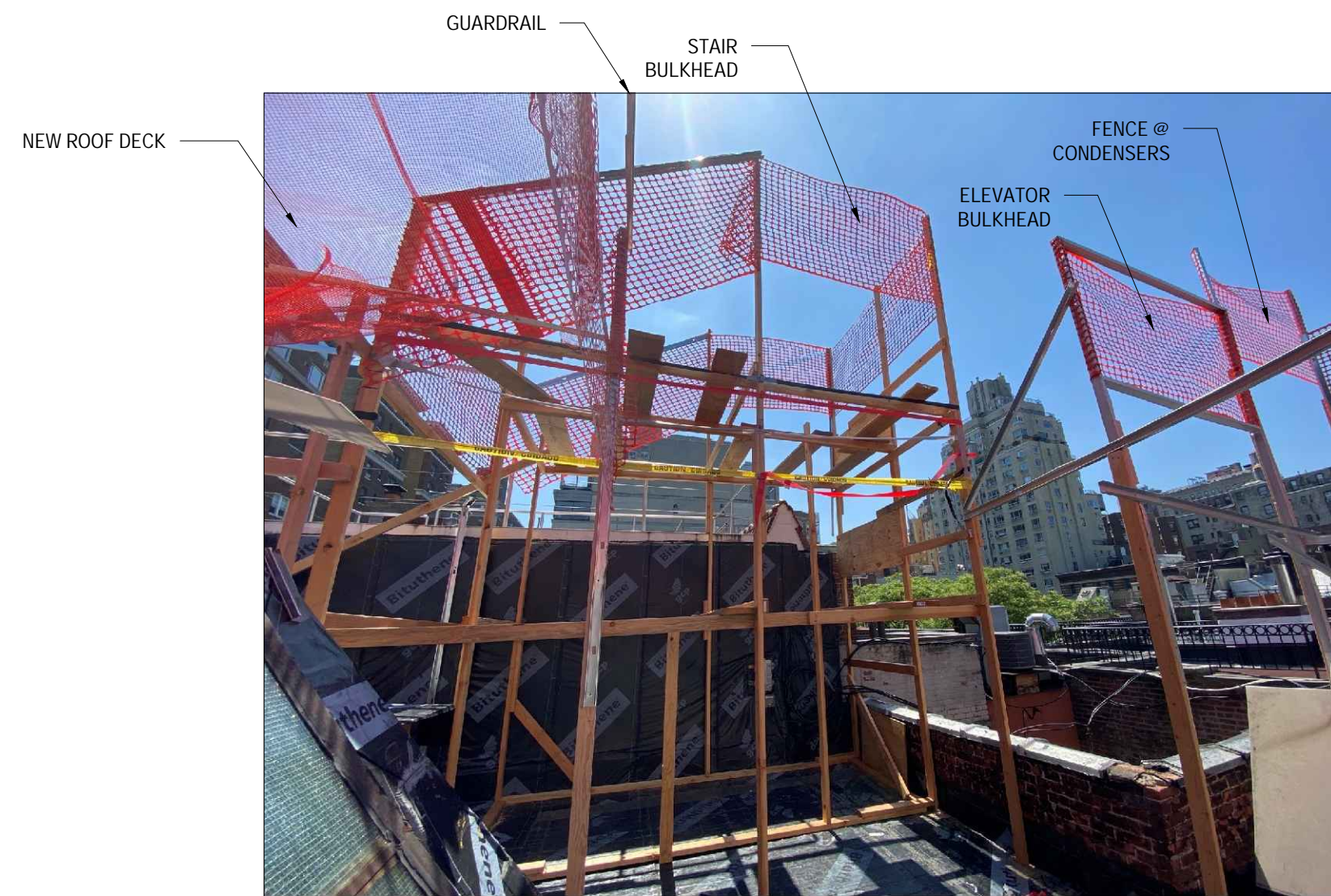
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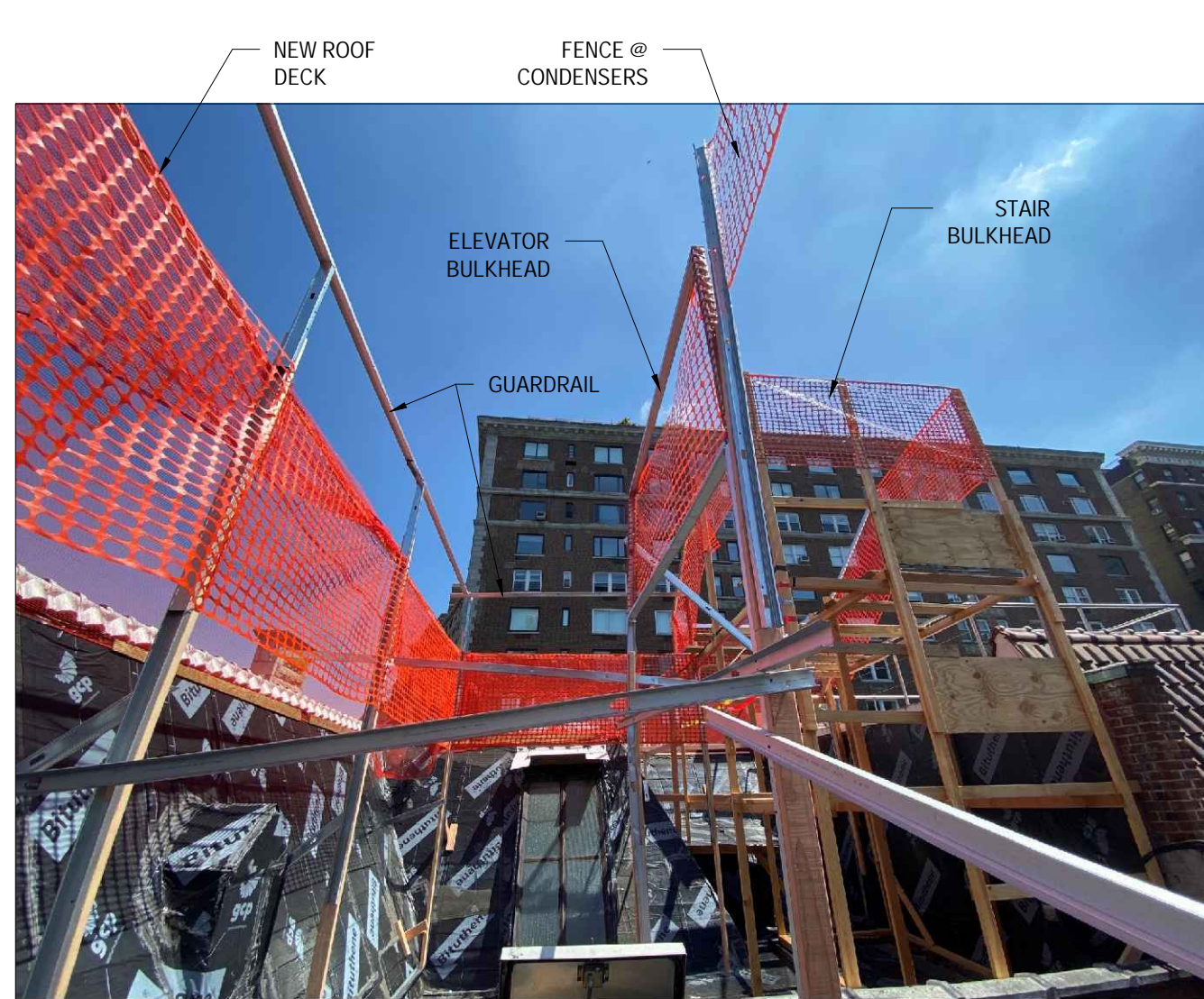
SHEET TITLE  
ROOF STREET VIEW  
PHOTOS BLOW UP

SHEET NO  
**Z-007.01**

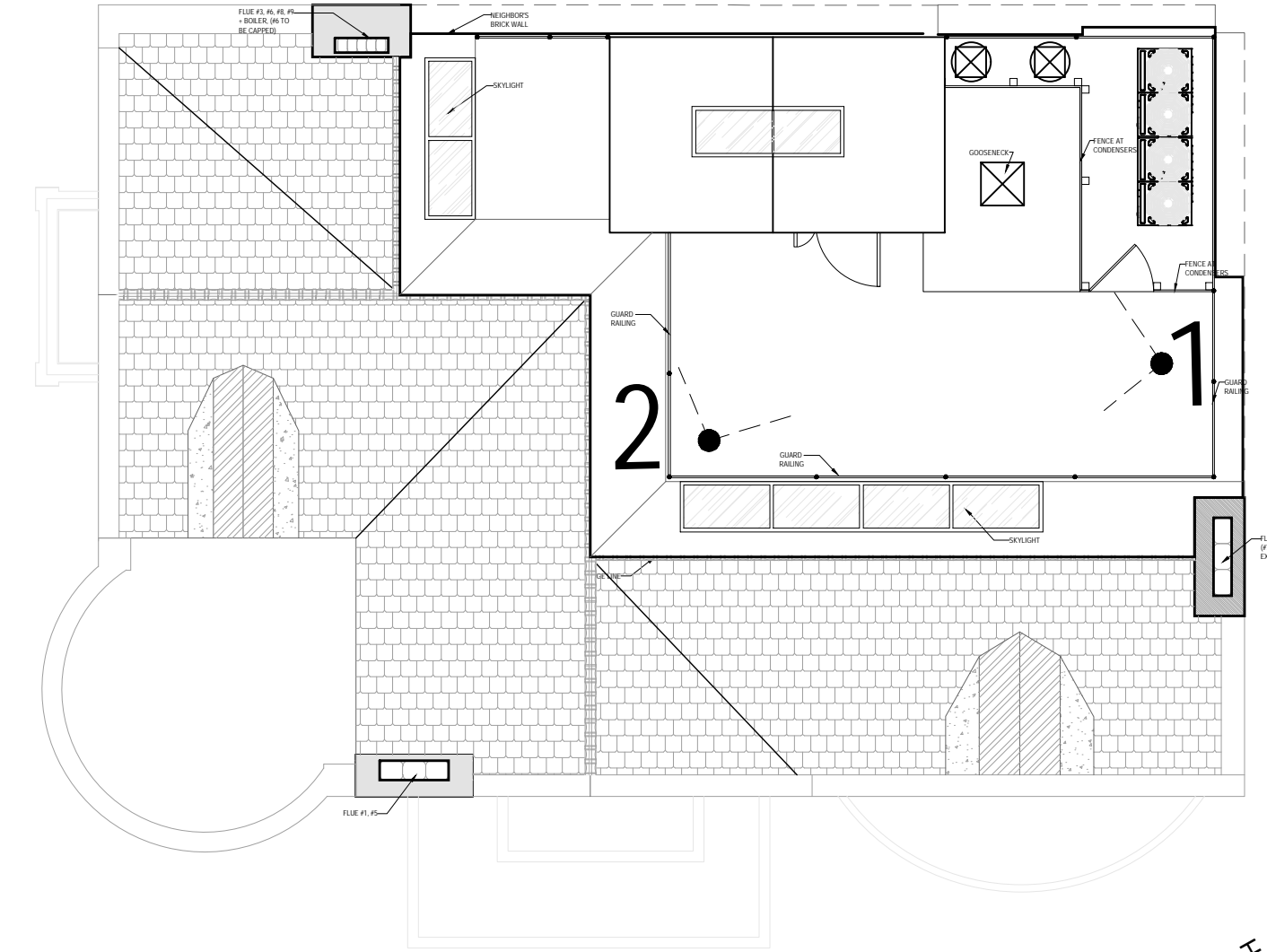




1 ROOF MOCKUP PHOTO @ ROOF  
NOT TO SCALE



2 ROOF MOCKUP PHOTO @ ROOF  
NOT TO SCALE



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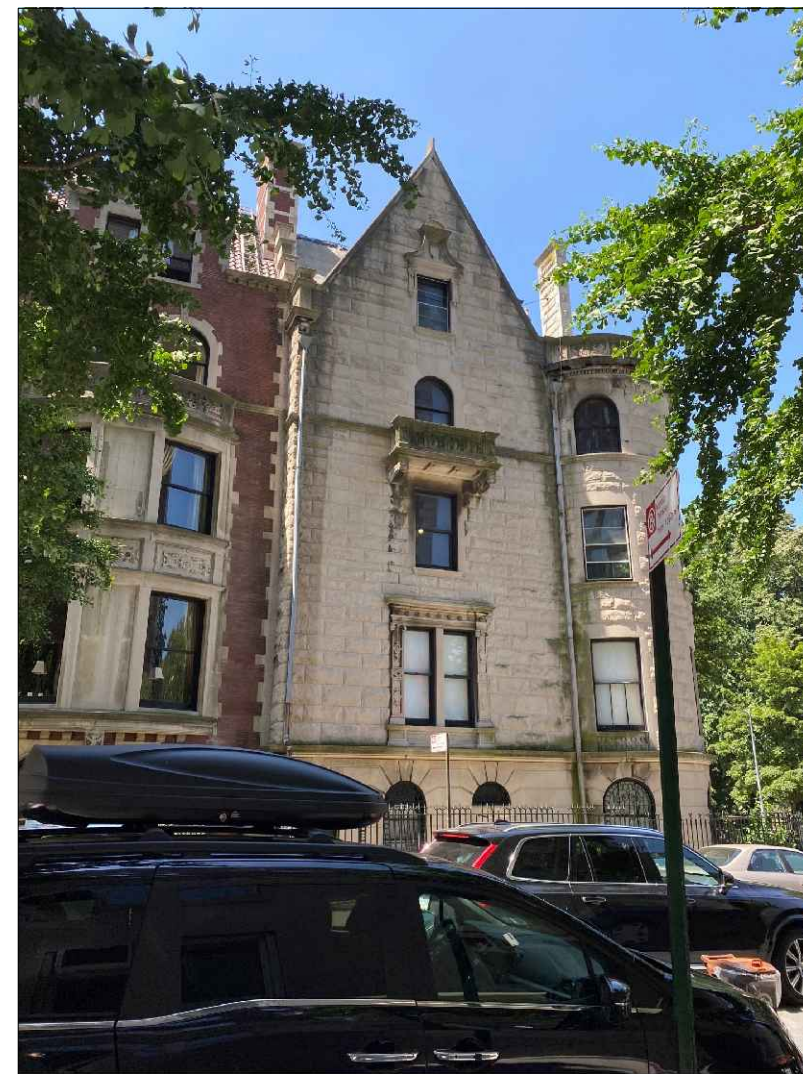
**A** PHOTOS OF THE ROOF MOCKUP TAKEN AT THE ROOF  
SCALE: N.T.S.



3 @ RIVERSIDE DRIVE  
NOT TO SCALE



4 @ RIVERSIDE DRIVE  
NOT TO SCALE



5 @ 81ST STREET  
NOT TO SCALE



6 @ RIVERSIDE DRIVE AND 81ST STREET CORNER  
NOT TO SCALE



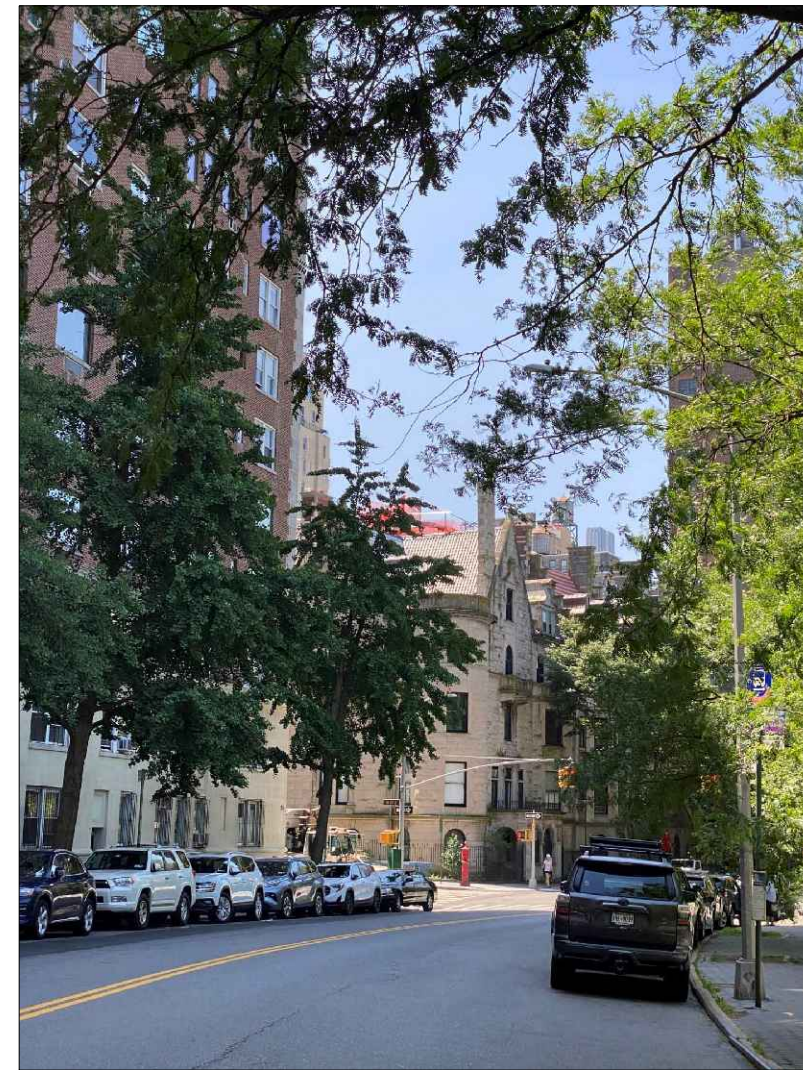
7 @ RIVERSIDE DRIVE AND 81ST STREET CORNER  
NOT TO SCALE



8 @ RIVERSIDE DRIVE AND 81ST STREET CORNER  
NOT TO SCALE



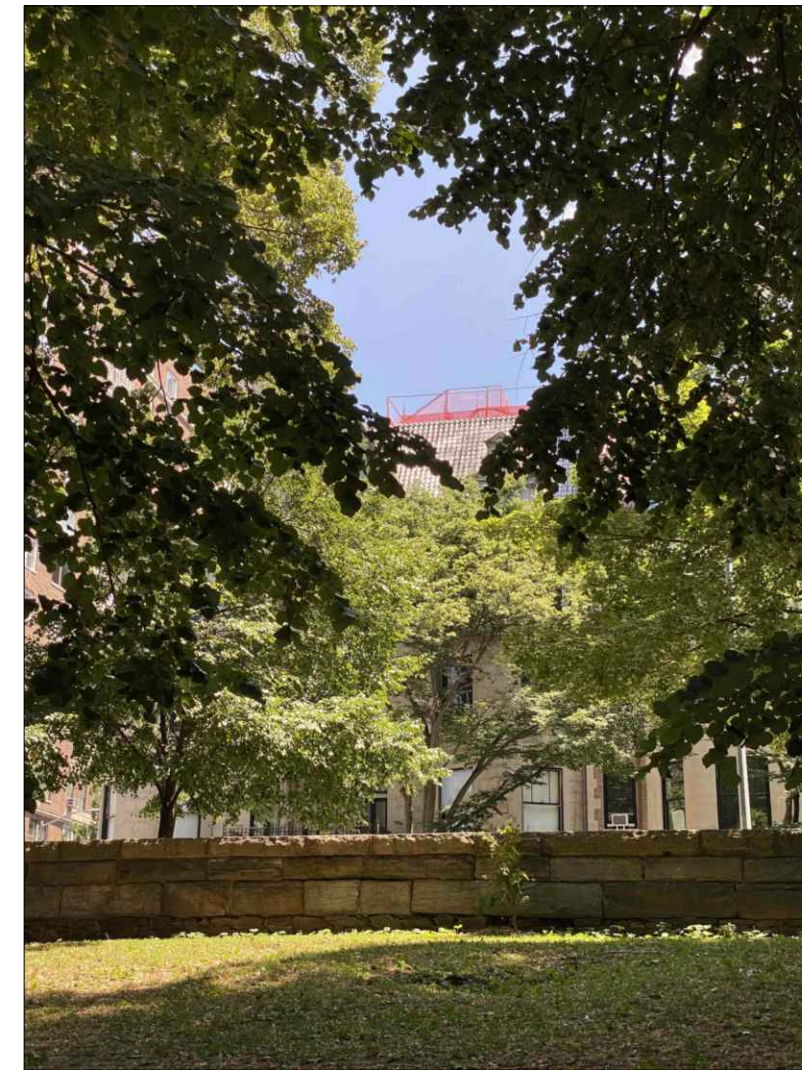
9 @ RIVERSIDE DRIVE  
NOT TO SCALE



10 @ RIVERSIDE DRIVE AND 82ND STREET CORNER  
NOT TO SCALE



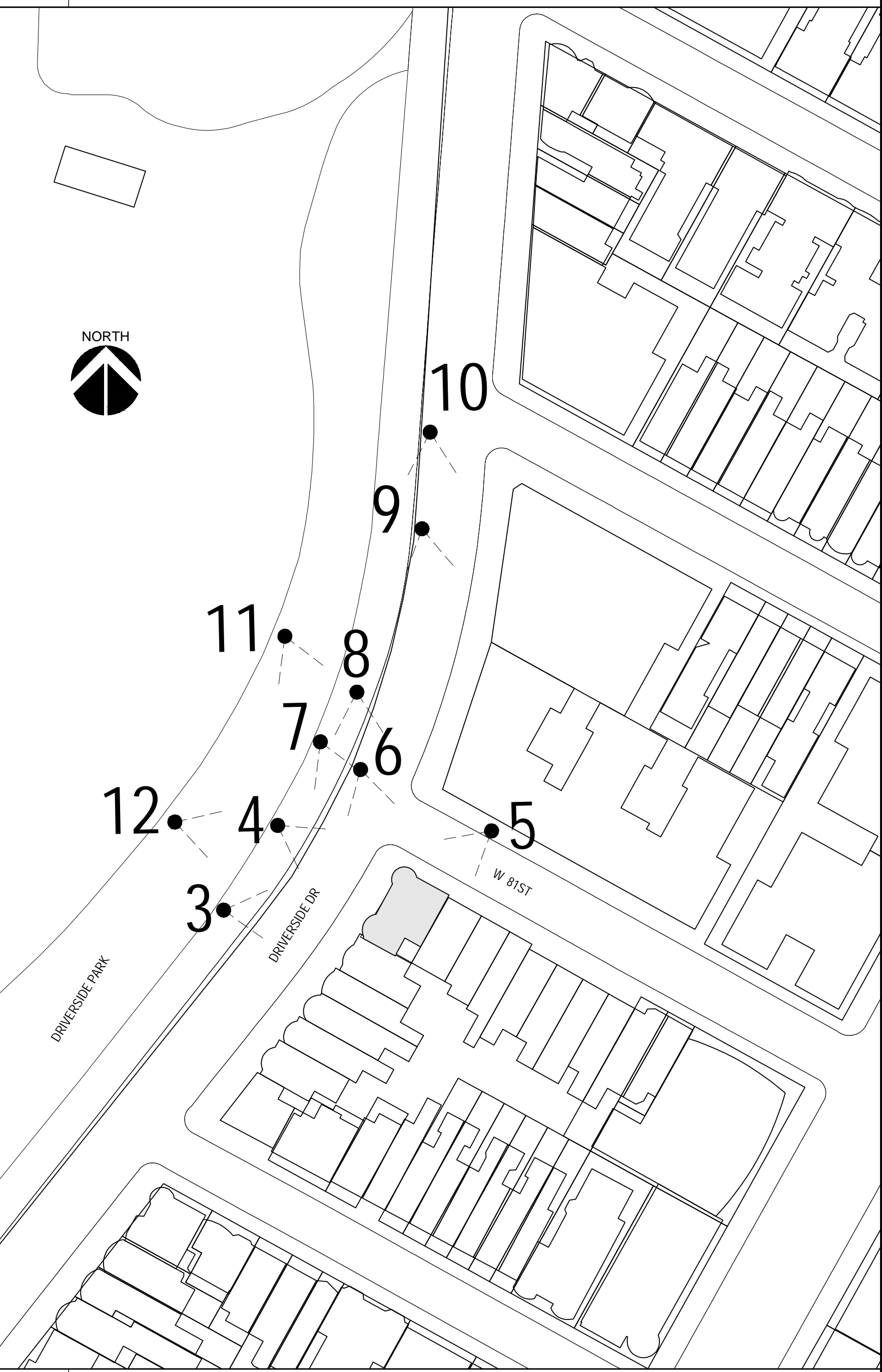
11 @ RIVERSIDE PARK  
NOT TO SCALE



12 @ RIVERSIDE PARK  
NOT TO SCALE

**B** PHOTOS TAKEN FROM THE STREET  
SCALE: N.T.S.

**C** PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'



**D** SITE PLAN  
SCALE: 1/64" = 1'

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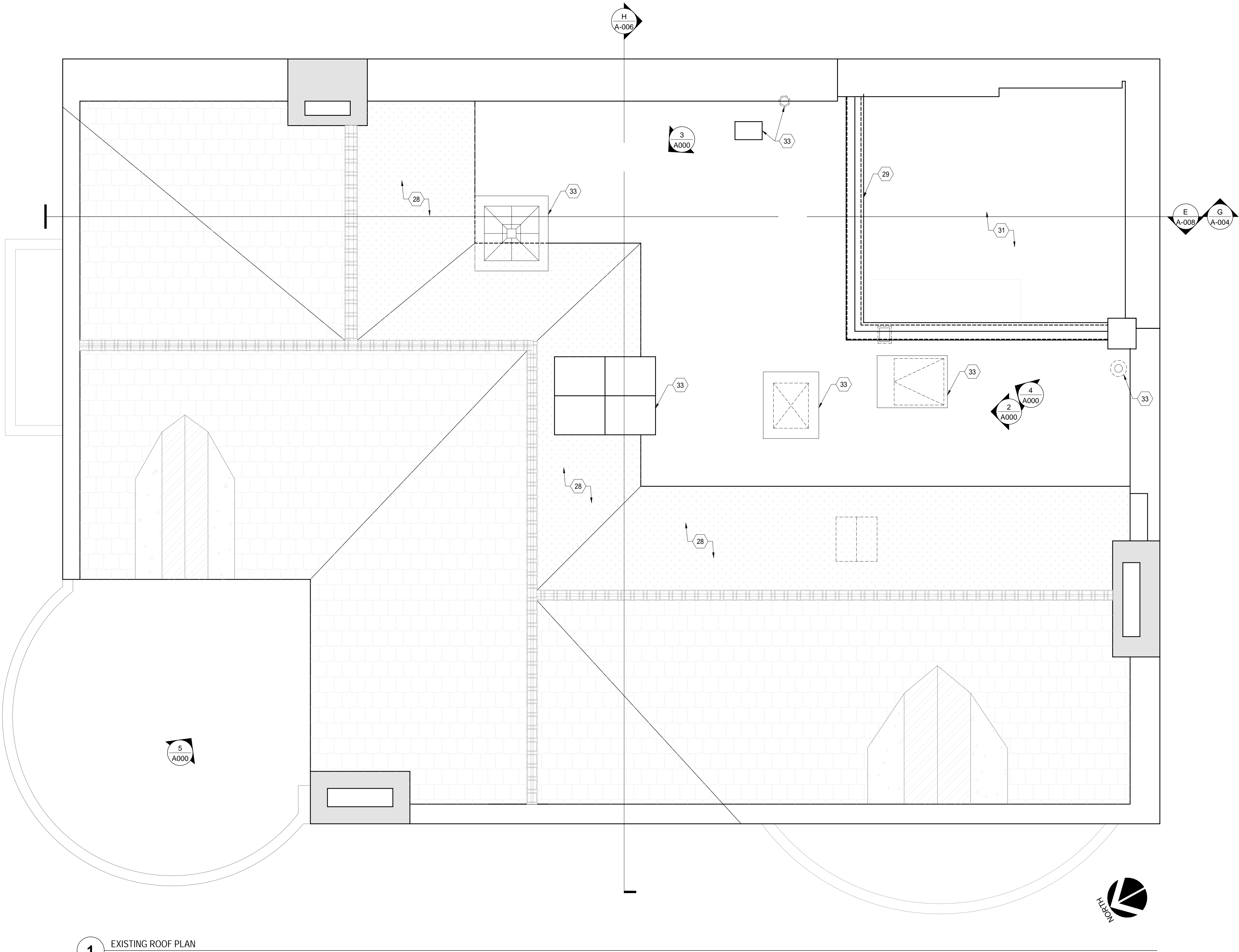
SHEET TITLE

LPC MOCKUP PHOTOS

SHEET NO.

Z-008.00

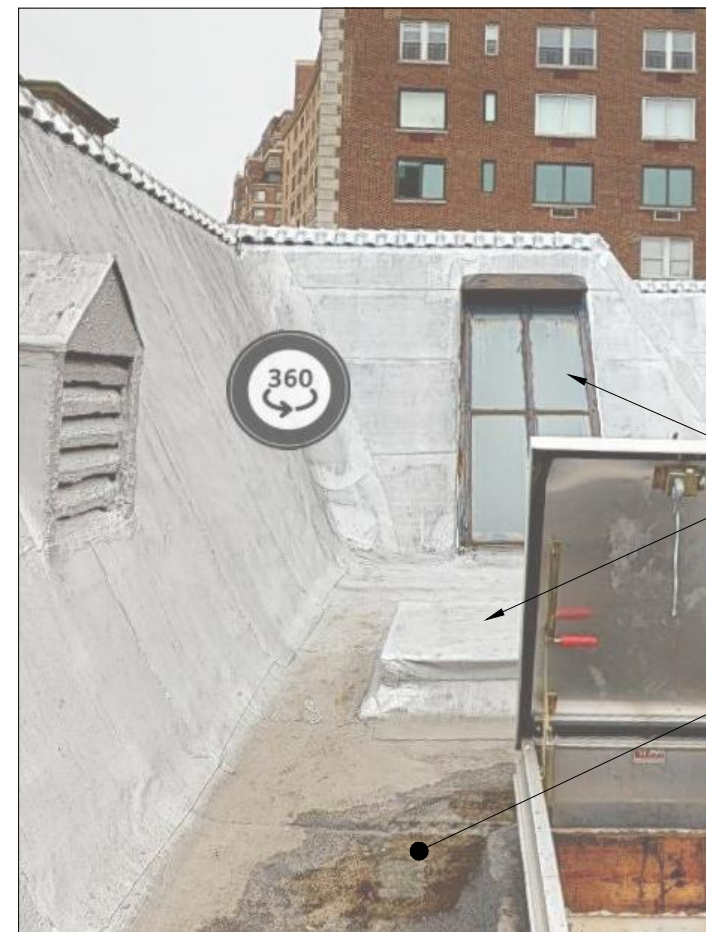




1 EXISTING ROOF PLAN  
3/8" = 1'-0"

EXISTING ROOF PLAN KEY NOTES

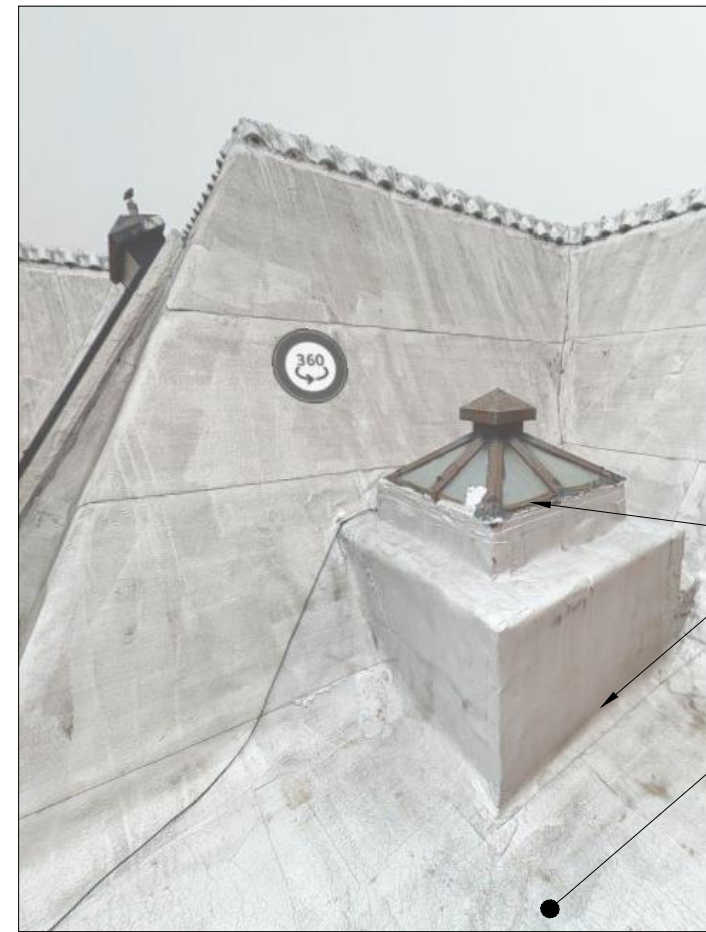
- (28) EXISTING TERRACOTTA ROOF TILES ON GABLE ROOFS TO BE REMOVED: TYP. ALL THROUGHOUT ENTIRE ROOF BACK TO SHEATHING FOR EVALUATION: GC TO PROVIDE ALTERNATE PRICE TO REMOVE ALL ROOF SHEATHING BACK TO ROOF TRUSS/JOISTS.
- (29) EXISTING BUILT-IN FURNITURE TO BE REMOVED: EXCEPT FOR EXISTING LOWER CABINET: EXISTING LOWER CABINET TO BE PRESERVED FOR POSSIBLE FUTURE RE-USE
- (31) AREAWAY TO BE CLEANED OF ALL ORGANIC AND INORGANIC DEBRIS ON ALL FLOORS / EXTERIOR LEDGES & WINDOW SILLS: GC TO COVER AREAWAY WITH TARP.
- (33) EXISTING ROOF SKYLIGHT / HATCH TO BE REMOVED: GC TO INSTALL TEMPORARY WATERPROOF MEMBRANE ALONG WITH REQUIRED SHEATHING



2 ROOF PICTURE

EXISTING SKYLIGHTS AND ASSOCIATED CURBS TO BE REMOVED: TYP. ALL THROUGHOUT ROOF

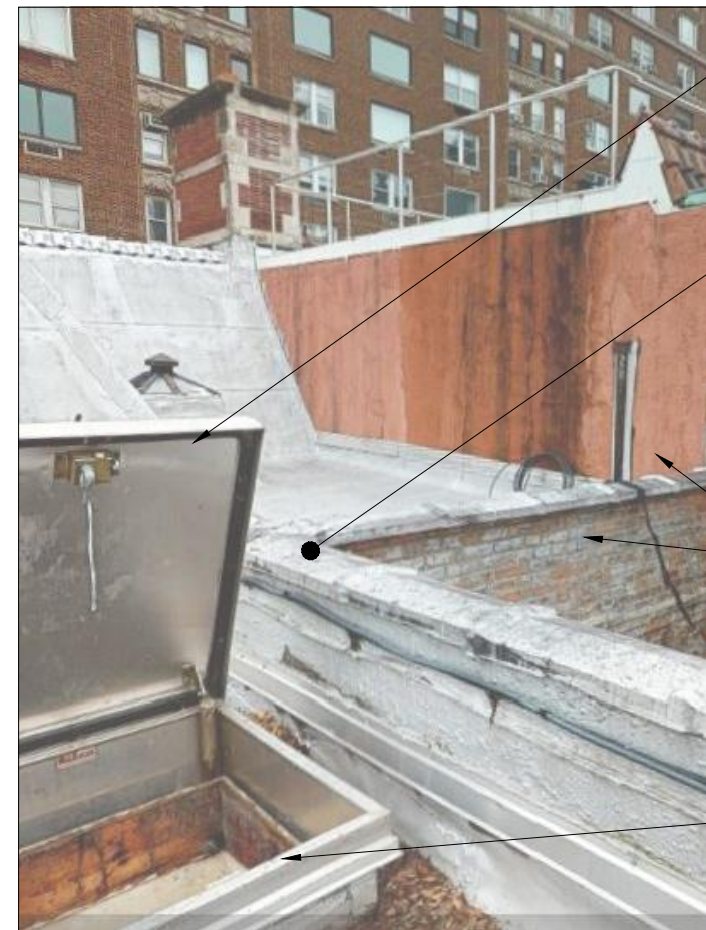
EXISTING TAR MATERIAL THROUGHOUT ROOF CONTAINS ASBESTOS MATERIAL TO BE REMOVED: SHOWN HATCHED: CONFIRM EXTENTS ON SITE: REFERENCE ASBESTOS SURVEY REPORT & TESTING FOR ADDITIONAL INFORMATION



3 ROOF PICTURE

EXISTING SKYLIGHTS AND ASSOCIATED CURBS TO BE REMOVED: TYP. ALL THROUGHOUT ROOF

EXISTING TAR MATERIAL THROUGHOUT ROOF CONTAINS ASBESTOS MATERIAL TO BE REMOVED: SHOWN HATCHED: CONFIRM EXTENTS ON SITE: REFERENCE ASBESTOS SURVEY REPORT & TESTING FOR ADDITIONAL INFORMATION



4 ROOF PICTURE

EXISTING SKYLIGHTS AND ASSOCIATED CURBS TO BE REMOVED: TYP. ALL THROUGHOUT ROOF

EXISTING TAR MATERIAL THROUGHOUT ROOF CONTAINS ASBESTOS MATERIAL TO BE REMOVED: SHOWN HATCHED: CONFIRM EXTENTS ON SITE: REFERENCE ASBESTOS SURVEY REPORT & TESTING FOR ADDITIONAL INFORMATION

EXISTING VENT LINES AND UTILITIES TO BE REMOVED

EXISTING HATCH AND ASSOCIATED CURBS TO BE REMOVED



5 ROOF PICTURE

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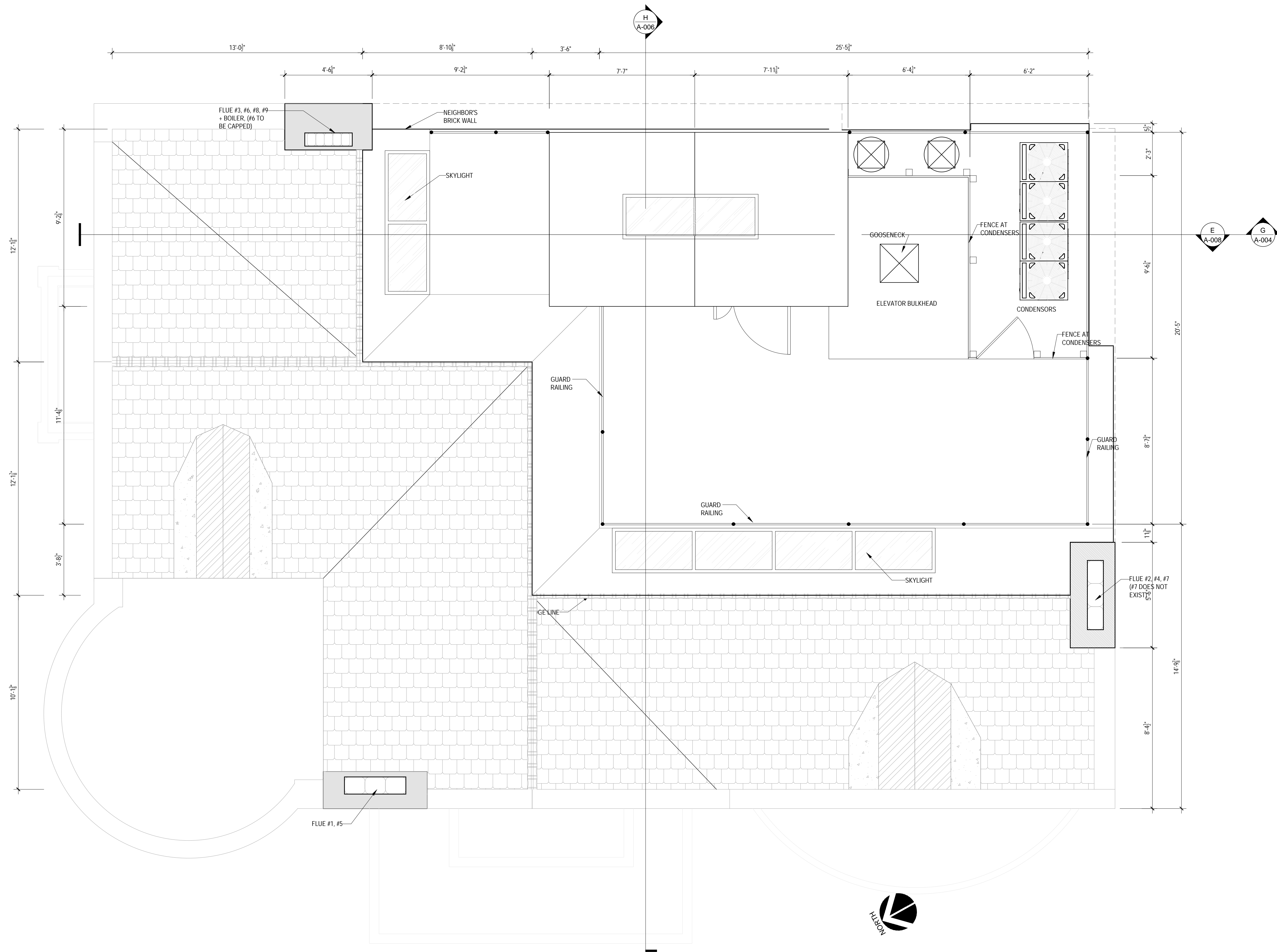
SHEET TITLE

EXISTING ROOF PLANS &  
ROOF PHOTOS

SHEET NO

**A-000.00**





1 PROPOSED ROOF PLAN  
3/8" = 1'-0"

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SHEET TITLE  
**PROPOSED ROOF PLANS & BUILDING MODEL**

SHEET NO  
**A-001.00**





1 EXISTING WEST FACADE AT RIVERSIDE DRIVE  
3/16" = 1'-0"



2 PROPOSED WEST FACADE AT RIVERSIDE DRIVE  
3/16" = 1'-0"

NOTE: WINDOW RENOVATION PACKAGE TO BE SUBMITTED SEPARATELY

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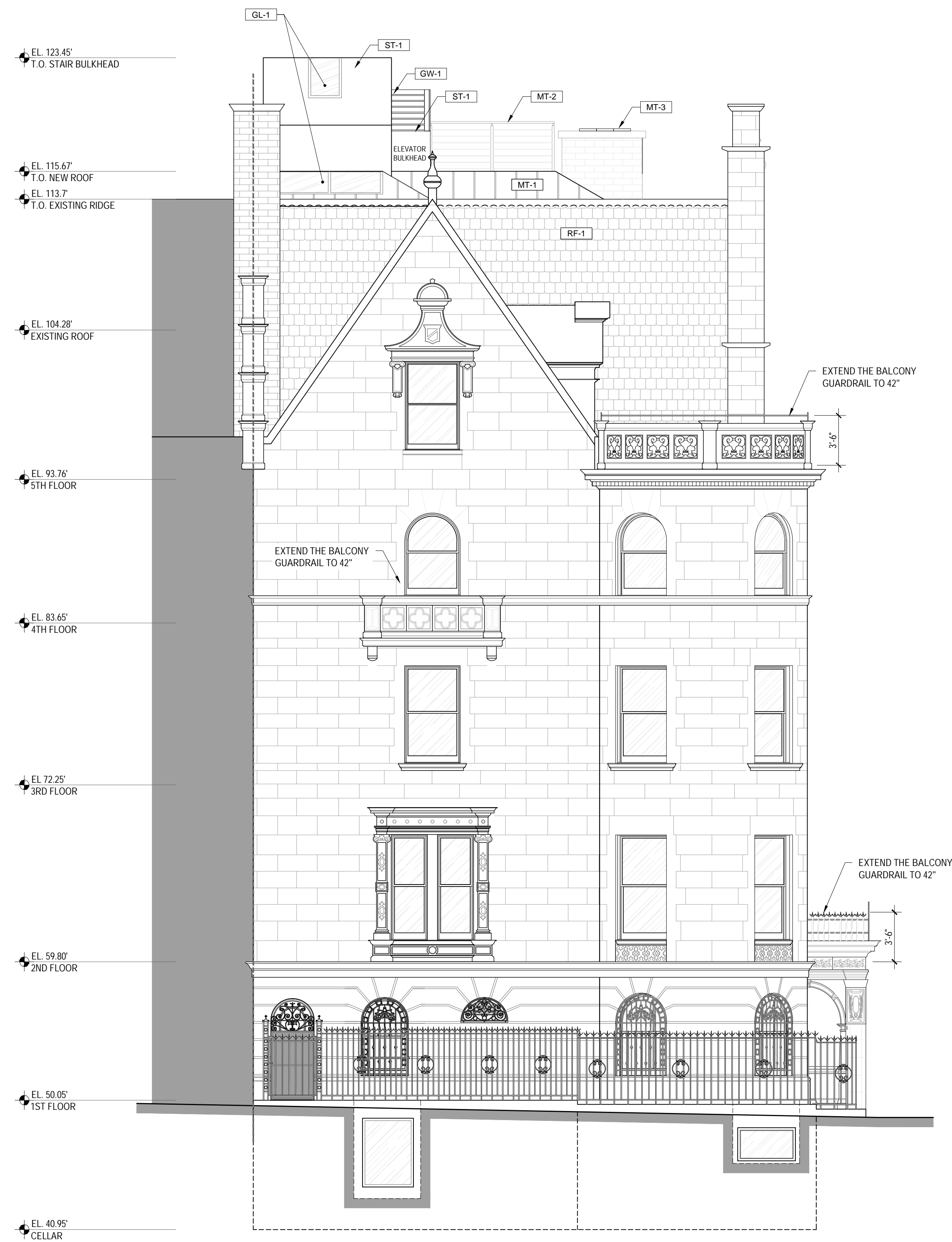
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NO.  
**A-002.00**





1 EXISTING NORTH FACADE AT WEST 81ST STREET  
3/16" = 1'-0"



2 PROPOSED NORTH FACADE AT WEST 81ST STREET  
3/16" = 1'-0"

NOTE: WINDOW RENOVATION PACKAGE TO BE SUBMITTED SEPARATELY

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CHECKED BY: SC / ML	
AREA: 9698 SQ FT	
ISSUE	DATE
FOR LPC AND PERMIT	06/17/2022
FOR LPC AND PERMIT	07/29/2022
FOR COMMUNITY BOARD HEARING	08/05/2022
FOR COMMUNITY BOARD HEARING	08/11/2022
FOR LPC AND PERMIT	09/09/2022

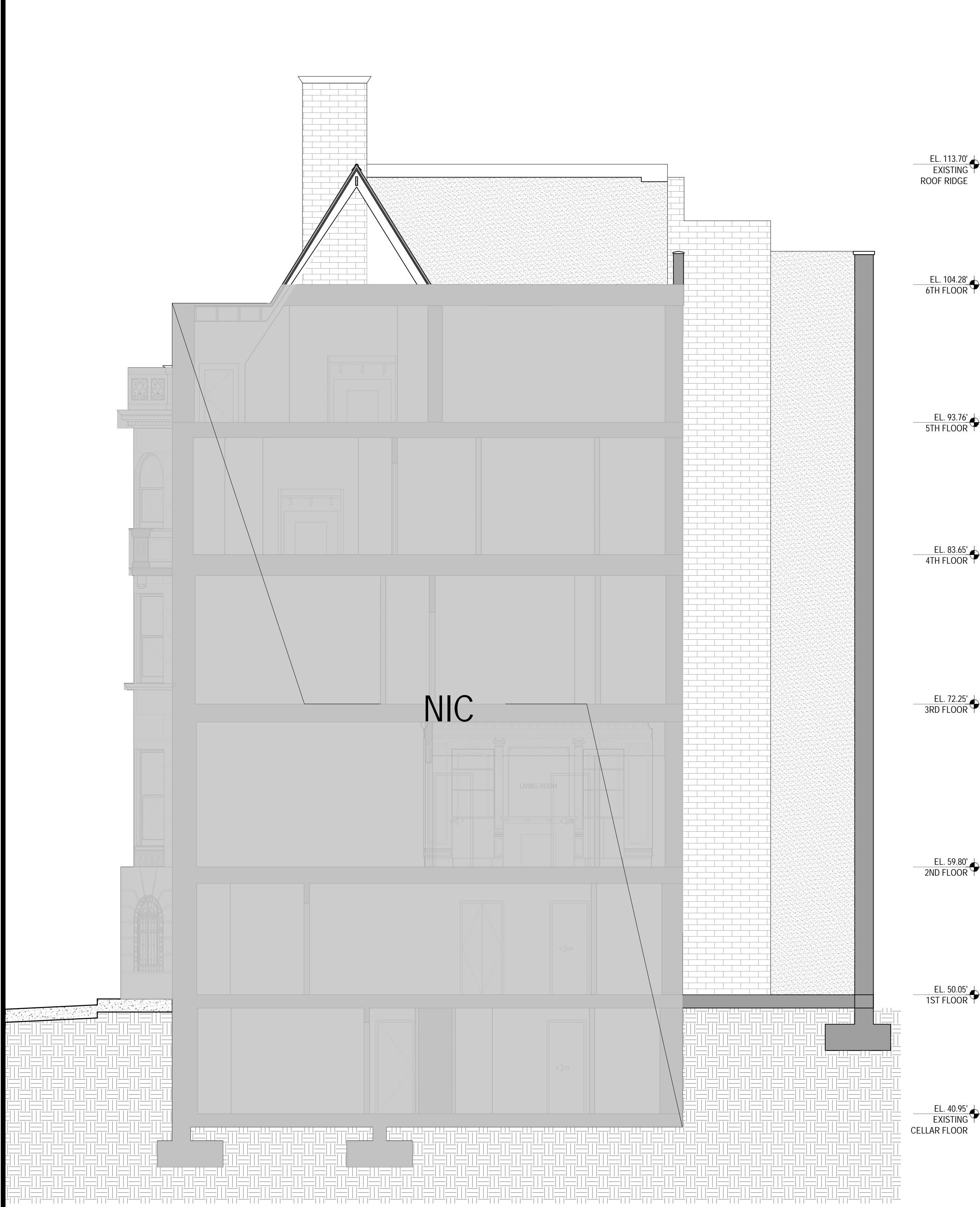
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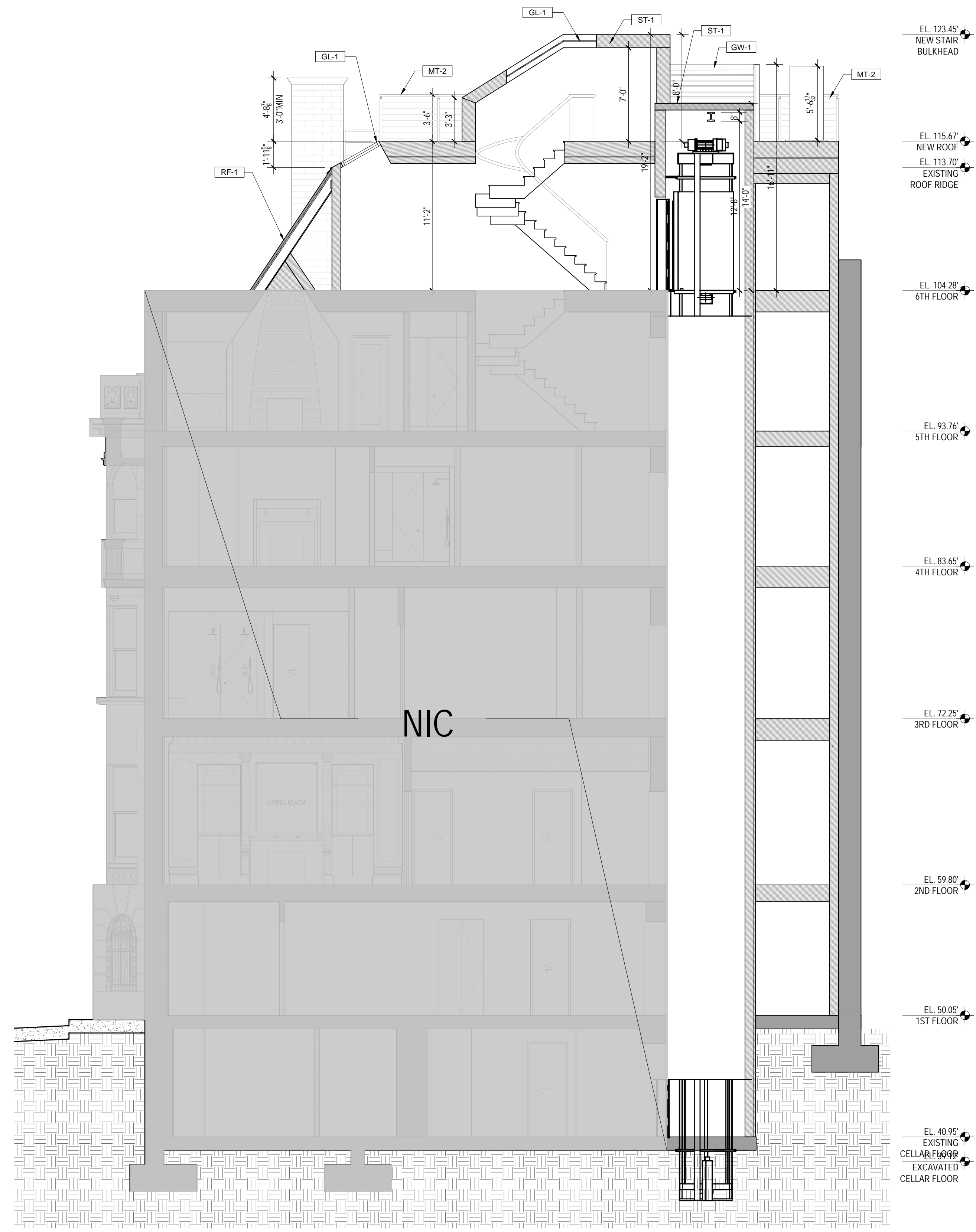
SHEET NO.

A-003.00





1 EXISTING BUILDING SECTION G  
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION G  
3/16" = 1'-0"

ARCHITECT  
**O'NEIL LANGAN ARCHITECTS**  
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BEDMINSTER, NJ 07921  
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PROJECT NO.: 221163

DATE: 06.01.2021

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	FOR COMMUNITY BOARD HEARING	08/11/2022
	FOR LPC AND PERMIT	09/09/2022

SHEET TITLE

BUILDING SECTION G

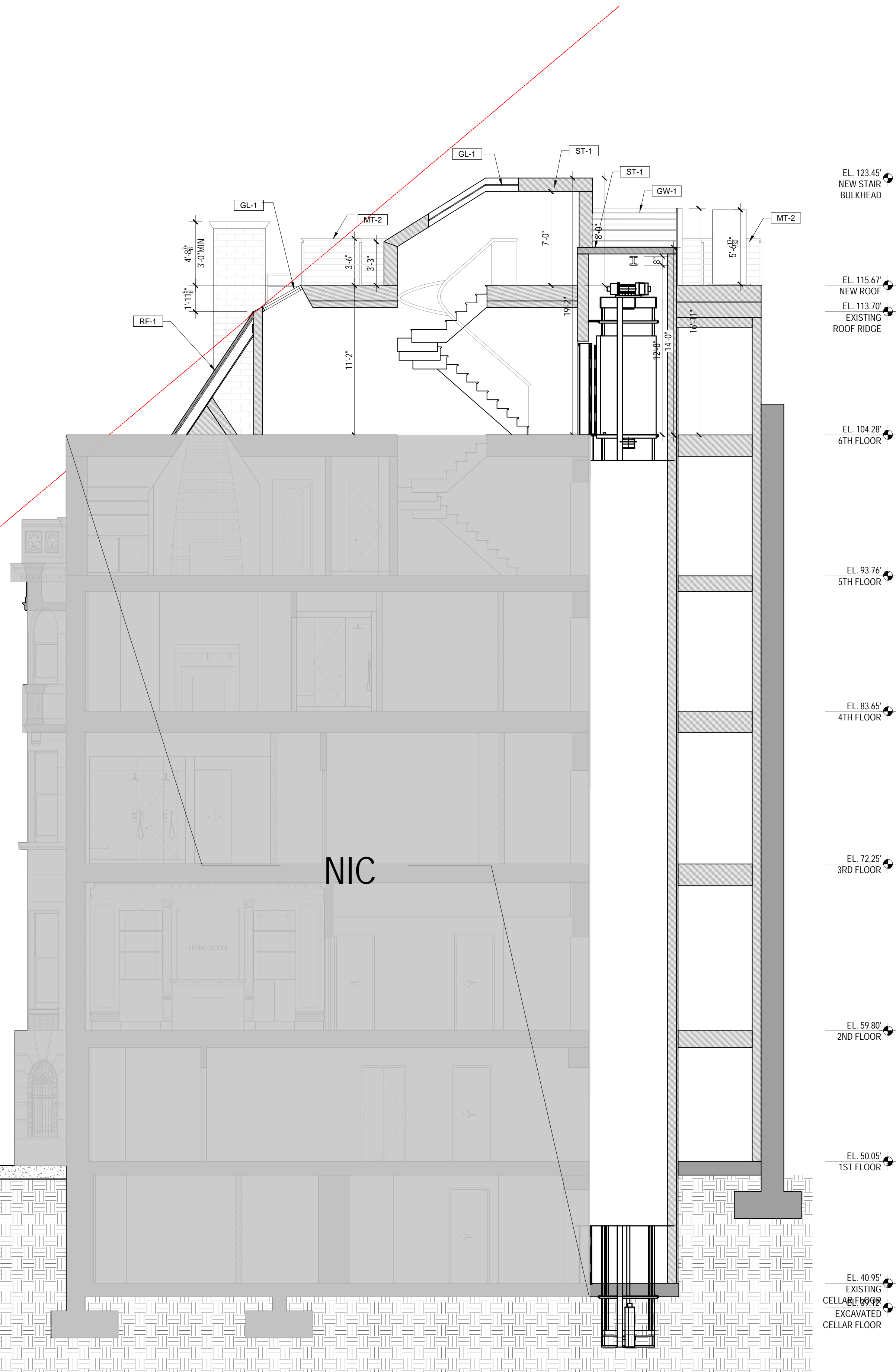
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A-004.00



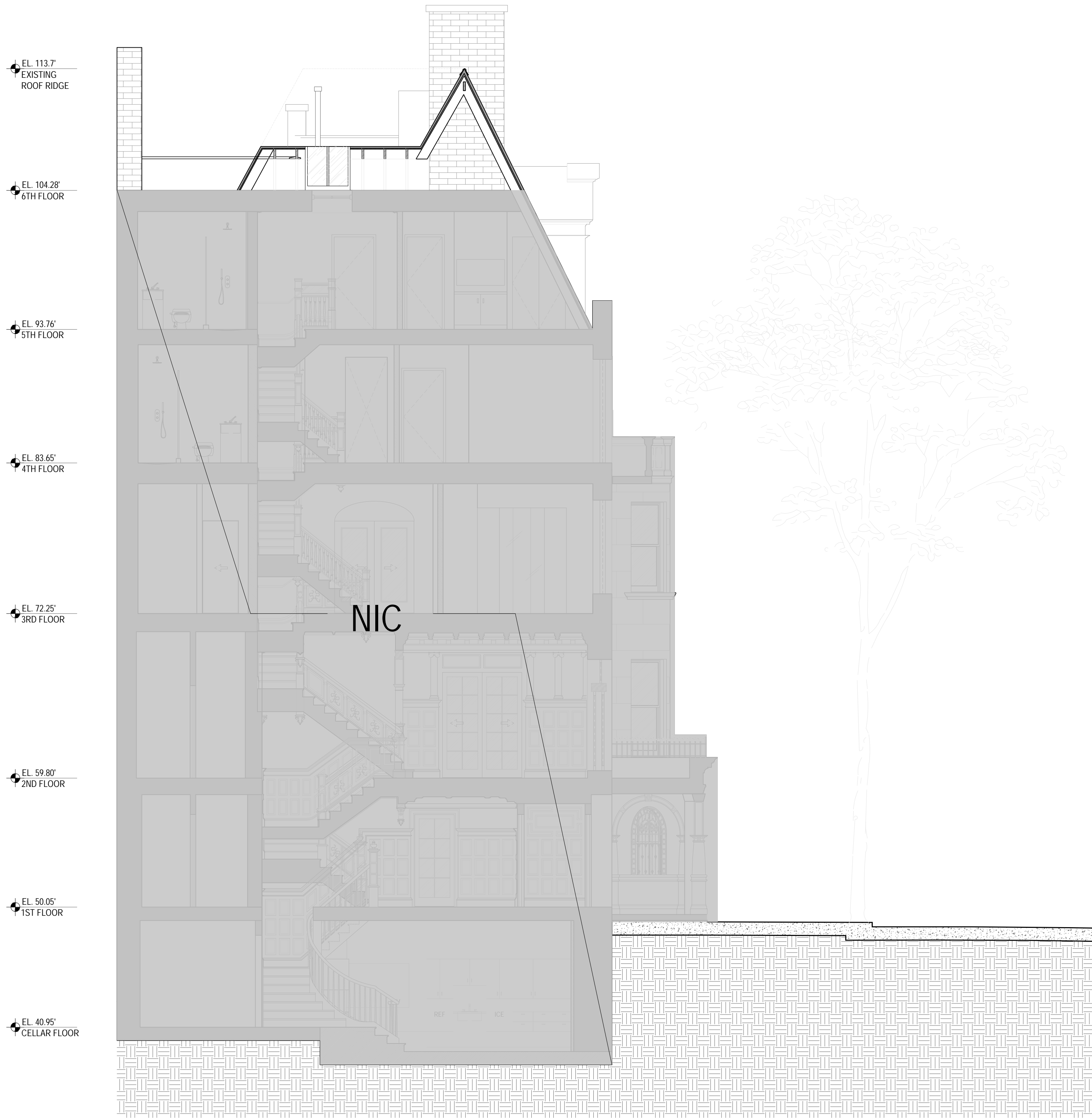
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1 PROPOSED BUILDING SECTION G STREET VIEW  
3/16" = 1'-0"

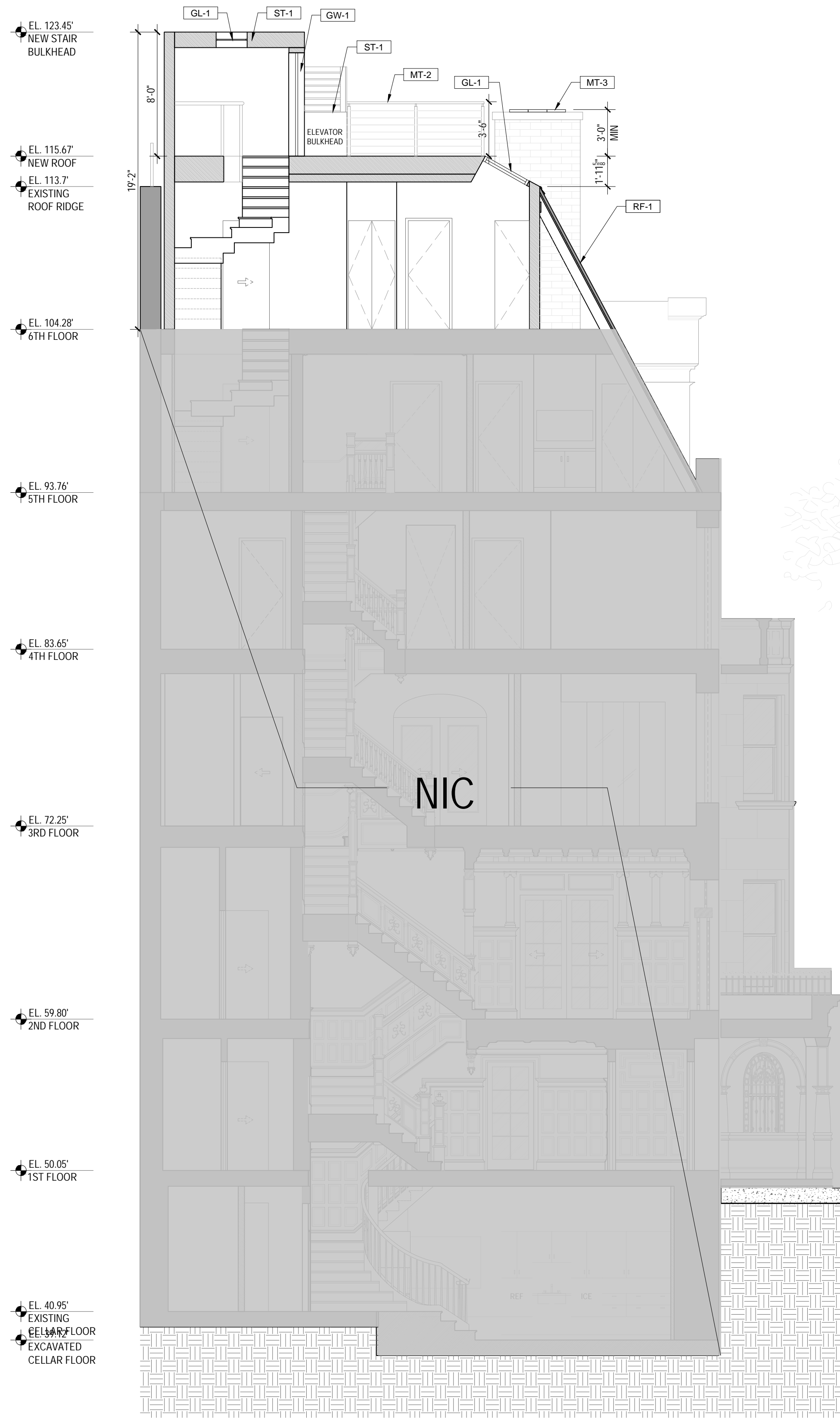


A-005.00





1 EXISTING BUILDING SECTION H  
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION H  
3/16" = 1'-0"

ARCHITECT

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5	FOR LPC AND PERMIT	09/09/2022

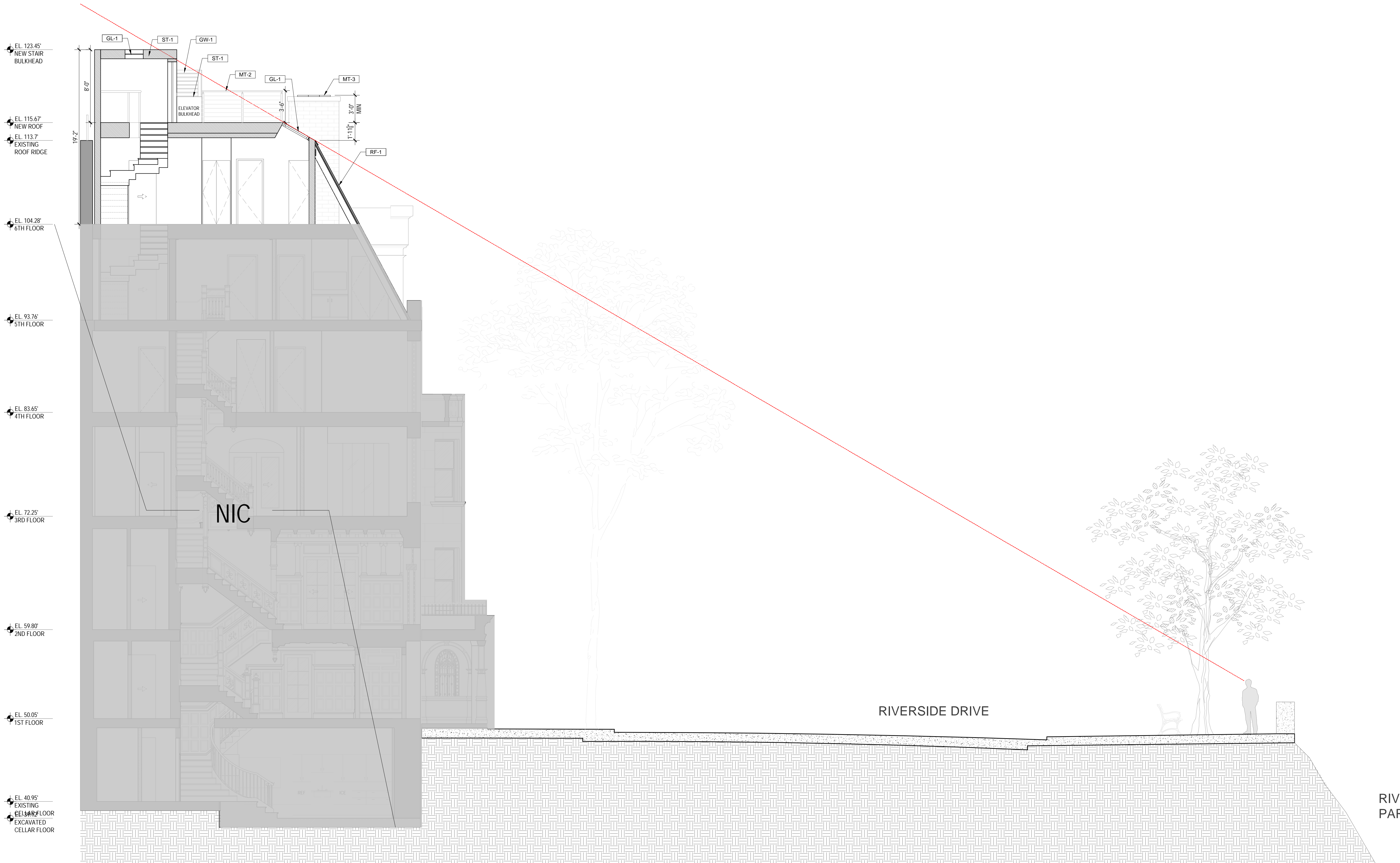
SHEET TITLE

BUILDING SECTION H

SHEET NO.

A-006.00





1 PROPOSED BUILDING SECTION H STREET VIEW  
3/16" = 1'-0"

ARCHITECT

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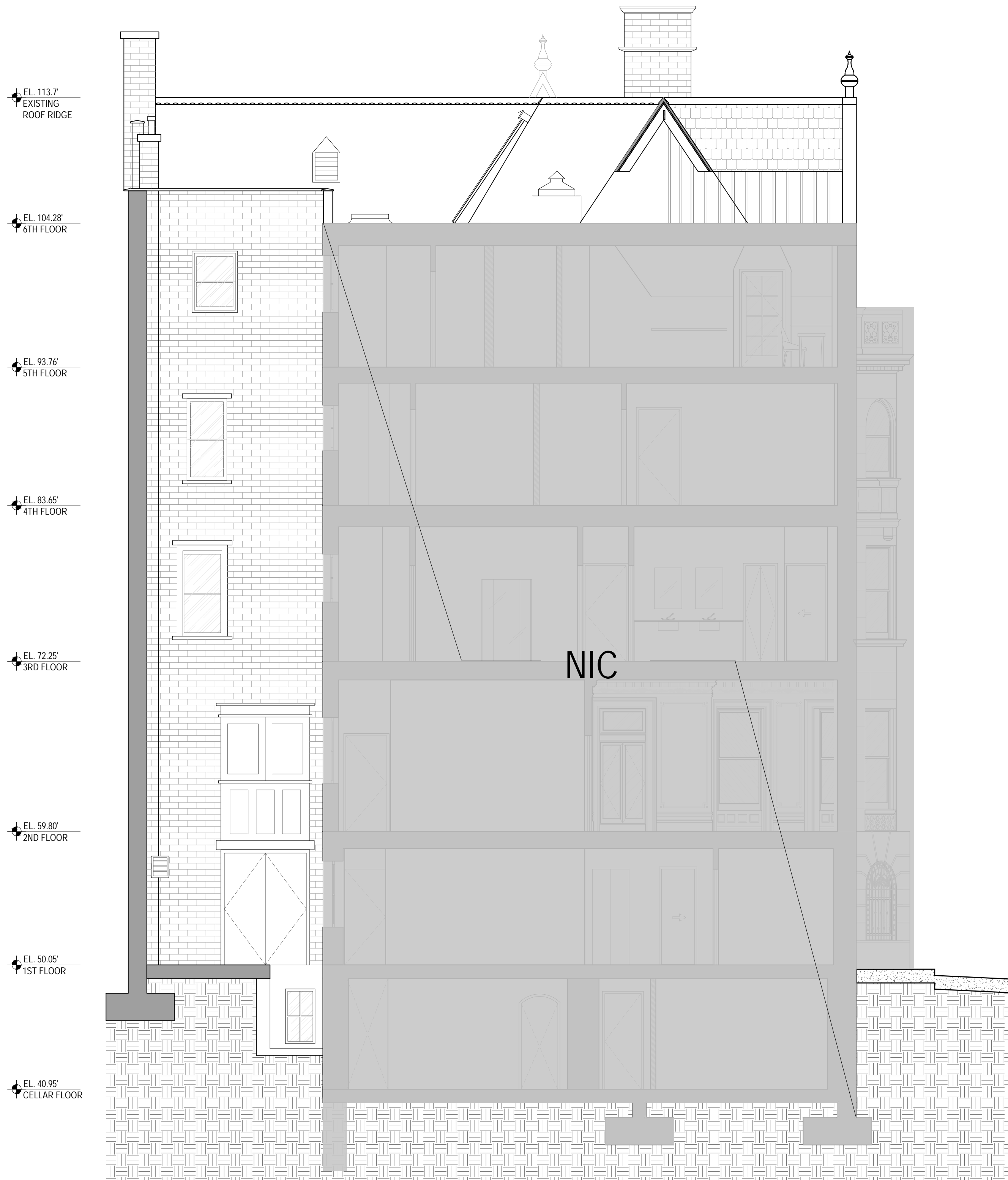
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BUILDING SECTION H  
STREET VIEW

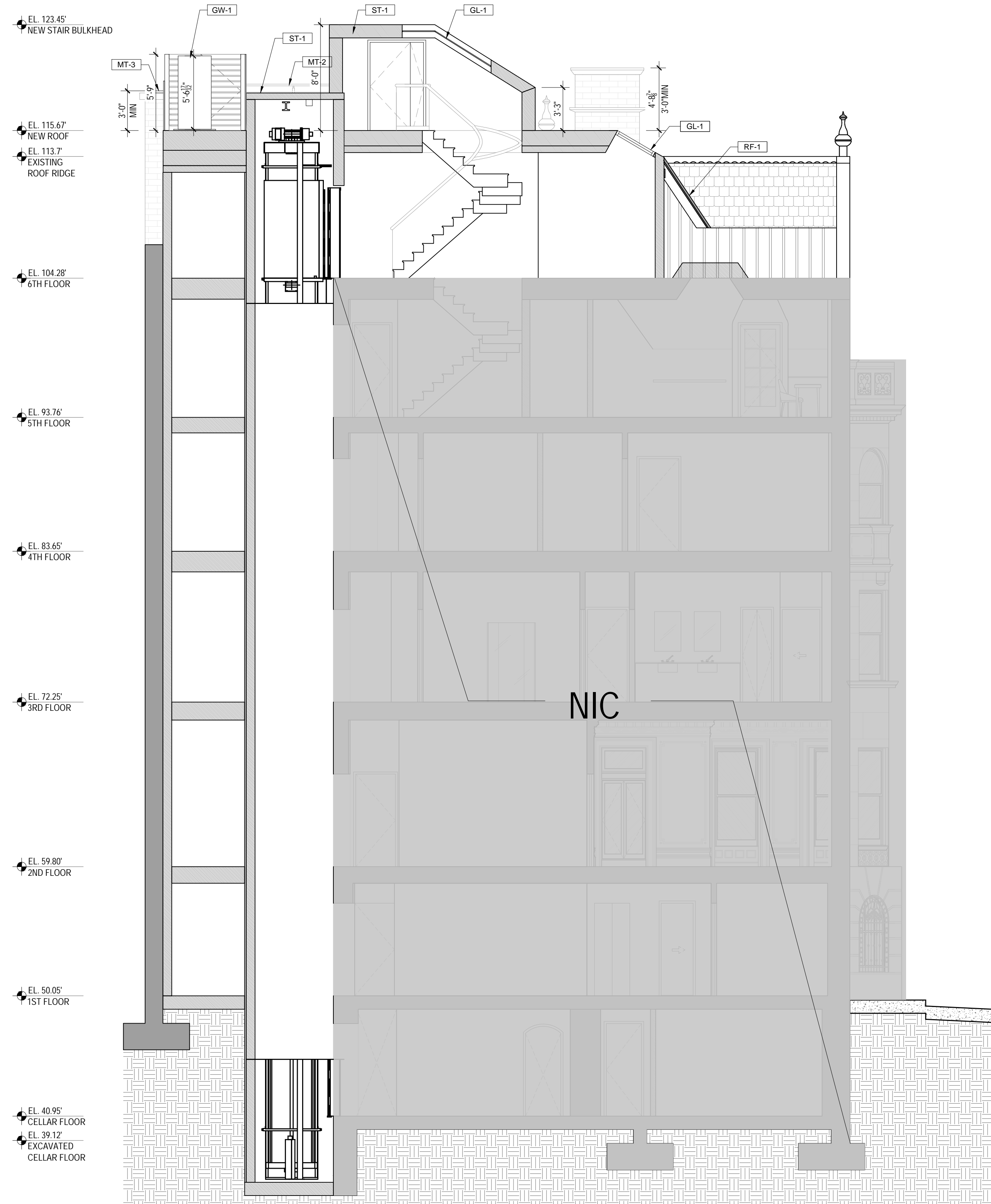
SHEET NO.

A-007.00





1 EXISTING BUILDING SECTION E  
3/16" = 1'-0"



2 PROPOSED BUILDING SECTION E  
3/16" = 1'-0"

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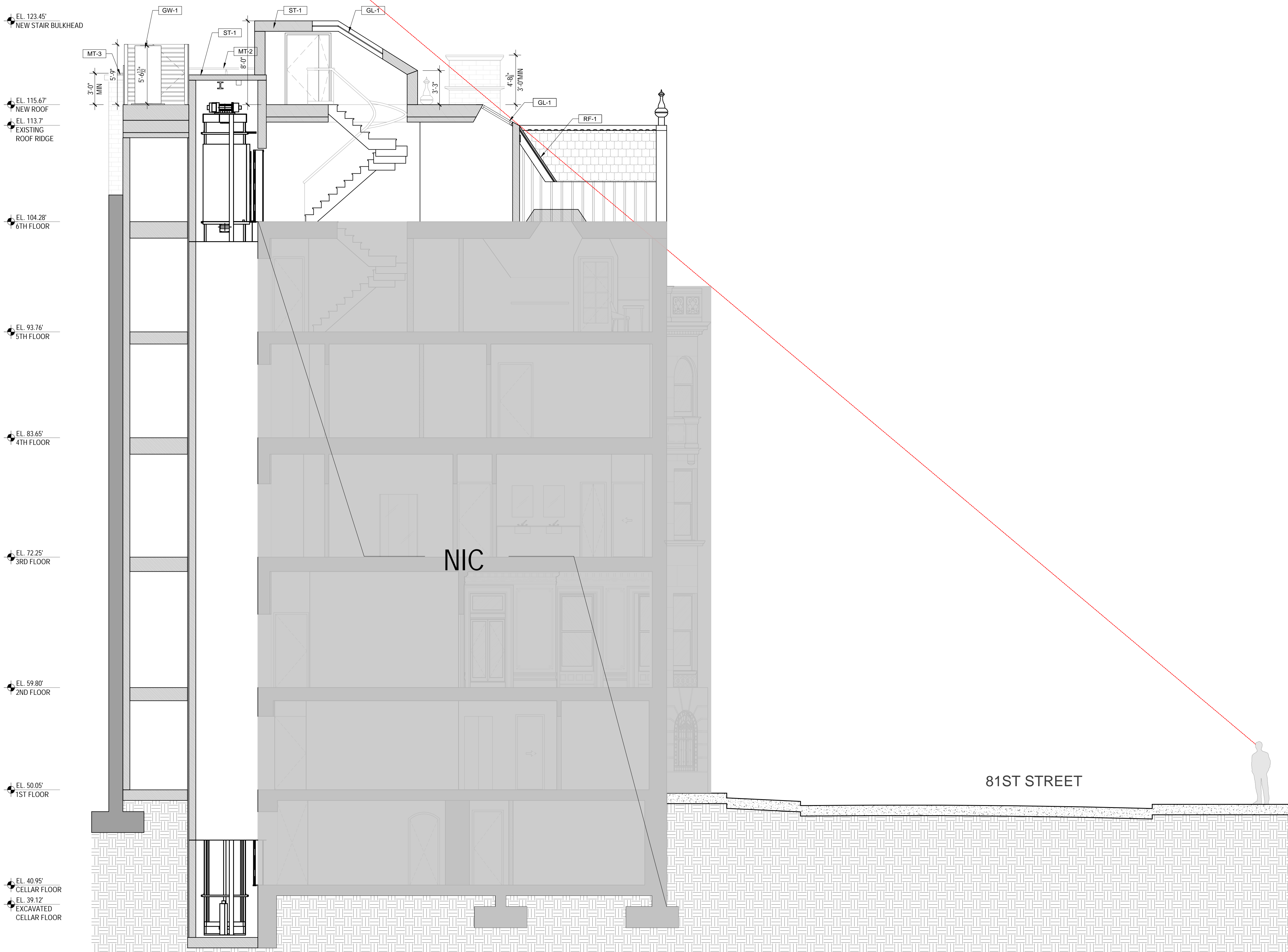
SHEET TITLE

BUILDING SECTION E

SHEET NO.

A-008.00





1 EXISTING BUILDING SECTION E STREET VIEW  
3/16" = 1'-0"

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90 RIVERSIDE DR.  
15 STORIES BLDG

86 RIVERSIDE DRIVE  
NEW YORK, NY 10024



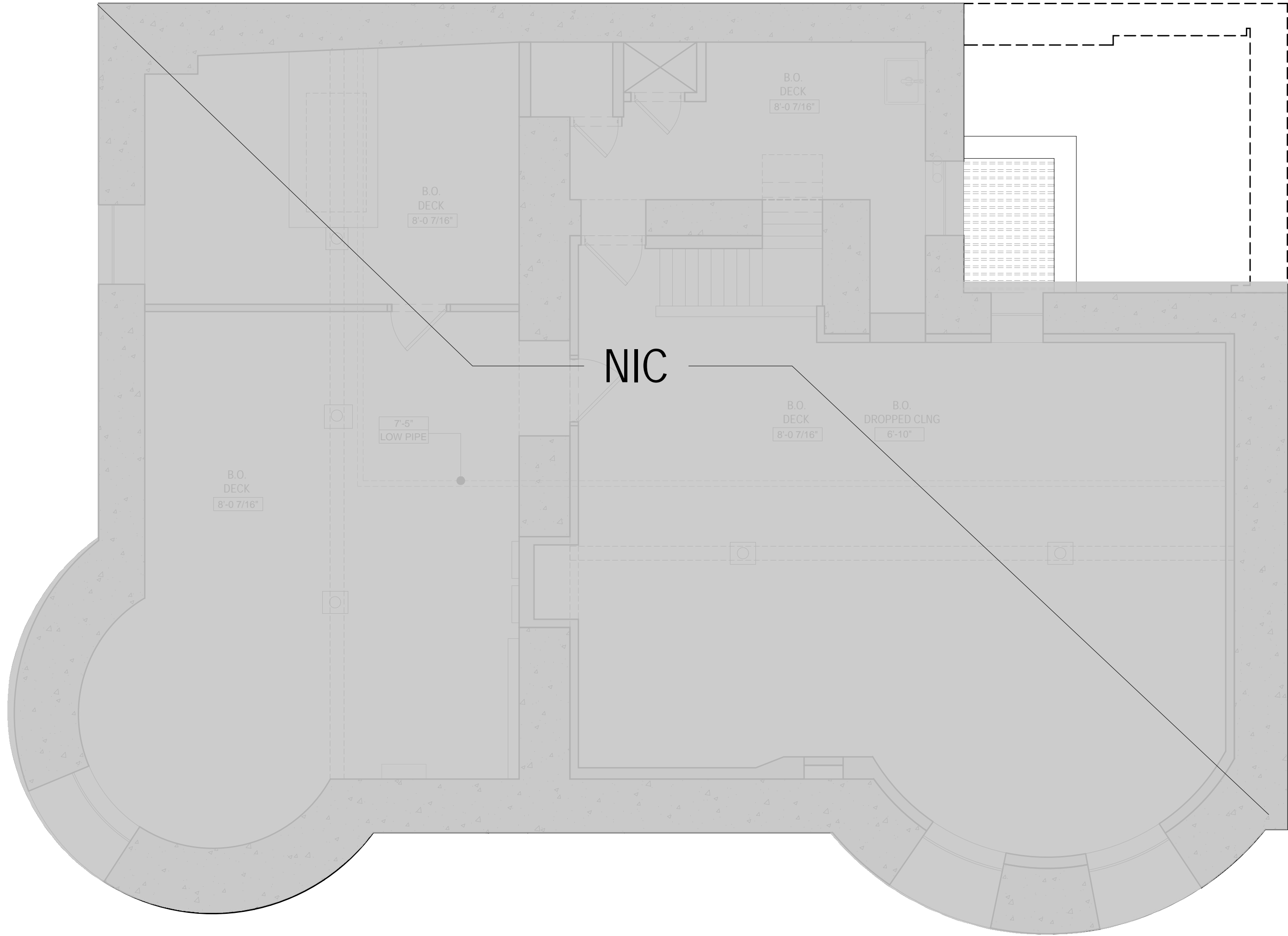
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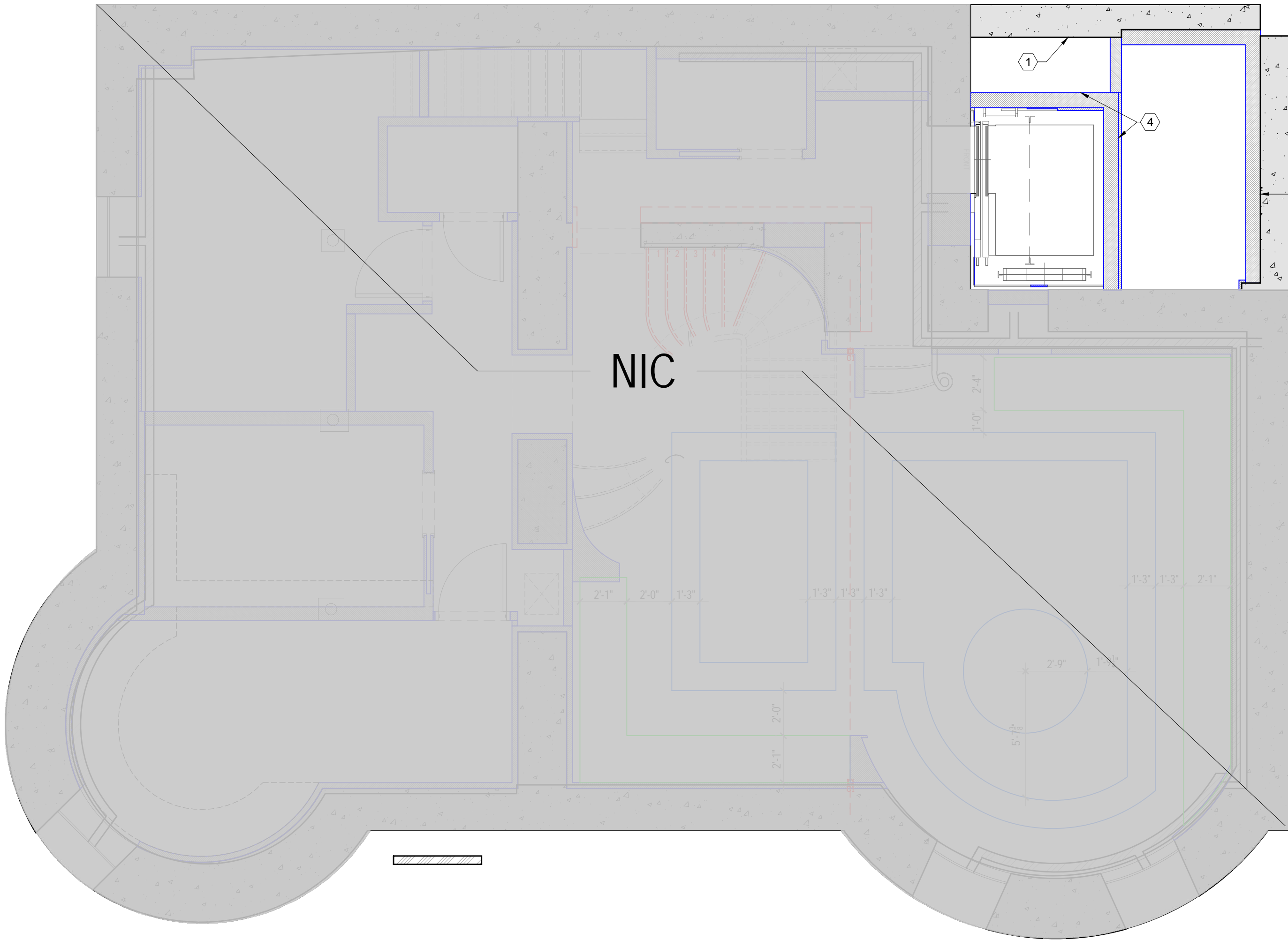
SHEET TITLE  
**BUILDING SECTION E  
STREET VIEW**

SHEET NO  
**A-009.00**





1 CELLAR FLOOR EXISTING PLAN  
1/4" = 1'-0"



1 CELLAR FLOOR PROPOSED CONSTRUCTION PLAN  
1/4" = 1'-0"



CONSTRUCTION LEGEND:

	EXISTING PARTITION/ DEMISING WALL
	LINE OF SOFFIT ABOVE
	NEW PARTITION - SEE PARTITION TYPES.
	ROOM NAME ROOM NUMBER
	KEYNOTE
	ELEVATION MARKER VIEW # SHEET #
	DOOR - SEE DOOR SCHEDULE
	POCKET DOOR - SEE DOOR SCHEDULE
	EXISTING WINDOW TO REMAIN
	ELECTRICAL PANEL
	EXISTING INTERCOM
	EXISTING PARTITION TREATED WITH WATER RESISTANT GMB & WATERPROOFING (LATICRETE #9235 OR EQUAL)

CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE 1938 EDITION, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS & OBTAIN ALL REQUIRED PERMITS.
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE U.O.N.
- ALL DOOR LOCATIONS ARE MEASURED TO THE CENTER OF THE DOOR OPENING. SEE DOOR SCHEDULE FOR DOOR DETAILS.
- ALL INTERIOR WALLS TO BE AS TAGGED. SEE PARTITION TYPES.
- DETAILS NOT 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 REQUIREMENTS OF LOCAL AUTHORITIES.
- CONSTRUCT NEW PARTITIONS IN ACCORDANCE W/ LOCAL BUILDING CODES AND ALL RULES / REGULATIONS HAVING JURISDICTION.
- PROVIDE ALL GROUNDS, BLOCKING AND SUPPORTS TO SUPPORT WALL HUNG COUNTERS, CABINETS AND LIGHT FIXTURES AS MAY BE REQUIRED.
- NO CHANGES IN USE, EGRESS, OR OCCUPANCY SHALL OCCUR WITH THIS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. G.C. SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE DONE DURING CONSTRUCTION AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CONSTRUCTION OPERATIONS TO FOLLOW 340 WEST 57TH STREET REQUIREMENTS. CONTACT BUILDING MANAGEMENT PRIOR TO COMMENCEMENT OF WORK.
- G.C. TO VERIFY ALL DIMENSIONS, CEILING HEIGHTS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTACT ARCHITECT'S OFFICE IN CASE OF ANY CONFLICTS.
- PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING FOR THE DURATION OF CONSTRUCTION.
- IF APPLICABLE, ALL EXISTING MASONRY CONSTRUCTION SUCH AS COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION MASONRY OPENINGS MUST BE FILLED WITH THE SAME MATERIAL BEFORE G.W.B. IS APPLIED.
- PARTITIONS SHALL NOT BE FASTENED OR BRACED TO DUCTWORK, CONDUIT OR PIPING.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ARTICLE 2, GROUP 3 (2.2.3) (C26-191.0) OF N.Y.C. BUILDING CODE.
- PROVIDE FIRE STOPPING AT PENETRATIONS IN RATED ASSEMBLIES.
- THE CONTRACTOR SHALL CERTIFY THAT ALL WALLS, ETC. SCHEDULED TO BE REMOVED ARE NOT STRUCTURAL BEARING WALLS.
- EXISTING EXHAUST VENTILATION AT BATH SHALL REMAIN AND BE MAINTAINED. DUST PROTECTION SHALL BE USED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE ALL EXHAUST SYSTEMS SHALL BE RETURNED TO ORIGINAL CONDITIONS IF APPLICABLE.
- FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION ETC., SHALL NOT EXCEED THE STRUCTURAL CAPACITY OF THE BUILDING.
- NO CHANGES ARE TO BE MADE TO THIS PLAN OR THE PROPOSED SCOPE OF WORK WITHOUT THE CONSOLATION AND APPROVAL IN WRITING OF THE ARCHITECT.
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- ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE SCHEDULING OF ALL TRADES.
- THE GENERAL CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF WORK. SHOULD ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY ARISE, GC TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING.

CONSTRUCTION KEYNOTES

- EXISTING MASONRY PARTY WALL
- EXISTING NEIGHBOR'S MASONRY WALL
- NEW 6" METAL STUD WALL
- NEW ELEVATOR HOISTWAY, 8" THK CMU, TYP.
- NEW 2X6 WOOD STUD WALL
- NEW 12" METAL STUD WALL

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SHEET TITLE

CELLAR FLOOR  
CONSTRUCTION PLAN

SHEET NO

A-100.00











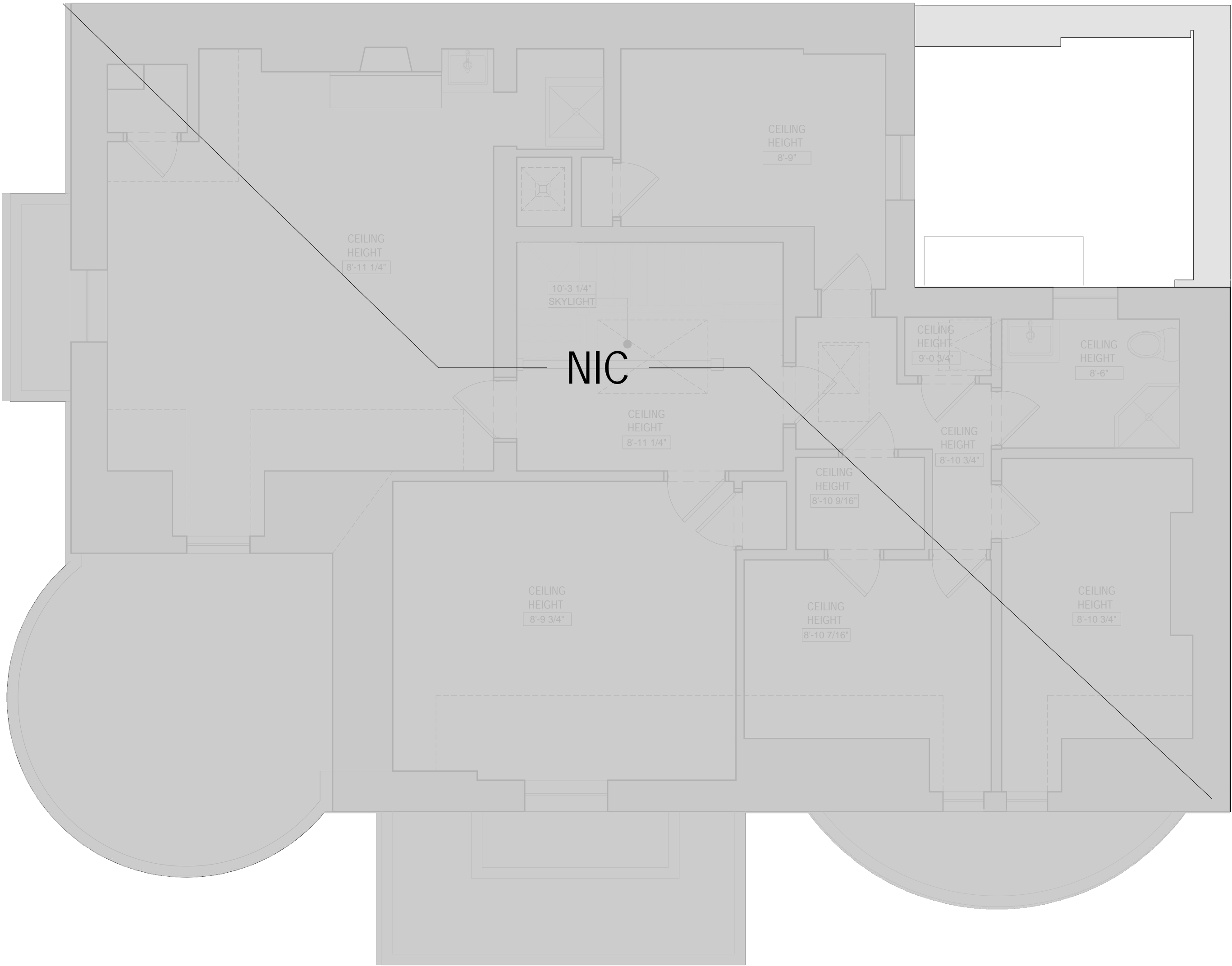




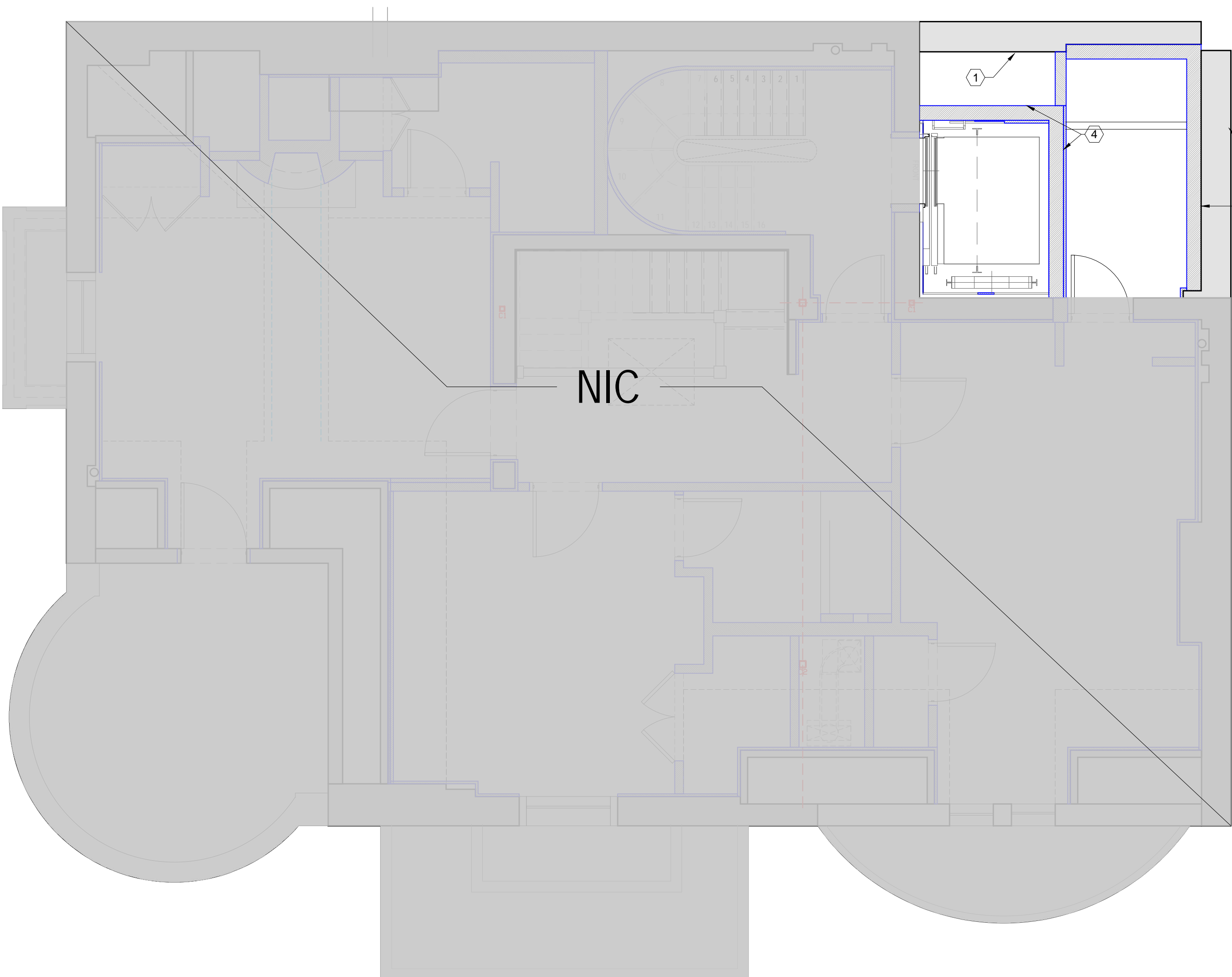


86 RIVERSIDE DRIVE  
NEW YORK, NY 10024





1 5TH FLOOR EXISTING PLAN  
1/4" = 1'-0"



2 5TH FLOOR PROPOSED CONSTRUCTION PLAN  
1/4" = 1'-0"



CONSTRUCTION LEGEND:

	EXISTING PARTITION/ DEMISING WALL
	LINE OF SOFFIT ABOVE
	NEW PARTITION - SEE PARTITION TYPES.
	ROOM NAME ROOM NUMBER
	KEYNOTE
	ELEVATION MARKER VIEW # SHEET #
	DOOR - SEE DOOR SCHEDULE
	POCKET DOOR - SEE DOOR SCHEDULE
	EXISTING WINDOW TO REMAIN
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- EXISTING NEIGHBOR'S MASONRY WALL
- NEW 6" METAL STUD WALL
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- NEW 2X6 WOOD STUD WALL
- NEW 12" METAL STUD WALL

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	FOR COMMUNITY BOARD HEARING	08/11/2022
	FOR LPC AND PERMIT	09/09/2022

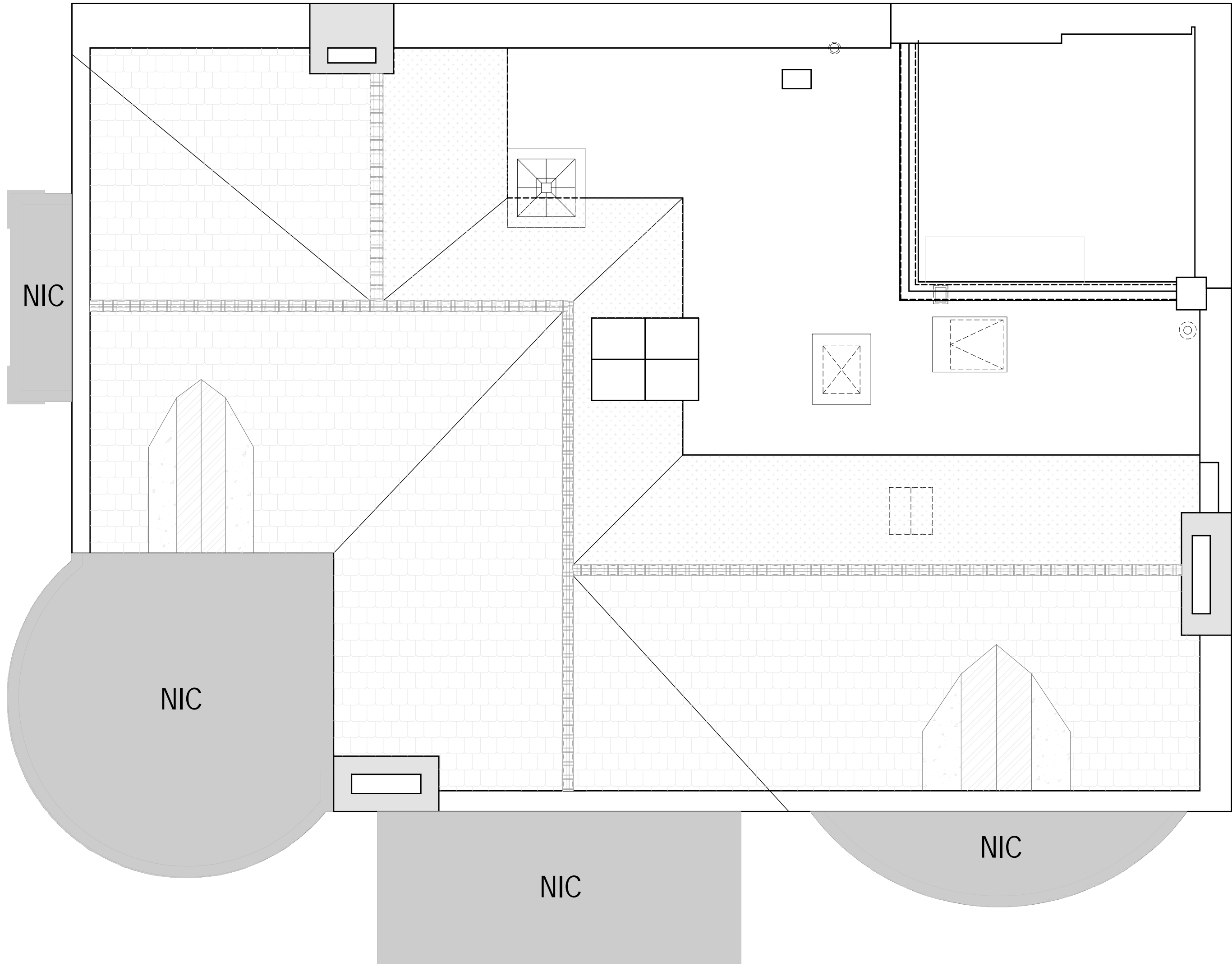
SHEET TITLE

5TH FLOOR  
CONSTRUCTION PLAN

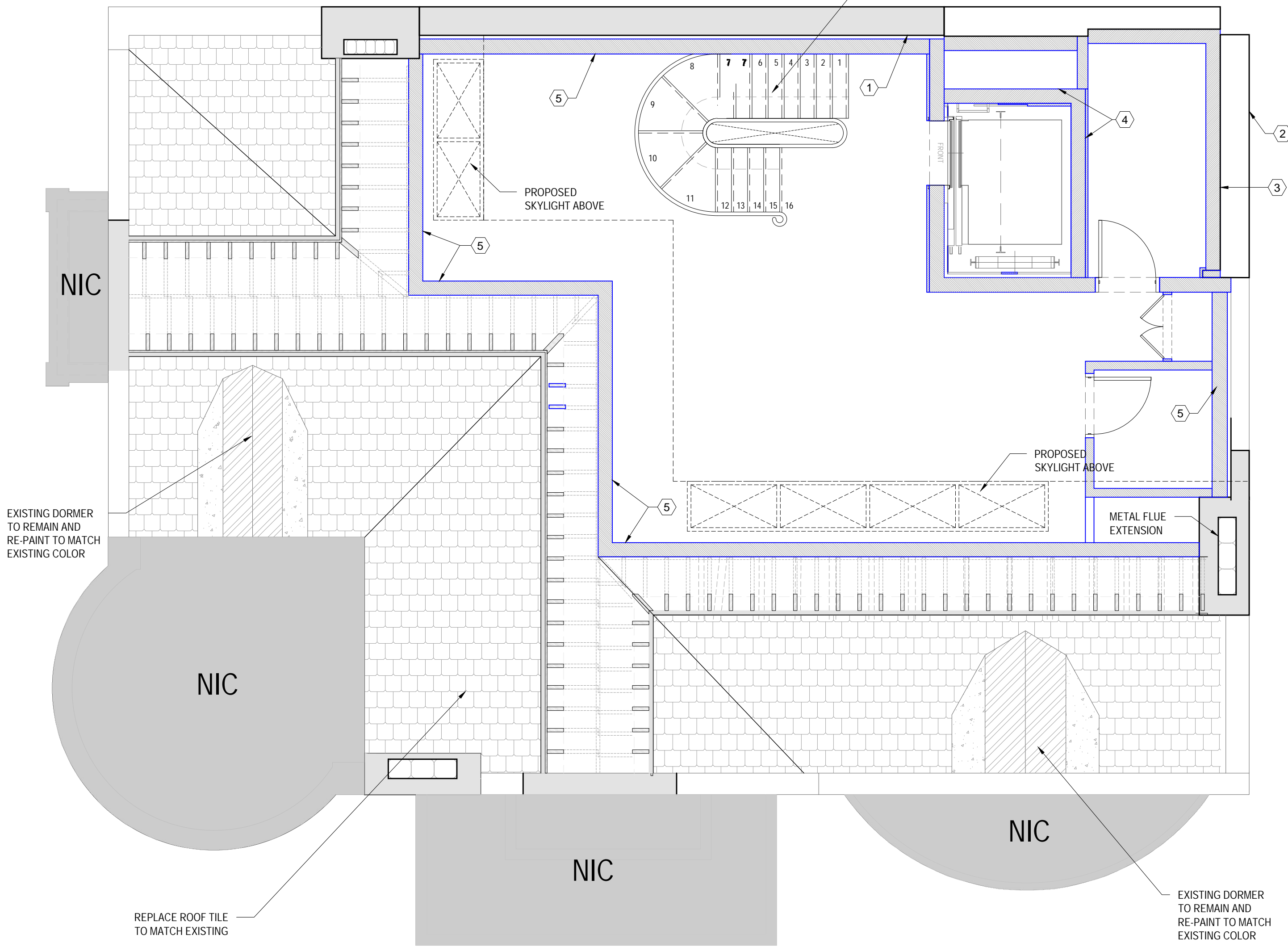
SHEET NO

A-105.00

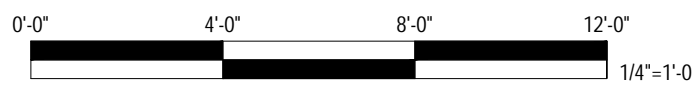




1 ROOF EXISTING PLAN  
1/4" = 1'-0"



2 SIX FLOOR PROPOSED CONSTRUCTION PLAN  
1/4" = 1'-0"



CONSTRUCTION LEGEND:

	EXISTING PARTITION/ DEMISING WALL
	LINE OF SOFFIT ABOVE
	NEW PARTITION - SEE PARTITION TYPES.
	ROOM NAME ROOM NUMBER
	KEYNOTE
	ELEVATION MARKER VIEW # SHEET #
	DOOR - SEE DOOR SCHEDULE
	POCKET DOOR - SEE DOOR SCHEDULE
	EXISTING WINDOW TO REMAIN
	ELECTRICAL PANEL
	EXISTING INTERCOM
	EXISTING PARTITION TREATED WITH WATER RESISTANT GMB & WATERPROOFING (LATICRETE #9235 OR EQUAL)

CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE 1938 EDITION, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS & OBTAIN ALL REQUIRED PERMITS.
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE U.O.N.
- ALL DOOR LOCATIONS ARE MEASURED TO THE CENTER OF THE DOOR OPENING. SEE DOOR SCHEDULE FOR DOOR DETAILS.
- ALL INTERIOR WALLS TO BE AS TAGGED. SEE PARTITION TYPES.
- DETAILS NOT 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 REQUIREMENTS OF LOCAL AUTHORITIES.
- CONSTRUCT NEW PARTITIONS IN ACCORDANCE W/ LOCAL BUILDING CODES AND ALL RULES / REGULATIONS HAVING JURISDICTION.
- PROVIDE ALL GROUNDS, BLOCKING AND SUPPORTS TO SUPPORT WALL HUNG COUNTERS, CABINETS AND LIGHT FIXTURES AS MAY BE REQUIRED.
- NO CHANGES IN USE, EGRESS, OR OCCUPANCY SHALL OCCUR WITH THIS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. G.C. SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE DONE DURING CONSTRUCTION AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CONSTRUCTION OPERATIONS TO FOLLOW 340 WEST 57TH STREET REQUIREMENTS. CONTACT BUILDING MANAGEMENT PRIOR TO COMMENCEMENT OF WORK.
- G.C. TO VERIFY ALL DIMENSIONS, CEILING HEIGHTS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTACT ARCHITECT'S OFFICE IN CASE OF ANY CONFLICTS.
- PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING FOR THE DURATION OF CONSTRUCTION.
- IF APPLICABLE, ALL EXISTING MASONRY CONSTRUCTION SUCH AS COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION MASONRY OPENINGS MUST BE FILLED WITH THE SAME MATERIAL BEFORE G.W.B. IS APPLIED.
- PARTITIONS SHALL NOT BE FASTENED OR BRACED TO DUCTWORK, CONDUIT OR PIPING.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ARTICLE 2, GROUP 3 (2.2.3) (C26-191.0) OF N.Y.C. BUILDING CODE.
- PROVIDE FIRE STOPPING AT PENETRATIONS IN RATED ASSEMBLIES.
- THE CONTRACTOR SHALL CERTIFY THAT ALL WALLS, ETC. SCHEDULED TO BE REMOVED ARE NOT STRUCTURAL BEARING WALLS.
- EXISTING EXHAUST VENTILATION AT BATH SHALL REMAIN AND BE MAINTAINED. DUST PROTECTION SHALL BE USED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE ALL EXHAUST SYSTEMS SHALL BE RETURNED TO ORIGINAL CONDITIONS IF APPLICABLE.
- FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION ETC., SHALL NOT EXCEED THE STRUCTURAL CAPACITY OF THE BUILDING.
- NO CHANGES ARE TO BE MADE TO THIS PLAN OR THE PROPOSED SCOPE OF WORK WITHOUT THE CONSOLIDATION AND APPROVAL IN WRITING OF THE ARCHITECT.
- THE REVIEW OF SHOP DRAWINGS SHALL NOT BE CONSTRUED AS A COMPLETE CHECK BUT WILL INDICATE ONLY THAT THE GENERAL METHOD OF CONSTRUCTION AND DETAILING IS SATISFACTORY. REVIEW OF SUCH DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS OF FABRICATION WHICH MAY EXIST AS THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONS AND DESIGN OF ADEQUATE CONNECTIONS, DETAILS AND FOR THE CORRECT FITTING OF THE STRUCTURAL MEMBERS.
- ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE SCHEDULING OF ALL TRADES.
- THE GENERAL CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF WORK. SHOULD ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY ARISE, GC TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING.

CONSTRUCTION KEYNOTES

- EXISTING MASONRY PARTY WALL
- EXISTING NEIGHBOR'S MASONRY WALL
- NEW 6" METAL STUD WALL
- NEW ELEVATOR HOISTWAY, 8" THK CMU, TYP.
- NEW 2X6 WOOD STUD WALL
- NEW 12" METAL STUD WALL

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STAMP



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PROJECT NO.: 221163

DATE: 06.01.2021

DRAWN BY: MH

CHECKED BY: SC / ML

AREA: 9698 SQ FT

#	ISSUE	DATE
	FOR LPC AND PERMIT	06/17/2022
	FOR LPC AND PERMIT	07/29/2022
	FOR COMMUNITY BOARD HEARING	08/05/2022
	FOR COMMUNITY BOARD HEARING	08/11/2022
	FOR LPC AND PERMIT	09/09/2022

SHEET TITLE

**SIX FLOOR  
CONSTRUCTION PLAN**

SHEET NO

**A-106.00**





86 RIVERSIDE DRIVE  
NEW YORK, NY 10024