

PRIVATE RESIDENCE
23 PERRY STREET
NEW YORK NY

JOHN YOUNG ARCHITECT
DEBORAH NATSIOS ARCHITECT
251 WEST 89TH STREET
NEW YORK NY 10024
212-873-8700

GEORGE LANGER ASSOCIATES
SYSTEMS ENGINEER
137 WEST 25TH STREET
NEW YORK NY 10001
212-633-0590

LZA TECHNOLOGY
STRUCTURAL ENGINEER
641 AVENUE OF THE AMERICAS
NEW YORK NY 10011
212-741-1300

BRANDSTON PARTNERSHIP INC
LIGHTING CONSULTANT
122 WEST 26TH STREET
NEW YORK NY 10001
212-924-4050

JOEL TRACE ARCHITECT
POOL CONSULTANT
401 SOUTH WATER STREET
NEWBURGH NY 12550
914-562-5611

TSEN WANG PhD
WATER TREATMENT CONSULTANT
515 DATE PALM ROAD
VERO BEACH FL 32963
561-231-3786

JAM CONSULTANTS
CODE CONSULTANT
104 WEST 29TH STREET
NEW YORK NY 10001
212-244-4427

HIGGINS & QUASEBARTH
LANDMARKS PRESERVATION
270 LAFAYETTE STREET
NEW YORK NY 10012
212-274-9468

EXTERIOR KEYNOTES

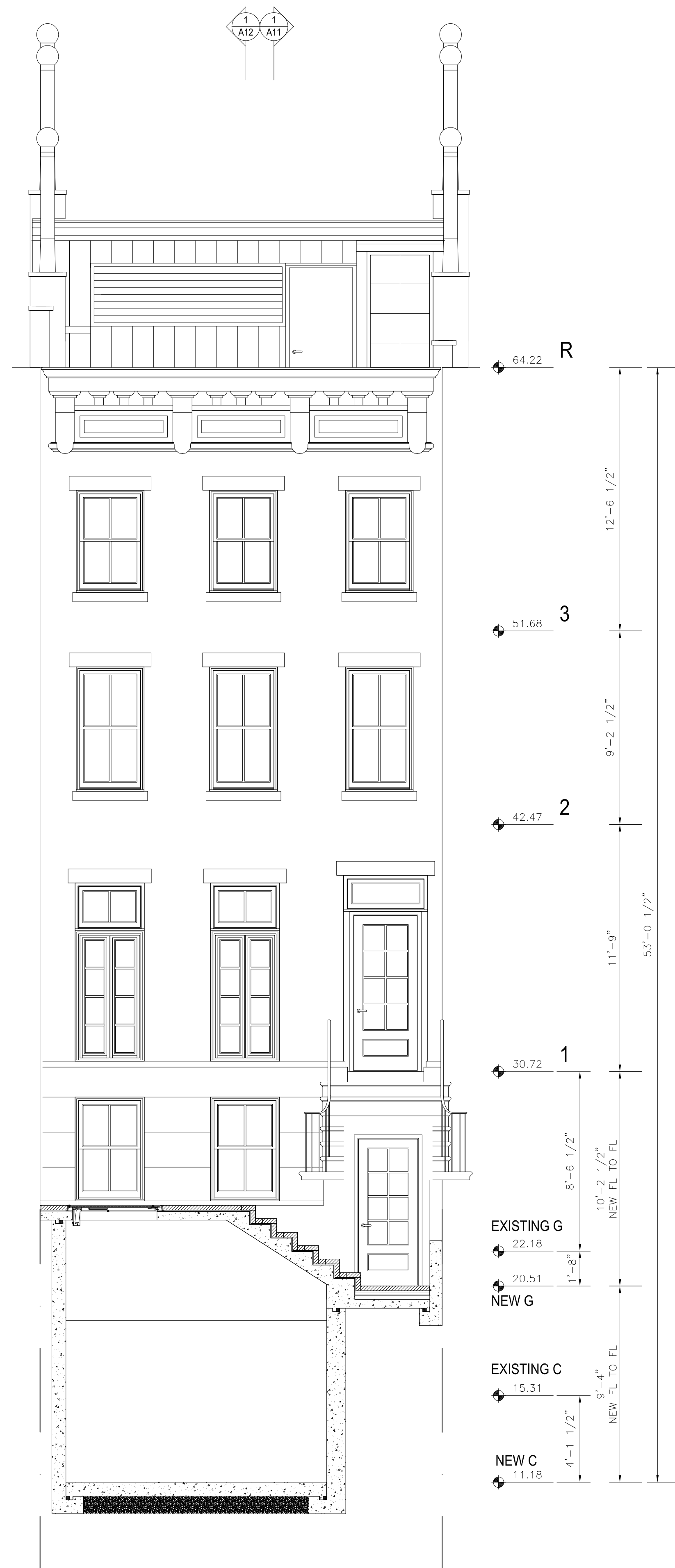
- E-1 Provide coordination with demolition and shoring work. (02050).
- E-2 Provide new masonry insulated wall and flashing systems. (04200) (07620) (07900).
- E-3 Provide doors, bucks, hardware and flashing scheduled. (07620) (07900) (08212) (08710).
- E-4 Provide new windows and flashing scheduled. (06100) (06200) (07620) (07900) (08610).
- E-5 Provide front and rear areaway retaining walls with waterproofing, steps, waterproofing, flashing, brick paving, metal handrails, metal access hatches and step lighting. (02519) (03300) (05520) (07150) (07620) (07900) (16100).
- E-6 Provide new front decorative metal fencing, gate and entrance steps balustrade and paint. (05500) (09900).
- E-7 Repair existing exterior masonry walls, lintels and entrance stoop systems. (04200) (07620) (07900).
- E-8 Replace existing stucco at front wall and stoop. (09250).
- E-9 Repair, scrape, prepare and paint existing front metal roof cornice. (05500) (07620) (07900) (09900).
- E-10 Repair, scrape, prepare and paint rear metal balcony and provide new wood deck. (05500) (06200) (07900) (09900).
- E-11 Repair, scrape, prepare and paint 3rd Floor terrace brick piers and metal balustrade. (04200) (05500) (07900) (09900).
- E-12 Provide new mechanical and electrical systems indicated. (15000) (16000).

PHASE 1

30 OCTOBER 2000

FRONT
AND REAR
ELEVATIONS

A14



2 FRONT ELEVATION
A14 1/4" = 1'-0"



1 REAR ELEVATION
A14 1/4" = 1'-0"

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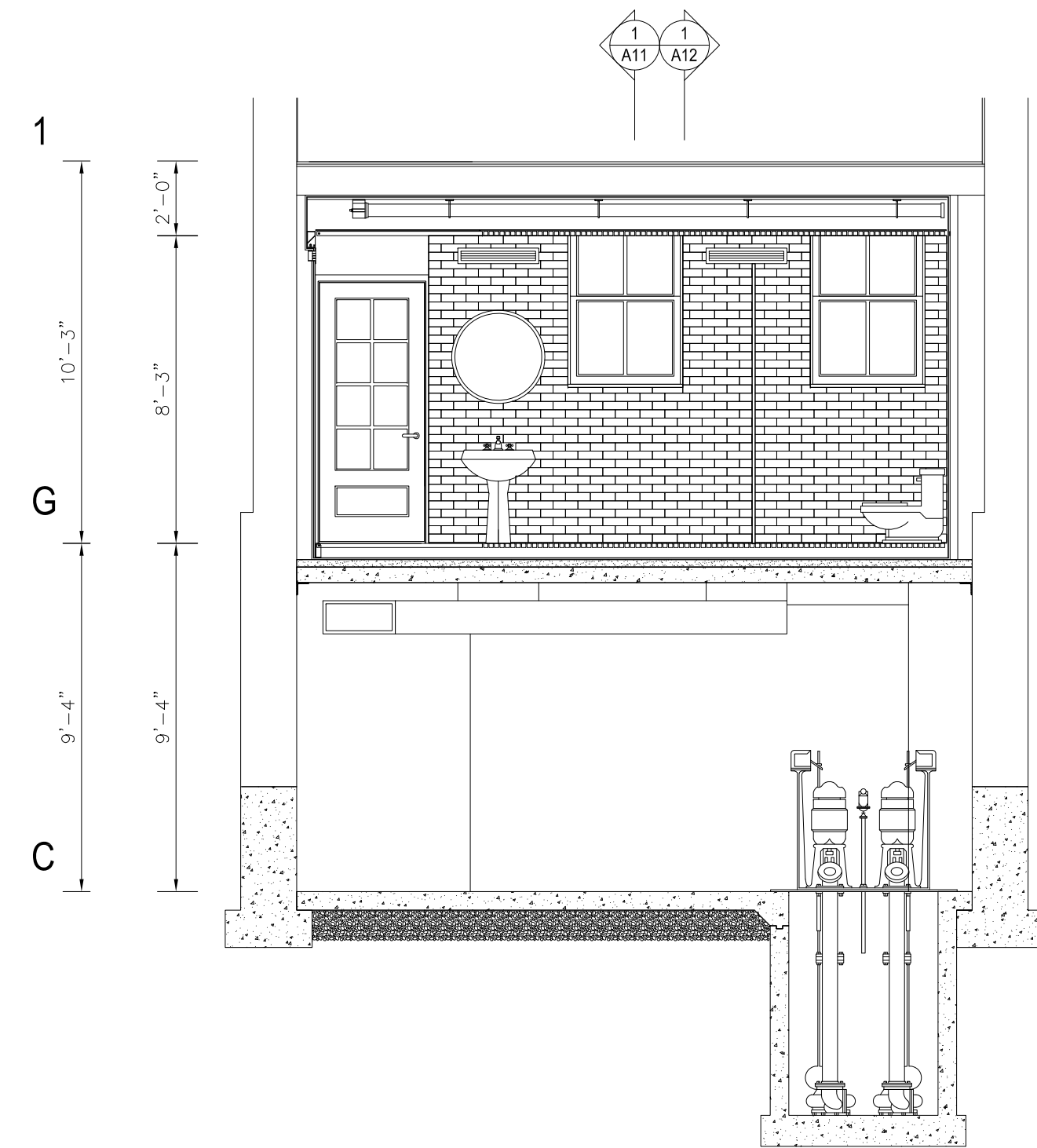
PHASE 1
30 OCTOBER 2000

CROSS SECTIONS

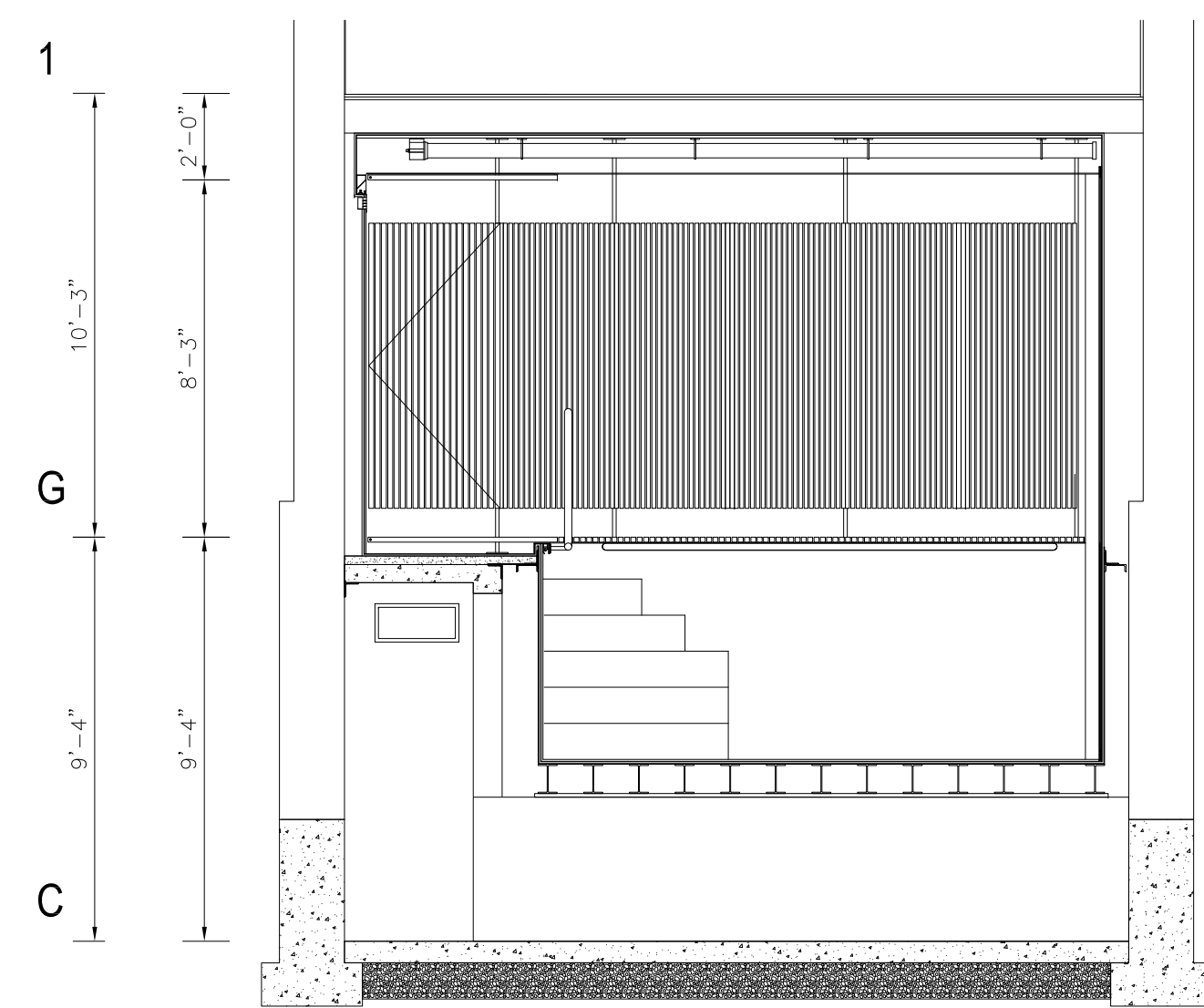
A13



3
A13 CROSS SECTION LOOKING NORTH
1/4" = 1'-0"



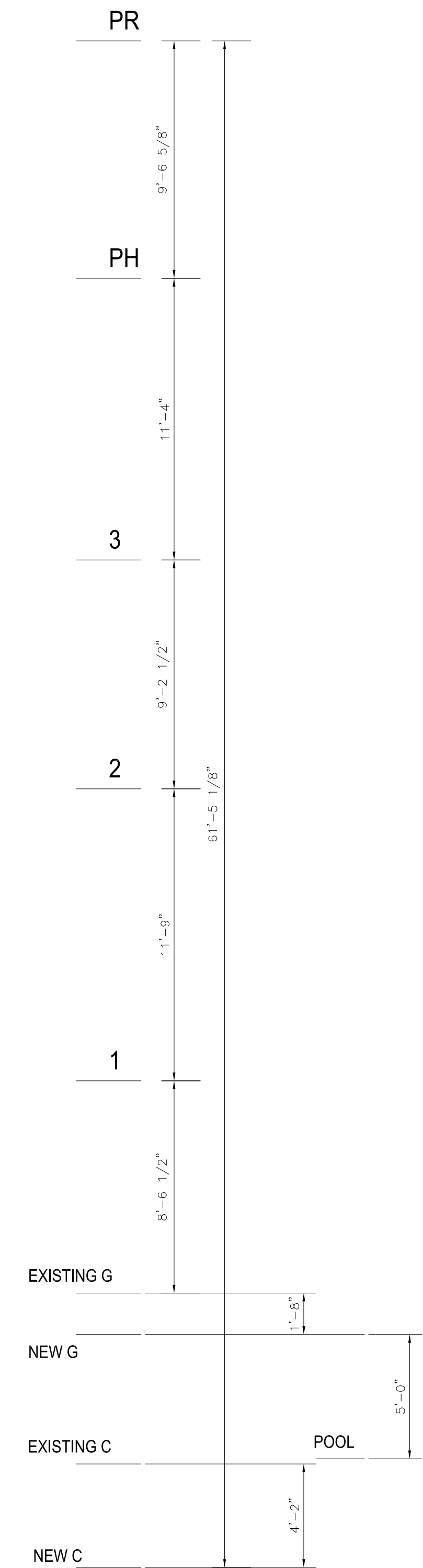
4
A13 CROSS SECTION LOOKING SOUTH
1/4" = 1'-0"

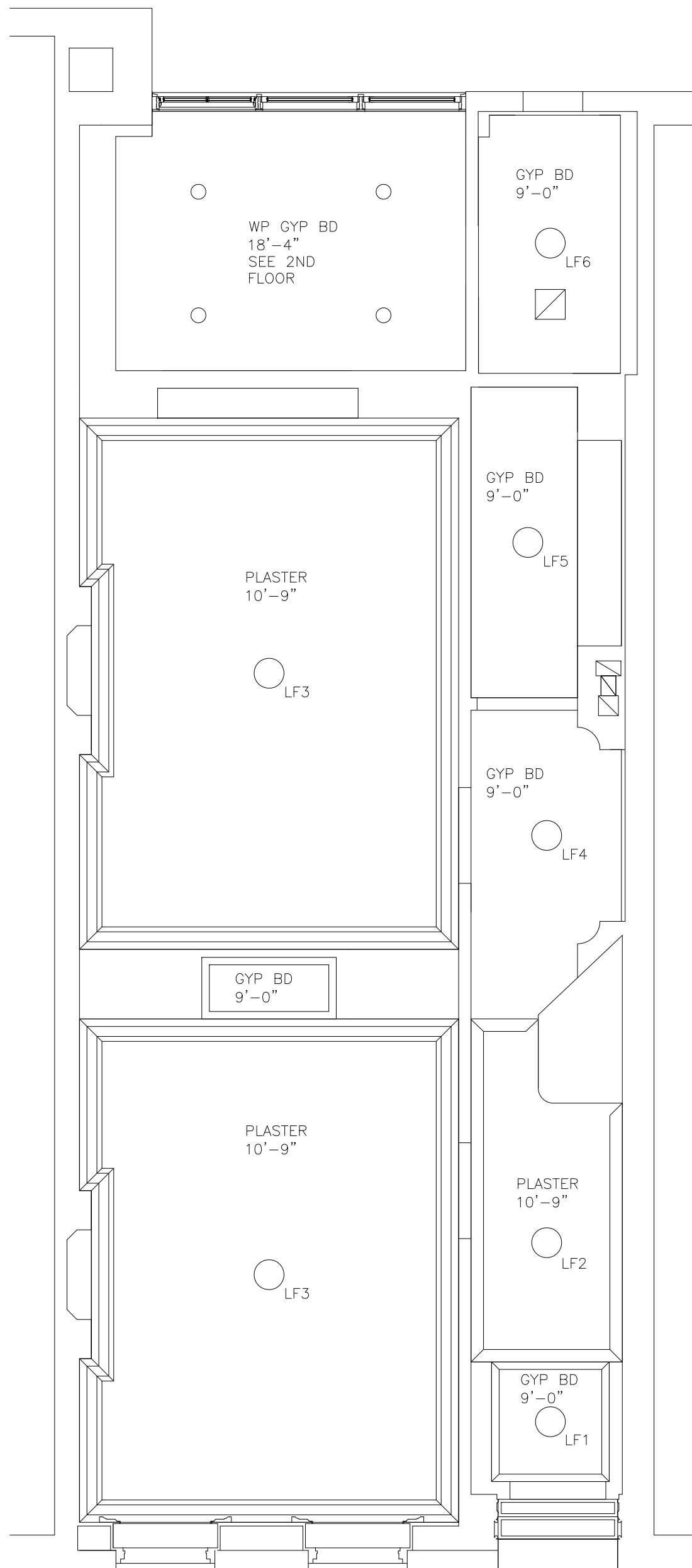


2
A13 CROSS SECTION LOOKING SOUTH
1/4" = 1'-0"

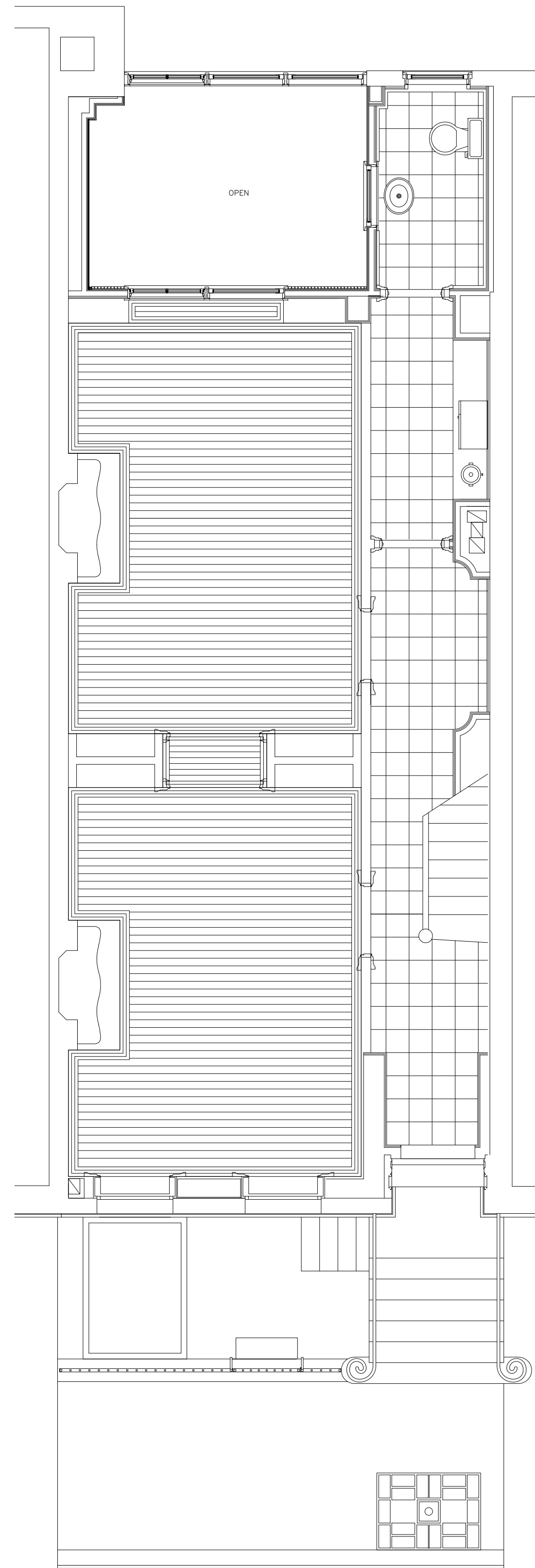


1
A13 CROSS SECTION LOOKING SOUTH
1/4" = 1'-0"

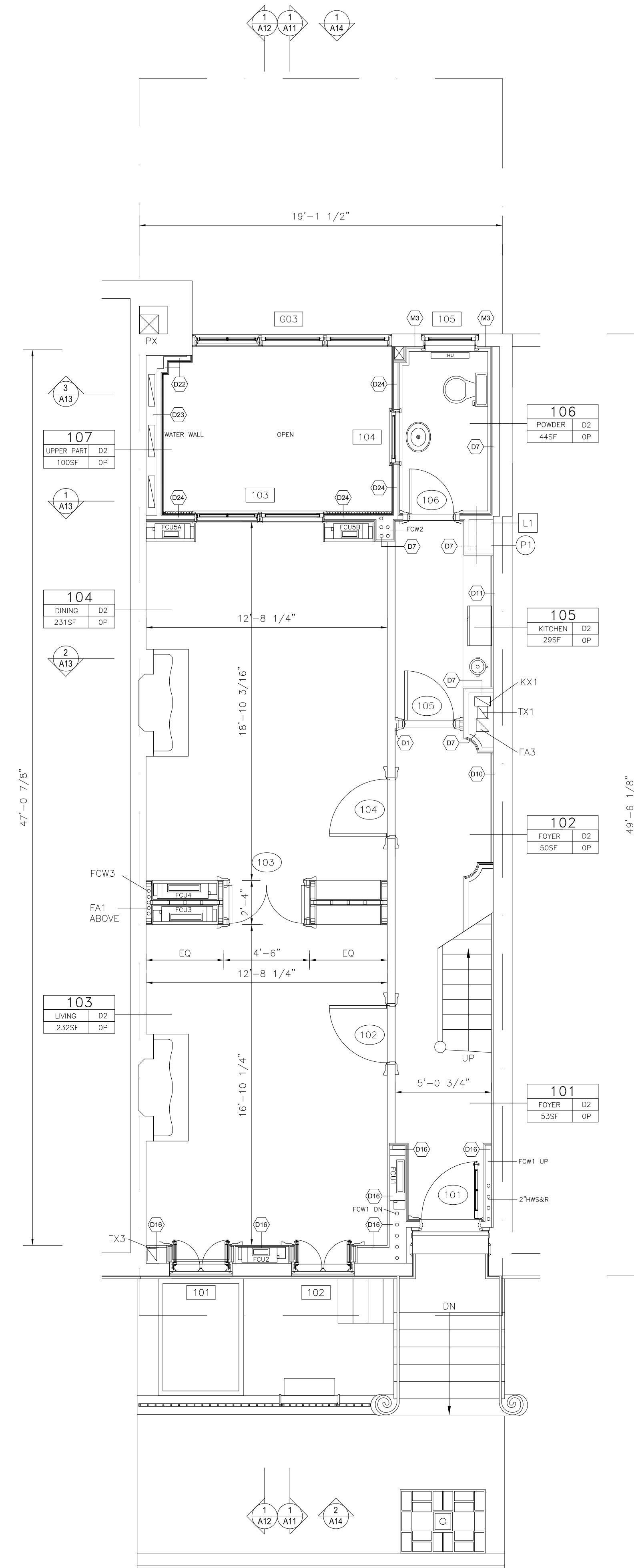




3
A3
FIRST FLOOR CEILING PLAN
1/4" = 1'-0"



2
A3
FIRST FLOOR FLOORING
1/4" = 1'-0"



1
A3
FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR KEYNOTES

- 1-1 Provide coordination with demolition and shoring work. (02050).
- 1-2 Provide metal stud and gypsum board partitions and furring systems and acoustical sealant. Patch, repair and infill to match existing plaster walls and partitions. (07270) (09250).
- 1-3 Provide doors, bucks and hardware scheduled. (08212) (08710).
- 1-4 Provide suspended gypsum board ceilings, beams, acoustical sealant and firestopping. Patch, repair and infill to match existing ceilings and cornices. (07270) (09250).
- 1-5 Provide new and repaired finishes scheduled. (06200) (09250) (09310) (09650) (09900).
- 1-6 Provide new and repaired finish and subflooring scheduled and firestopping. (06200) (07270) (09558) (09591).
- 1-7 Provide built-in cabinets, shelving, radiator covers and closet shelving and rods. (06200).
- 1-8 Provide bathroom fixtures, fittings and accessories. (06100) (09310) (10800) (15000).
- 1-9 Provide wood windows scheduled. (06100) (06200) (07900) (08610).
- 1-10 Provide kitchen cabinet. (06200).
- 1-11 Provide new exterior masonry wall system, insulation and flashing. (03300) (04200) (06100) (07620) (07900).
- 1-12 Provide mirror wall. (08835).
- 1-13 Provide mechanical, electrical and security systems indicated. (15000) (16000).
- 1-14 Provide lighting fixtures and controls indicated. (16000).

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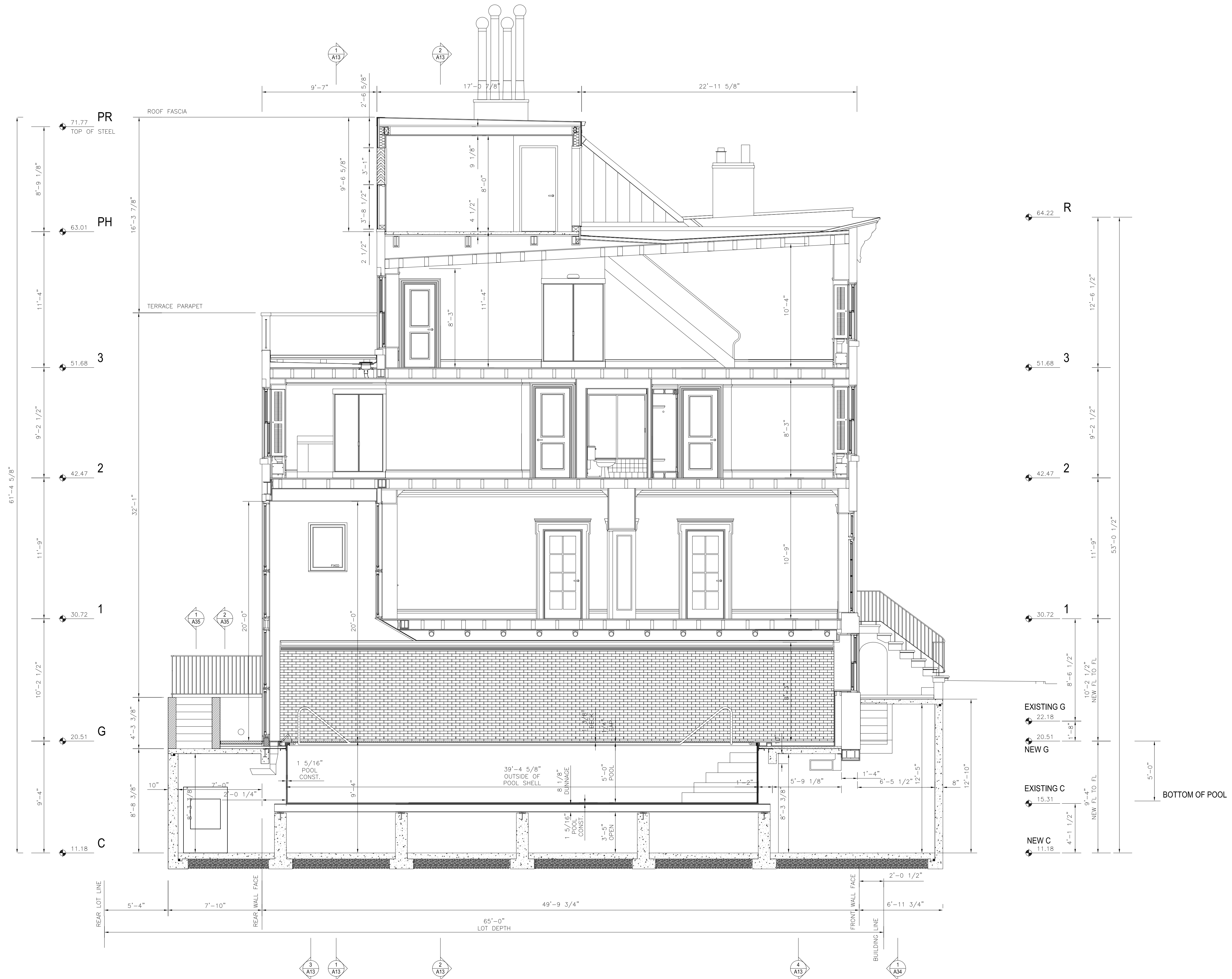
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LONG SECTION
LOOKING EAST

A11



1 A11 LONG SECTION LOOKING EAST
1/4" = 1'-0"

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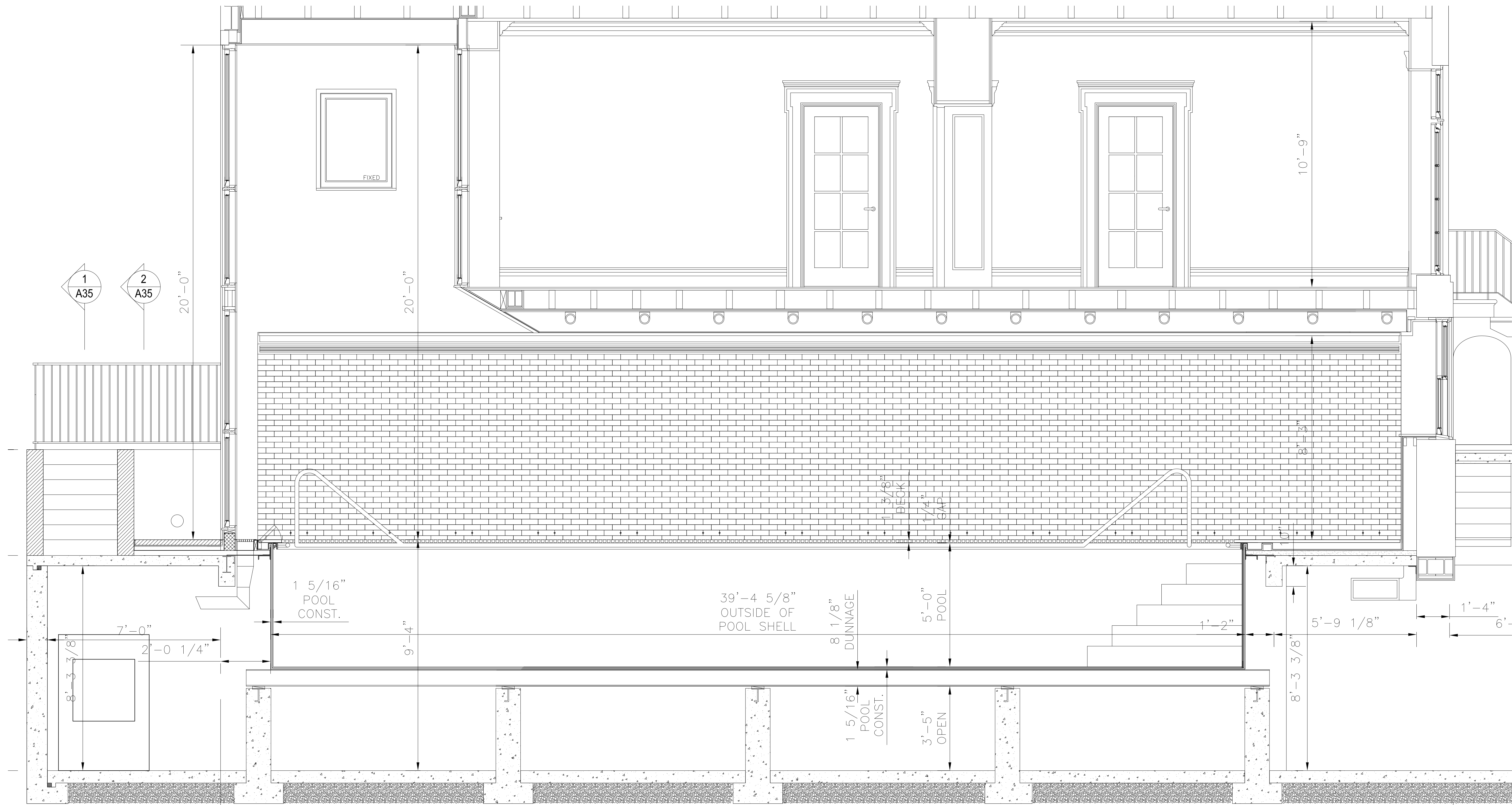
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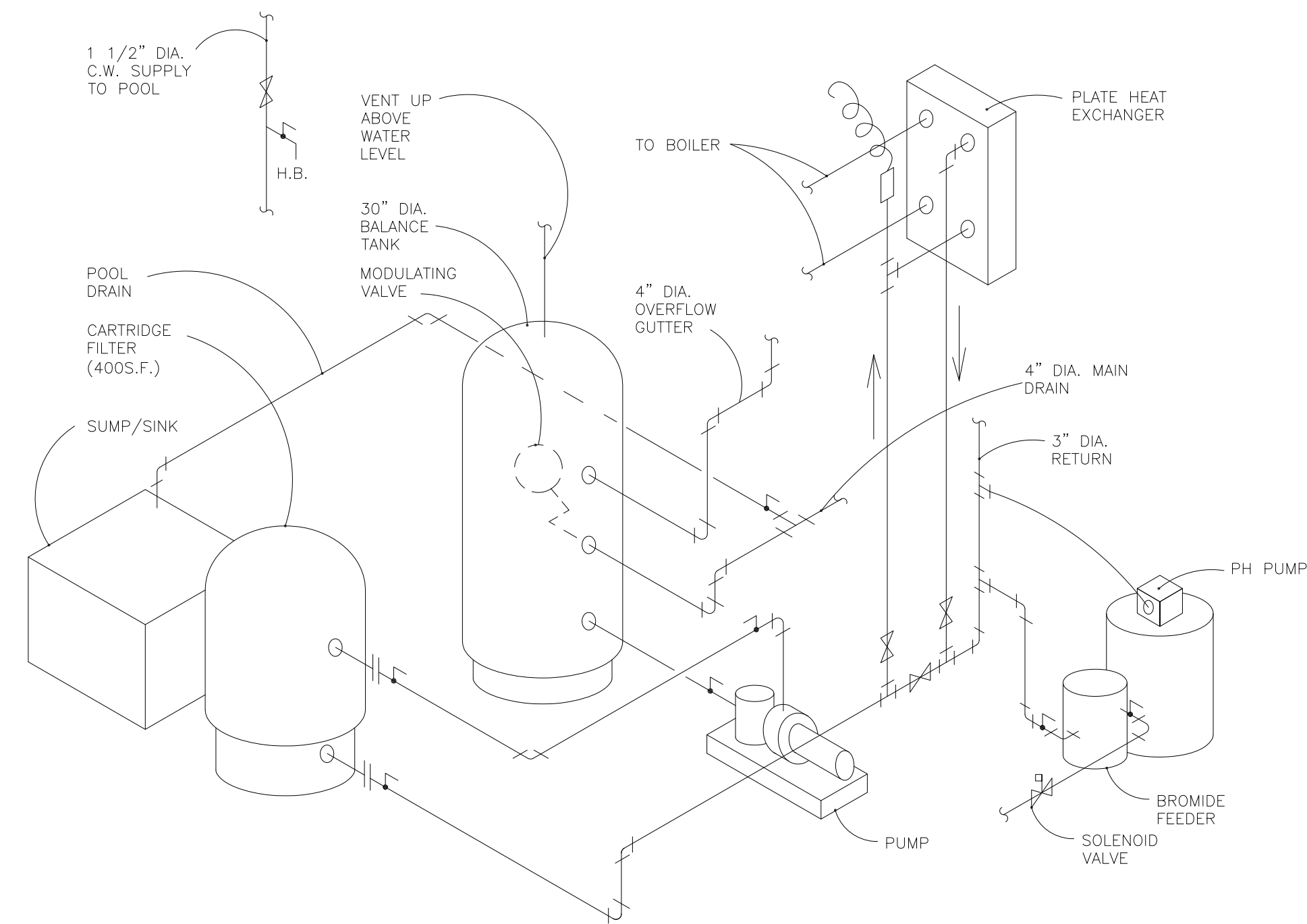
GROUND AND FIRST
FLOORS ELEVATIONS
LOOKING EAST

A30

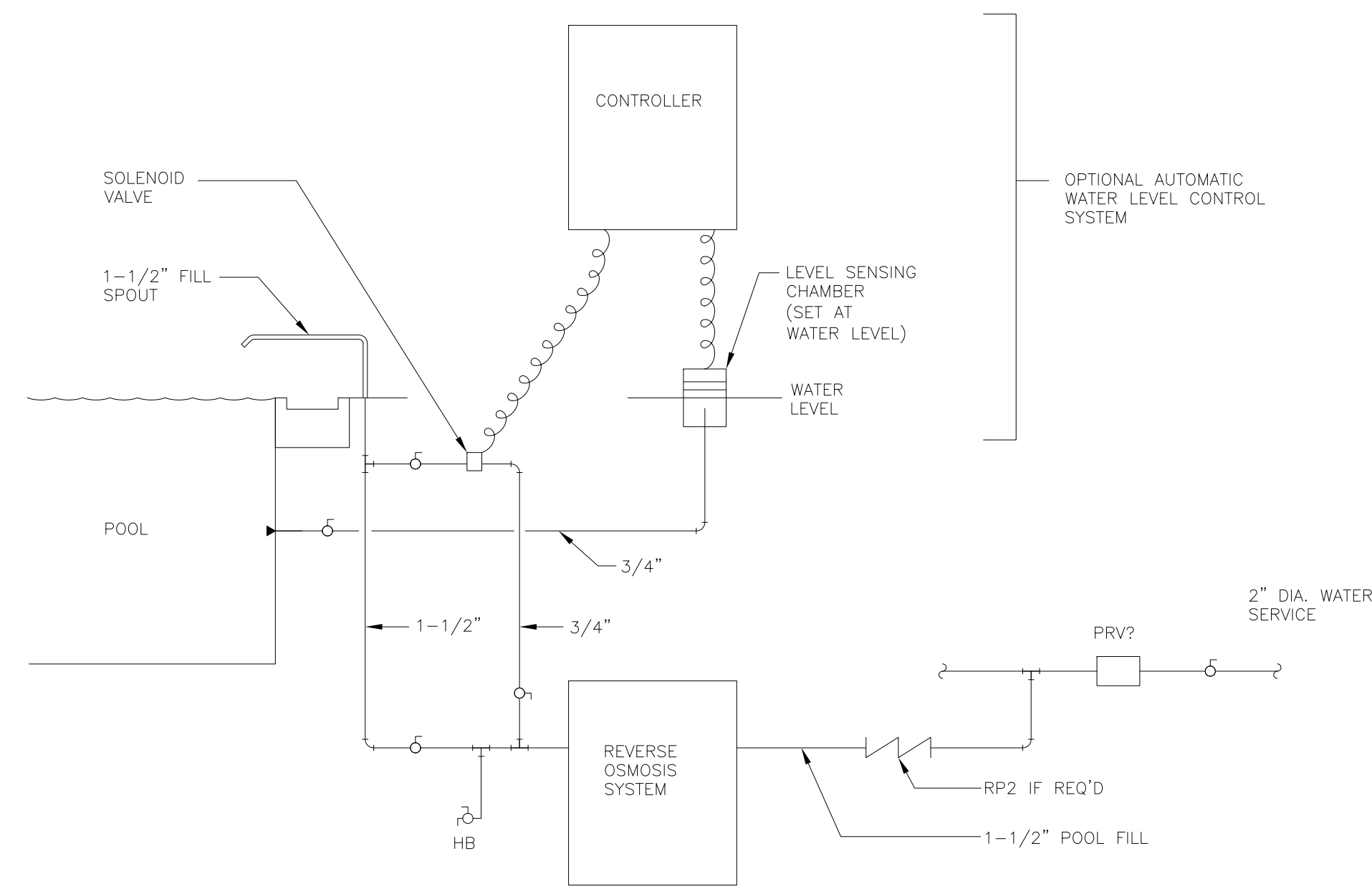


GROUND AND FIRST FLOORS
ELEVATIONS LOOKING EAST

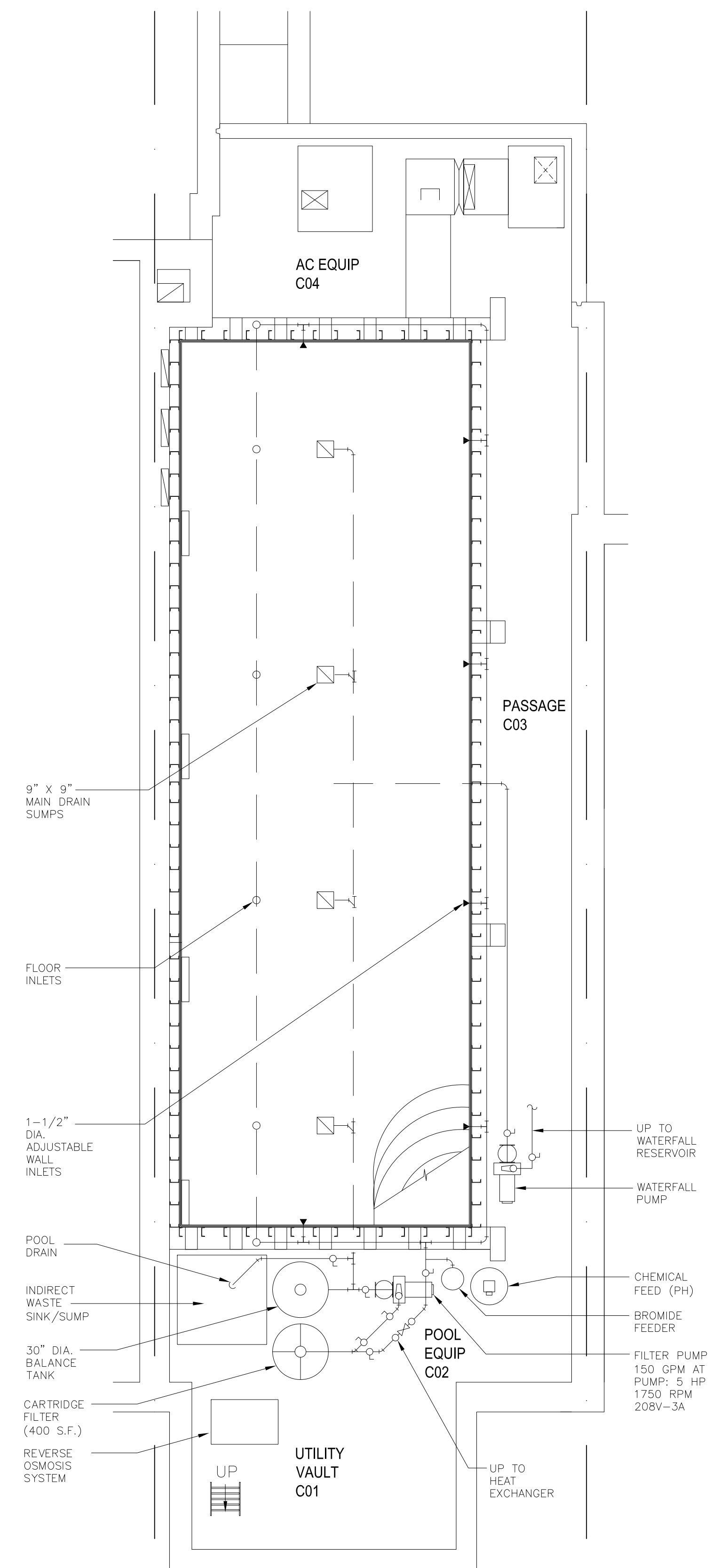
1/2" = 1'-0"



3 FILTER ROOM SCHEMATIC
A40 N.T.S.



2 POOL FILL DIAGRAM
A40 N.T.S.



1 POOL PIPING PLAN
A40 1/4" = 1'-0"

DESIGN DATA:

VOLUME	18,960 GALLONS
FILTER TYPE	CARTRIDGE
DESIGN FILTER RATE	150 GPM
DESIGN TURNOVER	21 HOURS
FILTER AREA	400 SF
FILTRATION RATE	0.375 GPM/SF

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POOL PIPING
FILL AND FILTER
DIAGRAMS

A40