

**LIST OF DRAWINGS & DETAILS**

T-100.00	TITLE SHEET	A-309.00	FLASHING AT CORNICE HEIGHT TRANSITION DETAIL
T-101.00	DOB NOTES	A-310.00	STANDING SEAM METAL CLADDING DETAILS
A-100.00	OVERALL ROOF PLAN	A-311.00	SCUPPER DRAIN DETAIL A
A-101.00	167 W. 81ST ST. ROOF PLAN	A-312.00	SCUPPER DRAIN DETAIL B
A-102.00	169 W. 81ST ST. ROOF PLAN	A-313.00	TOP-MOUNTED GUARD RAIL INSTALLATION
A-103.00	171 W. 81ST ST. ROOF PLAN	A-314.00	SIDE-MOUNTED RAIL INSTALLATION
A-104.00	173 W. 81ST ST. ROOF PLAN	A-315.00	DOOR SADDLE DETAIL
A-105.00	175 W. 81ST ST. ROOF PLAN	A-316.00	BONDED MASONRY STUB WALL
A-300.00	ISO ROOF ASSEMBLY DETAIL	A-317.00	FULL HEIGHT PARAPET RECONSTRUCTION
A-301.00	BASE FLASHING AT STUB WALL	A-318.00	PARAPET RECONSTRUCTION WITH RAILING
A-302.00	THROUGH-WALL BASE FLASHING AT PARTY WALL	A-319.00	MASONRY AND POINTING DETAIL
A-303.00	INSIDE CORNER DETAIL	A-320.00	LADDER ANCHORAGE DETAIL
A-304.00	OUTSIDE CORNER DETAIL	A-321.00	SHEET METAL COPING DETAIL
A-305.00	PIPE PENETRATION DETAIL	A-322.00	WOOD FRAMING DETAILS A
A-306.00	FLASHING AT PIPE PENETRATION DETAIL	A-323.00	WOOD FRAMING DETAILS B
A-307.00	ROOF CURB DETAIL AT BULKHEAD		
A-308.00	GRAVEL STOP DETAIL AT BULKHEAD		

**LEGEND FOR DRAWINGS**

	ROOF REPLACEMENT WITH INSULATION		VENT PIPE
	LIQUID FLASHING INSTALLATION		REPLACE EXHAUST VENT. INSTALL NEW CURB.
	GRAVEL STOP INSTALLATION		METAL COPING
	NON-FUNCTION MASONRY CHIMNEY REMOVAL		METAL CLADDING INSTALLATION
	PARAPET STUB WALL REPLACEMENT		SNOW GUARD INSTALLATION AT PEDIMENT
	PARAPET STUB WALL REPLACEMENT AT PARTY WALL		DOOR TO BE REMOVED AND REPLACED. RAISE CURB HEIGHT.
	PARAPET REPLACEMENT WITH TERRA COTTA COPING		
	SCUPPER DRAIN AND LEADER		

**167- 175 WEST 81ST STREET IS NOT LOCATED IN "SPECIAL FLOOD HAZARD AREA".**

**LIST OF CONTROLLED INSPECTIONS:**

1. FINAL INSPECTION (DIRECTIVE 14 OF 1975)
2. ENERGY CODE COMPLIANCE INSPECTIONS - AIR SEALING AND INSULATION - VISUAL
3. SPECIAL INSPECTIONS: MASONRY POST INSTALLED ANCHORS

**OWNER SHALL RETAIN A NYS LICENSED ENGINEER/APPROVED AGENCY TO PROVIDE ALL CONTROLLED/SPECIAL INSPECTIONS.**

**ENERGY CODE REQUIREMENTS:**

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

**LOCATION MAP**

167-175 WEST 81ST STREET



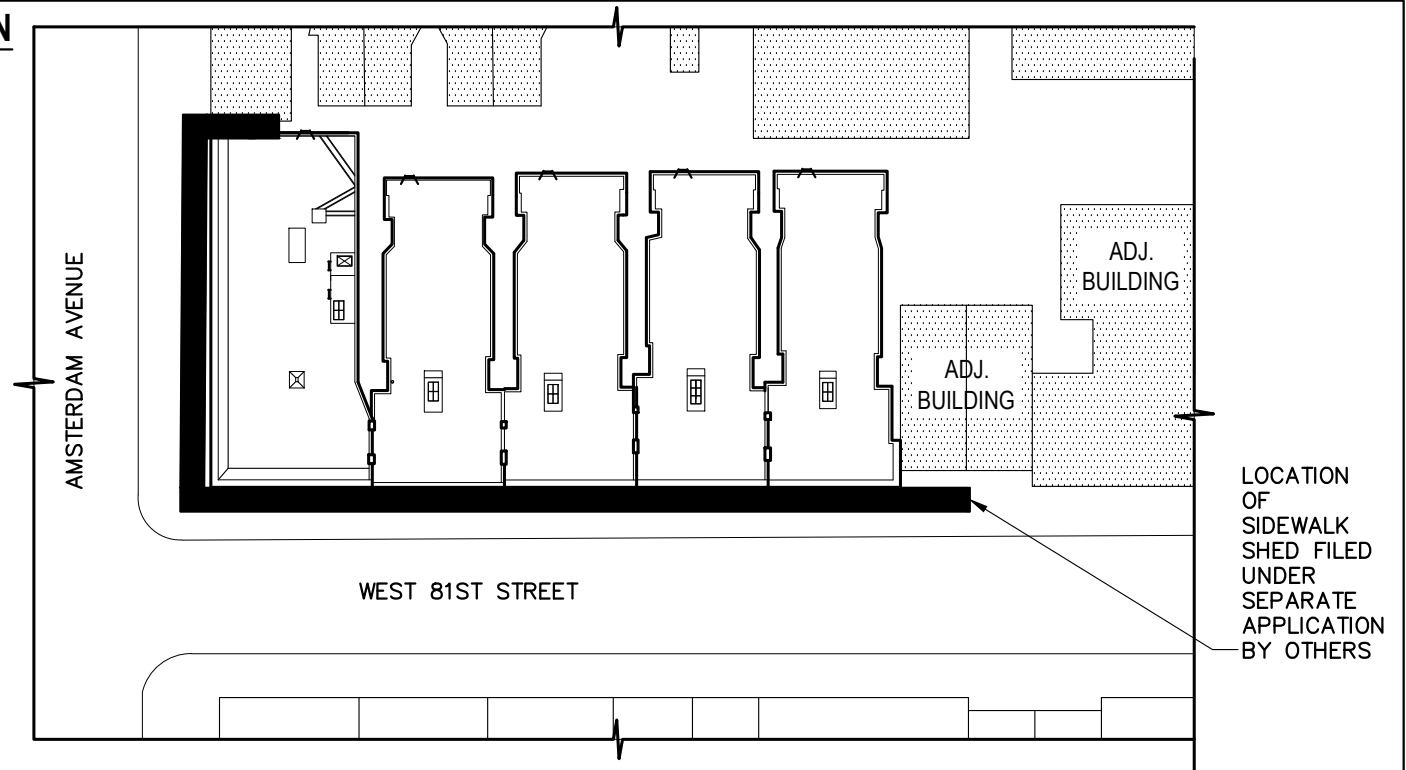
**NYCECC-2016 TABULAR ANALYSIS:**

WORK ITEMS: INCLUDING NEW AND/OR REPLACEMENT	PROPOSED DESIGN VALUES	CODE PRESCRIBED VALUE & CITATION
ENVELOPE	N/A	N/A 502.1 & 502.3 (EXCEPTION)
OTHER NOTE	INTERIOR INSULATED CAVITY NOT EXPOSED	

**BUILDING CLASSIFICATION: MIXED USE/COMMERCIAL  
CONSTRUCTION CLASSIFICATION: 3: NON-FIREPROOF STRUCTURES  
MULTIPLE DWELLING CLASSIFICATION: N/A**

**PLOT PLAN**

N.T.S.



**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
TEL: 212.757.5659

DRAWINGS ISSUED: NOVEMBER 2017

DATE	REVISION

PROJECT NAME:  
167-175 WEST 81 STREET  
NEW YORK, NY 10024

TITLE PAGE

ORIG. 167-175 WEST 81ST/ DWGS

SHEET: 1 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**T-100.00**

**DOB NOTES:**

1. SCOPE OF WORK: ROOF REPLACEMENT
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
4. 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.
5. 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.
6. DRAWINGS SHALL NOT BE SCALED; ONLY WRITTEN DIMENSIONS SHALL BE UTILIZED AND ALL DIMENSIONS VERIFIED IN FIELD.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS/MANAGERS, OR OWNER.

8. 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.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. 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.
12. CONTRACTOR SHALL REMOVE CONSTRUCTION DEBRIS ON A DAILY BASIS AND LEAVE AREA BROOM CLEAN.
13. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION.
14. THE OWNER IS REQUIRED TO COMPLY WITH SECTION BC-3309 FORM 1-16 ON PROTECTION OF ADJOINING PROPERTY.

**2014 BUILDING CODE TENANT PROTECTION PLAN NOTES:**

ALL WORK SHALL COMPLY WITH SECTION 28-104.8.4 OF THE 2014 BUILDING CODE AS SUMMARIZED BELOW:

1. GENERAL: CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN WITH SPECIFIC DETAILS THE DESCRIBE THE MEANS AND METHODS TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS.
2. EGRESS: CONTRACTOR SHALL 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.
3. FIRE SAFETY: CONTRACTOR SHALL COMPLY WITH ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED AND INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - A) ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE WORKSITE ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS ARE TO BE CONTROLLED BY OWNER/GENERAL CONTRACTOR.
  - B) ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION.
  - C) ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS AND SUCH CONTAINERS ARE TO BE KEPT AWAY FROM HEAT.
  - D) ALL FLAMMABLE MATERIALS ARE TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
  - E) ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
  - F) ALL ELECTRICAL POWER TO THE WORK SITE IS TO BE SHUT OFF AFTER WORKING HOURS.
4. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING HEALTH REQUIREMENTS:
  - A) DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO IMMEDIATE CONSTRUCTION AREA.
  - B) CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF HEAVY WEIGHT DROP CLOTHS.
  - C) DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEANED FROM WORK SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION AS REQUIRED BY THE HOUSEKEEPING REGULATIONS OF THE SITE SAFETY MANUAL.
5. CONTRACTOR SHALL COMPLY 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.
6. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE PERFORMED BY THE CONTRACTOR THAT MAY ENDANGER THE OCCUPANTS.
7. NOISE CONTROL:
  - A) CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 7:00 A.M. TO 6:00 P.M., MONDAY TO FRIDAY EXCEPT LEGAL HOLIDAYS.
  - B) CONTRACTOR TO OBTAIN WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN NORMAL WORKING HOURS.
  - C) CONTRACTOR SHALL OBTAIN AFTER HOUR WORK PERMIT FROM THE DEPARTMENT OF BUILDINGS AND APPLICABLE AGENCIES IF WORKING OTHER THAN NORMAL WORKING HOURS.
8. CONTRACTOR'S CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO TENANTS OF BUILDING.
9. CONTRACTOR'S CONSTRUCTION WORK WILL BE CONFINED TO AREAS OF WORK DETAILED ON THIS PLAN AND WILL NOT CREATE DUST, DIRT, DEBRIS OR SUCH INCONVENIENCES TO OTHER RESIDENTIAL AREAS OF THE BUILDING.
10. CONTRACTOR SHALL NOT PERMIT ACCESS TO THE WORK SITE AREAS BY TENANTS OR THE PUBLIC DURING CONSTRUCTION OPERATIONS UNLESS OTHERWISE ALLOWED BY THE BUILDING OWNER.

**2016 ENERGY CODE BUILDING ENVELOPE REQUIREMENTS:**

**402.1.1 INSULATION AND FENESTRATION CRITERIA**

1. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLES C402.2 AND C402.3 BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL BUILDINGS ENCLOSING GROUP R OCCUPANCIES SHALL USE THE R-VALUES FROM THE "GROUP R" COLUMN OF TABLE C402.2. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL ENCLOSING OTHER THAN GROUP R SHALL USE THE R-VALUES FROM THE "ALL OTHER" COLUMN OF TABLE C402.2. BUILDINGS WITH A VERTICAL FENESTRATION AREA OR SKYLIGHT AREA THAT EXCEEDS THAT ALLOWED IN TABLE C402.3 SHALL COMPLY WITH THE BUILDING ENVELOPE PROVISIONS OF ASHRAE/IESNA 90.1.-2010, AS AMENDED BY APPENDIX A OF THE NEW YORK CITY ENERGY CONSERVATION CODE.

**402.1.2 U-FACTOR ALTERNATIVE**

1. AN ASSEMBLY WITH A U-FACTOR, C-FACTOR, OR F-FACTOR EQUAL TO OR LESS THAN THAT SPECIFIED IN TABLE C402.1.2 SHALL BE PERMITTED AS AN ALTERNATIVE TO THE R-VALUE IN TABLE C402.2. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL BUILDINGS ENCLOSING GROUP R OCCUPANCIES SHALL USE THE U-FACTOR, C-FACTOR, OR F-FACTOR FROM THE "GROUP R" COLUMN OF TABLE C402.1.2. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL BUILDINGS ENCLOSING OCCUPANCIES OTHER THAN GROUP R SHALL USE THE U-FACTOR, C-FACTOR OR F-FACTOR FROM THE "ALL OTHER" COLUMN OF TABLE C402.1.2.

**402.3 FENESTRATION**

1. FENESTRATION SHALL COMPLY WITH TABLE C402.3.

**402.3.1 MAXIMUM AREA**

1. THE VERTICAL FENESTRATION AREA (NOT INCLUDING OPAQUE DOORS AND OPAQUE SPANDREL PANELS) SHALL NOT EXCEED 30 PERCENT OF THE GROSS ABOVE-GRADE WALL AREA. THE SKYLIGHT AREA SHALL NOT EXCEED 3 PERCENT OF THE GROSS ROOF AREA.

**402.3.3 MAXIMUM U-FACTOR AND SHGC**

1. FOR VERTICAL FENESTRATION, THE MAXIMUM U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE AS SPECIFIED IN TABLE C402.3, BASED ON THE WINDOW PROJECTION FACTOR. FOR SKYLIGHTS, THE MAXIMUM U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE AS SPECIFIED IN TABLE C402.3.
2. THE WINDOW PROJECTION FACTOR SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 4-2,  $PF = A/B$ , WHERE :
  - A)  $PF$  = PROJECTION FACTOR (DECIMAL).
  - B)  $A$  = DISTANCE MEASURED HORIZONTALLY FROM THE FURTHEST CONTINUOUS EXTREMITY OF ANY OVERHANG, EAVE, OR PERMANENTLY ATTACHED SHADING DEVICE TO THE VERTICAL SURFACE OF THE GLAZING.
  - C)  $B$  = DISTANCE MEASURED VERTICALLY FROM THE BOTTOM OF THE GLAZING TO THE UNDERSIDE OF THE OVERHANG, EAVE, OR PERMANENTLY ATTACHED SHADING DEVICE.
3. WHERE DIFFERENT WINDOWS OR GLASS DOORS HAVE DIFFERENT  $PF$ -VALUES, THEY SHALL EACH BE EVALUATED SEPARATELY.

**SURFACE DESIGN**

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DATE	REVISION

PROJECT NAME:  
167 WEST 81 STREET  
NEW YORK, NY 10024

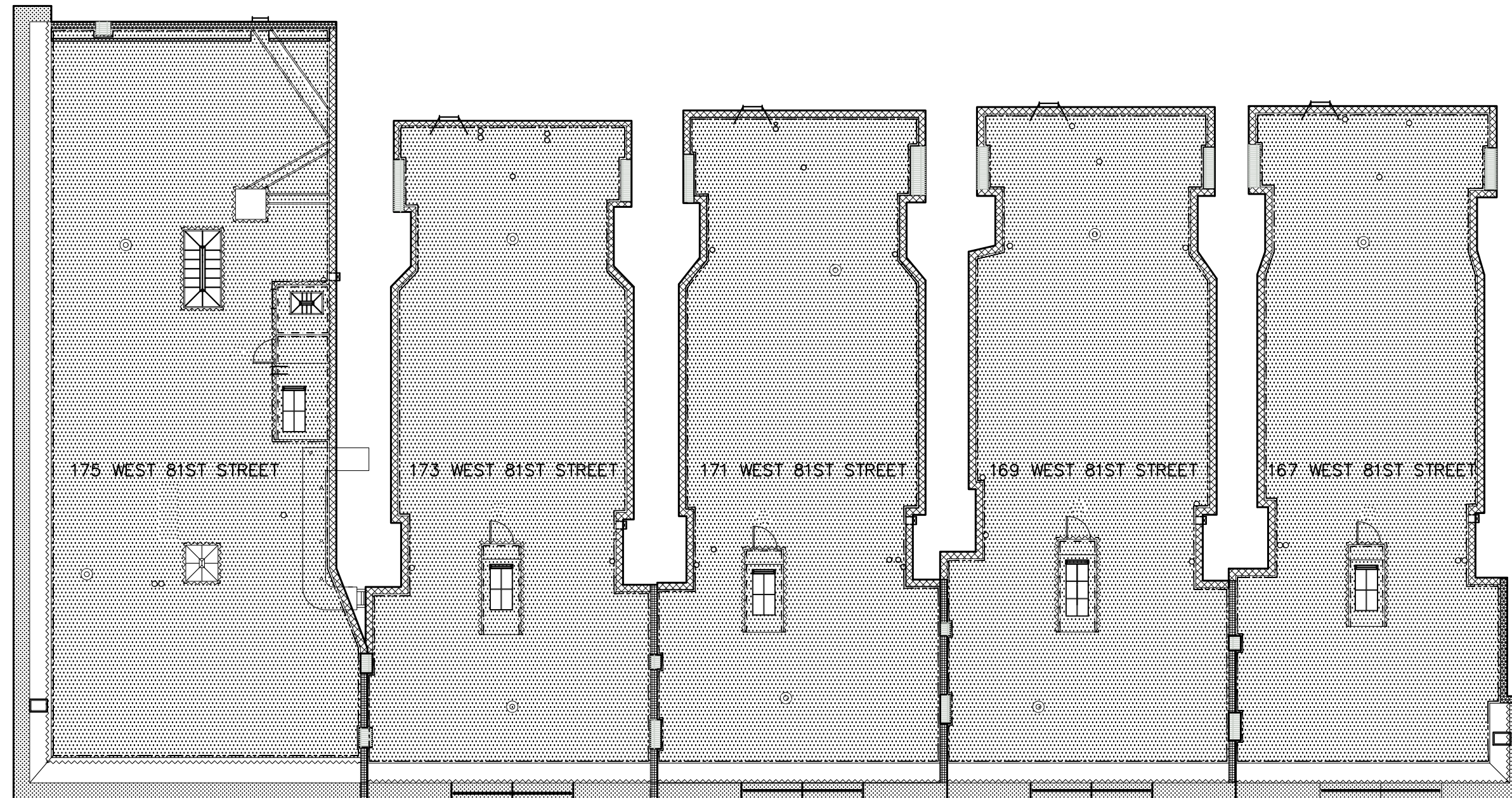
DOB NOTES

ORIG. 167-175 WEST 81ST/ DWGS

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DRAWING NO.:

**T-101.00**



**SURFACEDESIGN**

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PROJECT NAME:  
 167-175 W 81 STREET  
 NEW YORK, NY 10024

OVERALL ROOF PLAN

ORIG. 167-175W81ST/DWGS

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











DRAWING NO.:

**A-100.00**

ROOF PLAN  
 1/16" = 1'-0"

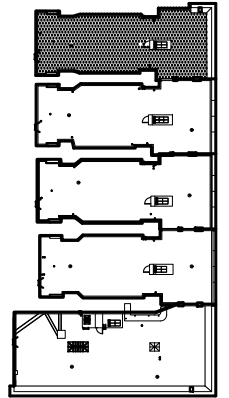


**LEGEND**

-  ROOF REPLACEMENT WITH INSULATION
-  LIQUID FLASHING INSTALLATION
-  GRAVEL STOP INSTALLATION
-  NON-FUNCTIONAL MASONRY CHIMNEY REMOVAL
-  PARAPET STUB WALL REPLACEMENT
-  PARAPET STUB WALL REPLACEMENT AT PARTY WALL
-  PARAPET REPLACEMENT WITH TERRA COTTA COPING
-  SCUPPER DRAIN AND LEADER
-  VENT PIPE
-  REPLACE EXHAUST VENT. INSTALL NEW CURB.
-  METAL COPING
-  METAL CLADDING INSTALLATION
-  SNOW GUARD INSTALLATION AT PEDIMENT
-  DOOR TO BE REMOVED AND REPLACED. RAISE CURB HEIGHT.

**GENERAL NOTES:**

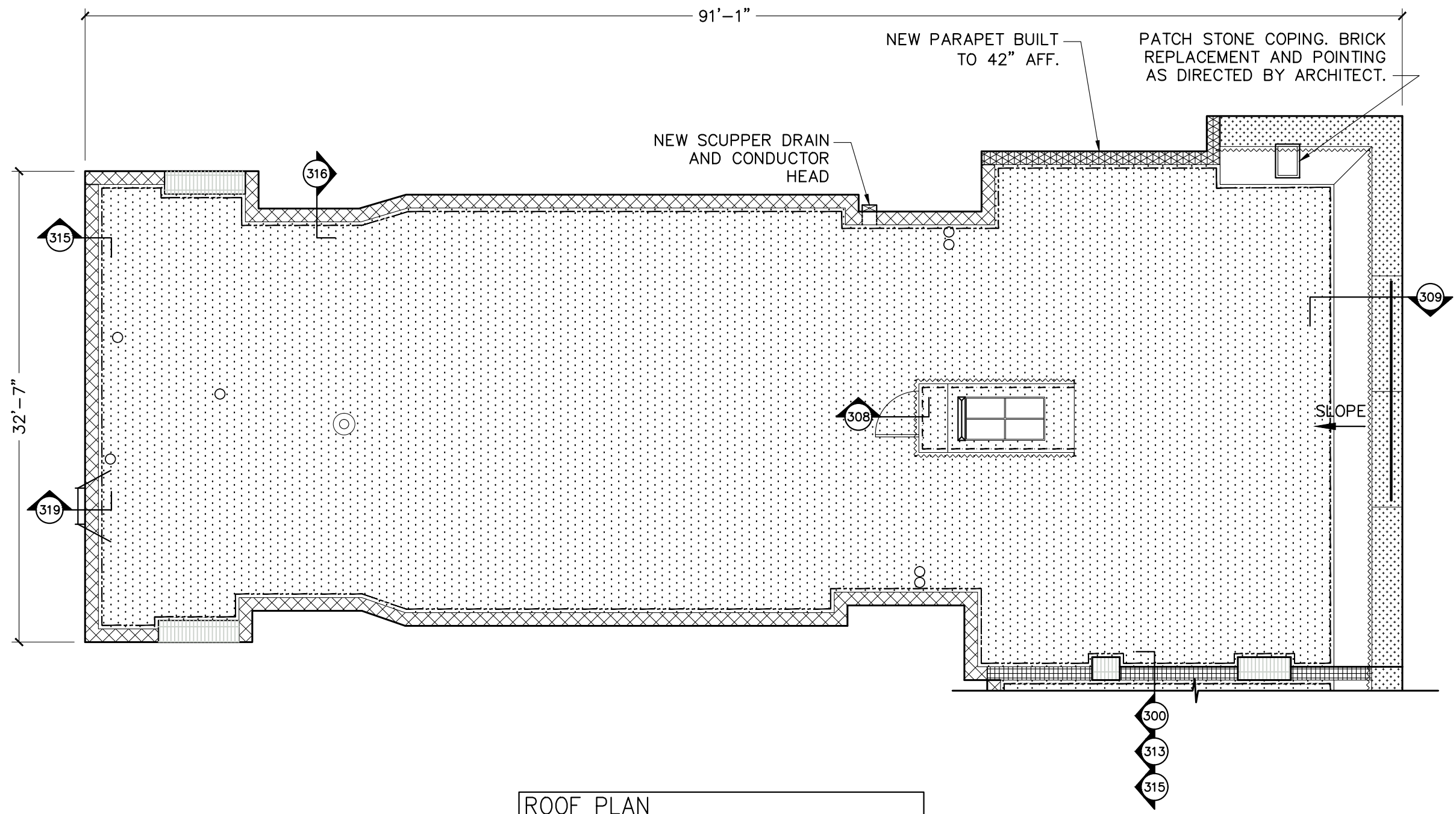
1. STORE COPING STONES REMOVED FROM CHIMNEYS.
2. RAISE SKYLIGHT CURB FOR INSTALLATION OF FLASHING (TYPICAL).
3. RAISE CURB AT EXHAUST VENTS FOR INSTALLATION OF FLASHING (TYPICAL).
4. ALL PARAPET STUB WALLS TO INCLUDE INSTALLATION OF GUARDRAIL.
5. FIRE ESCAPE LADDER REPAIR AS PER DETAIL (TYPICAL).
6. LIQUID FLASHING TO BE INSTALLED AT ALL VENT STACKS AND PENETRATIONS.
7. SCRAPE, PRIME, AND PAINT ALL EXPOSED METAL (TYPICAL).
8. SNOW GUARDS TO BE INSTALLED AT ALL PEDIMENTS, TO MATCH COPING.



KEY PLAN 

**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
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ROOF PLAN  
1/8" = 1'-0"

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167-175 WEST 81 STREET  
NEW YORK, NY 10024

167 WEST 81 STREET  
ROOF PLAN















ORIG. 167-175WB1ST/DWGS

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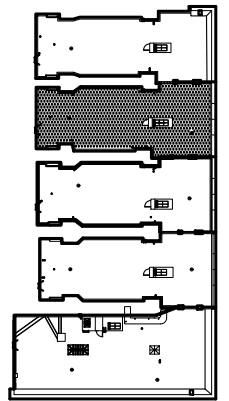
**A-101.00**

**LEGEND**

- |   |   |   |  |
|---|---|---|--|
|  | ROOF REPLACEMENT WITH INSULATION            |  | VENT PIPE  |
|  | LIQUID FLASHING INSTALLATION                |  | REPLACE EXHAUST VENT.<br>INSTALL NEW CURB.             |
|  | GRAVEL STOP INSTALLATION                    |  | METAL COPING   |
|  | NON-FUNCTIONAL MASONRY CHIMNEY REMOVAL      |  | METAL CLADDING INSTALLATION                            |
|  | PARAPET STUB WALL REPLACEMENT               |  | SNOW GUARD INSTALLATION AT PEDIMENT                    |
|  | PARAPET STUB WALL REPLACEMENT AT PARTY WALL |  | DOOR TO BE REMOVED AND REPLACED.<br>RAISE CURB HEIGHT. |
|  | PARAPET REPLACEMENT WITH TERRA COTTA COPING |   |  |
|  | SCUPPER DRAIN AND LEADER                    |   |  |

**GENERAL NOTES:**

1. STORE COPING STONES REMOVED FROM CHIMNEYS.
2. RAISE SKYLIGHT CURB FOR INSTALLATION OF FLASHING (TYPICAL).
3. RAISE CURB AT EXHAUST VENTS FOR INSTALLATION OF FLASHING (TYPICAL).
4. ALL PARAPET STUB WALLS TO INCLUDE INSTALLATION OF GUARDRAIL.
5. FIRE ESCAPE LADDER REPAIR AS PER DETAIL (TYPICAL).
6. LIQUID FLASHING TO BE INSTALLED AT ALL VENT STACKS AND PENETRATIONS.
7. SCRAPE, PRIME, AND PAINT ALL EXPOSED METAL (TYPICAL).
8. SNOW GUARDS TO BE INSTALLED AT ALL PEDIMENTS, TO MATCH COPING.



KEY PLAN



**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
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NEW YORK, NY 10024

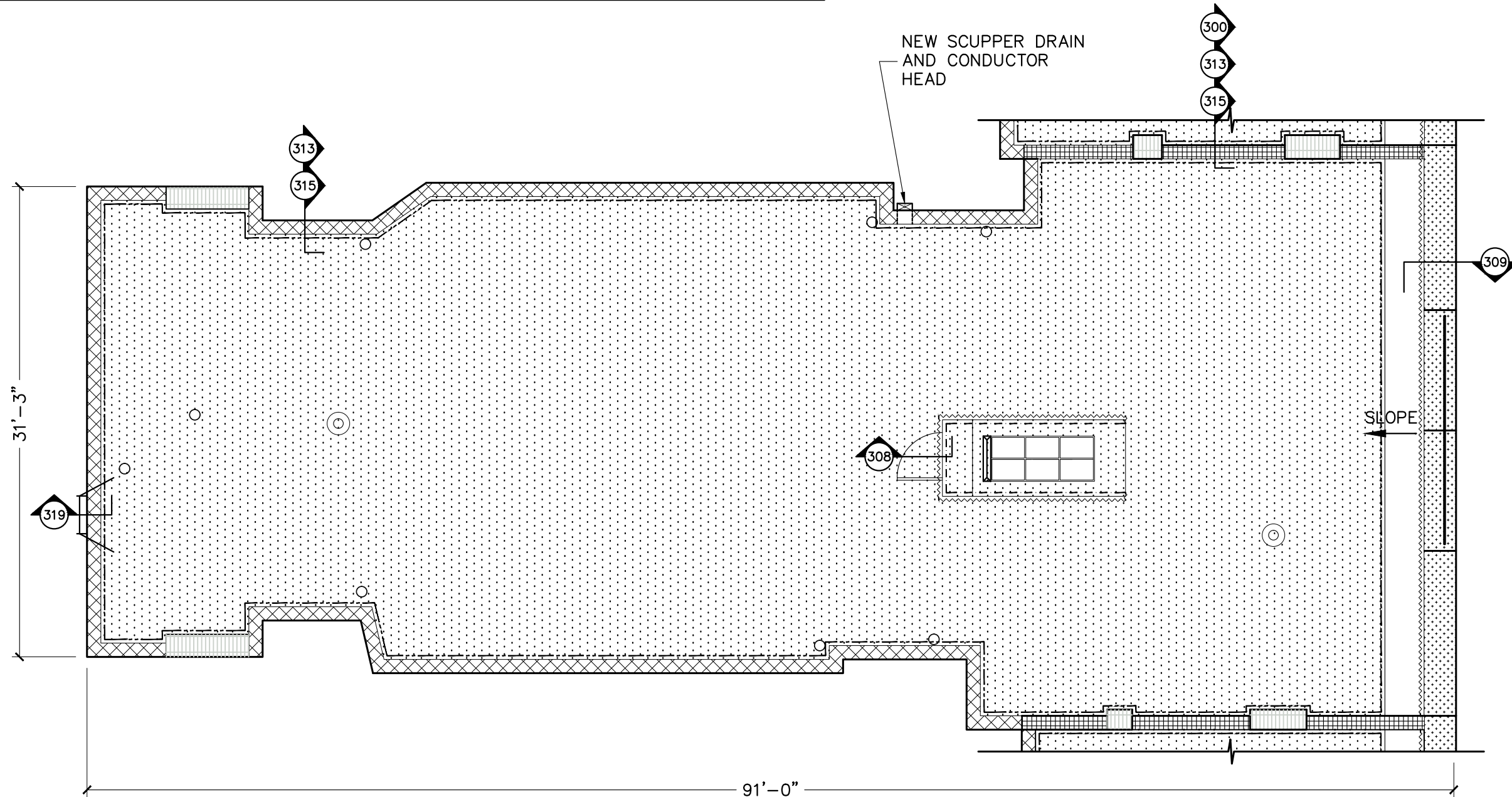
169 WEST 81 STREET  
ROOF PLAN

ORIG. 167-175WB1ST/DWGS

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











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**A-102.00**



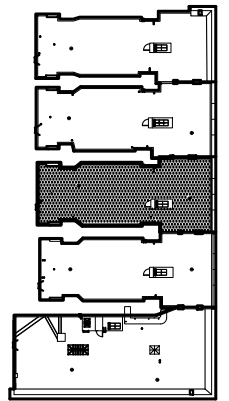
ROOF PLAN  
1/8" = 1'-0"

**LEGEND**

- |   |   |   |  |
|---|---|---|--|
|  | ROOF REPLACEMENT WITH INSULATION            |  | VENT PIPE  |
|  | LIQUID FLASHING INSTALLATION                |  | REPLACE EXHAUST VENT.<br>INSTALL NEW CURB.             |
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|  | SCUPPER DRAIN AND LEADER                    |   |  |

**GENERAL NOTES:**

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7. SCRAPE, PRIME, AND PAINT ALL EXPOSED METAL (TYPICAL).
8. SNOW GUARDS TO BE INSTALLED AT ALL PEDIMENTS, TO MATCH COPING.



KEY PLAN



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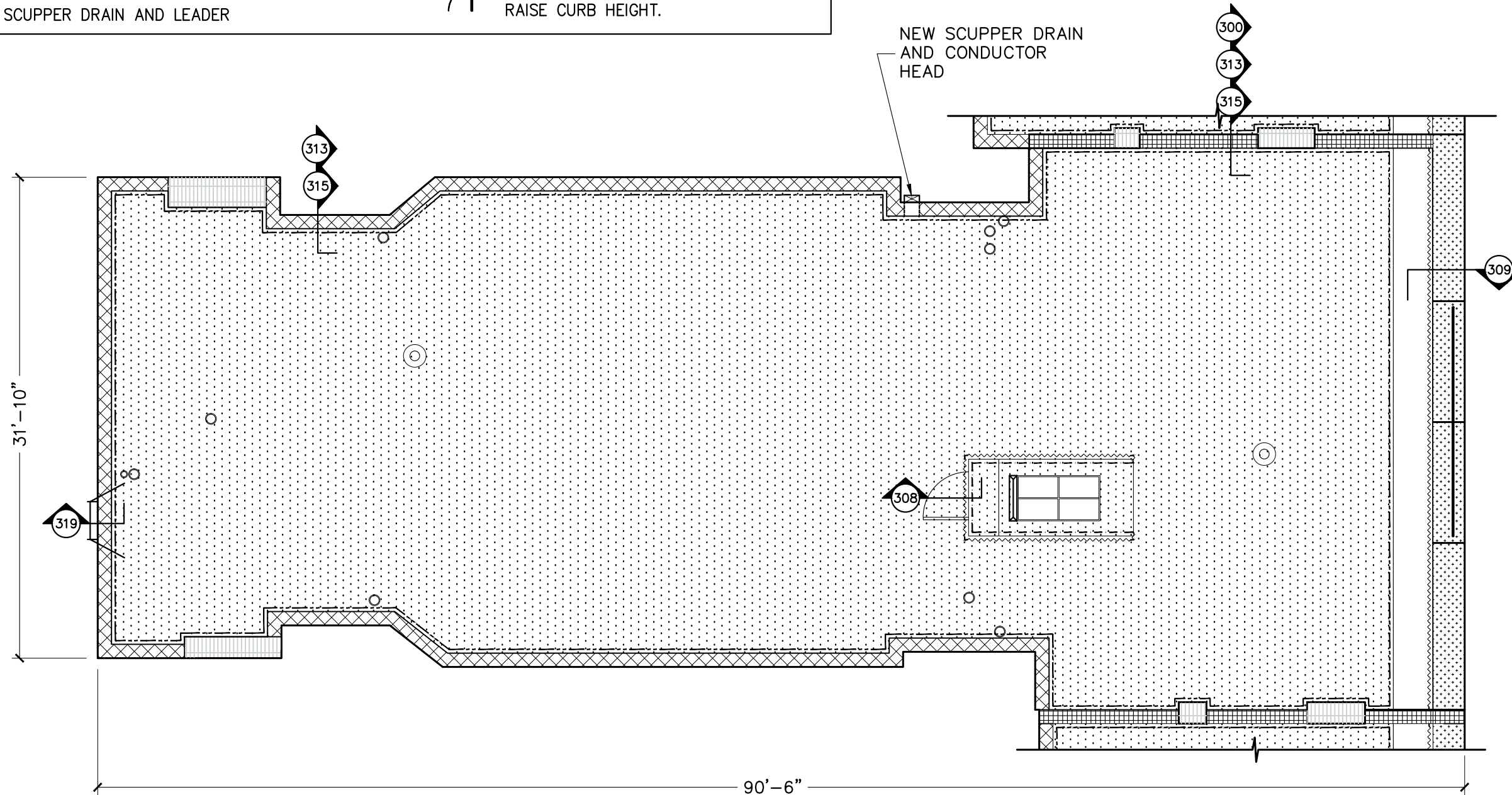
171 WEST 81 STREET  
ROOF PLAN

ORIG. 167-175WB1ST/DWGS

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












DRAWING NO.:

**A-103.00**



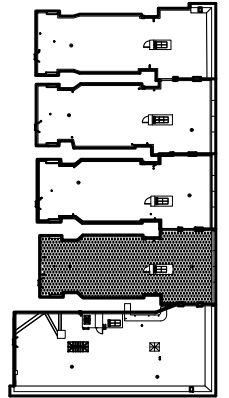
ROOF PLAN  
1/8" = 1'-0"

**LEGEND**

-  ROOF REPLACEMENT WITH INSULATION
-  LIQUID FLASHING INSTALLATION
-  GRAVEL STOP INSTALLATION
-  NON-FUNCTIONAL MASONRY CHIMNEY REMOVAL
-  PARAPET STUB WALL REPLACEMENT
-  PARAPET STUB WALL REPLACEMENT AT PARTY WALL
-  PARAPET REPLACEMENT WITH TERRA COTTA COPING
-  SCUPPER DRAIN AND LEADER
-  VENT PIPE
-  REPLACE EXHAUST VENT. INSTALL NEW CURB.
-  METAL COPING
-  METAL CLADDING INSTALLATION
-  SNOW GUARD INSTALLATION AT PEDIMENT
-  DOOR TO BE REMOVED AND REPLACED. RAISE CURB HEIGHT.

**GENERAL NOTES:**

1. STORE COPING STONES REMOVED FROM CHIMNEYS.
2. RAISE SKYLIGHT CURB FOR INSTALLATION OF FLASHING (TYPICAL).
3. RAISE CURB AT EXHAUST VENTS FOR INSTALLATION OF FLASHING (TYPICAL).
4. ALL PARAPET STUB WALLS TO INCLUDE INSTALLATION OF GUARDRAIL.
5. FIRE ESCAPE LADDER REPAIR AS PER DETAIL (TYPICAL).
6. LIQUID FLASHING TO BE INSTALLED AT ALL VENT STACKS AND PENETRATIONS.
7. SCRAPE, PRIME, AND PAINT ALL EXPOSED METAL (TYPICAL).
8. SNOW GUARDS TO BE INSTALLED AT ALL PEDIMENTS, TO MATCH COPING.



KEY PLAN 

**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
TEL: 212.757.5659

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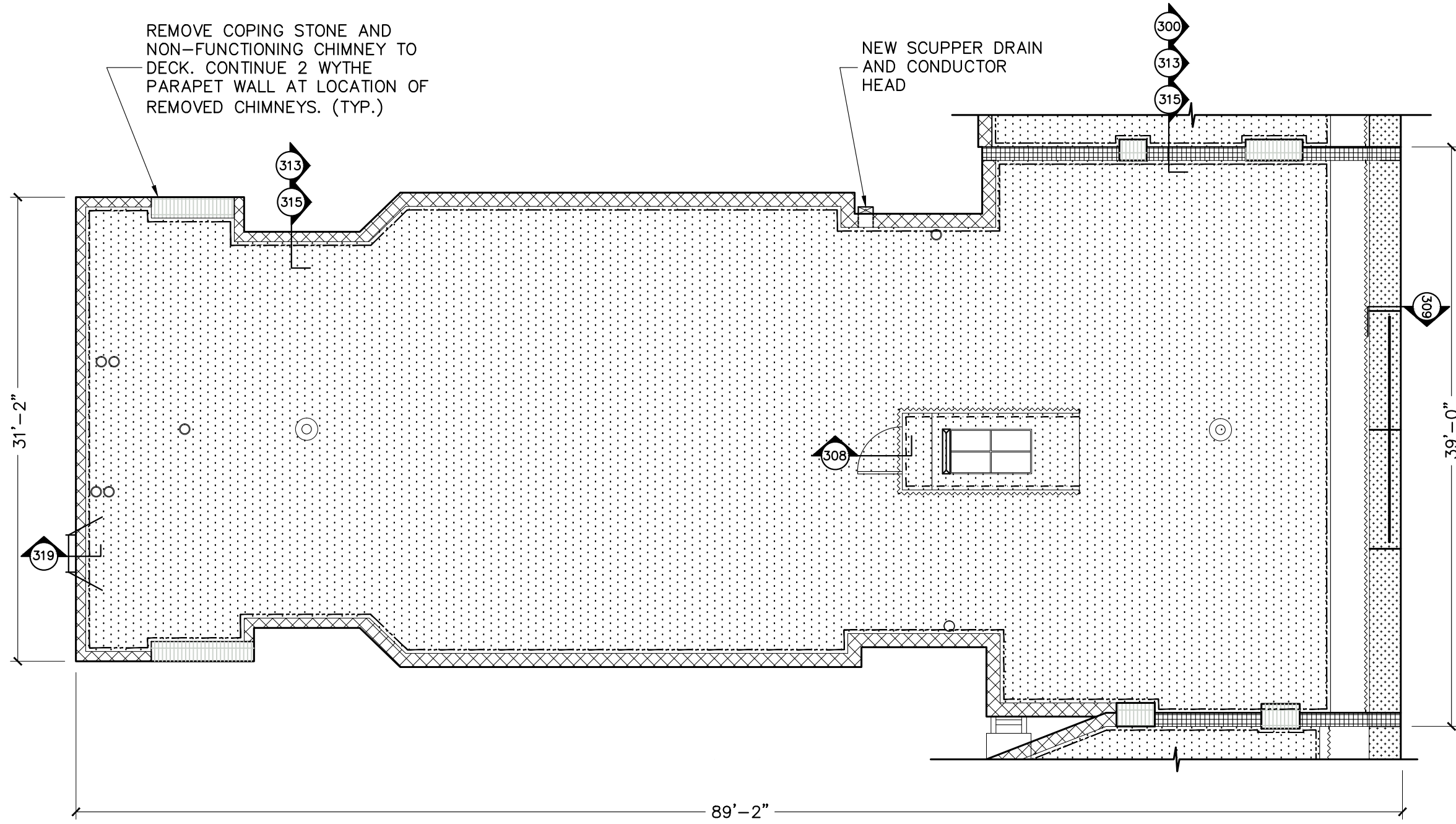
173 WEST 81 STREET  
ROOF PLAN

ORIG. 167-175WB1ST/DWGS

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












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**A-104.00**



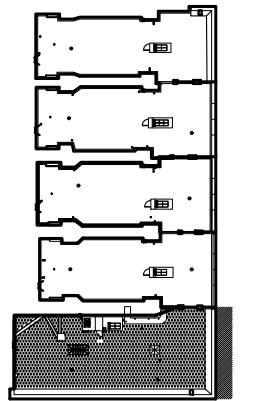
ROOF PLAN  
1/8" = 1'-0"

**LEGEND**

-  ROOF REPLACEMENT WITH INSULATION
-  LIQUID FLASHING INSTALLATION
-  GRAVEL STOP INSTALLATION
-  NON-FUNCTIONAL MASONRY CHIMNEY REMOVAL
-  PARAPET STUB WALL REPLACEMENT
-  PARAPET STUB WALL REPLACEMENT AT PARTY WALL
-  PARAPET REPLACEMENT WITH TERRA COTTA COPING
-  SCUPPER DRAIN AND LEADER
-  VENT PIPE
-  REPLACE EXHAUST VENT. INSTALL NEW CURB.
-  METAL COPING
-  METAL CLADDING INSTALLATION
-  SNOW GUARD INSTALLATION AT PEDIMENT
-  DOOR TO BE REMOVED AND REPLACED. RAISE CURB HEIGHT.

**GENERAL NOTES:**

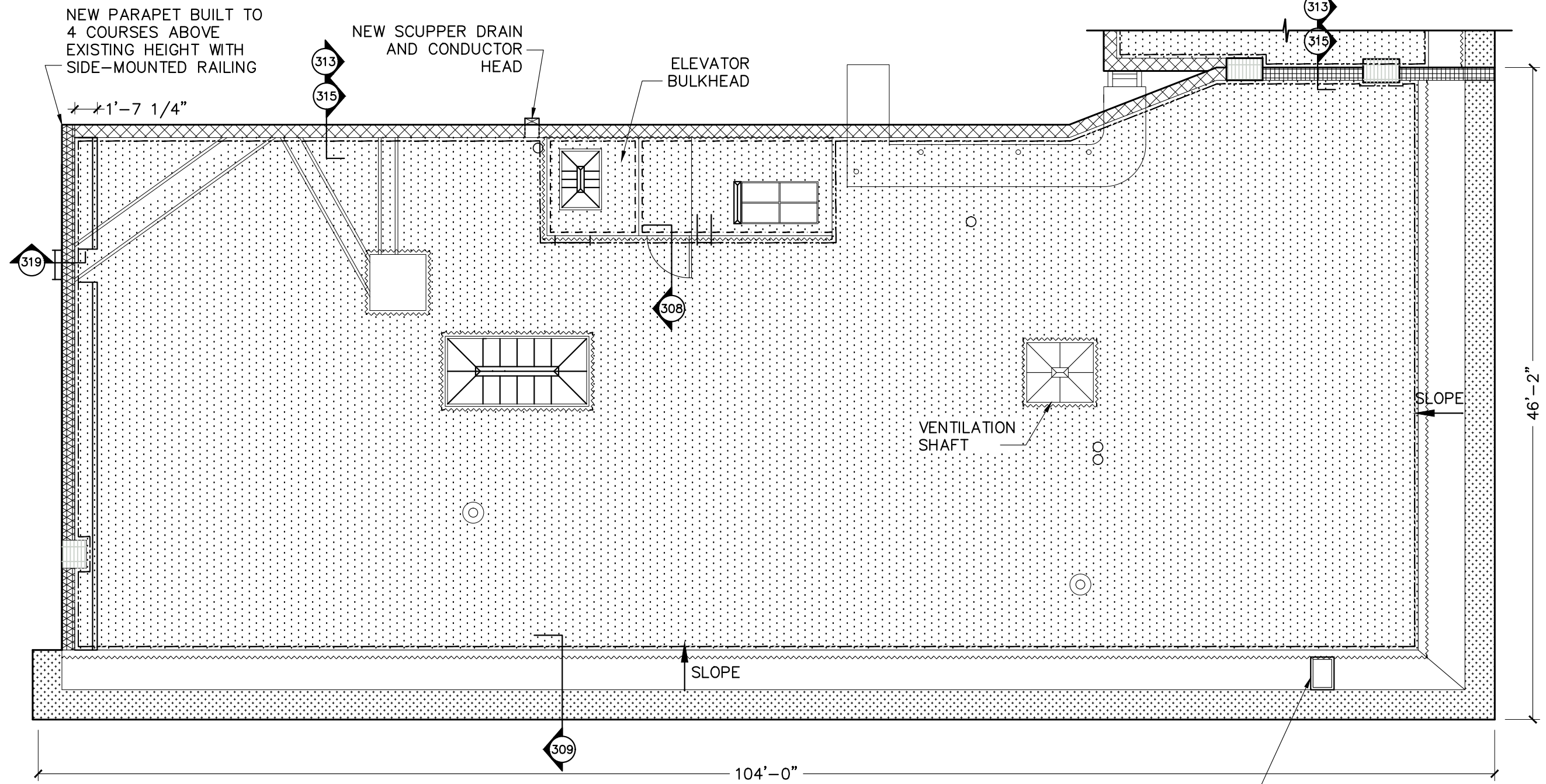
1. STORE COPING STONES REMOVED FROM CHIMNEYS.
2. RAISE SKYLIGHT CURB FOR INSTALLATION OF FLASHING (TYPICAL).
3. RAISE CURB AT EXHAUST VENTS FOR INSTALLATION OF FLASHING (TYPICAL).
4. ALL PARAPET STUB WALLS TO INCLUDE INSTALLATION OF GUARDRAIL.
5. FIRE ESCAPE LADDER REPAIR AS PER DETAIL (TYPICAL).
6. LIQUID FLASHING TO BE INSTALLED AT ALL VENT STACKS AND PENETRATIONS.
7. SCRAPE, PRIME, AND PAINT ALL EXPOSED METAL (TYPICAL).
8. SHORE DUNNAGE DURING WORK.



KEY PLAN 

**SURFACE DESIGN**

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**ROOF PLAN**  
1/8" = 1'-0"

PATCH STONE COPING. BRICK REPLACEMENT AND POINTING AS DIRECTED BY ARCHITECT.

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NEW YORK, NY 10024

175 WEST 81 STREET  
ROOF PLAN

ORIG. 167-175WB1ST/DWGS

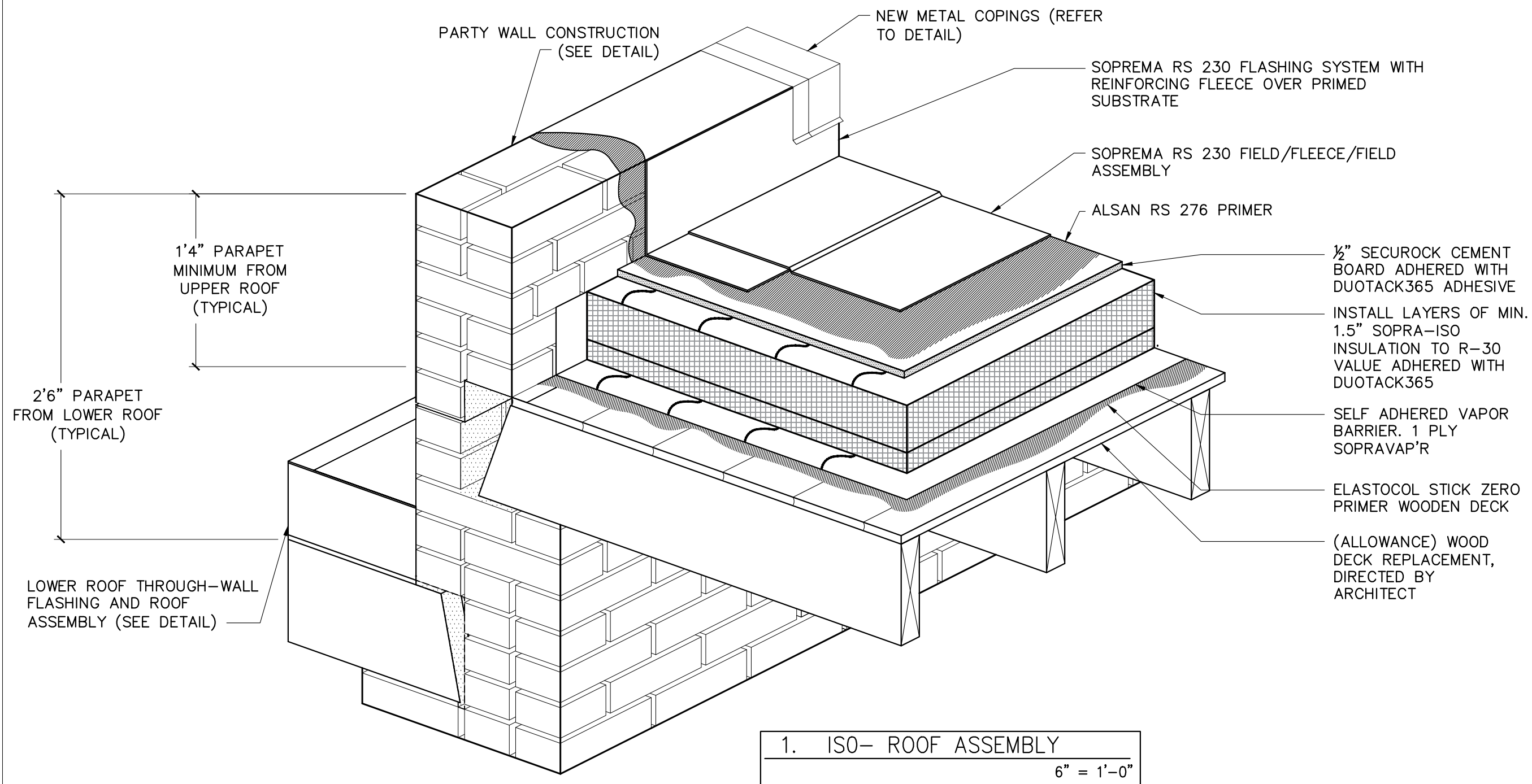
SHEET: 8 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-105.00**



- NOTES:**
1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
  2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
  3. ARCHITECT SHALL INSPECT ALL WATERPROOFING PRIOR TO MASONRY INSTALLATION.
  4. EXISTING PARAPET HEIGHTS VARY FROM 1'4" TO 4'0". CONTRACTOR TO RECONSTRUCT NEW PARAPETS TO MINIMUM HEIGHT REQUIRED FOR THE ROOFING SYSTEM AND INSTALLATION OF METAL COPINGS. SEE DETAILS.



1. ISO- ROOF ASSEMBLY  
6" = 1'-0"

**SURFACE DESIGN**

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ISOMETRIC  
ROOF ASSEMBLY  
DETAIL

ORIG. 167-175W81ST/DWGS

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DRAWING NO.:

**A-300.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
3. AT MASONRY STUB WALL, ALSAN FLASHING TO EXTEND UP AND OVER THE MASONRY, AND TIE IN WITH FLASHINGS FOR THE RAILING POSTS.
4. ARCHITECT TO INSPECT WATERPROOFING PRIOR TO INSTALLATION OF METAL COPINGS.

PARGE SUBSTRATE SMOOTH PRIOR TO APPLICATION OF SOPREMA ALSAN RS PRIMER AND MEMBRANE (TYP.)

ENSURE FULL SATURATION OF FLEECE AND CONTACT WITH SUBSTRATE

SOPREMA ALSAN RS FIELD MEMBRANE

ONE PLY SOPREMA ALSAN RS MEMBRANE ONTO PREPARED AND PRIMED SUBSTRATE

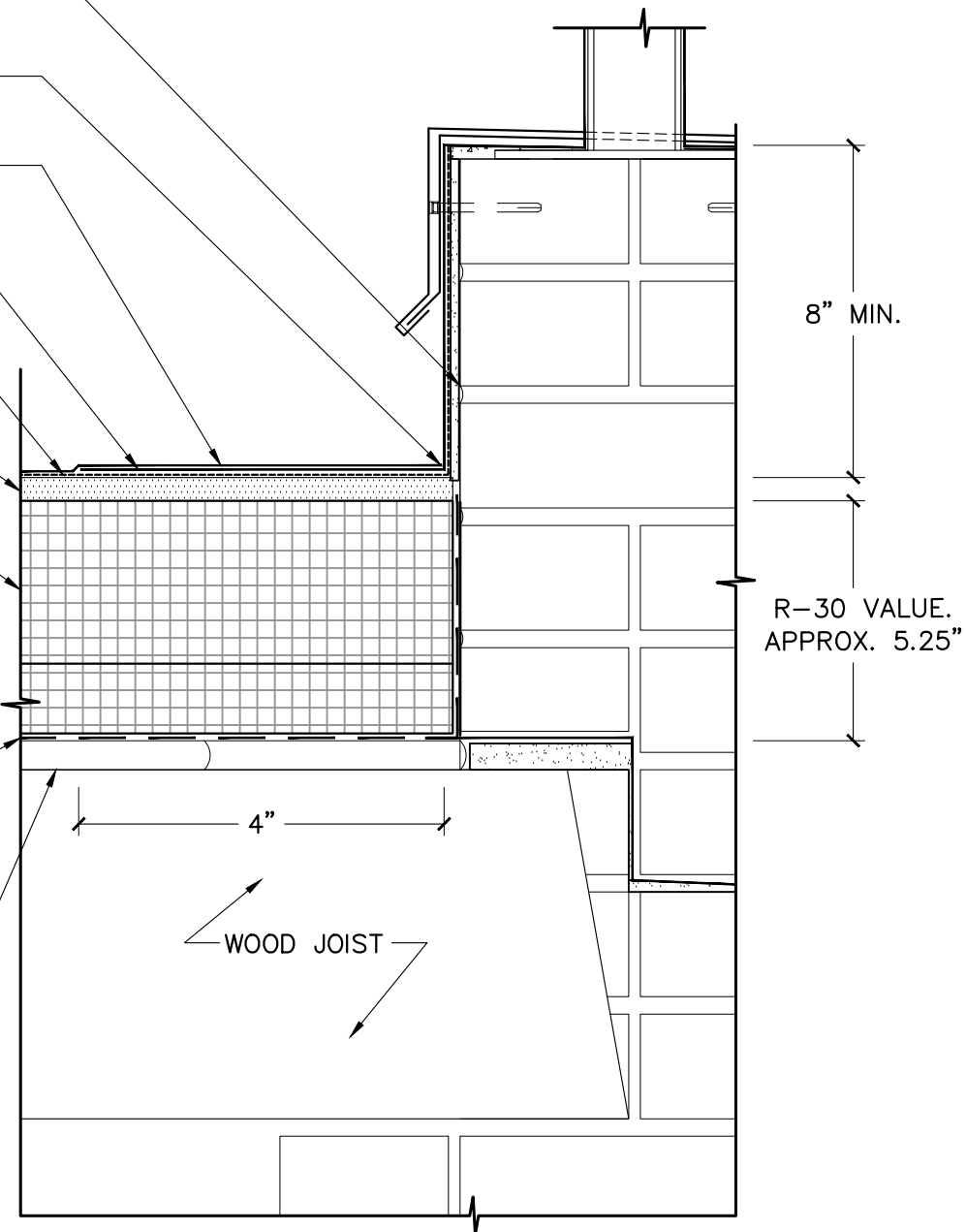
ALSAN RS 276 PRIMER

1/2" SECUROCK CEMENT BOARD SET IN DUOTACK 365 ADHESIVE

SOPRA-ISO POLYISOCYANURATE INSULATION SYSTEM ADHERED USING DUOTACK 365 INSULATION ADHESIVE. LAYERS TO BE 1.5" MIN.

ONE PLY SOPRAVAP'R, SELF ADHERED TO PRIMED SUBSTRATE. MEMBRANE TO EXTEND ONTO VERTICAL SUBSTRATE TO TOP OF INSULATION. PRIME DECK USING ELASTOCOL STICK ZERO.

EXISTING TONGUE & GROOVE WOODEN DECK TO BE REPLACED AS DIRECTED BY ARCHITECT AND REPAIRED AS REQUIRED BY SOPREMA.



1. DETAIL SECTION  
3" = 1'-0"

**SURFACE DESIGN**

40 WORTH STREET  
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BASE FLASHING  
AT STUB WALL

ORIG. 167-175W81ST/DWGS

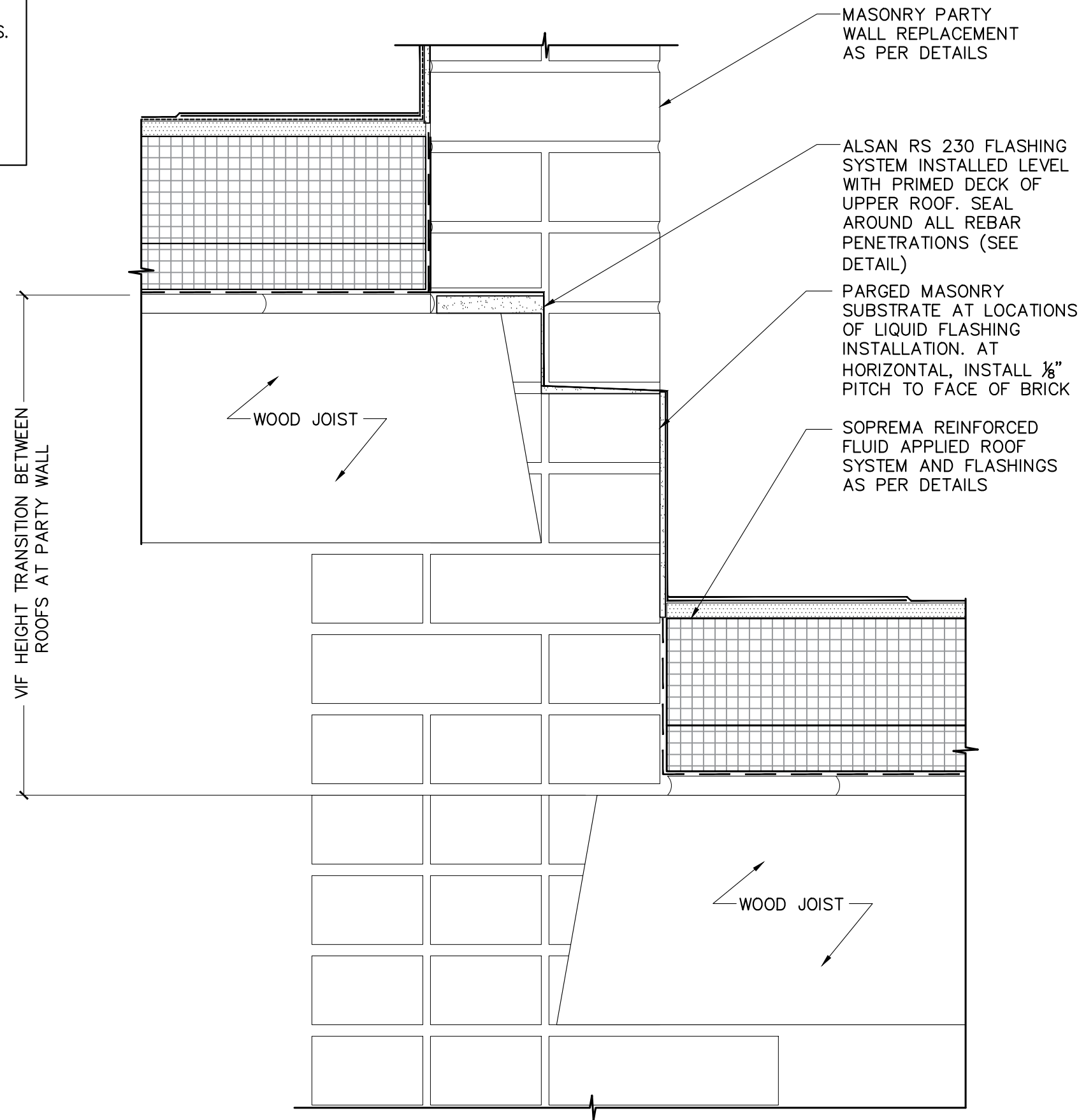
SHEET: 10 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-301.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
3. AT MASONRY STUB WALL, ALSAN FLASHING TO EXTEND UP AND OVER THE MASONRY, AND TIE IN WITH FLASHINGS FOR THE RAILING POSTS.
4. ARCHITECT TO INSPECT WATERPROOFING PRIOR TO INSTALLATION OF METAL COPINGS.



1. DETAIL SECTION

3" = 1'-0"

**SURFACE DESIGN**

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THROUGH-WALL  
BASE FLASHING  
AT PARTY WALL

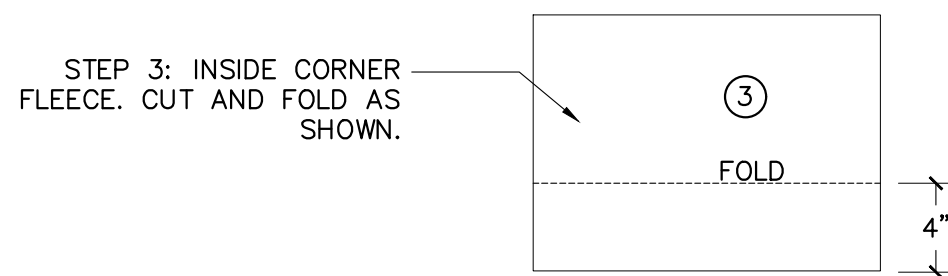
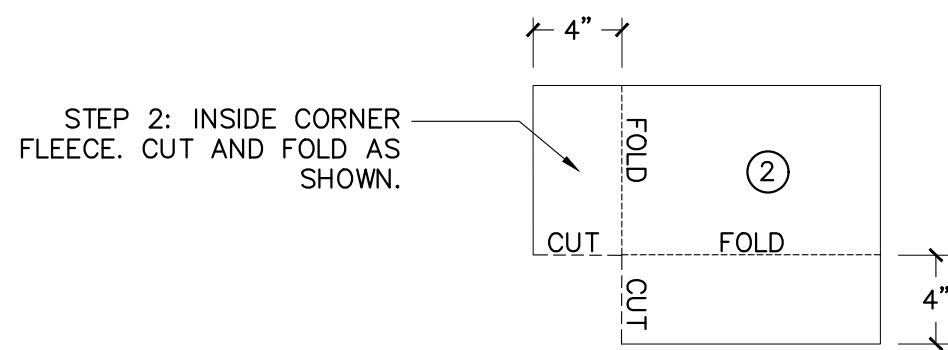
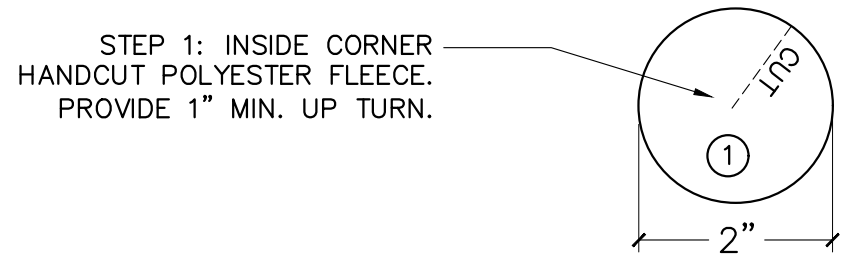
ORIG. 167-175W81ST/DWGS

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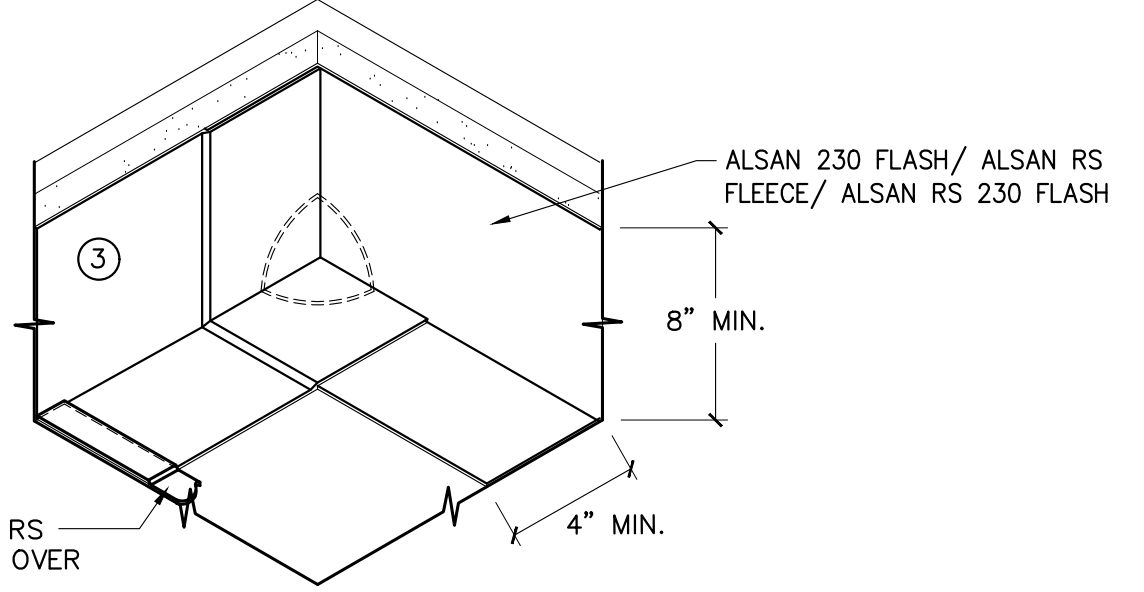
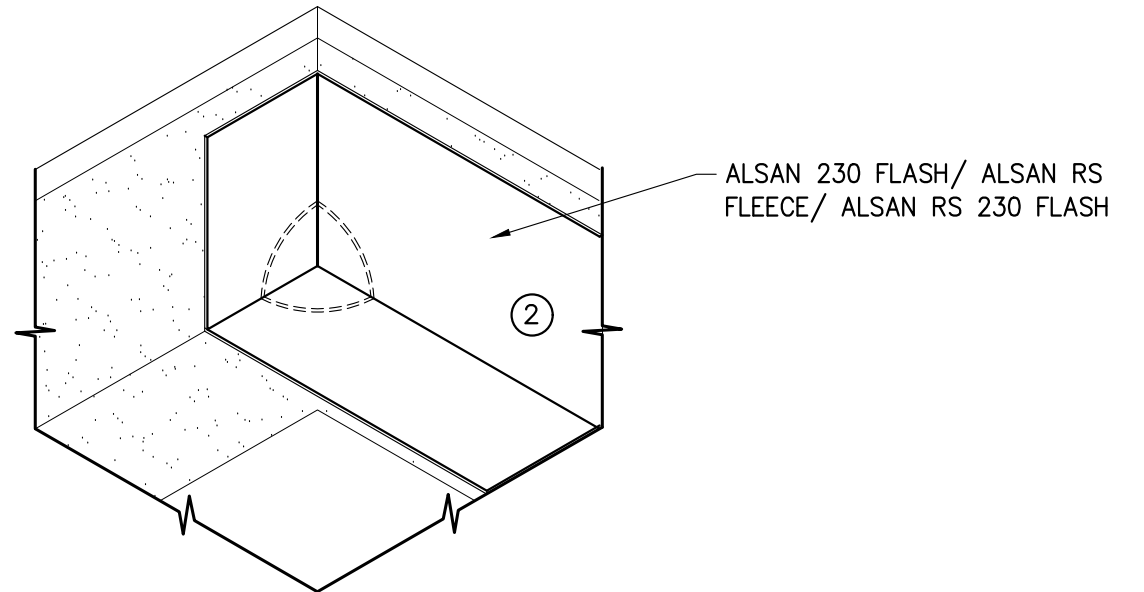
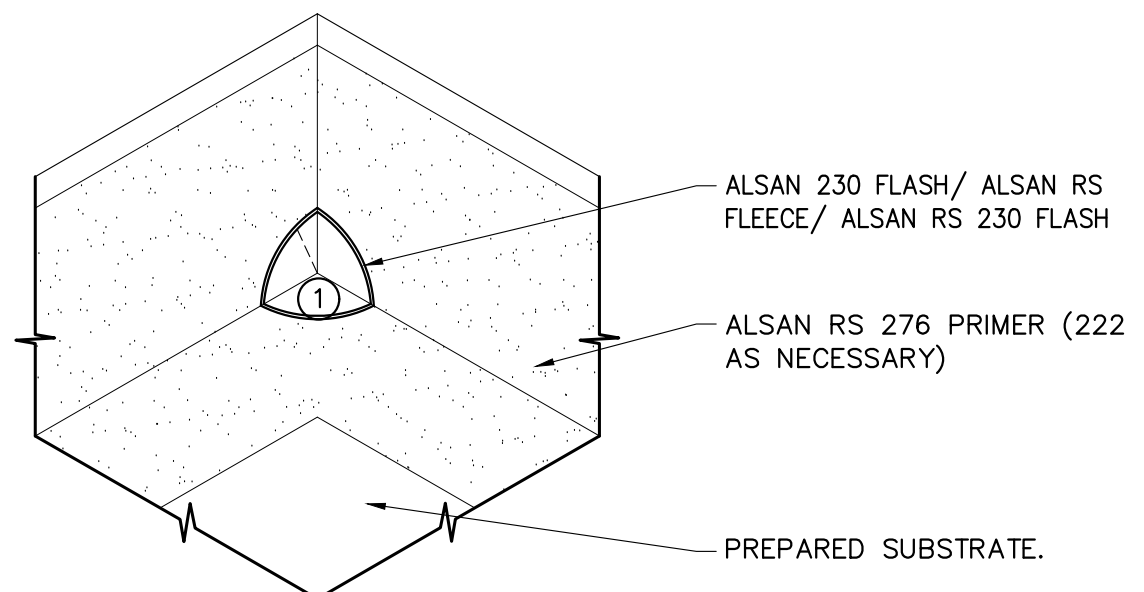
DRAWING NO.:

**A-302.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.  
 3. ARCHITECT SHALL INSPECT ALL WATERPROOFING PRIOR TO MASONRY INSTALLATION.



1. INSIDE CORNER DETAIL  
 NOT TO SCALE



SOPREMA ALSAN RS FIELD MEMBRANE OVER FLASHINGS

**SURFACE DESIGN**

40 WORTH STREET  
 SUITE 814  
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DATE	REVISION

PROJECT NAME:  
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INSIDE CORNER  
 DETAIL

ORIG. 167-175W81ST/DWGS

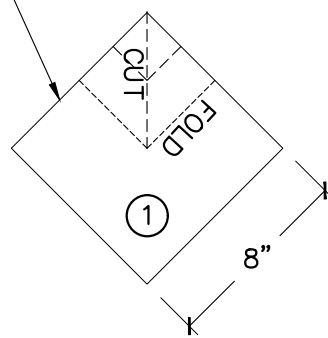
SHEET: 12 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

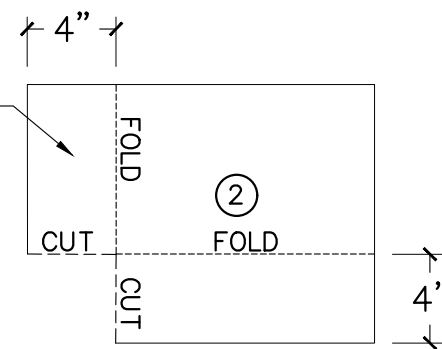
**A-303.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.  
 3. ARCHITECT SHALL INSPECT ALL WATERPROOFING PRIOR TO MASONRY INSTALLATION.

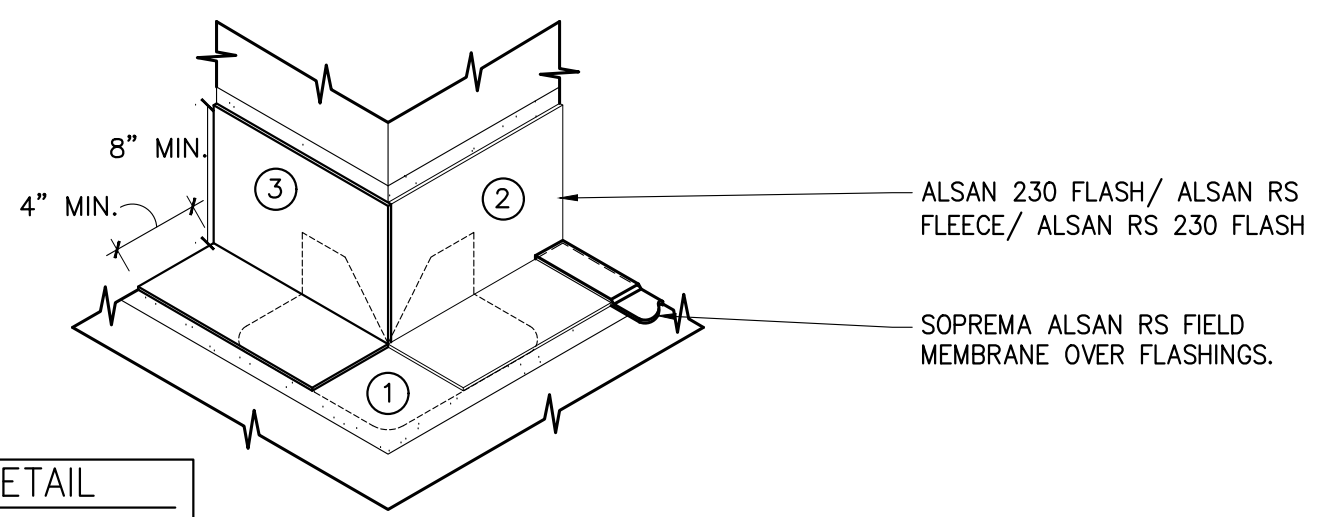
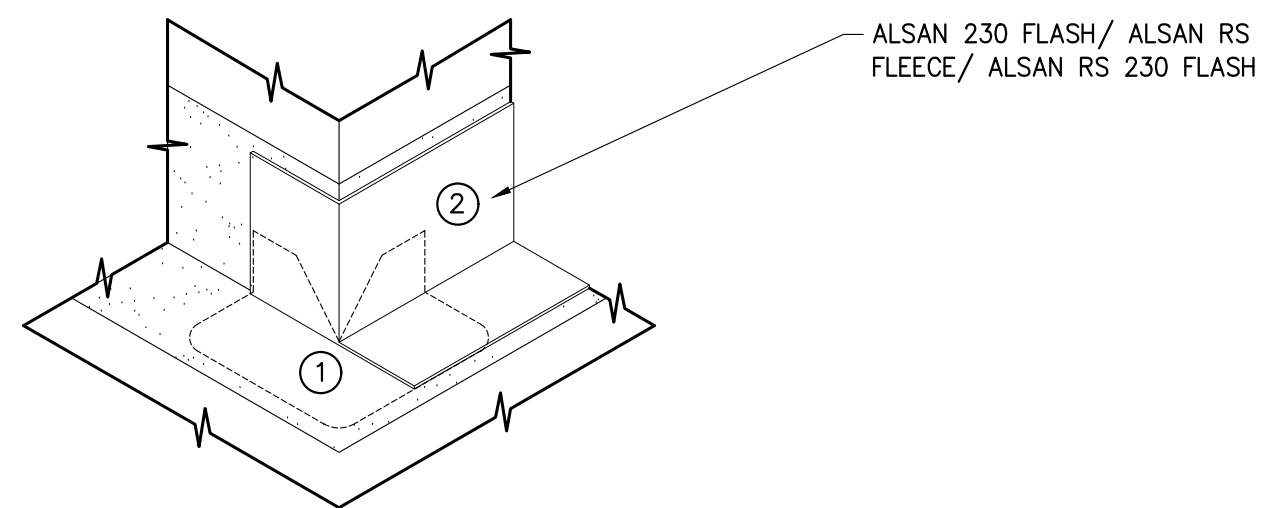
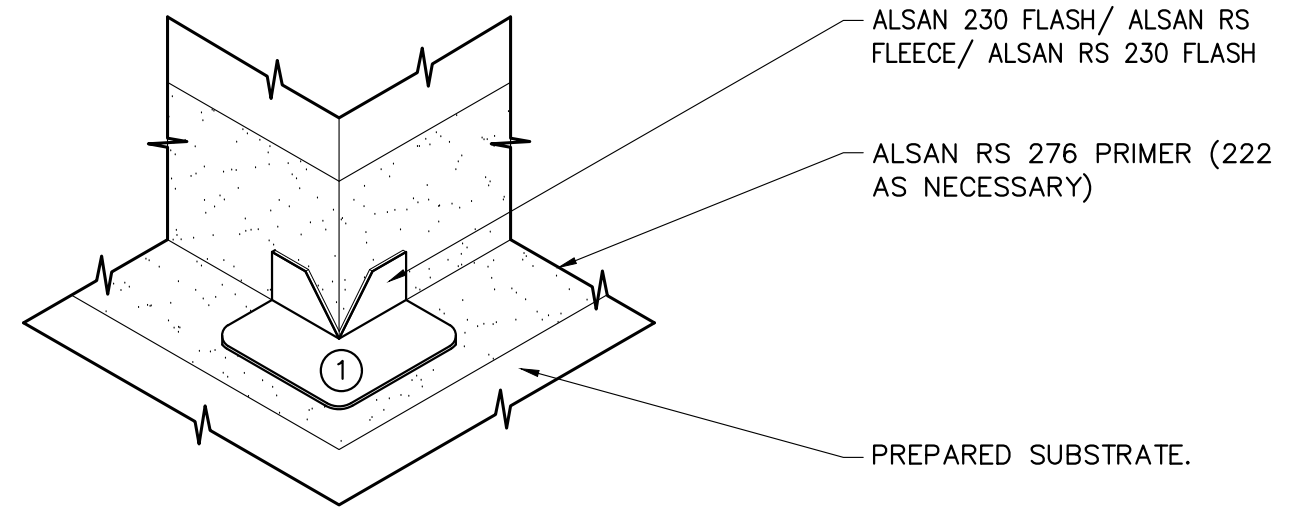
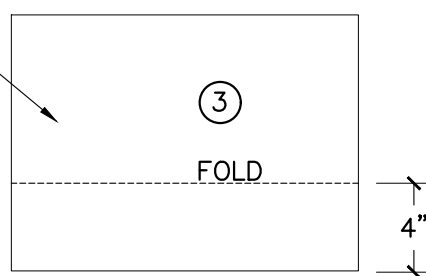
STEP 1: "L" SHAPED OUTSIDE CORNER HANDCUT FROM POLYESTER FLEECE. DEFORM INSIDE EDGE TO PROVIDE 1" MIN. TURN.



STEP 2: OUTSIDE CORNER FLEECE. CUT AND FOLD AS SHOWN.



STEP 3: OUTSIDE CORNER FLEECE. FOLD AS SHOWN.



1. OUTSIDE CORNER DETAIL  
 NOT TO SCALE

**SURFACE DESIGN**

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 SUITE 814  
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PROJECT NAME:  
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OUTSIDE CORNER  
 DETAIL

ORIG. 167-175W81ST/DWGS

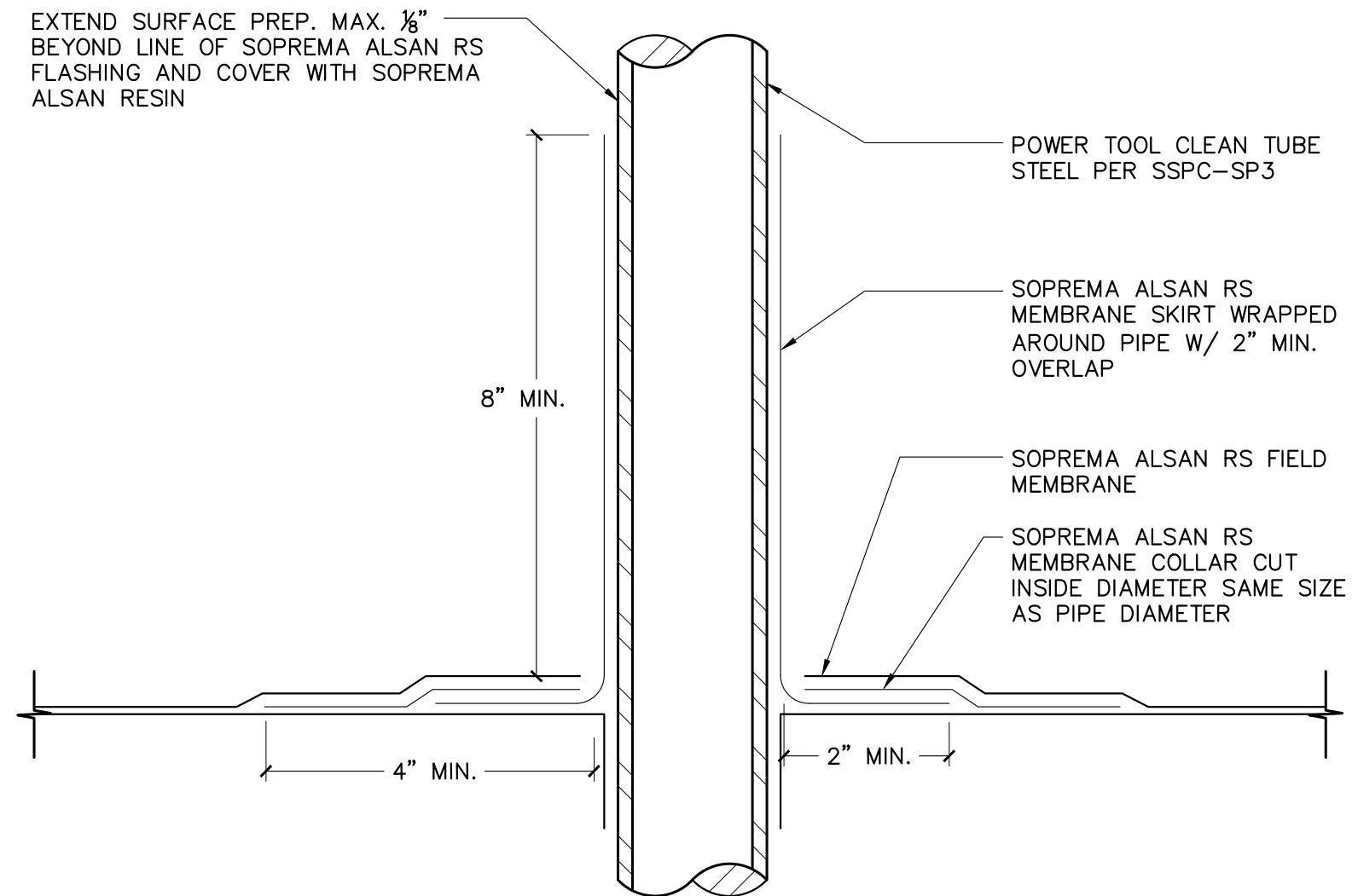
SHEET: 13 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-304.00**

**NOTES:**

- 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
- 2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.



1. DETAIL SECTION  
6" = 1'-0"

**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
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PIPE PENETRATION  
DETAIL

ORIG. 167-175W81ST/DWGS

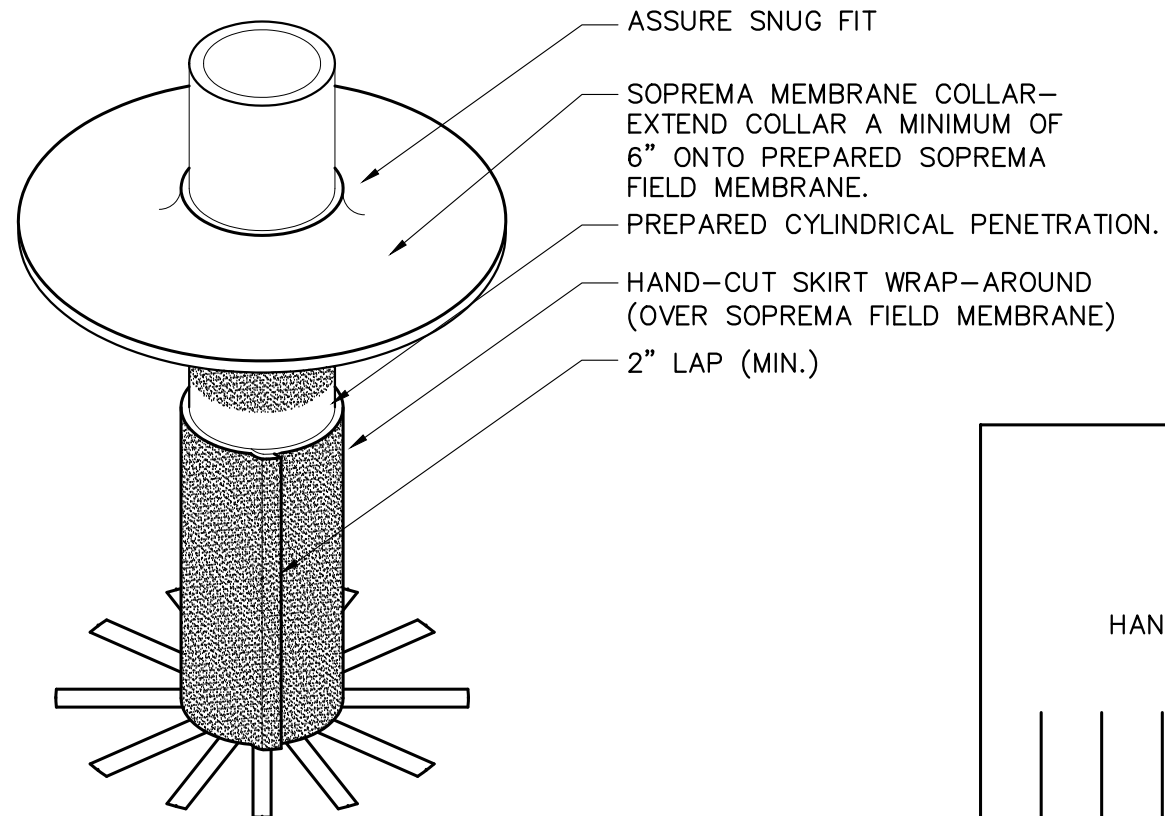
SHEET: 14 of 32	PROJECT NO.: 43902-17
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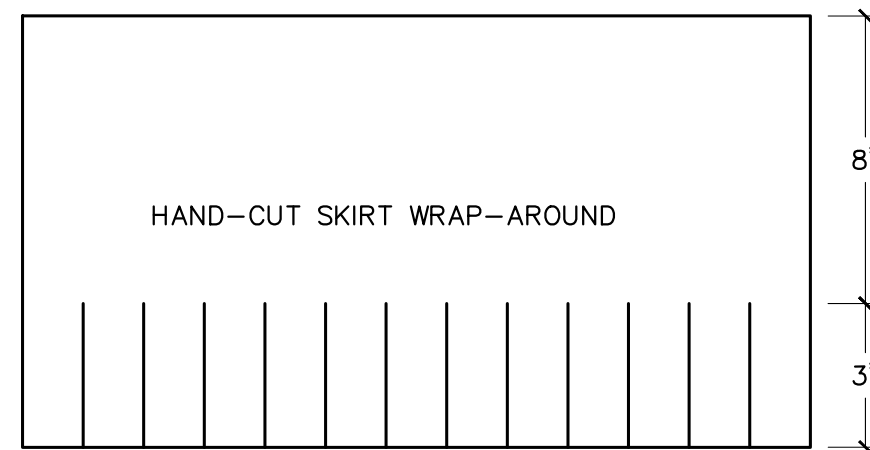
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**NOTES:**

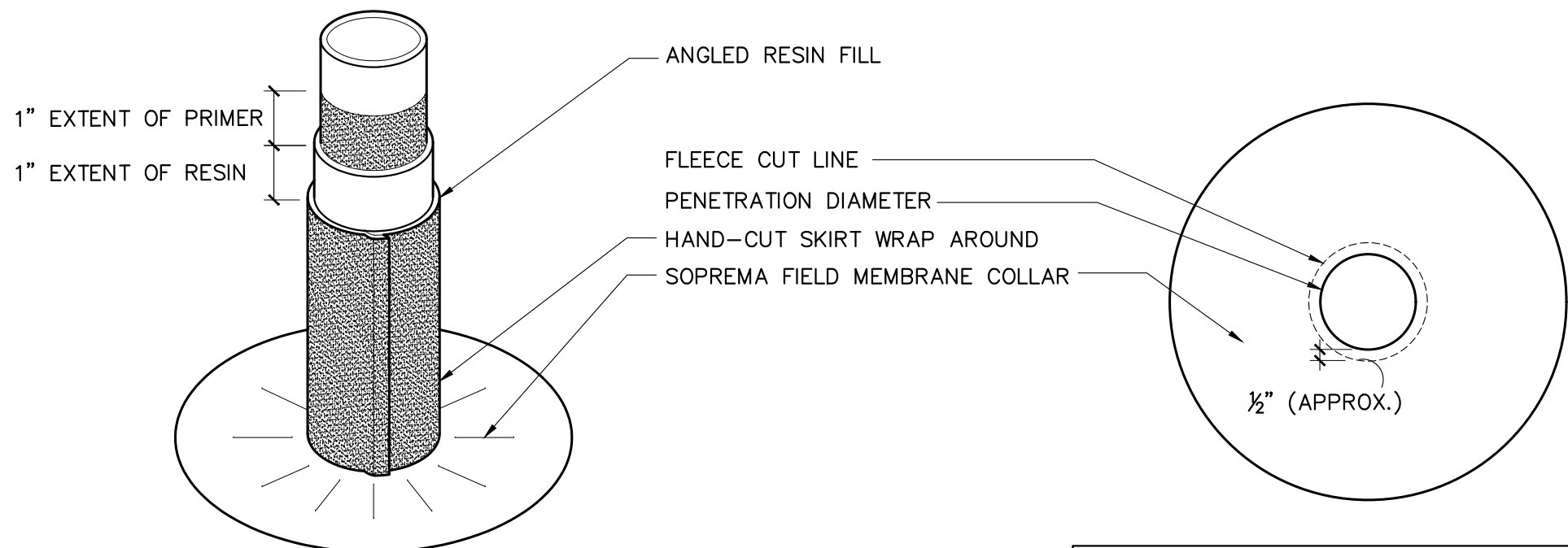
1. POWER TOOL CLEAN (SSPC-SP3) & CORROSION PRIME CYLINDRICAL METAL PENETRATION.
2. APPLY SOPREMA PRIMER- EXTEND PRIMER A MINIMUM OF 1" BEYOND RESIN LINE.
3. APPLY SOPREMA MEMBRANE FLASHING.
4. EXTEND RESIN 1" VERTICALLY BEYOND REINFORCING FLEECE.
5. SURFACE SOPREMA MEMBRANE FLASHING AS SPECIFIED.
6. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATIONS.



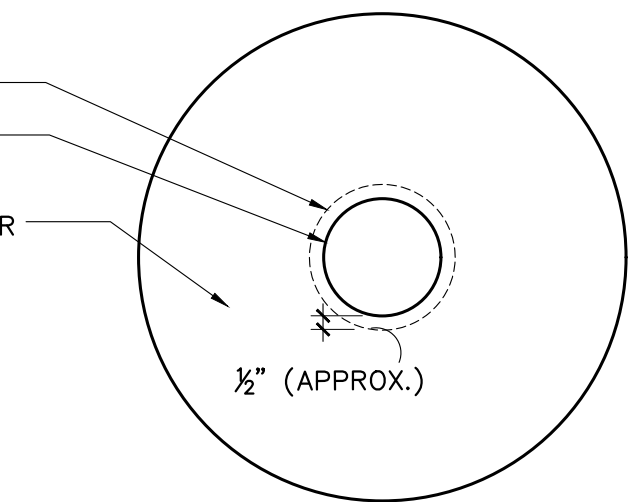
1. ISO - SKIRT AT BASE  
NOT TO SCALE



2. PLAN - SKIRT AT BASE  
NOT TO SCALE



3. ISO - MEMBRANE COLLAR  
NOT TO SCALE



4. PLAN - MEMBRANE COLLAR  
NOT TO SCALE

**SURFACE DESIGN**

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FLASHING AT  
PIPE PENETRATION  
DETAIL

ORIG. 167-175W81ST/DWGS

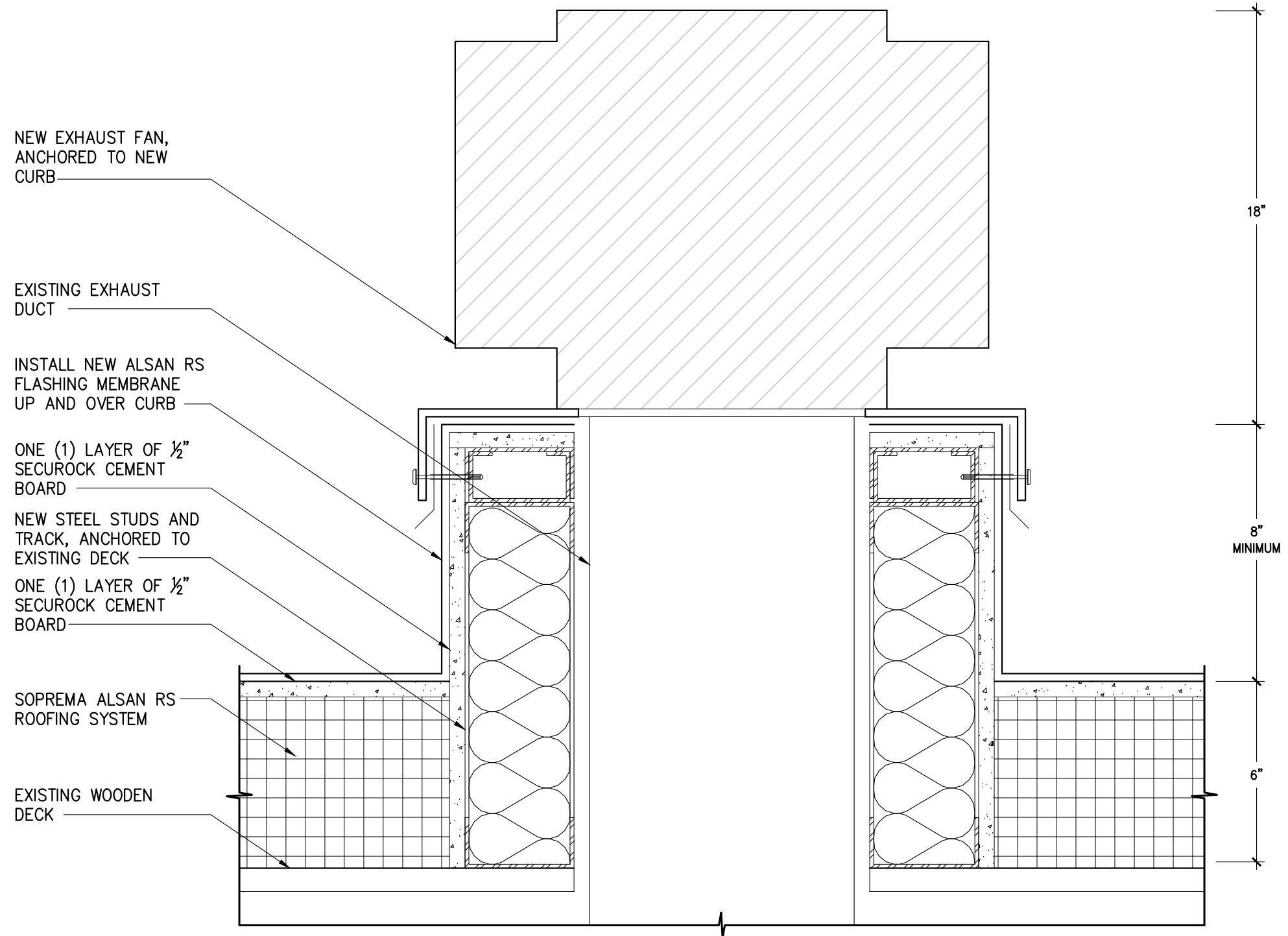
SHEET: 15 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-306.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
3. ARCHITECT TO INSPECT WATERPROOFING PRIOR TO INSTALLATION OF METAL COPINGS.
4. NEW EXHAUST FAN TO MATCH EXISTING SIZE. CONTRACTOR TO VIF.



1. CURB - DETAIL

3" = 1'-0"

**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
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PROJECT NAME:  
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NEW YORK, NY 10024

ROOF CURB  
DETAIL

ORIG.

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DRAWING NO.:

**A-307.00**



**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
3. ABRABE AND CLEAN FLANGE OF METAL GRAVEL EDGE WITH SOPREMA ALSAN RS MEMBRANE CLEANER AND SET IN BED OF ACCEPTABLE SEALER.
4. PREPARE, LEVEL, AND PATCH SUBSTRATE WITH ALSAN RS PASTE OR ACCEPTABLE PATCHING MORTAR PRIOR TO APPLICATION OF SOPREMA RS PRIMER AND MEMBRANE.
5. ARCHITECT SHALL INSPECT ALL WATERPROOFING PRIOR TO MASONRY INSTALLATION.

SOPREMA ALSAN RS FIELD MEMBRANE

SOPREMA ALSAN RS MEMBRANE FLASHING— EXTEND FULL WIDTH OF FLANGE AND 4" MIN. ONTO PREPARED AND PRIMED SUBSTRATE

FASTENERS 4" O.C. STAGGERED 1"

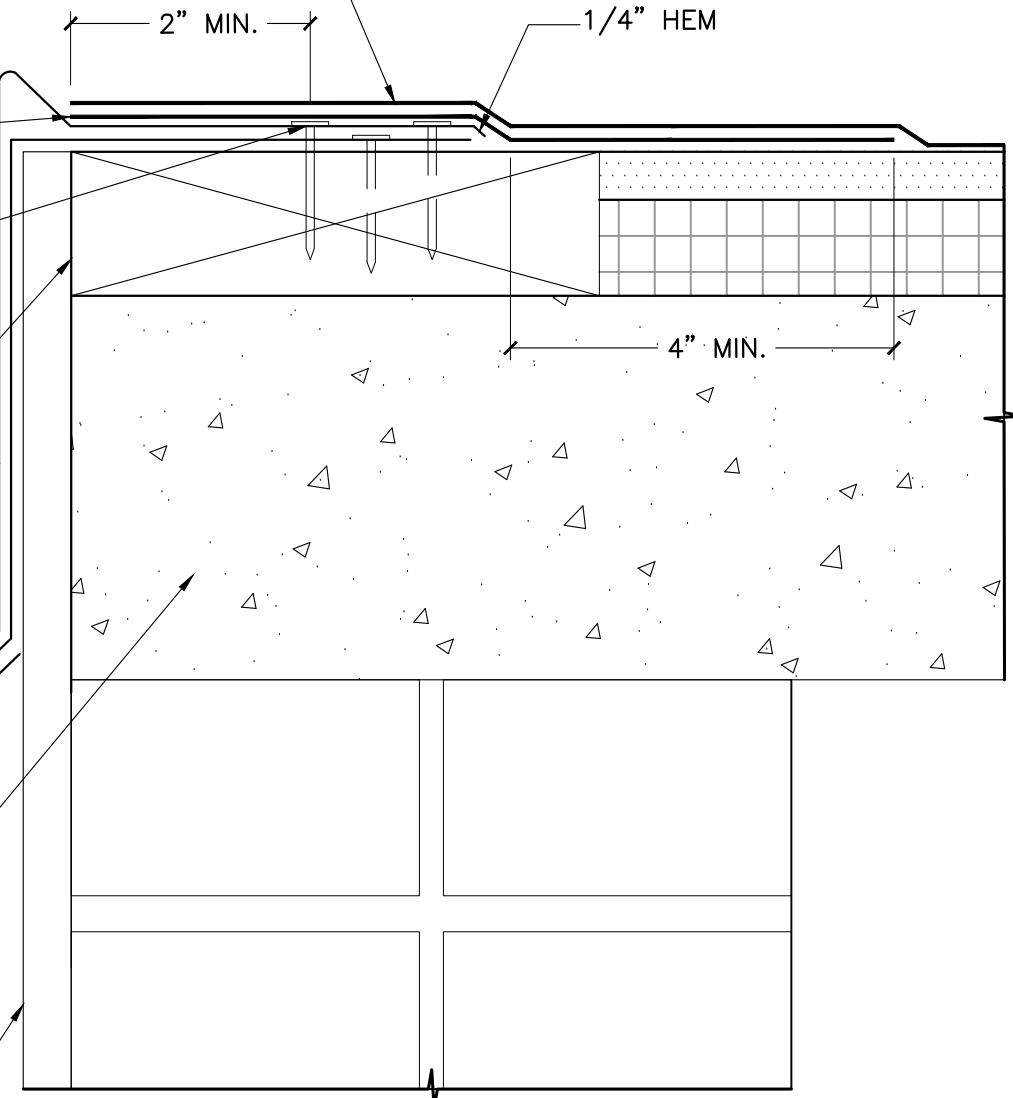
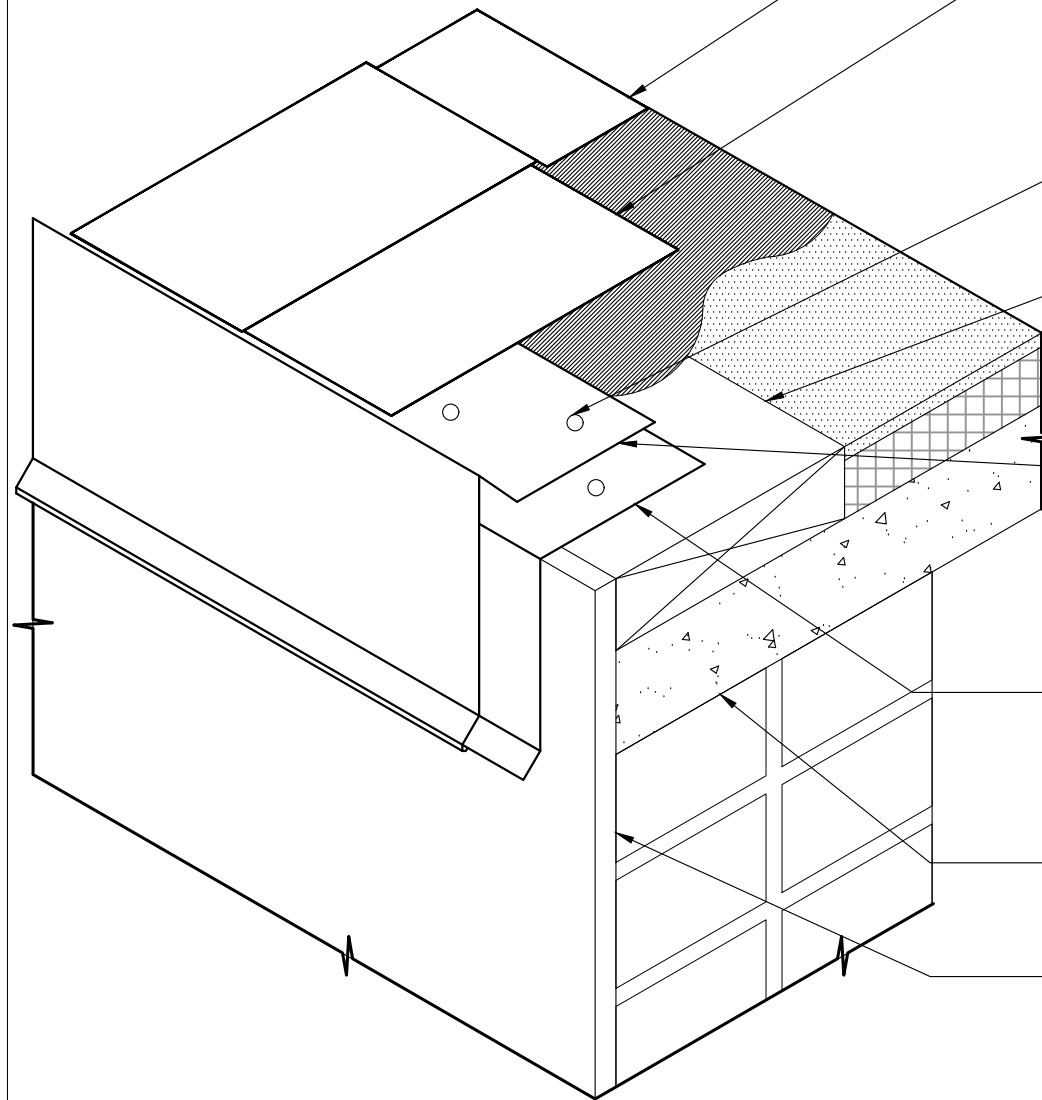
WOOD BLOCKING TO MATCH HEIGHT OF INSULATION AND COVERBOARD

16 OZ. ALUMINUM GRAVEL STOP

CONTINUOUS CLEAT, FASTENED 6" MAX.

EXISTING SUBSTRATE

EXISTING STUCCO ASSEMBLY TO BE CLAD WITH STANDING SEAM METAL PANELS AS PER DETAILS



1. ISO— GRAVEL STOP  
3"=1'-0"

2. DETAIL SECTION  
6"=1'-0"

**SURFACEDESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
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DATE	REVISION

PROJECT NAME:  
167-175 WEST 81 STREET  
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GRAVEL STOP  
DETAIL AT BULKHEAD

ORIG. 167-175W81ST/DWGS

SHEET: 17 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-308.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.
3. METAL CLADDING TO BE INSTALLED ALONG THE LENGTH OF THE BACKSIDE OF CORNICE AND PEDIMENT.
5. COLOR OF METAL COPING COVER TO MATCH THE ADJACENT SUBSTRATE (IF VISIBLE FROM THE PUBLIC THOROUGHFARE).
6. INSTALL SNOW GUARDS AT PEDIMENTS.
7. COPING TO OVERHANG CORNICE MINIMUM HEIGHT POSSIBLE.

**ORDER OF INSTALLATION:**

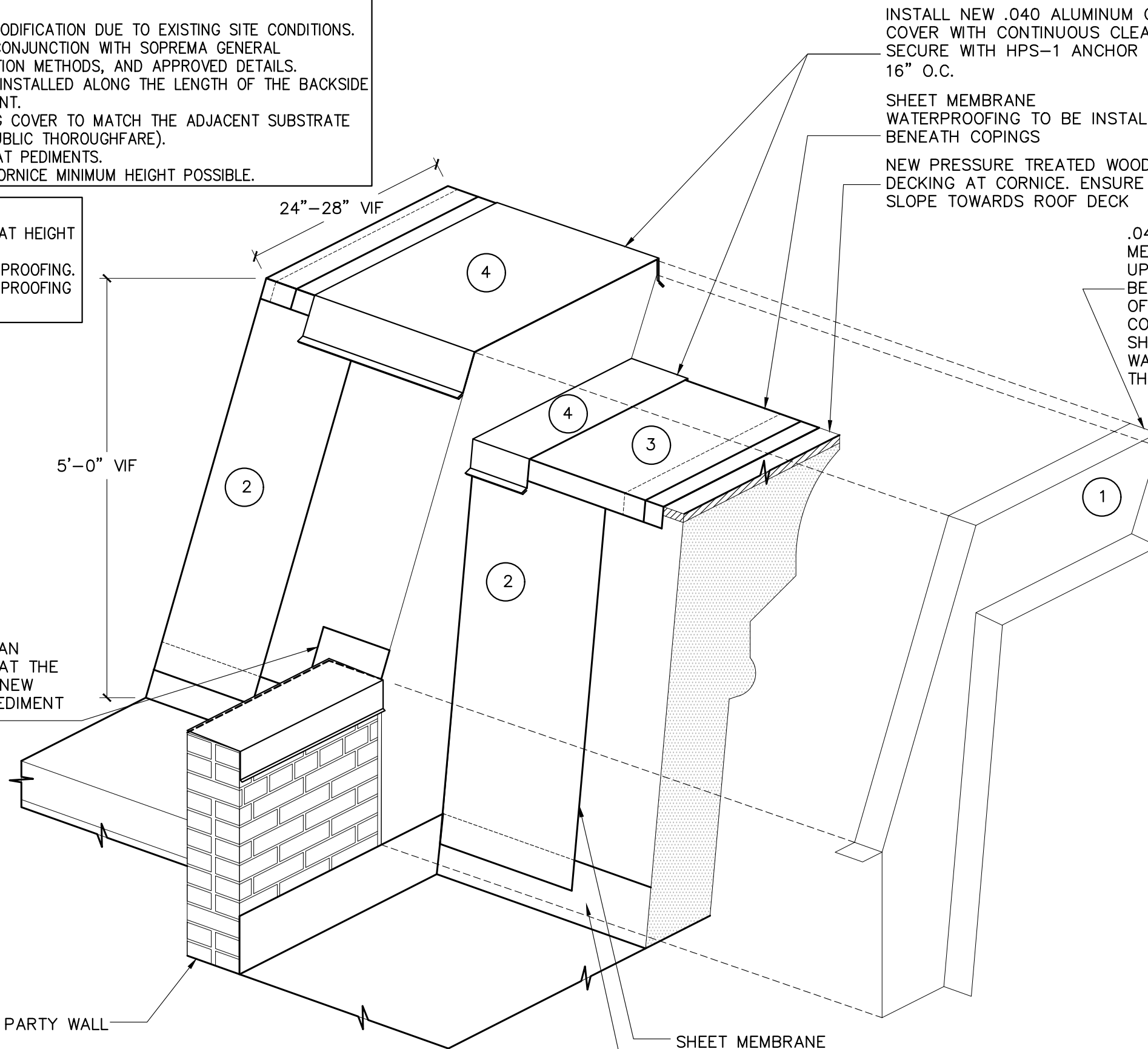
1. SHEET METAL FLASHING AT HEIGHT TRANSITION.
2. SHEET MEMBRANE WATERPROOFING.
3. SHEET MEMBRANE WATERPROOFING
4. METAL COPINGS.

INSTALL SOPREMA ALSAN FLASHING VERTICALLY AT THE INTERSECTION OF THE NEW PARAPET WALL AND PEDIMENT SUBSTRATE

NEW MASONRY PARTY WALL

1. ISO-FLASHING AT HEIGHT TRANSITION

3/4" = 1'-0"



INSTALL NEW .040 ALUMINUM COPING COVER WITH CONTINUOUS CLEAT SECURE WITH HPS-1 ANCHOR EVERY 16" O.C.

SHEET MEMBRANE WATERPROOFING TO BE INSTALLED BENEATH COPINGS

NEW PRESSURE TREATED WOOD DECKING AT CORNICE. ENSURE SLOPE TOWARDS ROOF DECK

.040 SHOP FABRICATED SHEET METAL TO BRIDGE BETWEEN UPPER AND LOWER ROOF. TO BE PAINTED TO MATCH COLOR OF COPINGS. METAL TO BE COMPATIBLE WITH COPINGS. ALL SHEET MEMBRANE WATERPROOFING TO OVERLAP THE SHEET METAL

SHEET MEMBRANE WATERPROOFING INSTALLED AT BACK OF CORNICE OVER PREPARED SUBSTRATE (TYP.)  
SOPREMA ALSAN ROOF ASSEMBLY AND FLASHINGS

**SURFACE DESIGN**

40 WORTH STREET  
SUITE 814  
NEW YORK, NY 10013  
TEL: 212.757.5659

DRAWINGS ISSUED: NOVEMBER 2017

DATE	REVISION

PROJECT NAME:  
167-175 WEST 81 STREET  
NEW YORK, NY 10024

FLASHING AT CORNICE  
HEIGHT TRANSITION

ORIG. 167-175W81ST/DWGS

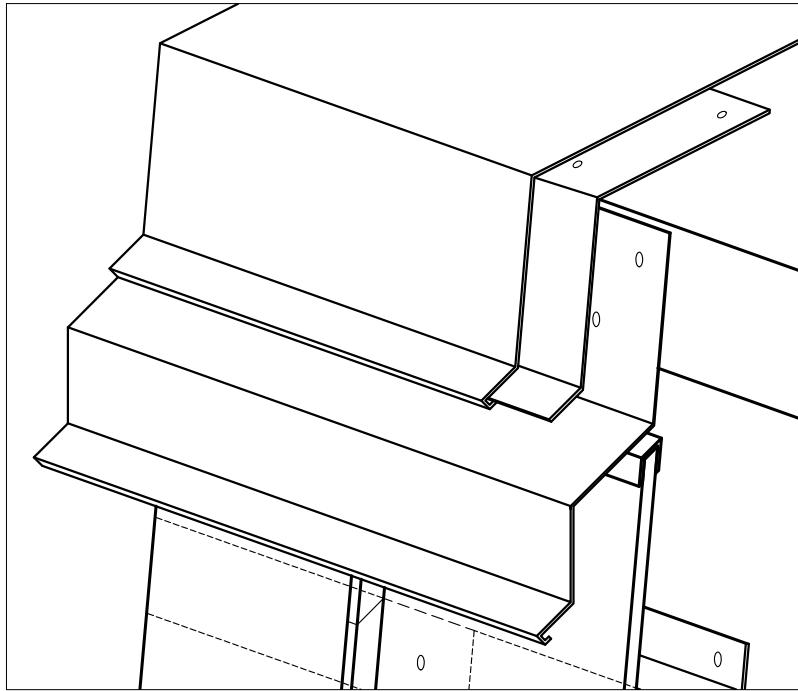
SHEET: 18 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-309.00**

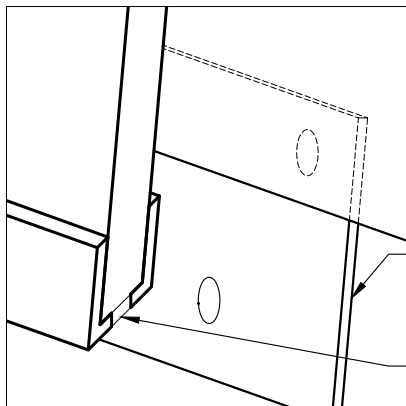
**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.
3. METAL CLADDING TO BE INSTALLED ALONG THE LENGTH OF THE BACKSIDE OF CORNICE AND PEDIMENT.
5. COLOR OF METAL COPING COVER TO MATCH THE ADJACENT SUBSTRATE (IF VISIBLE FROM THE PUBLIC THOROUGHFARE).
6. INSTALL SNOW GUARDS AT PEDIMENT.



1. CLOSE UP VIEW OF METAL FLASHING

3" = 1'-0"

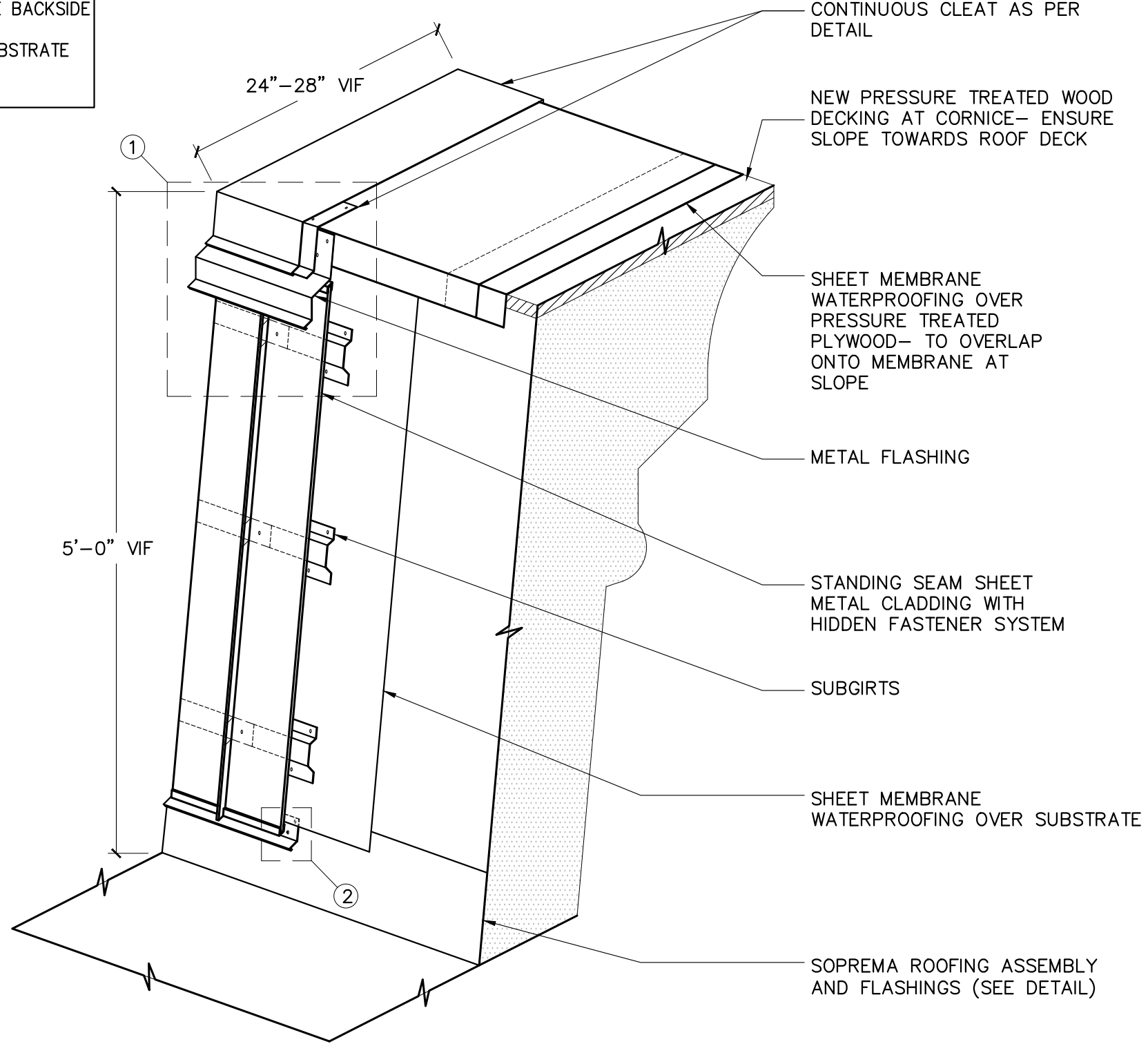


METAL FLASHING

WEEPS

2. BASE OF STANDING SEAM PANEL

NTS



3. ISO-STANDING SEAM PANELS

1" = 1'-0"

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DRAWINGS ISSUED: NOVEMBER 2017

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PROJECT NAME:  
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STANDING SEAM  
METAL CLADDING  
DETAILS

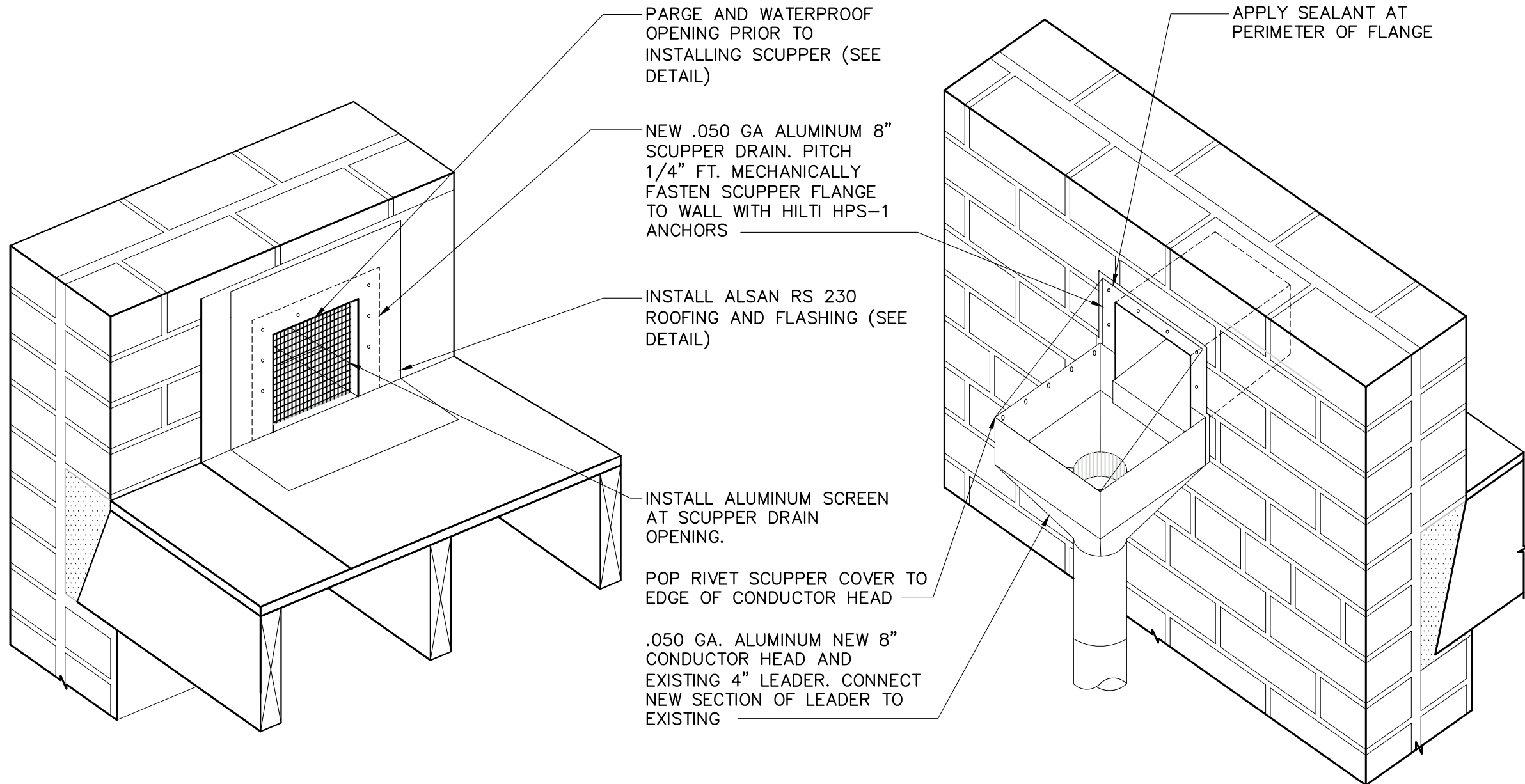
ORIG. 167-175W81ST/DWGS

SHEET: 19 of 32	PROJECT NO.: 43902-17
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DRAWING NO.:

**A-310.00**

- NOTES:**
1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
  2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
  3. SIZE MASONRY OPENING OF SCUPPER TO MATCH EXISTING BRICK.
  4. IF LEADER NEEDS TO BE RE-ATTACHED TO THE FACADE, CONTRACTOR TO UTILIZE HPS-1 IMPACT ANCHORS BY HILTI, TO BE INSTALLED WITHIN THE EXISTING MASONRY JOINTS.



1. ISO- SCUPPER DRAIN  
1 1/2" = 1'-0"

2. ISO- SCUPPER DRAIN  
1 1/2" = 1'-0"

**SURFACEDESIGN**

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DRAWINGS ISSUED: NOVEMBER 2017

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PROJECT NAME:  
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NEW YORK, NY 10024

SCUPPER DRAIN  
DETAIL A

ORIG.	
SHEET: 20 of 32	PROJECT NO.: 43902-17

DRAWING NO.:  
**A-311.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.

**STEPS:**

1. CONTINUE ALSAN RS FLASHING INTO SCUPPER OPENING ON ALL SIDES DURING INSTALLATION OF BASE FLASHING.
2. INSTALL NEW THROUGH-WALL SCUPPER, MECHANICALLY FASTENED TO WALL.
3. INSTALL ALSAN RS WATERPROOFING AS SHOWN TO OVERLAP ONTO METAL SCUPPER.

NEW MASONRY PARAPET (SEE DETAIL)

PREPARE, LEVEL AND PATCH SUBSTRATE WITH ALSAN RS PASTE OR ACCEPTABLE PATCHING MORTAR PRIOR TO APPLICATION OF SOPREMA ALSAN RS PRIMER AND MEMBRANE (TYP.)

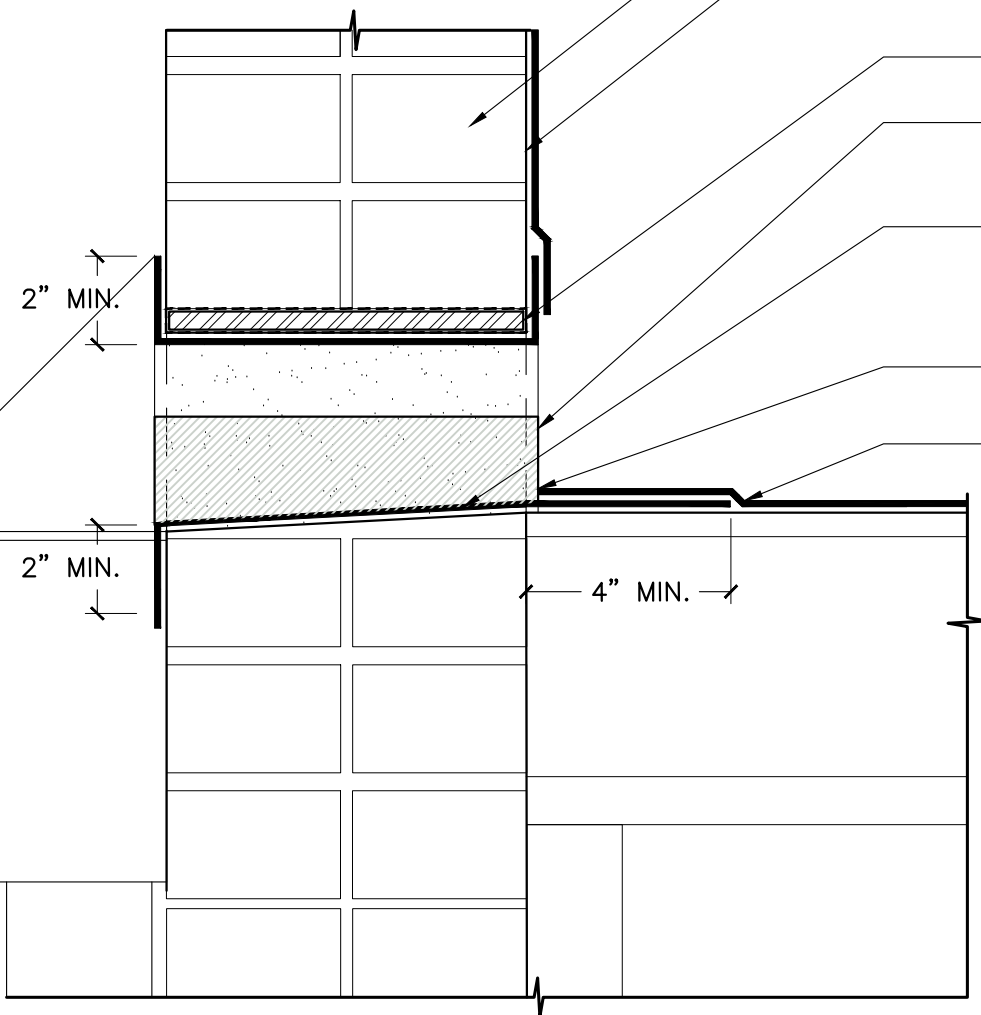
STEEL PLATE WRAPPED IN WATERPROOFING MEMBRANE.

SOPREMA ALSAN RS MEMBRANE 2" MIN. OVERLAP TO PROVIDE CONTINUOUS FLASHING

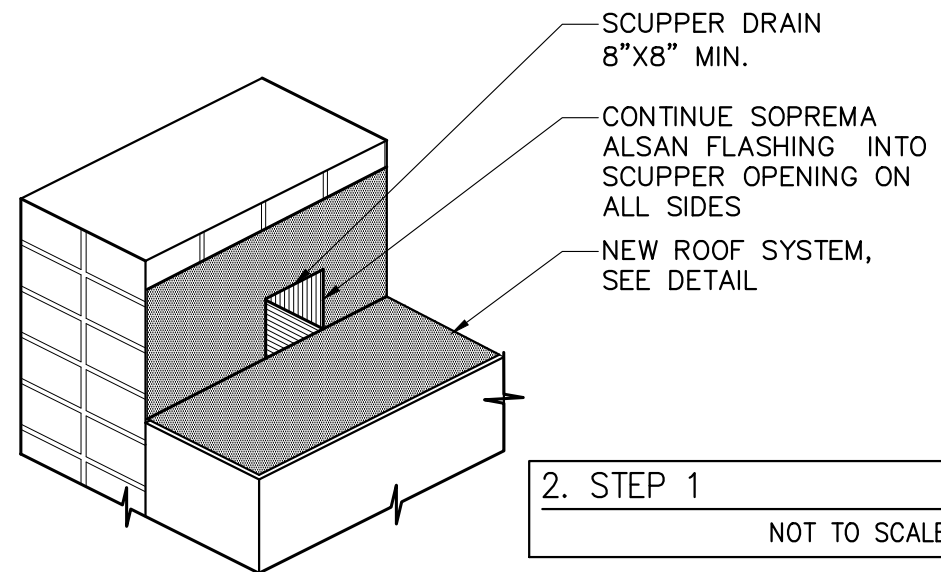
ONE PLY SOPREMA ALSAN RS MEMBRANE FLASHING EXTEND THRU TO OUTSIDE OF OPENING AND OVERLAP 2" TO FORM SCUPPER FLASHING

ASSURE FULL SATURATION OF FLEECE AND CONTACT WITH SUBSTRATE

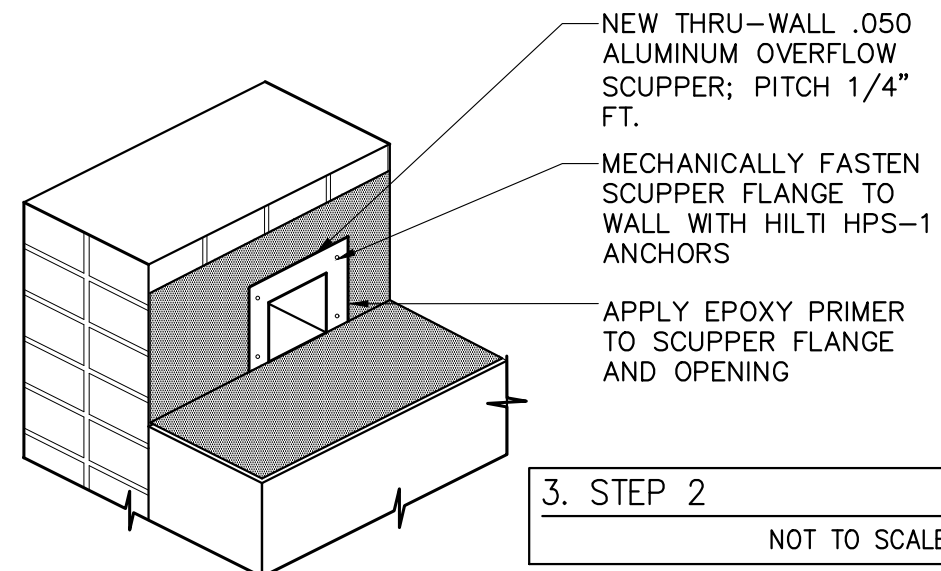
SOPREMA ALSAN RS FIELD MEMBRANE. PROVIDE ADDITIONAL RESIN TO PROMOTE DRAINAGE



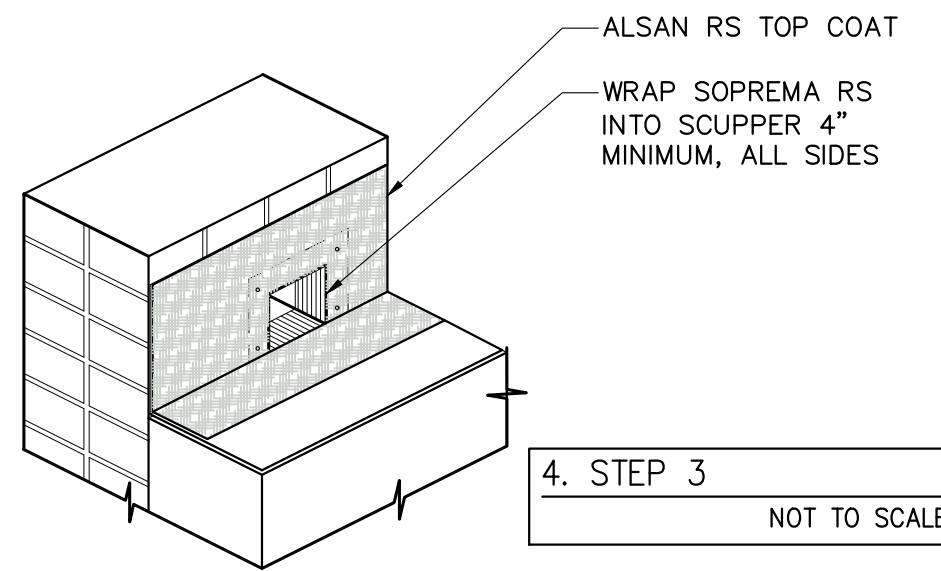
1. DETAIL SECTION  
1 1/2" = 1'-0"



2. STEP 1  
NOT TO SCALE



3. STEP 2  
NOT TO SCALE



4. STEP 3  
NOT TO SCALE

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SCUPPER DRAIN  
DETAIL B

ORIG.

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DRAWING NO.:

**A-312.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS  
 2. PROVIDE EXPANSION JOINTS EVERY 20 FEET O.C.  
 3. PROVIDE STAMPED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO FABRICATION.  
 4. SPACING BETWEEN RAILS TO BE NO MORE THAN 21".

CODE COMPLIANT ALUMINUM RAILING GUARDRAIL. POST TO HAVE CONTINUOUS WELD TO ANCHORAGE PLATE

SOPREMA ALSAN RS 230 FLASHING OVER PARGING AND AT RAILING POST (SEE DETAILS)

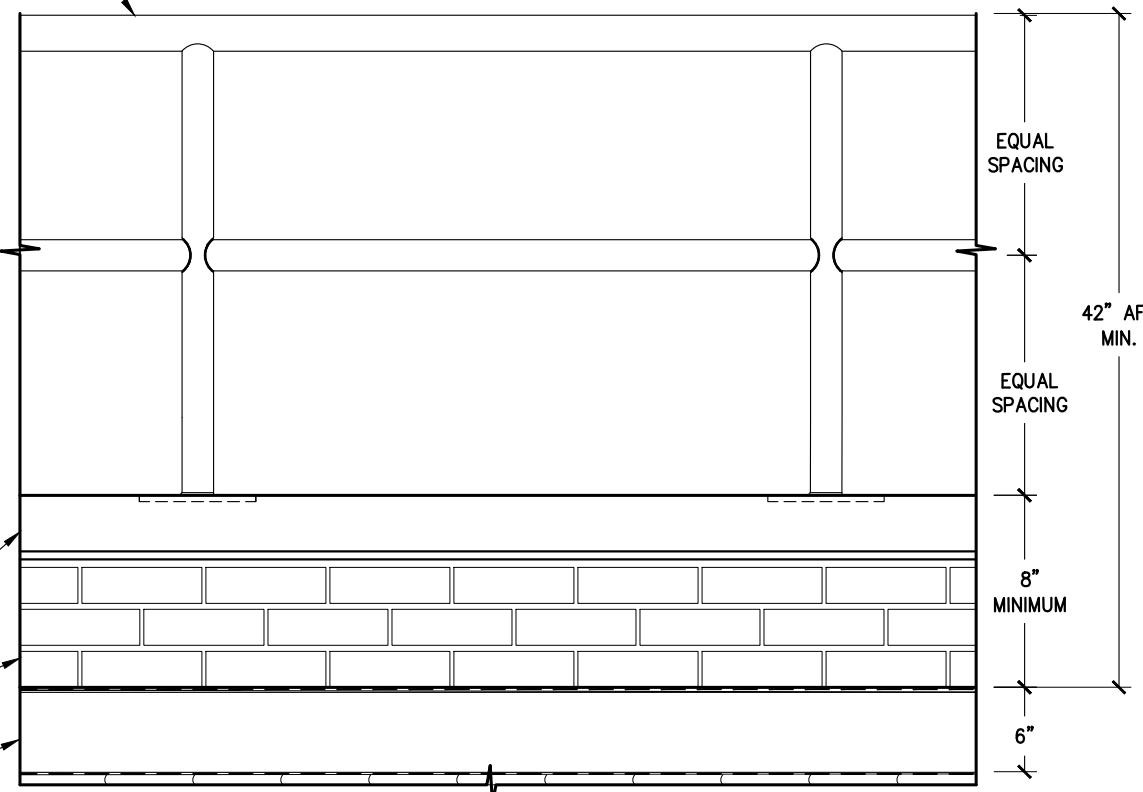
INSTALL PARGE COAT TO PITCH TO ROOF. PARGING TO BE INSTALLED OVER RAILING ANCHORAGE PLATE TO ALLOW FOR POSITIVE SLOPE

COUNTERSUNK STAINLESS STEEL SCREWS SET IN EPOXY AT MASONRY WALL

METAL COPINGS (SEE DETAILS)

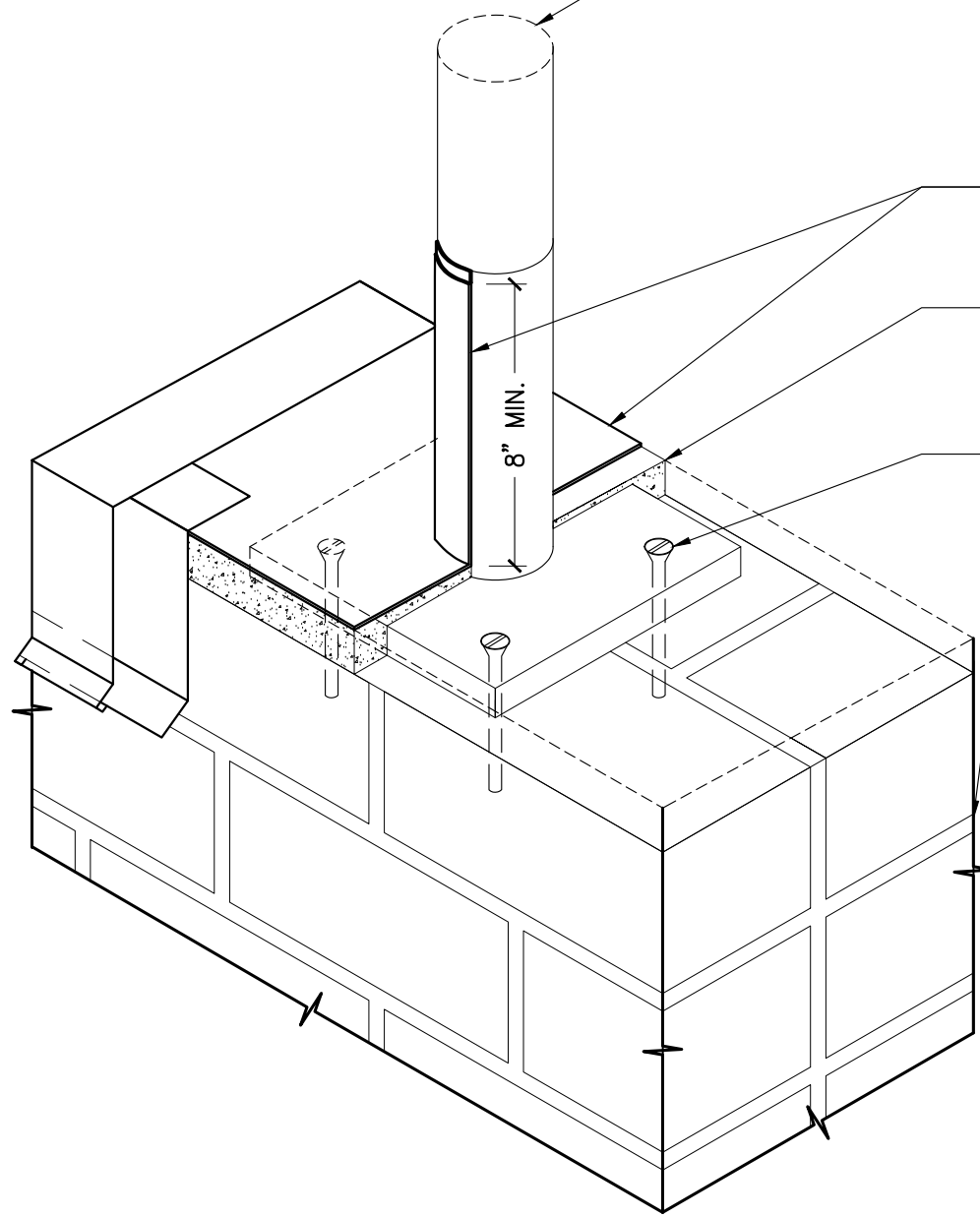
NEW MASONRY STUB WALL

NEW ROOF (SEE DETAILS)



2. RAILING ELEVATION

1" = 1'-0"



1. ISO - RAILING ANCHORAGE  
 3" = 1'-0"

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TOP MOUNTED  
 GUARD RAIL  
 INSTALLATION

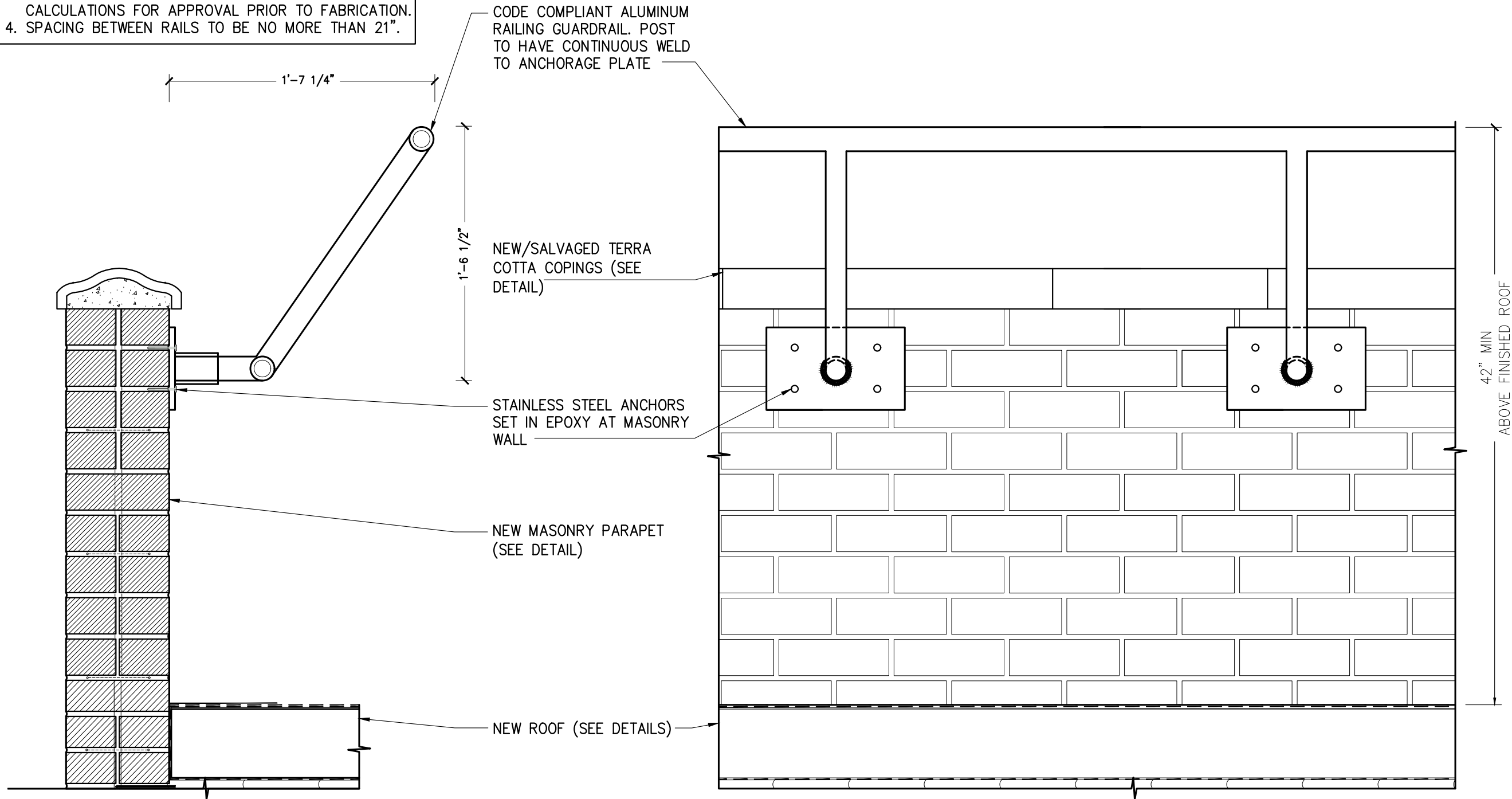
ORIG. 167-175WB1ST/DWGS

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DRAWING NO.:

**A-313.00**

- NOTES:**
1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS
  2. PROVIDE EXPANSION JOINTS EVERY 20' O.C.
  3. PROVIDE STAMPED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO FABRICATION.
  4. SPACING BETWEEN RAILS TO BE NO MORE THAN 21".



1. SECTION  
1 1/2"=1'-0"

2. ELEVATION  
1 1/2"=1'-0"

**SURFACE DESIGN**

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NEW YORK, NY 10024

**SIDE-MOUNTED RAIL INSTALLATION**

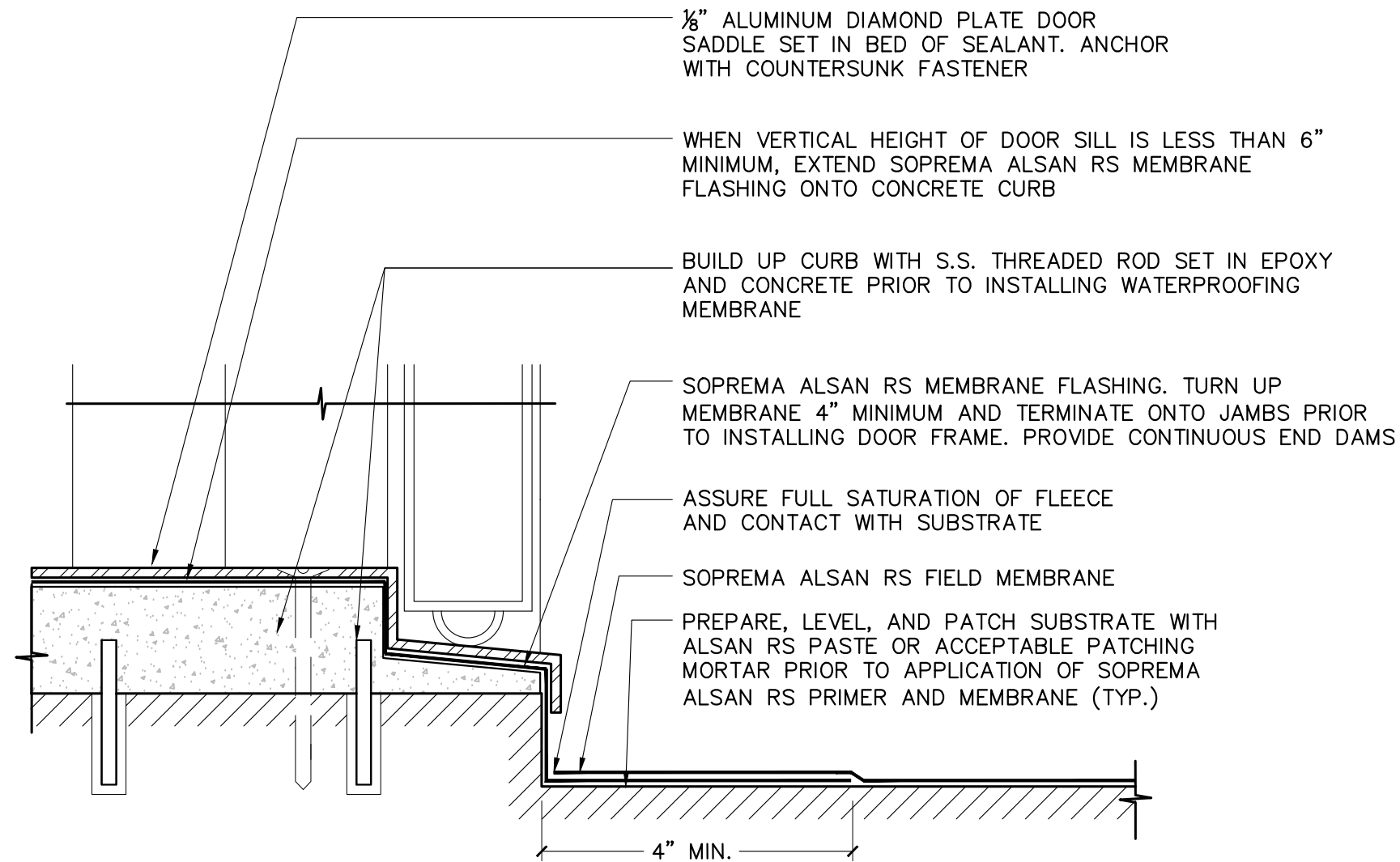
ORIG. 167-175WB1ST/DWGS

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DRAWING NO.:

**A-314.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.



1. DETAIL SECTION  
 6" = 1'-0"

**SURFACE DESIGN**

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DOOR SADDLE  
 DETAIL

ORIG. 167-175W81ST/DWGS

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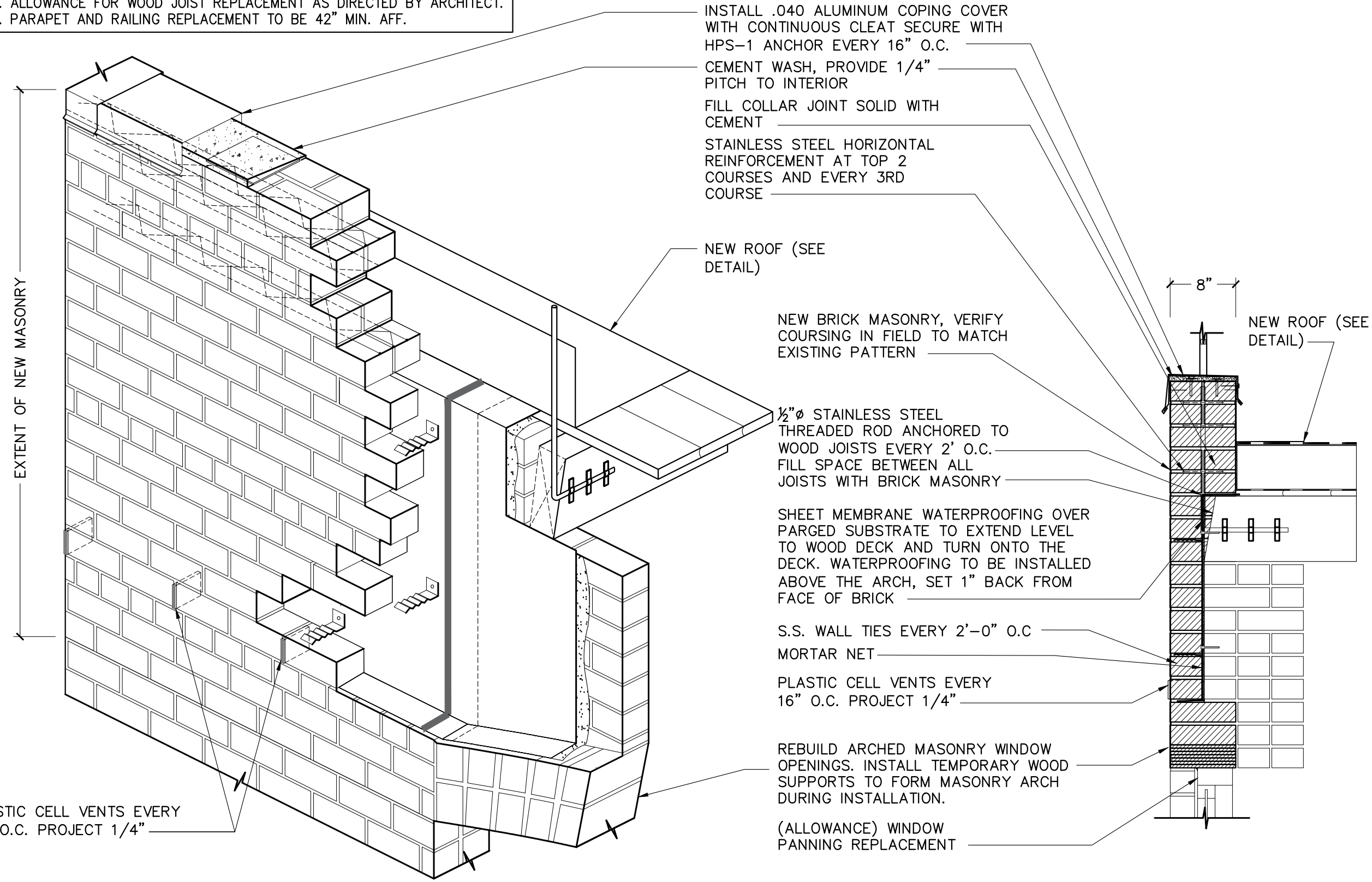
DRAWING NO.:

**A-315.00**



**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.  
 3. ALLOWANCE FOR WOOD JOIST REPLACEMENT AS DIRECTED BY ARCHITECT.  
 4. PARAPET AND RAILING REPLACEMENT TO BE 42" MIN. AFF.

**NOTE:** AT LOW SIDE OF MASONRY STUB WALL, BRING LIQUID FLASHING UP AND OVER THE WALL BENEATH COPINGS AND TIE-IN WITH FLASHING AT RAILING POSTS.



1. ISO- PARAPET STUB WALL  
 1" = 1'-0"

2. SECTION DETAIL  
 1" = 1'-0"

**SURFACE DESIGN**

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12/28/2017	CM

PROJECT NAME:  
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BONDED MASONRY  
 STUB WALL  
 RECONSTRUCTION

ORIG. 167-175W81ST/DWGS

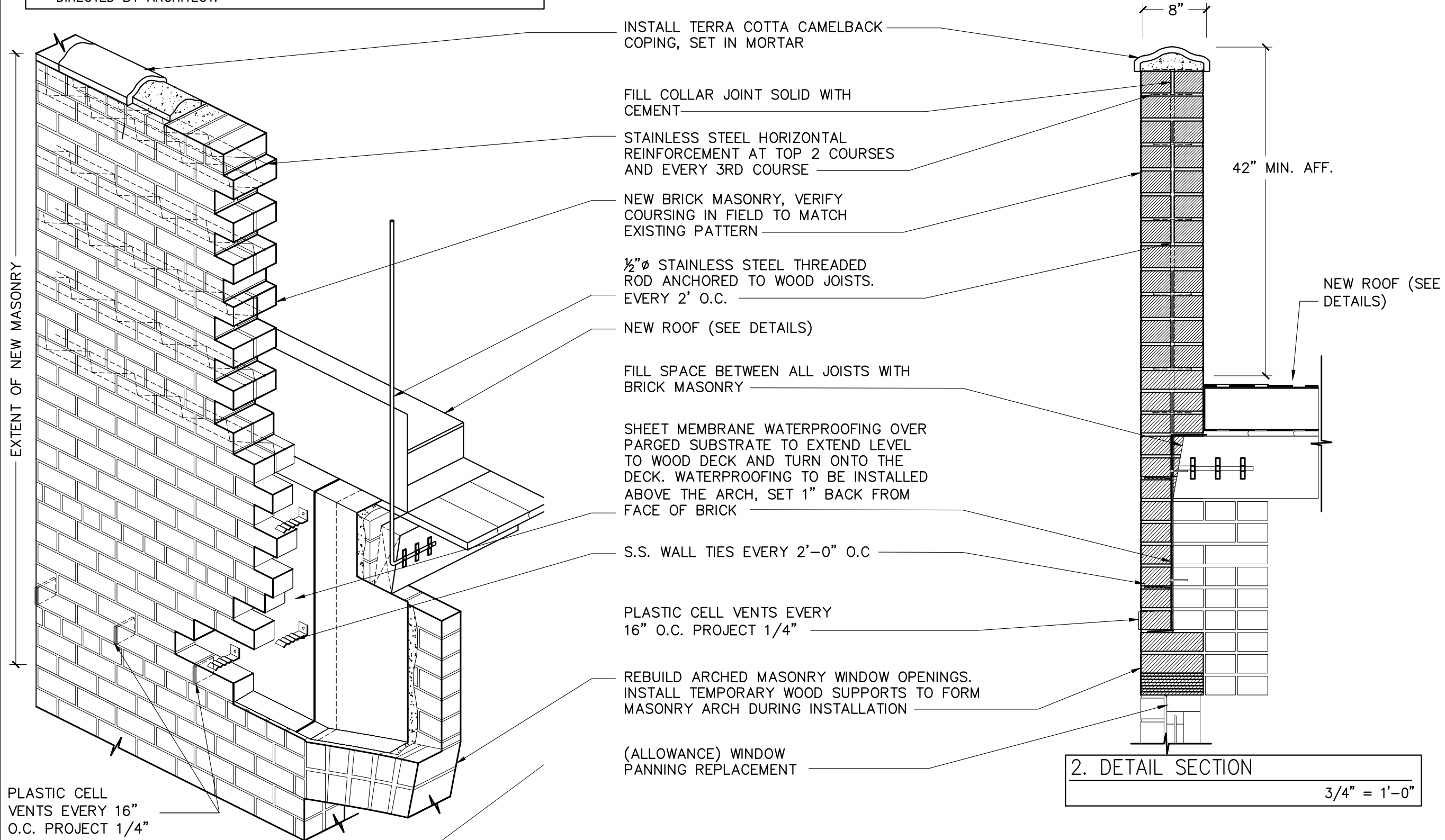
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DRAWING NO.:

**A-316.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.
3. ALLOWANCE FOR WOOD JOIST REPLACEMENT OR SISTERING OF JOISTS AS DIRECTED BY ARCHITECT.



1. ISO - PARAPET REBUILD  
3/4" = 1'-0"

2. DETAIL SECTION  
3/4" = 1'-0"

**SURFACE DESIGN**

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NEW YORK, NY 10024

FULL HEIGHT  
PARAPET  
RECONSTRUCTION

ORIG. 167-175W81ST/DWGS

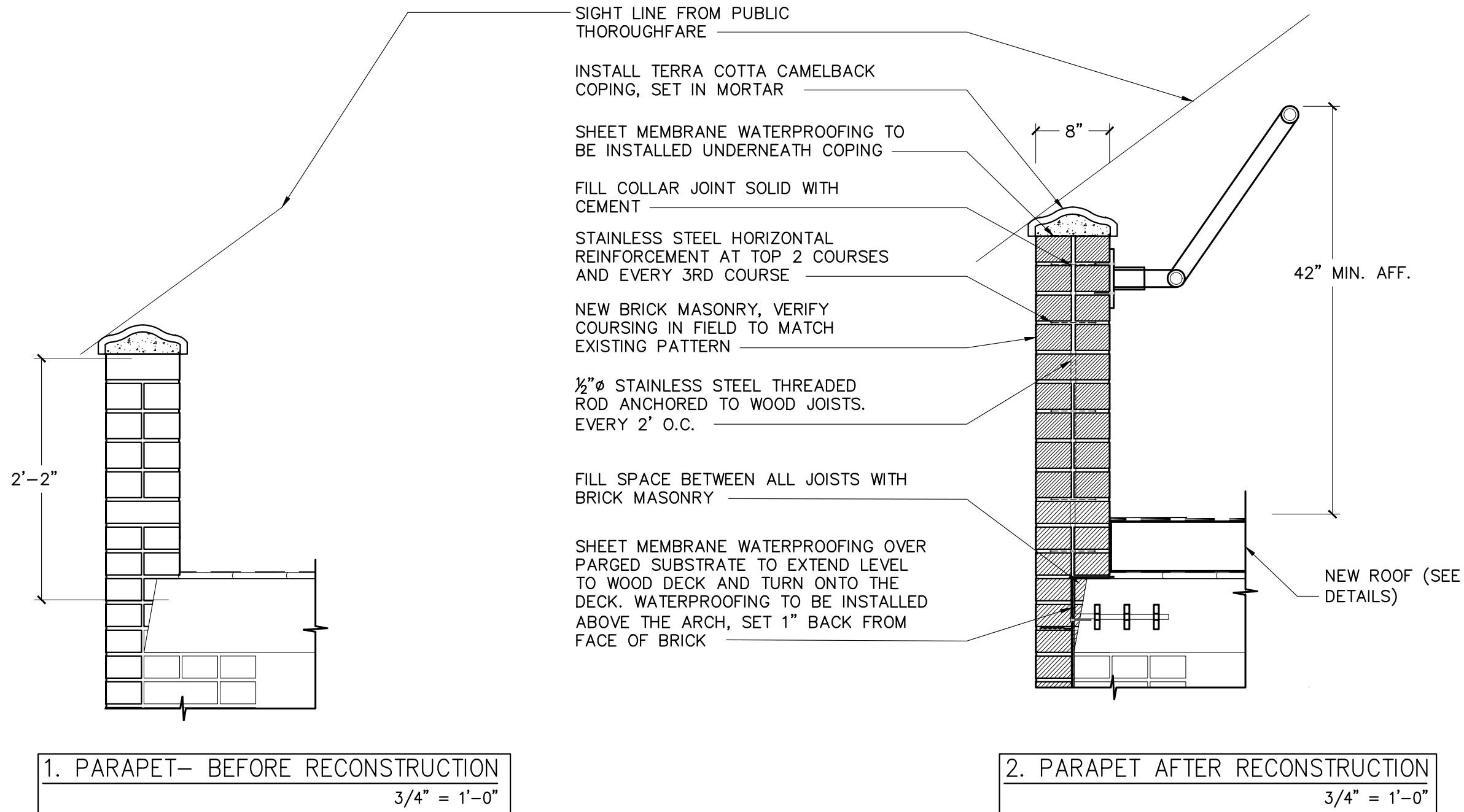
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DRAWING NO.:

**A-317.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS, AND APPROVED DETAILS.
3. ALLOWANCE FOR WOOD JOIST REPLACEMENT OR SISTERING OF JOISTS AS DIRECTED BY ARCHITECT.
4. PARAPET TO INCREASE ONLY FOUR (4) COURSES IN HEIGHT FROM EXISTING HEIGHT.
5. ALLOW ARCHITECT TO INSPECT ALL WATERPROOFING PRIOR TO MASONRY INSTALLATION.



1. PARAPET- BEFORE RECONSTRUCTION  
3/4" = 1'-0"

2. PARAPET AFTER RECONSTRUCTION  
3/4" = 1'-0"

**SURFACE DESIGN**

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PARAPET  
RECONSTRUCTION  
WITH RAILING

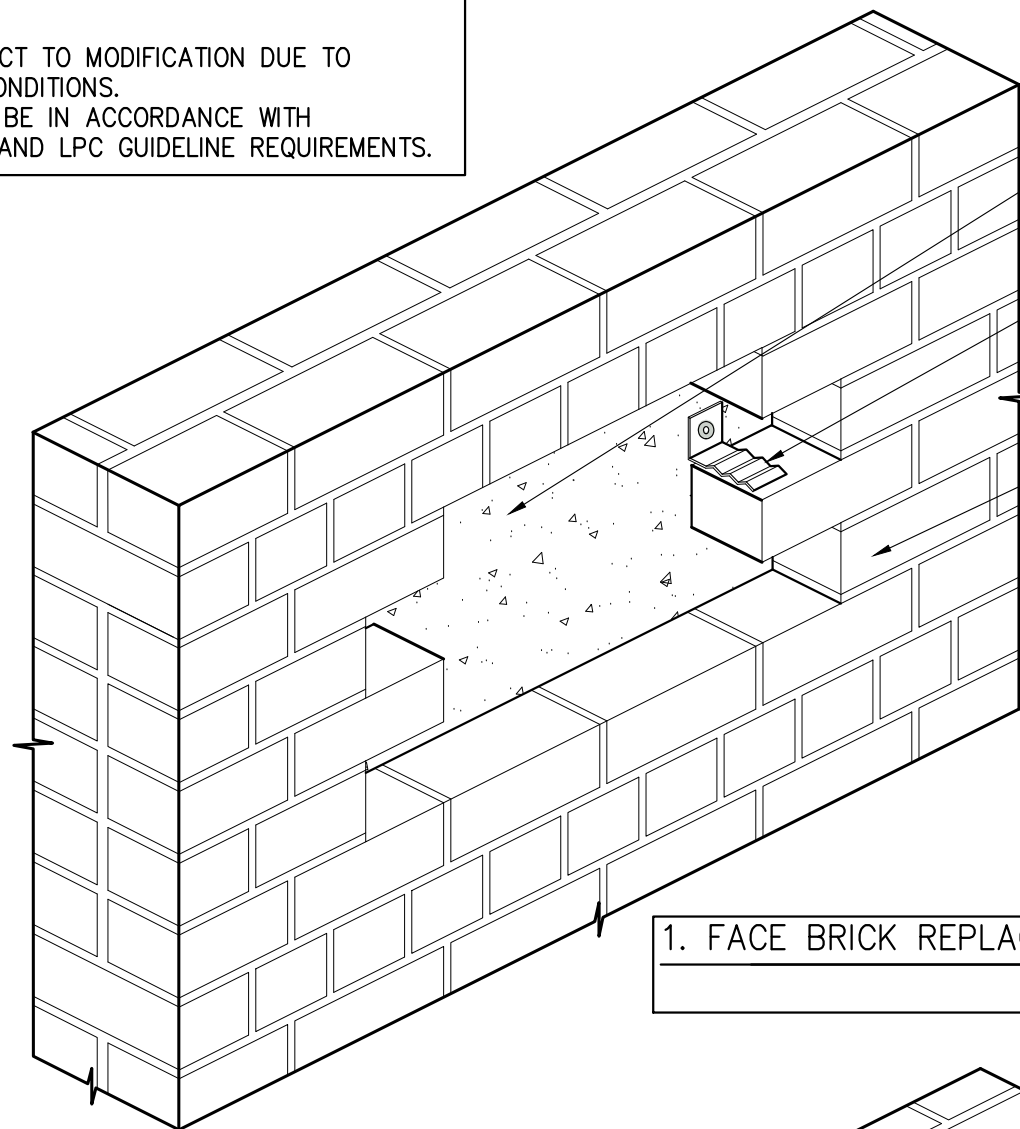
ORIG. 167-175W81ST/DWGS

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DRAWING NO.:

**A-318.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. MORTAR MIX TO BE IN ACCORDANCE WITH SPECIFICATIONS AND LPC GUIDELINE REQUIREMENTS.

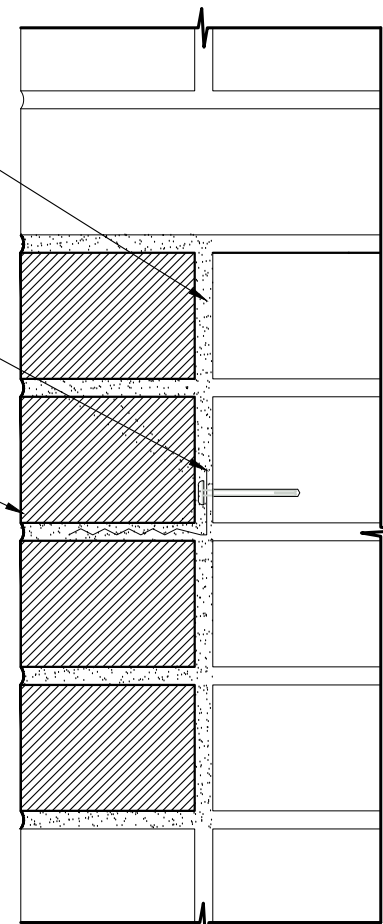


1. FACE BRICK REPLACEMENT – AXONOMETRIC  
 NOT TO SCALE

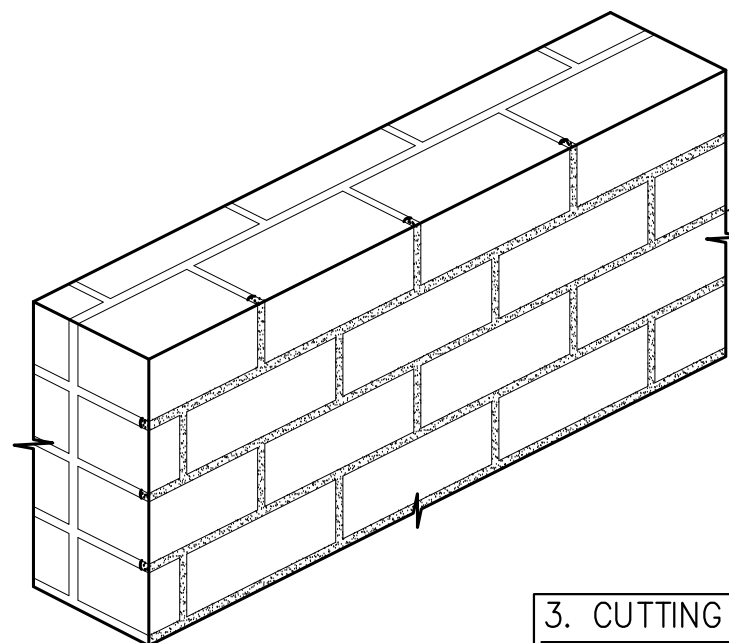
EXISTING BACK-UP MASONRY  
 – PARGE SMOOTH

INSTALL STAINLESS STEEL REINFORCEMENT EVERY 2 SQ. FT. STAGGER ANCHORS VERTICALLY AND HORIZONTALLY

REMOVE AND REPLACE FACE BRICK AS SPECIFIED, VERIFY COURSING IN FIELD



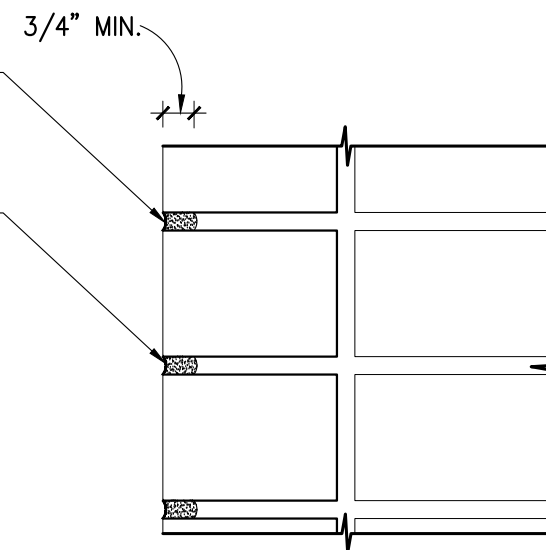
2. FACE BRICK REPLACEMENT DETAIL SECTION  
 3" = 1'-0"



3. CUTTING AND POINTING – AXONOMETRIC  
 NOT TO SCALE

CUT MORTAR TO DEPTH OF 3/4"

INSTALL NEW MORTAR WITH TEXTURE AND FINISH AS APPROVED BY ARCHITECT



4. POINTING DETAIL SECTION  
 3" = 1'-0"

**SURFACE DESIGN**

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**MASONRY AND POINTING DETAILS**

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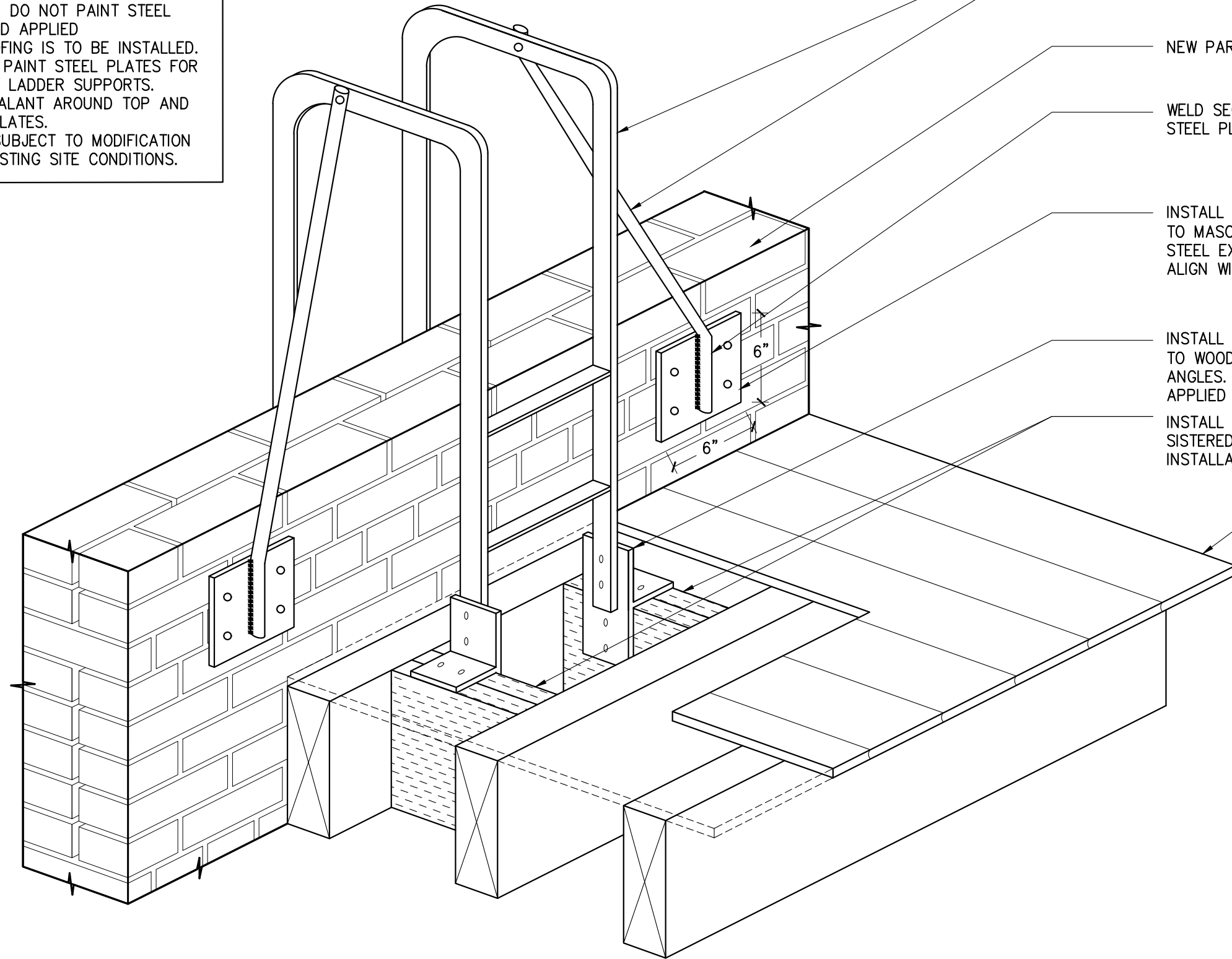
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DRAWING NO.:

**A-319.00**

**NOTES:**

1. STEEL LADDER POSTS AND ANGLES TO BE WATERPROOFED WITH ALSAN RS 230 OVER PREPARED STEEL SUBSTRATE. DO NOT PAINT STEEL WHERE FLUID APPLIED
2. PRIME AND PAINT STEEL PLATES FOR SECONDARY LADDER SUPPORTS. INSTALL SEALANT AROUND TOP AND SIDES OF PLATES.
3. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.



SCRAPE, PRIME AND PAINT ALL EXISTING EXPOSED STEEL THAT IS NOT BEING WATERPROOFED

NEW PARAPET STUB WALL (SEE DETAIL)

WELD SECONDARY LADDER SUPPORTS TO STEEL PLATE

INSTALL 6"x6"x 3/8" STEEL PLATE BOLTED TO MASONRY WALL. BOLTS TO BE STAINLESS STEEL EXPANSION BOLT SET IN EPOXY AND ALIGN WITH MORTAR JOINTS

INSTALL NEW 3/8" STEEL BRACKETS ANCHORED TO WOOD BLOCKING. BOLT STEEL LADDER TO ANGLES. PAINT ALL STEEL EXCEPT WHERE FLUID APPLIED WATERPROOFING IS TO BE INSTALLED

INSTALL NEW 2X8 WOOD BLOCKING, SISTERED, AT LOCATION OF STEEL PLATE INSTALLATION

NEW ROOFING AND FLASHING SYSTEM (SEE DETAILS)

EXISTING TONGUE & GROOVE WOODEN DECK TO REMAIN

1. ISO - LADDER ANCHORAGE  
1 1/2" = 1'-0"

**SURFACE DESIGN**

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NEW YORK, NY 10024

LADDER ANCHORAGE  
DETAIL

ORIG. 167-175W81ST/DWGS

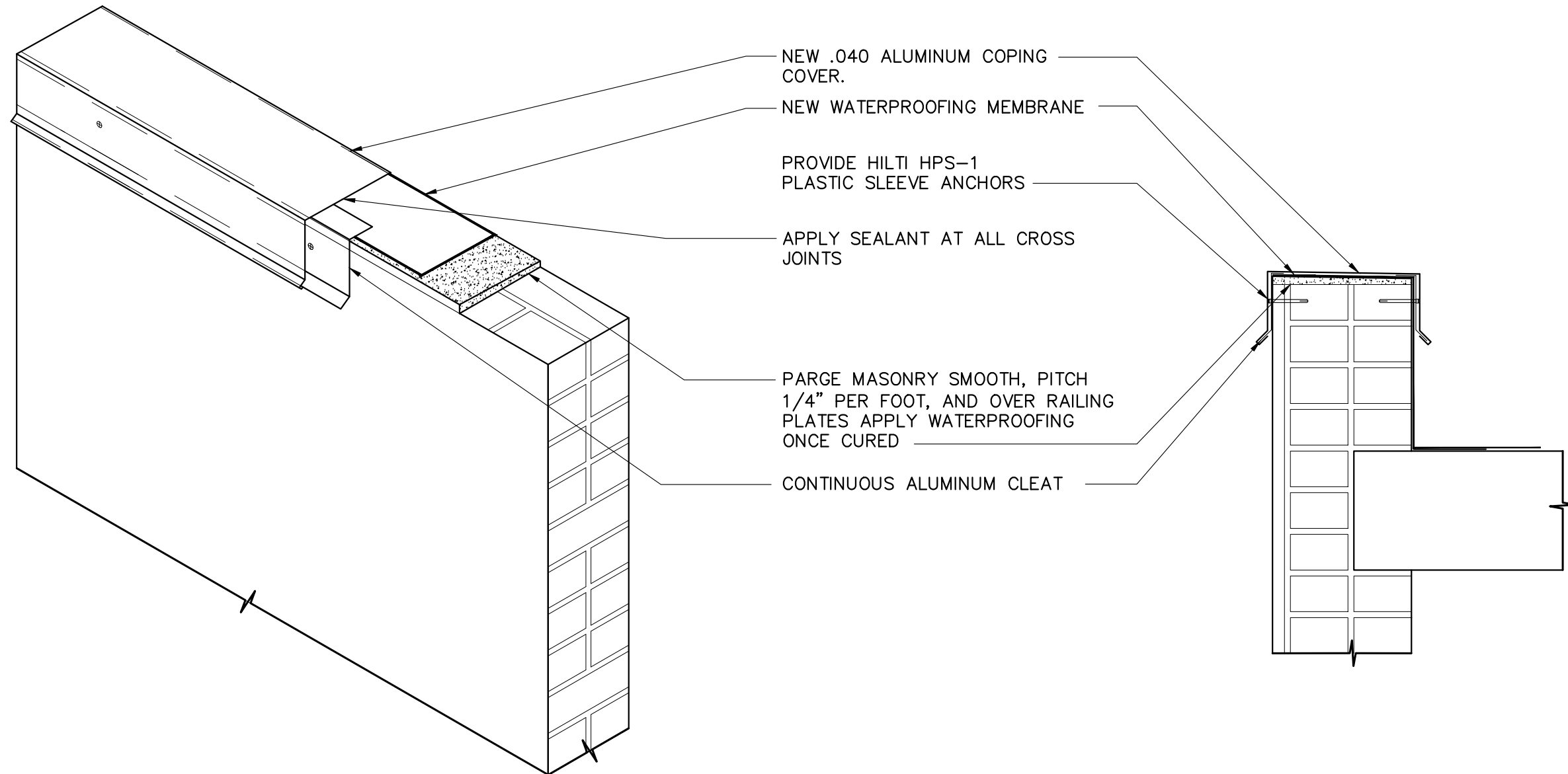
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DRAWING NO.:

**A-320.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
3. REFER TO RAILING POST DETAIL.
4. SOPREMA ALSAN RS LIQUID FLASHINGS TO EXTEND UP AND BENEATH COPING.
5. COLOR OF METAL COPING COVER TO BE APPROVED BY OWNER AND TO MATCH THE ADJACENT SUBSTRATE (IF VISIBLE FROM THE PUBLIC THOROUGHFARE).



1. AXONOMETRIC – SHEET METAL COPING  
 1-1/2" = 1'-0"

2. DETAIL SECTION – SHEET METAL COPING  
 1-1/2" = 1'-0"

**SURFACE DESIGN**

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PROJECT NAME:  
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SHEET METAL COPING  
 DETAIL

ORIG. 167-175W81ST/DWGS

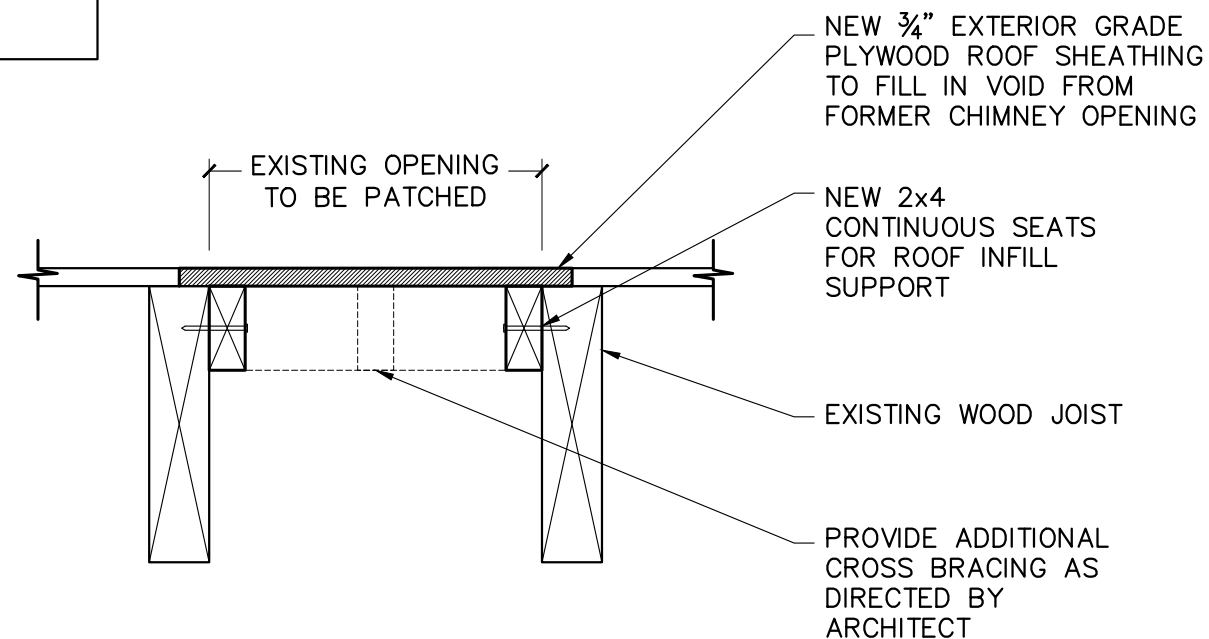
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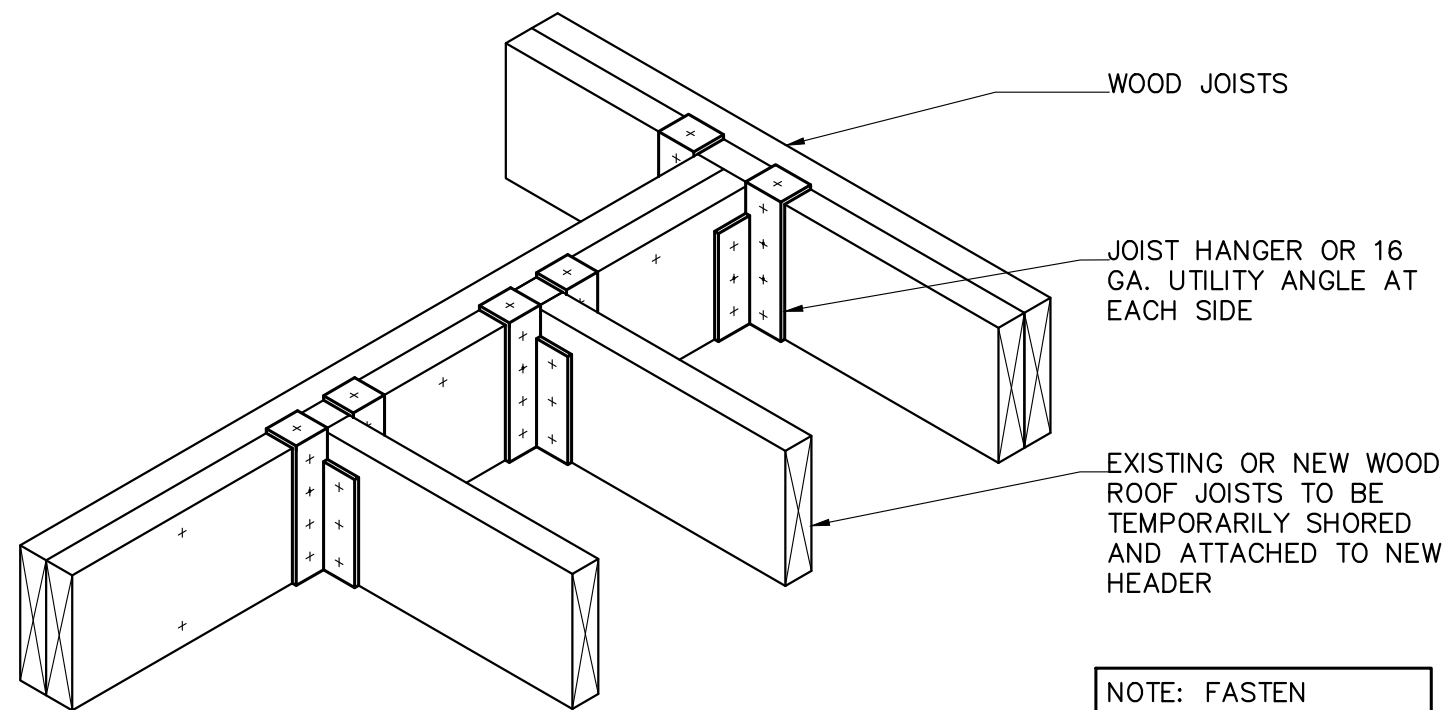
**A-321.00**

**NOTES:**

1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.
2. ARCHITECT SHALL INSPECT FRAMING ENDS PRIOR TO PARAPET RECONSTRUCTION/ ROOF DECK INSTALLATION.



1. WOOD DECK REPAIR AT OPENING  
1 1/2" = 1'-0"



2. JOIST HANGER INSTALLATION  
3/4" = 1'-0"

NOTE: FASTEN BUILT-UP MEMBERS TOGETHER AT 12" O.C.

**SURFACE DESIGN**

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WOOD FRAMING  
DETAILS A

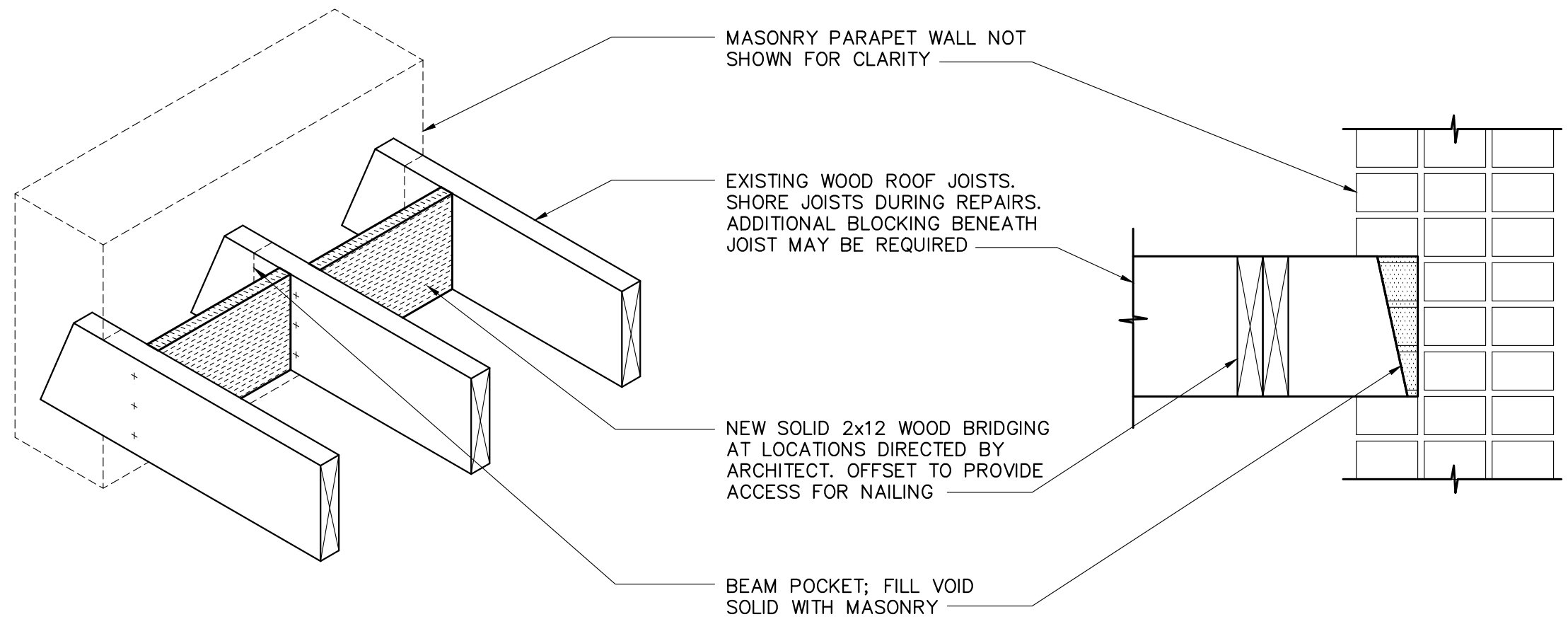
ORIG. 167-175W81ST/DWGS

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DRAWING NO.:

**A-322.00**

**NOTES:**  
 1. DETAIL IS SUBJECT TO MODIFICATION DUE TO EXISTING SITE CONDITIONS.  
 2. ARCHITECT SHALL INSPECT FRAMING ENDS PRIOR TO PARAPET RECONSTRUCTION/ ROOF DECK INSTALLATION.



1. AXONOMETRIC – JOIST BRIDGING  
 3/4" = 1'-0"

2. DETAIL SECTION – JOIST BRIDGING  
 1-1/2" = 1'-0"

**SURFACE DESIGN**

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WOOD FRAMING  
 DETAILS B

ORIG. 167-175W81ST/DWGS

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DRAWING NO.:

**A-323.00**