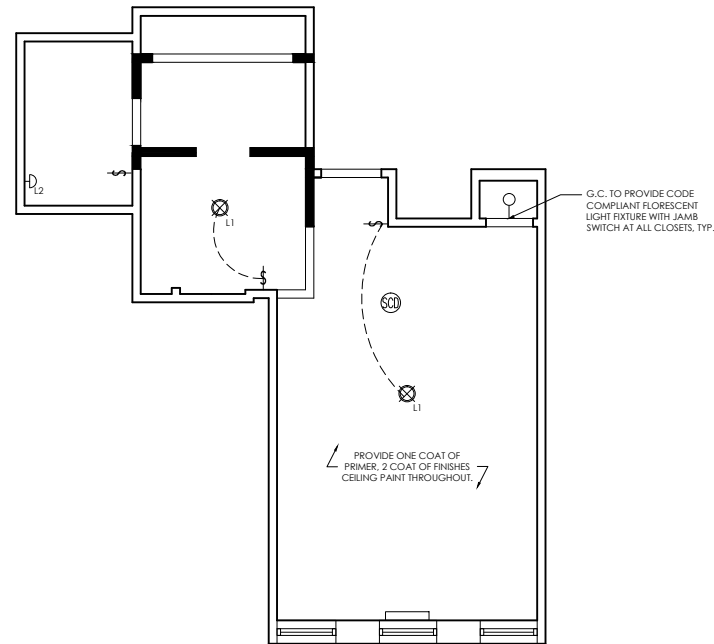


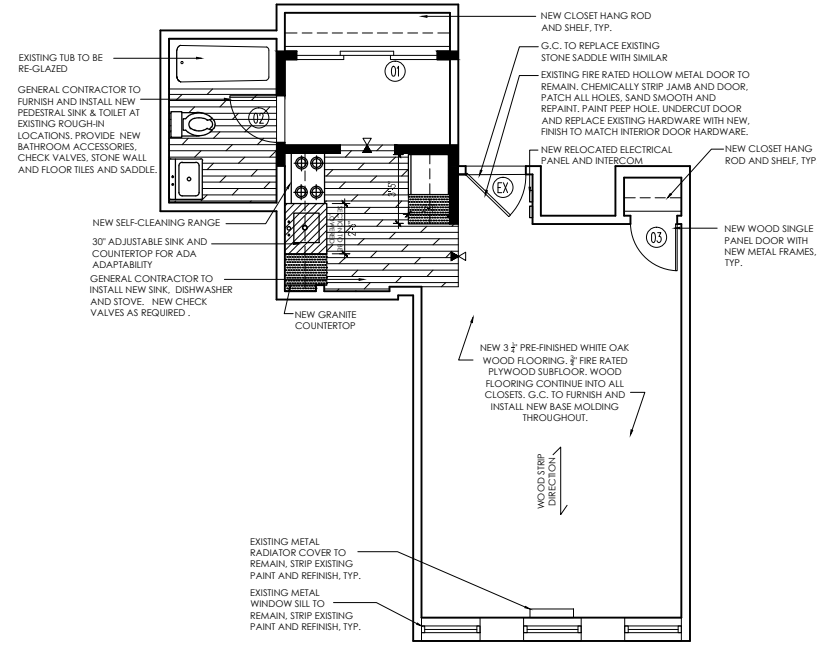
DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



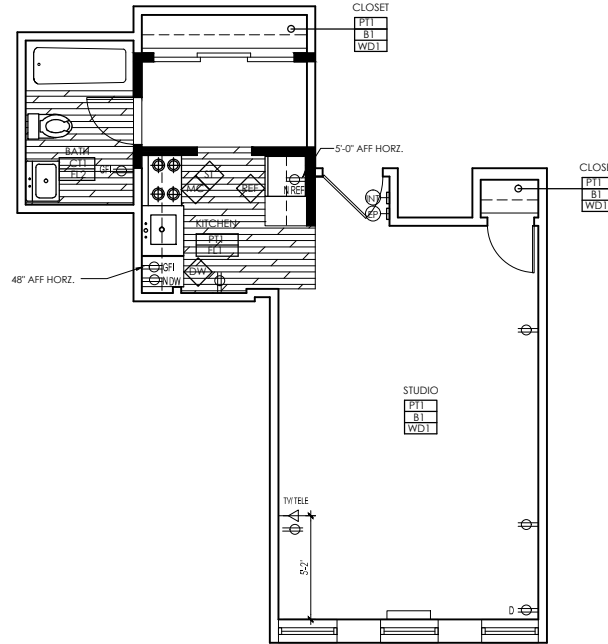
REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



FINISH / FIXTURE / POWER PLAN

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTE:

- PROVIDE NEW PAINT GRADE FIRE RETARDANT WOOD BASE AND CROWN MOLDING AS SHOWN IN REFLECTED CEILING PLAN.
- REMOVE EXISTING ELECTRICAL RECEPTABLES AND SWITCHES. REPLACE WITH NEW LEVITON DECORA BRAND RECEPTABLES AND DIMMERS.
- ALL NEW DOOR TO BE PAINT GRADE SINGLE PANEL SOLID CORE COMPLETE WITH TRIMS. DOOR HINGES NOT TO BE PAINTED.
- ALL PLYWOOD SUBFLOORING TO BE GLUED DOWN AND SECURED BY STAINLESS STEEL ANCHOR.
- STRIP EXISTING PAINT FINISH AT RADIATOR. COVER DOWN TO THE METAL. PROVIDE ONE PRIMER AND TWO COAT PAINT FINISH.
- PROVIDE ONE COAT OF SEALER AT WALL SURFACE BEFORE PRIME COAT PAINT FINISH.
- G.C. TO CLEAN ALL WINDOWS AND FRAME FREE OF DUST, DEBRIS, PAINT AND PLASTER DRIPS.
- ALL PAINT FINISH SHOULD BE FREE OF DEBRIS AND BRUSH STROKE.
- IN BATHROOM, PROVIDE SANITARY CAULKING AROUND ALL BATHROOM FIXTURE AND AT BATH TUB.
- FULL HT. WALL TILES IN BATHROOM, TYP.
- G.C. TO REPLACE BATHTUB TRAP WITH NEW FOR THE FLOOR ABOVE.
- G.C. TO SKIM COAT ALL WALLS.
- G.C. TO PATCH HOLES, SAND SMOOTH DOOR SURFACE AND RE-PAINT EXISTING ENTRY DOOR.
- G.C. TO COORDINATE WITH KITCHEN CABINET MANUFACTURER IN REGARDS TO FELD DIMENSION, LAYOUT, CABLING SOFFIT DIMENSION, ROUGHING LOCATION, ETC.

ELECTRICAL NOTES:

- REMOVE EXISTING ELECTRICAL RECEPTABLES AND SWITCHES. REPLACE WITH NEW LEVITON DECORA BRAND RECEPTABLES AND DIMMERS.
- REPLACE AND RELOCATE EXISTING ELECTRICAL PANEL AS PER CONSTRUCTION PLAN.
- ALL ELECTRICAL WIRING IN THE APT. TO BE REPLACED WITH NEW.
- ALL CLOSET LIGHT TO BE CODE COMPLIANCE FLORESCENT 2'-0" WRAP AROUND FIXTURE WITH JAMB SWITCH.
- PRIOR TO INSTALLATION AND TERMINATION OF COAXIAL CABLE FEED THE G.C. SHALL CONFIRM EXACT LOCATION FOR ALL CABLE FEED HOMERUNS. VERIFY IN FIELD AND COORDINATE WITH BUILDING MANGEMENT

PLUMBING NOTES:

- G.C. TO REPLACE ALL EXISTING PLUMBING BACK TO BUILDING RISER INCLUDING WITH ALL SHUT OFF VALVES IN KITCHEN AND IN BATHROOM. EXISTING BRASS COLD AND HOT WATER SUPPLY PIPES TO REMAIN. G.C. TO NOTIFY ARCHITECT FOR INSPECTION AFTER PLUMBING WALLS ARE OPENED.

LEGEND:

- EXISTING DUPLEX ELECTRICAL RECEPTACLE
- NEW DUPLEX ELECTRICAL RECEPTACLE - 12" A.F.F. DEDICATED FOR A/C UNIT
- GROUND FAULT INTERRUPT ELECTRICAL RECEPTACLE
- INDICATES DOOR # - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFO
- NEW COAXIAL CABLE FEED AND TELEPHONE JACK
- INDICATES KITCHEN FIXTURE TYPE. REFER TO SPECIFICATION SHEETS FOR ADDITIONAL INFO
- INDICATES EXISTING LIGHT SWITCH
- INDICATES NEW LIGHT SWITCH
- INDICATES EXISTING CONSTRUCTION TO BE REMOVED AND DISPOSED
- EXISTING CONSTRUCTION TO REMAIN
- NEW 2-1/2" METAL STUD PARTITION. 16" O.C. WITH ONE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD BOTH SIDES FROM FINISHED FLOOR TO UNDERSIDE OF CEILING SLAB ELECTRICAL PANEL
- BUILDING INTERCOM
- EXISTING DOOR TO REMAIN
- SCONCE
- CLOSET LIGHT FIXTURE W/ CLOSET LIGHT SWITCH
- LIGHT FIXTURE - SURFACE MOUNTED BUILDING STANDARD
- INDICATES CHANGE IN FLOOR FINISH
- INDICATES WALL FINISH
- INDICATES WALL BASE
- INDICATES FLOOR FINISH

BATHROOM NOTES:

- IN BATHROOM, PROVIDE SANITARY CAULKING AROUND ALL BATHROOM FIXTURE AND AT BATH TUB.
- G.C. TO REMOVE EXISTING PLASTER WALL BEHIND ALL PLUMBING FIXTURES AND SHOWER BODY AND REPLACE WITH WONDER BOARD. PROVIDE WELD-CRETE BONDING AGENTS ON 100% OF WALL. PROVIDE 100% THIN SET, 3/8" THICK MIN. ON ALL WALL TILES/STONES.
- BATHROOM TO RECEIVE FULL HEIGHT WALL TILES. WALL AND FLOOR TILES TO BE INSTALLED IN BRICK PATTERN.
- G.C. TO CLEAN INSIDE OF ALL KITCHEN AND BATHROOM EXHAUST BEFORE TILE OR PAINT WORK.

DEMOLITION NOTE:

- IN BATHROOM, EXISTING TUB TO REMAIN. G.C. TO INSPECT EXISTING TUB CONDITION AND NOTIFY OWNER OF ANY DAMAGE. PROTECT TUB DURING BATHROOM DEMOLITION.
- EXISTING WOOD BASE MOLDING TO BE REMOVED THROUGHOUT.
- G.C. TO PROVIDE PLASTIC SHEET WITH ZIPPER COVER AT ALL ENTRY DOORS AND WET MAT DURING CONSTRUCTION.
- G.C. TO VERIFY IF EXIST. DOORS, PARTITIONS, KITCHEN AND BATHROOM WERE ALREADY REMOVED.

FINISH PLAN NOTE:

- REFER TO SCOPE OF WORK FOR APPLIANCE SPECIFICATION
- ALL STONE AND TILE TO HAVE ZERO JOINT SPACING, TYP. UNLESS OTHERWISE NOTED.
- OF ALL LIGHTING FIXTURES A MINIMUM OF 50% ARE TO BE HIGH EFFICACY

NEW SMOKE/CARBON MONOXIDE DETECTORS COMPLY WITH RS 17-13 AND INSTALL IN ACCORDANCE WITH RS-17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN THE PRIMARY BEDROOM AND INTERLOCKED WITH ADJACENT DETECTORS LOCATED WITHIN COMMERCIAL AREAS.



307 7TH AVE
14TH FLOOR
NY NY 10001

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No.	DATE	ISSUED / REVISED
1	12.08.11	ISSUED FOR FILING

PROJECT

STONEHENGE MANAGEMENT

888 7TH AVE, 3RD FL
NEW YORK, NY 10106

400 E 57TH ST APARTMENT 5L RENOVATION

DATE:	PROJECT No.:
	2886
DRAWN BY:	EKH
CHECKED BY:	PF
SCALE:	1/4" = 1'-0"
SHEET No.:	A-3
CADD FILE No.:	2 OF 2

NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATION ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE

ENERGY ANALYSIS TABULAR COMPARISON FOR EXISTING DWELLING UNIT TO BE REFINISHED
ADDRESS: 10 DOWNING ST, NEW YORK NY
ECCCNYS CLIMATE ZONE 4

SCOPE OF WORK:
REPLACE FLOORING AND FINISHES. PROVIDE NEW PLUMBING AND LIGHT FIXTURES.

TYPE	QTY	LOCATION	DESCRIPTION	LAMP QTY	WATTS	PROPOSED DESIGN VALUE	PRESCRIPTIVE REQ.
L1	2	AS INDICATED	CEILING MOUNTED DOWNLIGHT	3	13 EA	198 TOTAL WATTS / 485 USABLE SF = .41 WATT/SF	MAX 1.1 WATT/SF TABLE 805.5.2
L2	1	BATHROOM	VANITY SCONCE	3	40 EA		
L3	0	KITCHEN	RECESSED DOWNLIGHT	1	13 EA		

DOOR #	DOOR MAT.	FRAME MAT.	SET #	WIDTH	HEIGHT	REMARKS
01	WD	WD	3	VIF	6'-8"	3 SLIDING DOORS
02	WD	WD	2	VIF	6'-8"	
03	WD	WD	1	VIF	6'-8"	

- SET #1:** SINGLE CLOSET DOOR DUMMY TRIM
1 1/2" PAIR HINGES
HEAVY DUTY DOOR CATCH
DOOR SILENCERS
- SET #2:** BATHROOM DOOR PRIVACY BATH LOCKSET
1 1/2" PAIR HINGES
DOOR STOP
DOOR SILENCERS
- SET #3:** SLIDING DOOR TRACK GRANT OR EQUAL
BOTTOM GUIDE
DOOR STOP
RECESSED PULLS - TRIMMED OR EQUAL

