NOTES:

1. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.
2. BUILDING FINISH WILL NOT ENCROACH BEYOND PROPERTY LINE.
3. 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.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR A WORK PERMIT, SIDE WALK SHED PERMIT, LICENSES, AND ALL OTHER REQUIRED CERTIFICATES FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
5. CONTRACTOR SHALL OBTAIN ALL SIGN-OFFS FROM APPLICABLE MUNICIPAL AGENCIES FOR ALL WORK COMPLETED.

USE OF WINDOW MASTER PLAN:

1. FUTURE USERS OF THIS WINDOW MASTER PLAN ARE REQUIRED TO SUBMIT PLANS TO THE NYC LPC FOR APPROVAL.
2. FUTURE USERS OF THIS WINDOW MASTER PLAN ARE REQUIRED TO EVALUATE CODE REQUIREMENTS AND FILE PLANS WITH THE NYC DOB IF REQUIRED. CODE COMPLIANCE IS NOT GUARANTEED.

GENERAL NOTES:

1. SCOPE OF WORK:
   WINDOW REPLACEMENT (MASTER PLAN)
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 INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING NEW YORK CITY AGENCIES.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT, OR BOARD OF DIRECTORS.
6. 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.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN OFFS.
9. 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.
10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
11. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE SUPERVISION.

TENANT SAFETY NOTES:

1. GENERAL: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR THE TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

   A. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR GENERAL CONTRACTOR.
   B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
   C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR MANUFACTURER'S CONTAINERS SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
   D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN ADEQUATELY VENTILATED SPACE.
   E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.
   F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER
3. FIRE SAFETY:
   G. CONTRACTOR, AT ALL TIMES, TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS OR ANY FLAMMABLE GAS TO BE USED IN CONSTRUCTION.
4. DUST CONTROL:
   A. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROPCLOTHS.
   C. DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE DAILY TO AVOID EXCESSIVE ACCUMULATION.

   WORKING HOURS.
   A. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 9:00 AM TO 5:00 PM MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS.
4. DUST CONTROL:
   WORK OTHER THAN REGULAR HOURS.
6. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS.
7. CONSTRUCTION WORK WILL BE CONFINED TO THE BUILDING EXTERIOR, AND WILL CREATE MINIMUM DUST, DIRT, OR OTHER SUCH INCONVENIENCES (AS IS NECESSARY TO PERFORM THE WORK) TO THE OTHER APARTMENT UNITS WITHIN THE BUILDING.
5. NOISE AFTER HOURS:

1925

2015

2011 NYCECC COMPLIANCE

COMPLIANCE PER 2011 NYCECC
CLIMATE ZONE 4, CATEGORY "A" , RESIDENTIAL BUILDING, GROUP "R" OCCUPANCY

WORK ITEMS (INCLUDING NEW AND/OR REPLACEMENT	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION
ENVELOPE, WINDOWS, DOORS, STOREFRONT, BASEMENT	N/A OR NO CHANGE	THE ENERGY USE OF THE BUILDING IS NOT INCREASED AS A RESULT OF THESE PLANS AND SPECIFICATIONS. THE PORTION OF THE WORK INVOLVING REPAIRS TO THE MASONRY WALLS IS EXCLUDED FROM ECCCNYS REQUIREMENTS PER 101.4.1 "EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE."
INTERIOR PARTIONS BETWEEN CONDITIONED CORRIDOR AND CONDITIONED APARTMENT	* N/A SEE NOTE BELOW	
PIPING INSULATION	N/A OR NO CHANGE	
EXTERIOR LIGHTING	N/A OR NO CHANGE	
BOILERS/HEATING FURNACES	N/A OR NO CHANGE	
HVAC SYSTEM	N/A OR NO CHANGE	
OTHER NOTE	[INTENTIONALLY BLANK]	

DESIGN PROFESSIONAL STATEMENT:
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2011 NYCECC

DATE SIGNED:	SEAL AND SIGNATURE:

* 911 PARK AVENUE IS A CONTRIBUTING BUILDING, LISTES ON THE NATIONAL REGISTER (06101.017953), WITHIN THE PARK AVENUE HISTORIC DISTRICT (06101.018888) AND IS THEREFORE EXEMPT FROM COMPLYING WITH THE NYCECC, IN ACCORDANCE WITH ECC 101.4.2

CONSTRUCTION DRAWINGS:

T-100	COVER SHEET: SITE PLAN, NOTES, ECCCNYC COMPLIANCE STATEMENT
T-101	PHOTOGRAPHS – EXISTING ELEVATIONS
T-102	PHOTOGRAPHS – DETAILS
A-100	EXISTING WINDOWS – NORTH AND WEST ELEVATIONS (STREET FACING)
A-200	EXISTING WINDOWS – SOUTH AND WEST COURTYARD ELEVATIONS
A-300	EXISTING WINDOWS – EAST & EAST COURTYARD ELEVATIONS
A-400	EXISTING WINDOW-SINGLE UNIT – DOUBLE HUNG –DETAILS
A-101	PROPOSED WINDOWS – NORTH AND WEST ELEVATIONS (STREET FACING)
A-102	PROPOSED WINDOWS – WEST ELEVATION CLOSE-UP (STREET FACING)
A-201	PROPOSED WINDOWS – SOUTH AND WEST COURTYARD ELEVATIONS
A-301	PROPOSED WINDOWS – EAST & EAST COURTYARD ELEVATIONS
A-401	PROPOSED WINDOW – SINGLE UNIT – DOUBLE HUNG DETAILS
A-501	PROPOSED WINDOW – DOUBLE UNIT – DOUBLE HUNG DETAILS
A-601	PROPOSED WINDOW – FIRE RATED – SINGLE UNIT – D.H. – DETAILS

RATIO OF HISTORIC (ORIGINAL) WINDOWS TO PREVIOUSLY REPLACED WINDOWS

	Sheet	Elevation	Single Unit Openings: Original Double Hungs	Non-Original Window	Total Single Windows	% Original Single Double Hung Windows	Double Unit Openings: Original Pair of Double Hungs	Non-Original Paired Windows	Total Double Unit Openings	% Original Paired Double Hung Windows
			Street Elevations							
	A100	1- North	14	157	171	8%	3	53	56	5%
	A100	2- West	0	36	36	0%	0	81	81	0%
Total Street Elevations			14	193	207	7%	3	134	137	2%
			Back Elevations							
	A200	1- South	29	8	37	78%	0	1	1	0%
	A200	2- South	18	83	101	18%	0	15	15	0%
	A200	3 - West Courtyard	22	84	106	20%	4	0	4	100%
	A300	1- East	7	156	163	4%	1	43	44	3%
	A300	2- East Courtyard	6	61	67	9%	2	28	30	7%
Total Back Elevations			82	392	474	17%	7	87	94	7%
Grand Total - Front and Back			96	585	681	14%	10	221	231	4%

KEY:

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:

FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

GENERAL NOTES & ENERGY COMPLIANCE NOTES

SEAL & SIGNATURE:

ENGINEER:
RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 07-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DRG. No. T-100.00
CADD FILE No.
JOB:
SHEET 1 OF 14

SCALE_FACTOR

NORTH ELEVATION – 80TH STREET

UPPER NORTH ELEVATION FROM ADJACENT BUILIDNG

WEST ELEVATION FROM 80TH STREET

UPPER WEST FACING COURTYARD ELEVATION
FROM ADJACENT BUILDINGM

EAST ELEVATION FROM 80TH STREET

SOUTH ELEVATION FROM PARK AVENUE

KEY:

NOTES:

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PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:
PHOTOGRAPHS EXISTING

SEAL & SIGNATURE:

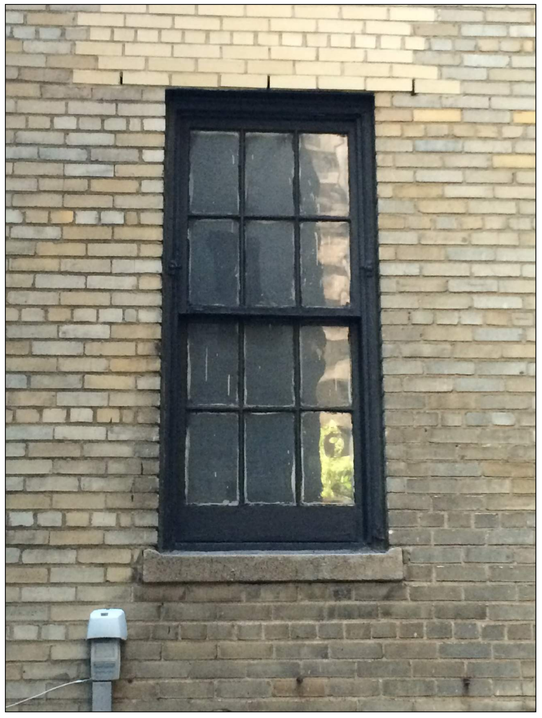
DATE: 07-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. T-101.00

ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914
CADD FILE No.
JOB:
SHEET 2 OF 14

EXISTING – 6 OVER 6 DOUBLE UNIT

EXISTING – DOUBLE UNIT
CENTER JAMB AT SILL

EXISTING – DOUBLE UNIT
CENTER JAMB AT SILL



EXISTING – 6 OVER 6 SINGLE UNIT

EXISTING – DECORATIVE JAMB AT SILL

EXISTING – DECORATIVE JAMB AT MEETING RAIL

KEY:

NOTES:

LOCATION OF WORK:
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WINDOW MASTER PLAN

911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

PHOTOGRAPHS
DETAILS

SEAL & SIGNATURE:

DATE: 07-8-2015
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DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. T-102.00

ENGINEER: RICHARD W. LEFEVER
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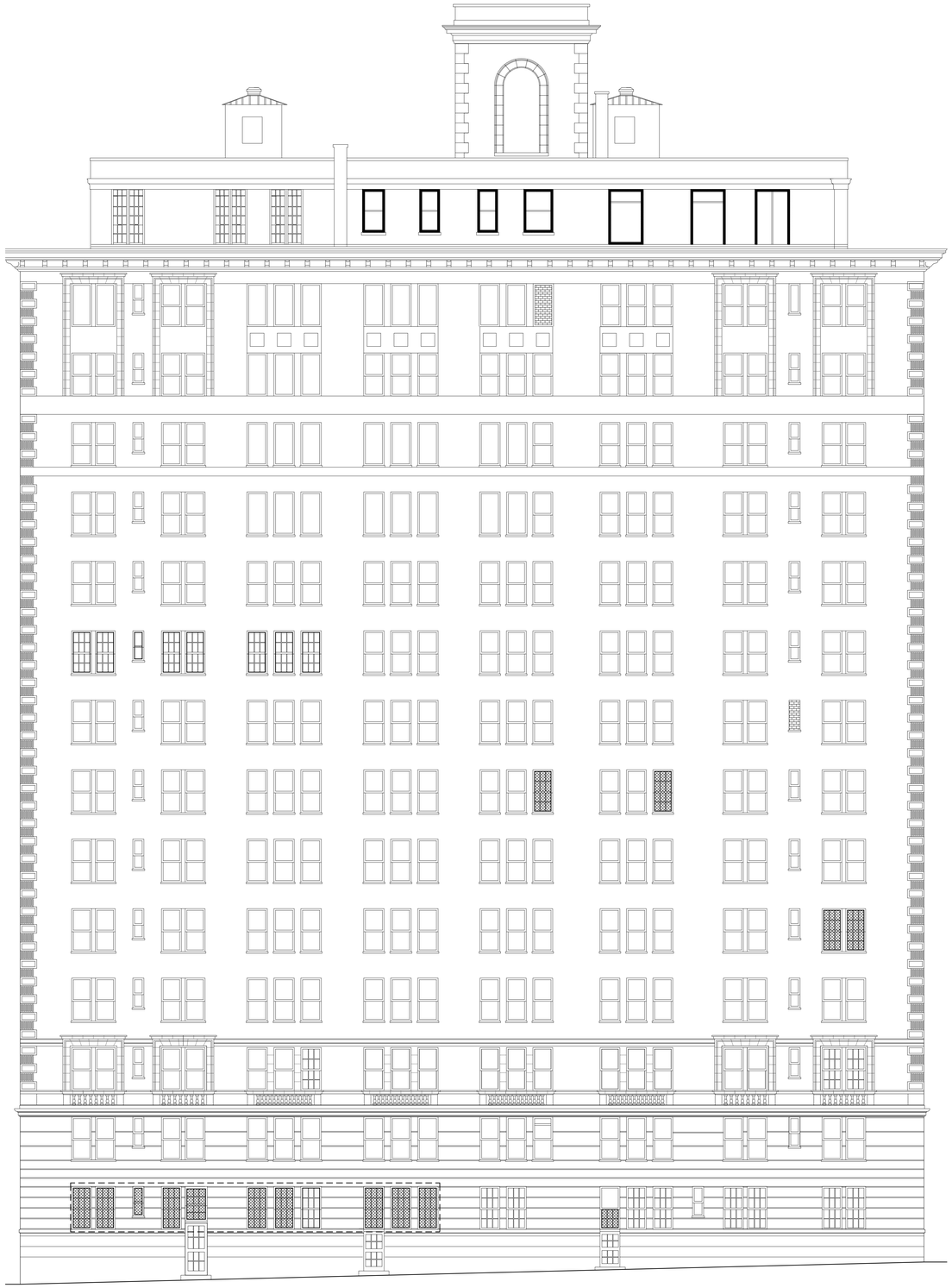
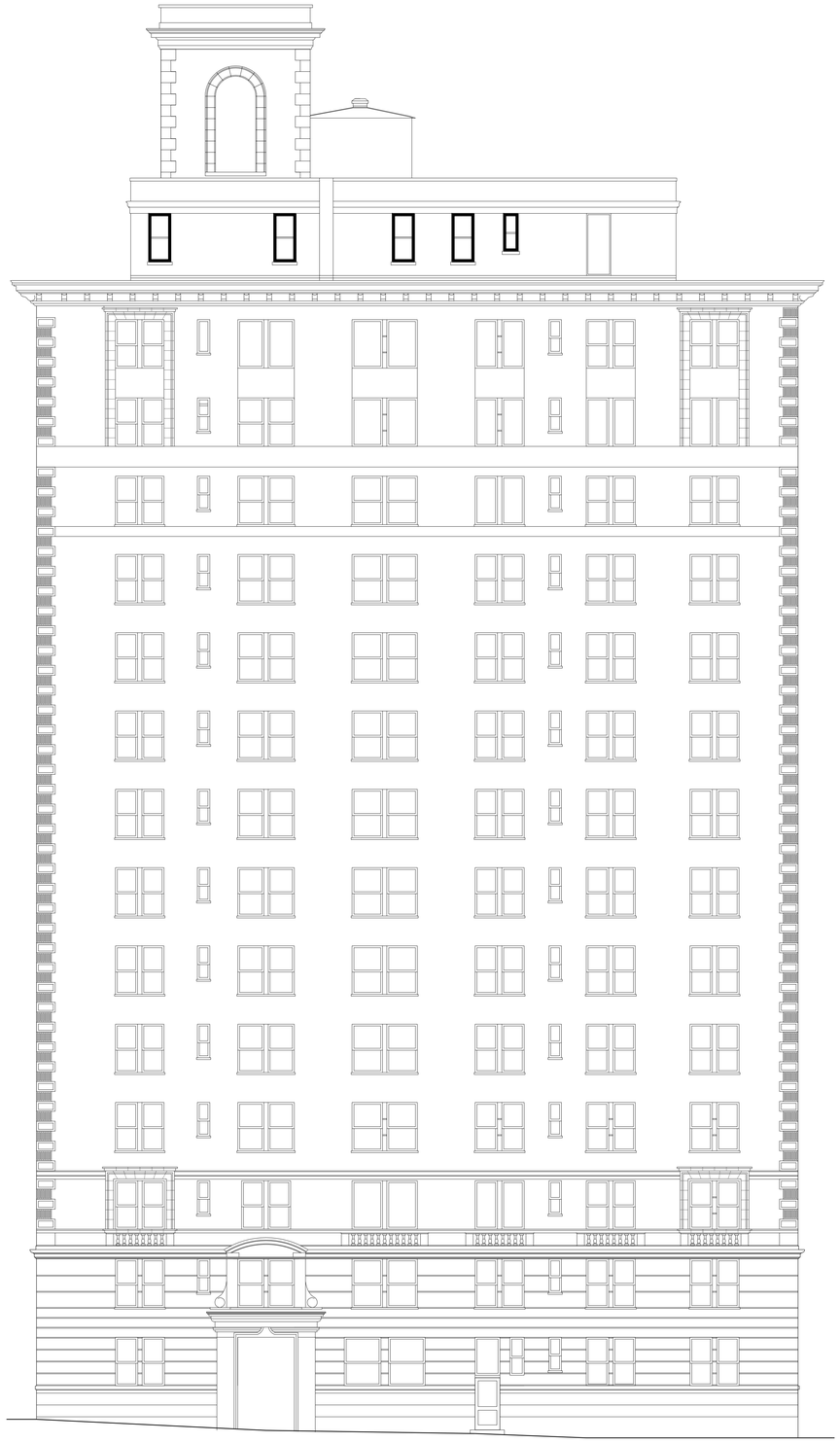
JOB:
SHEET 2 OF 14



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REPAIR LEGEND:

DETAILS 4A-B A-400 — ORIGINAL WINDOW -SINGLE UNIT
ORIGINAL DOUBLE HUNG WINDOW WITH MUNTNS AND ORIGINAL DECORATIVE PANNING

4A-B A-400 — ORIGINAL WINDOW -DOUBLE UNIT
ORIGINAL DOUBLE HUNG WINDOWS WITH MUNTINS AND DECORATIVE PANNING

WITH NEW SQUARE PANNING / WITH ORIGINAL DECORATIVE PANNING

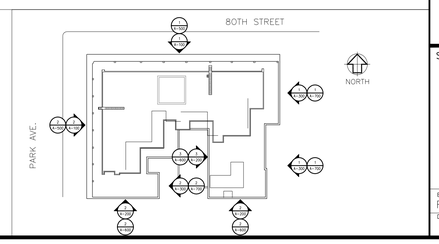
DETAILS 4A A-400 — EXISTING REPLACED ALUMINUM - SINGLE UNIT
REPLACED DOUBLE HUNG WINDOW - ONE OVER ONE WITH SQUARE PANNING
SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED

WITH NEW SQUARE PANNING / WITH ORIGINAL DECORATIVE PANNING

4A A-400 — REPLACED ALUMINUM - DOUBLE UNIT
REPLACED DOUBLE HUNG WINDOWS - ONE OVER ONE WITH SQUARE PANNING.
SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED

WITH NEW SQUARE PANNING / WITH ORIGINAL DECORATIVE PANNING

DETAILS 4A A-400 — EXISTING REPLACED ALUMINUM WINDOW- FIXED OR TILT AND TURN
REPLACED FIXED LITE OR TILT AND TURN WINDOW - WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED



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DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

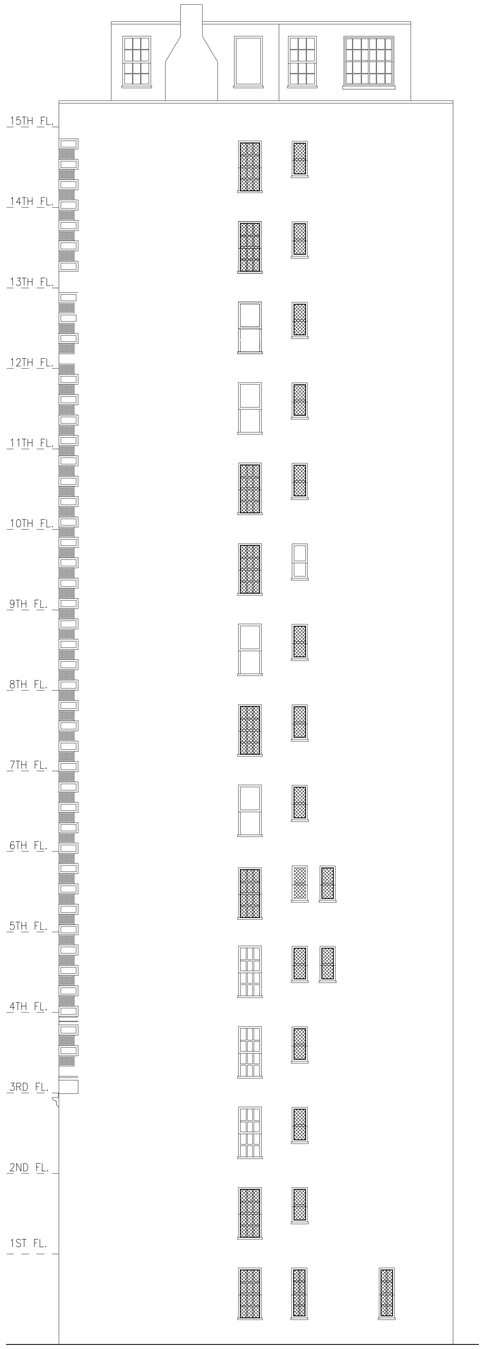
DRAWING TITLE:
EXISTING WINDOWS @ NORTH & WEST ELEVATIONS

SEAL & SIGNATURE:

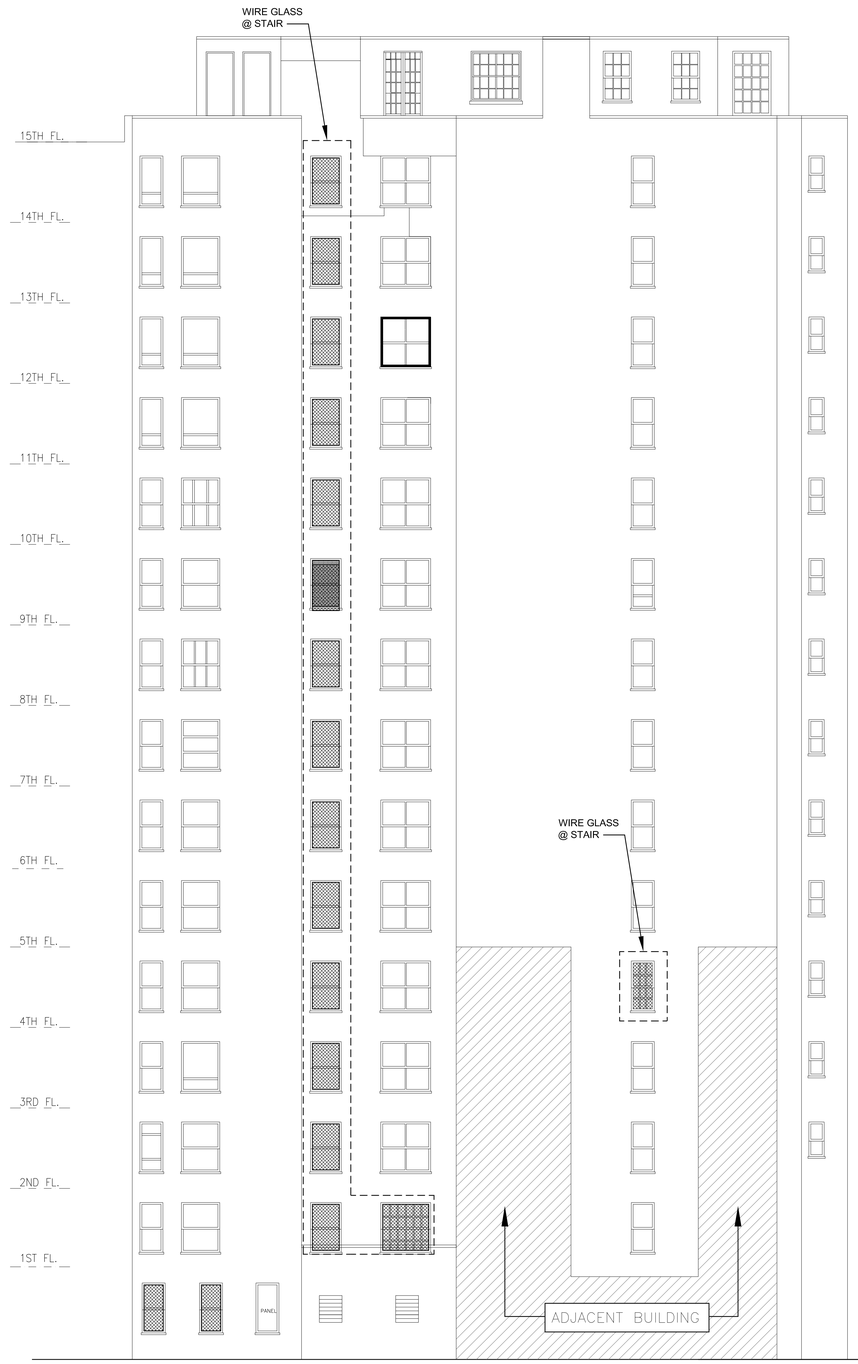
DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-100.00

ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914
CADD FILE No.
JOB:
SHEET 4 OF 14

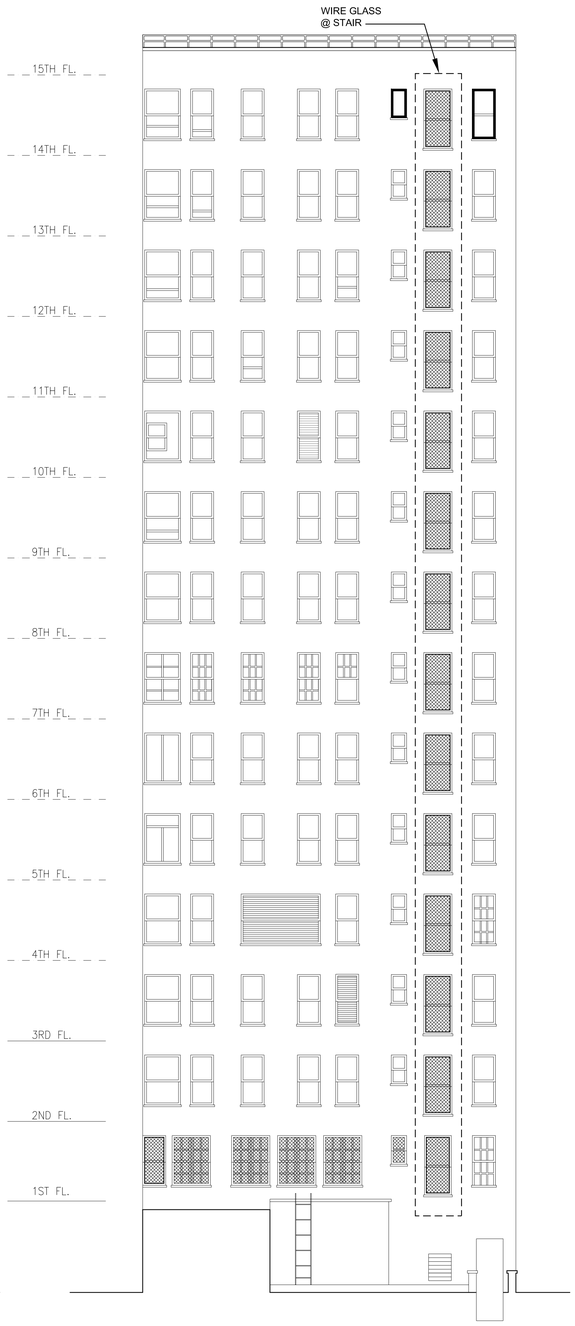
SCALE_FACTOR



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

REPAIR LEGEND:

DETAILS 4A-B / A-400 — ORIGINAL WINDOW -SINGLE UNIT
ORIGINAL DOUBLE HUNG WINDOW WITH MULLIONS AND ORIGINAL DECORATIVE PANNING

4A-B / A-400 — ORIGINAL WINDOW -DOUBLE UNIT
ORIGINAL DOUBLE HUNG WINDOWS WITH MULLIONS AND ORIGINAL DECORATIVE PANNING

WITH NEW SQUARE PANNING / WITH ORIGINAL DECORATIVE PANNING

DETAILS 4A / A-400 — EXISTING REPLACED ALUMINUM - SINGLE UNIT
REPLACED DOUBLE HUNG WINDOW - ONE OVER ONE WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED

WITH NEW SQUARE PANNING / WITH ORIGINAL DECORATIVE PANNING

4A / A-400 — EXISTING REPLACED ALUMINUM - DOUBLE UNIT
REPLACED DOUBLE HUNG WINDOWS - ONE OVER ONE WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED

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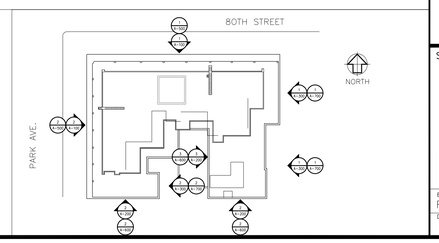
DETAILS 4A / A-400 — EXISTING REPLACED ALUMINUM WINDOW- FIXED OR TILT AND TURN
REPLACED FIXED LITE OR TILT AND TURN WINDOW - WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED



KEY:

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:

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362 FIFTH AVENUE
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REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

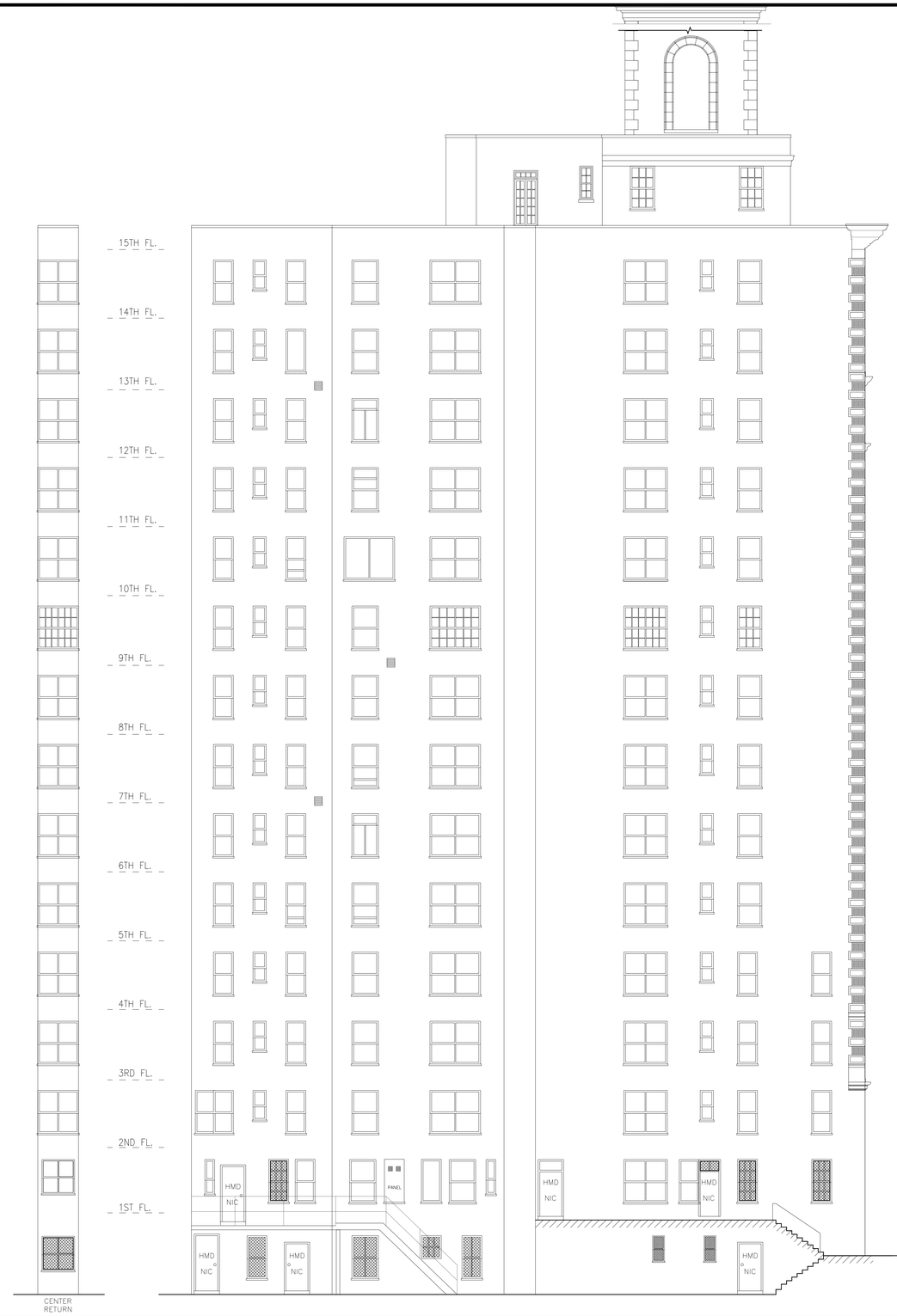
EXISTING WINDOWS @ SOUTH & WEST ELEVATIONS

SEAL & SIGNATURE:

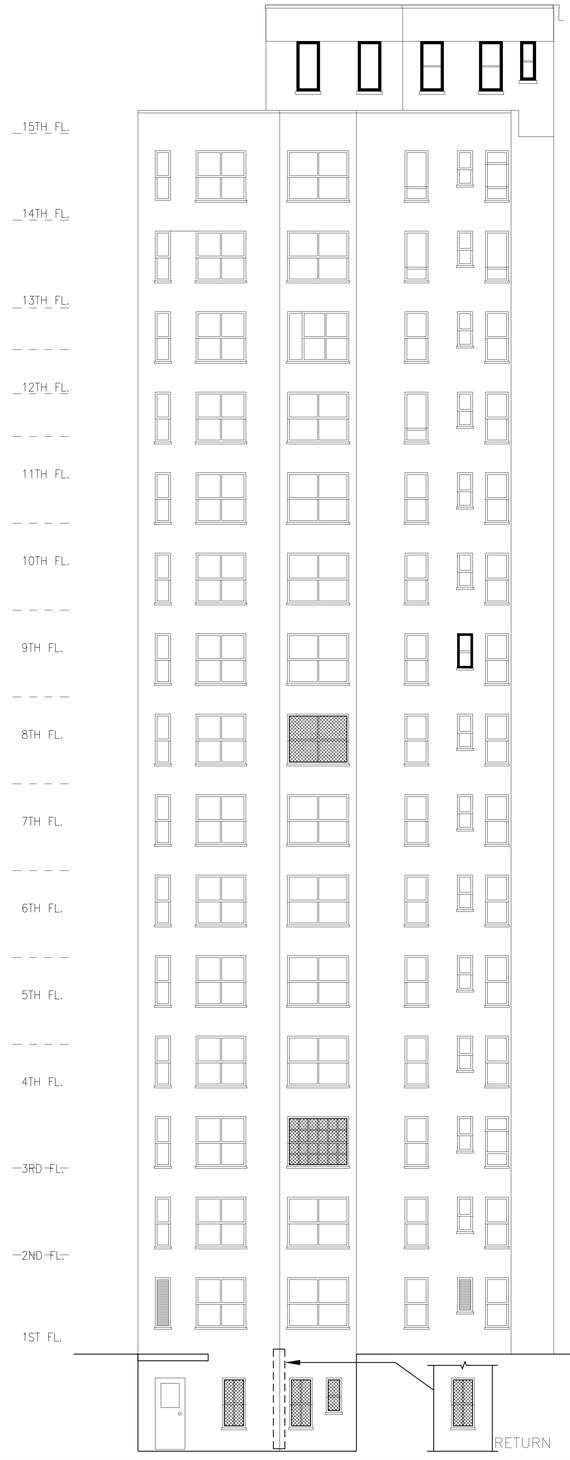
DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-200.00

ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914
CADD FILE No.
JOB:
SHEET 5 OF 14

SCALE_FACTOR



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



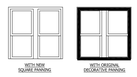
2 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

REPAIR LEGEND:

DETAILS 4A-B, A-400 — EXISTING ORIGINAL WINDOW -SINGLE UNIT
ORIGINAL DOUBLE HUNG WINDOW WITH MUNTINS AND ORIGINAL DECORATIVE PANNING

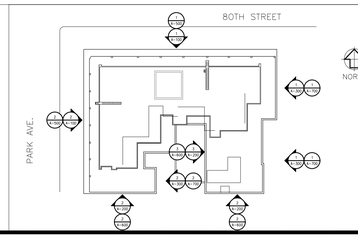
DETAILS 4A-B, A-400 — EXISTING ORIGINAL WINDOW -DOUBLE UNIT
ORIGINAL DOUBLE HUNG WINDOWS WITH MUNTINS AND ORIGINAL DECORATIVE PANNING

DETAILS 4A, A-400 — EXISTING REPLACED ALUMINUM - SINGLE UNIT
REPLACED DOUBLE HUNG WINDOW - WITH SQUARE PANNING SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED



DETAILS 4A, A-400 — EXISTING REPLACED ALUMINUM - DOUBLE UNIT
REPLACED DOUBLE HUNG WINDOWS - ONE OVER ONE WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED

DETAILS 4A, A-400 — EXISTING REPLACED ALUMINUM WINDOW- FIXED OR TILT AND TURN
REPLACED FIXED LITE OR TILT AND TURN WINDOW - WITH SQUARE PANNING. SOME HAVE MUNTINS AND DECORATIVE PANNING WHERE INDICATED



SCALE_FACTOR
SHEET SCALE
0 1/2 1 2

KEY:

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
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DESIGNING GROUP:
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675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:
EXISTING WINDOWS @ EAST ELEVATIONS

SEAL & SIGNATURE:

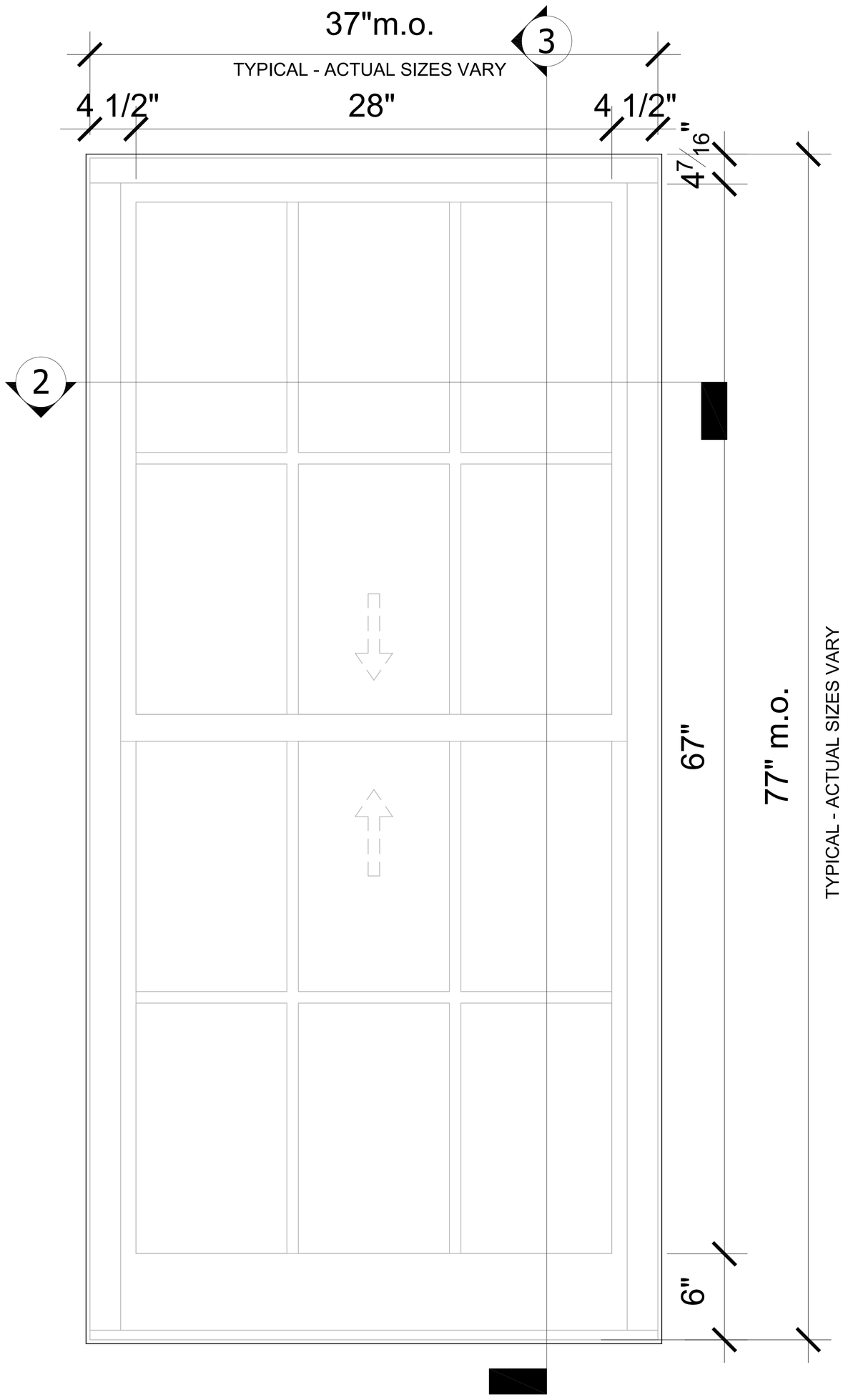
ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-300.00
CADD FILE No. JOB:
SHEET 6 OF 14

SCALE_FACTOR

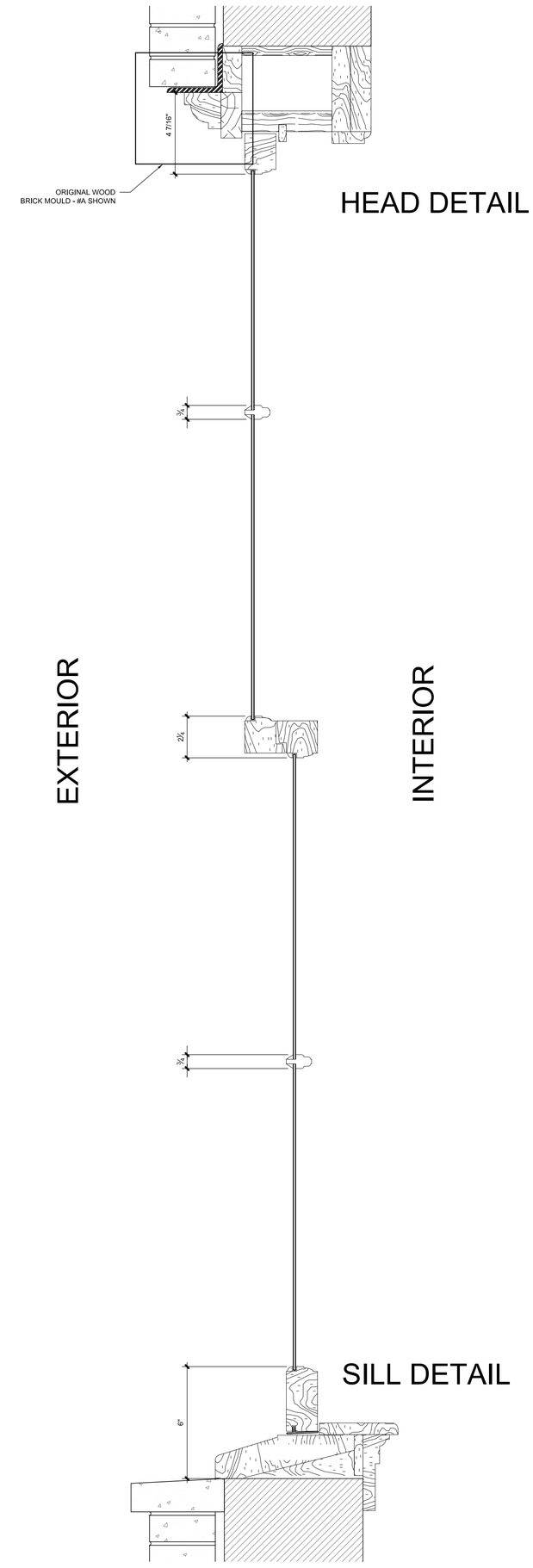
SHEET SCALE
0 1/2" 1" 2"

1 TYPE "A" - EXISTING WINDOW
SCALE: 3" = 1'-0"

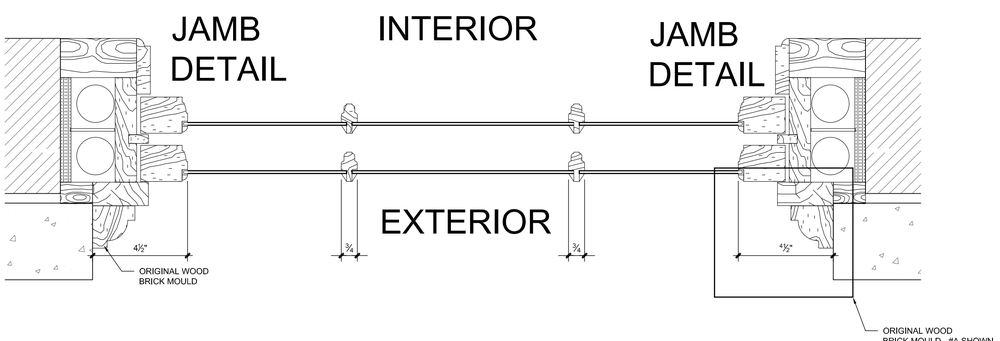


1 ELEVATION

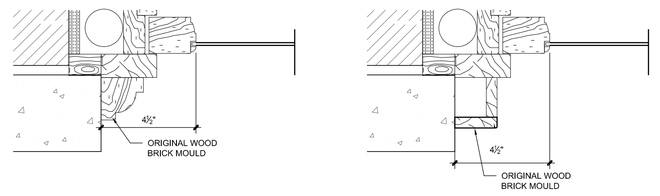
ORIGINAL GLAZED AREA = 1,662 SqIn



3 VERTICAL SECTION DETAIL



2 HORIZONTAL SECTION DETAIL



A ORIGINAL DECORATIVE
B ORIGINAL SQUARE MOLD

4 BRICK MOLD TYPES

ORIGINAL WINDOW - TYPICAL
SINGLE - DOUBLE HUNG

KEY:

NOTES:

DESIGNING GROUP:

FACADEMD
Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN
PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

ORIGINAL WINDOW
SINGLE UNIT - D.H.
DETAILS

SEAL & SIGNATURE:

ENGINEER: RICHARD W. LEFEVER
CERTIFICATION NO.: 075914
DATE SIGNED:

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-400.00
CADD FILE No.
JOB:
SHEET 7 OF 14

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

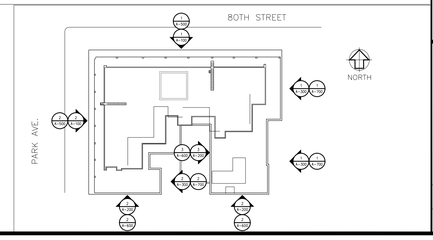
REPAIR LEGEND:

M1 — DETAILS 4A/A-401 — SINGLE UNIT WITH MUNTINS
NEW DOUBLE HUNG WINDOW WITH MUNTINS - SIX OVER SIX AND DECORATIVE PANNING FIRST TO THIRD FLOORS

NM1 — DETAILS 4B/A-401 — SINGLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOW - ONE OVER ONE WITH DECORATIVE PANNING ABOVE THE THIRD FLOOR AT STREET ELEVATIONS

M2 — 4A/A-501 — DOUBLE UNIT WITH MUNTINS
NEW DOUBLE HUNG WINDOWS WITH MUNTINS - SIX OVER SIX AND DECORATIVE PANNING FIRST TO THIRD FLOORS

NM2 — 4B/A-501 — DOUBLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOWS - ONE OVER ONE WITH DECORATIVE PANNING ABOVE THE THIRD FLOOR AT STREET ELEVATIONS



SCALE_FACTOR
SHEET SCALE

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:
FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:
DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:
PROPOSED WINDOWS @ NORTH & WEST ELEVATIONS

SEAL & SIGNATURE:

ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-101.00
CADD FILE No.
JOB:
SHEET 5 OF 14

NEW DOUBLE HUNG WINDOWS WITHOUT MUNTINS

NEW DOUBLE HUNG WINDOWS WITH MUNTINS

NIC

NIC

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

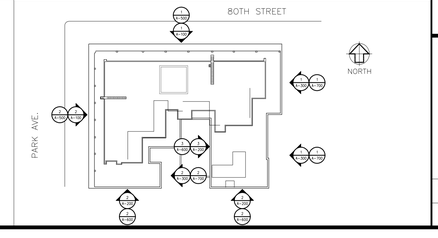
REPAIR LEGEND:

M1 — DETAILS 4A/A-401 — SINGLE UNIT WITH MUNTINS
NEW DOUBLE HUNG WINDOW SIX OVER SIX WITH MUNTINS AND DECORATIVE PANNING FIRST TO THIRD FLOORS

NM1 — DETAILS 4B/A-401 — SINGLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOW - ONE OVER ONE WITH DECORATIVE PANNING ABOVE THE THIRD FLOOR AT STREET ELEVATIONS

M2 — 4A/A-501 — DOUBLE UNIT WITH MUNTINS
NEW DOUBLE HUNG WINDOWS SIX OVER SIX WITH MUNTINS AND DECORATIVE PANNING FIRST TO THIRD FLOORS

NM2 — 4B/A-501 — DOUBLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOWS - ONE OVER ONE WITH DECORATIVE PANNING ABOVE THE THIRD FLOOR AT STREET ELEVATIONS



SCALE_FACTOR
PRINT SCALE
2"
1"
0

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:
FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
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REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:
DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

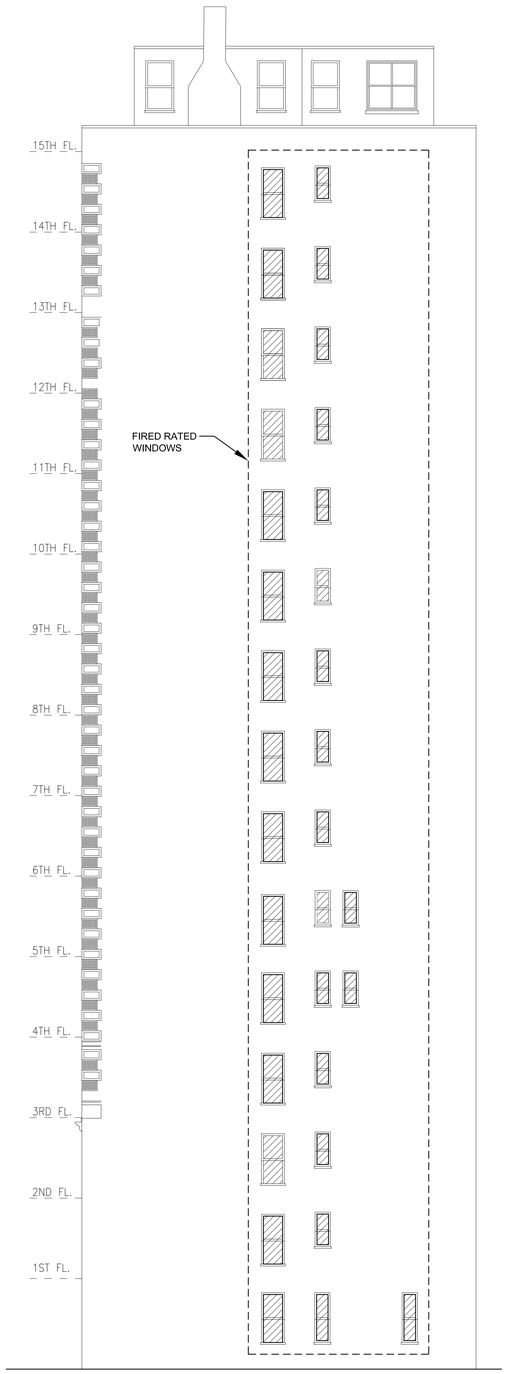
PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:
PROPOSED WINDOWS WEST ELEVATION ENLARGED

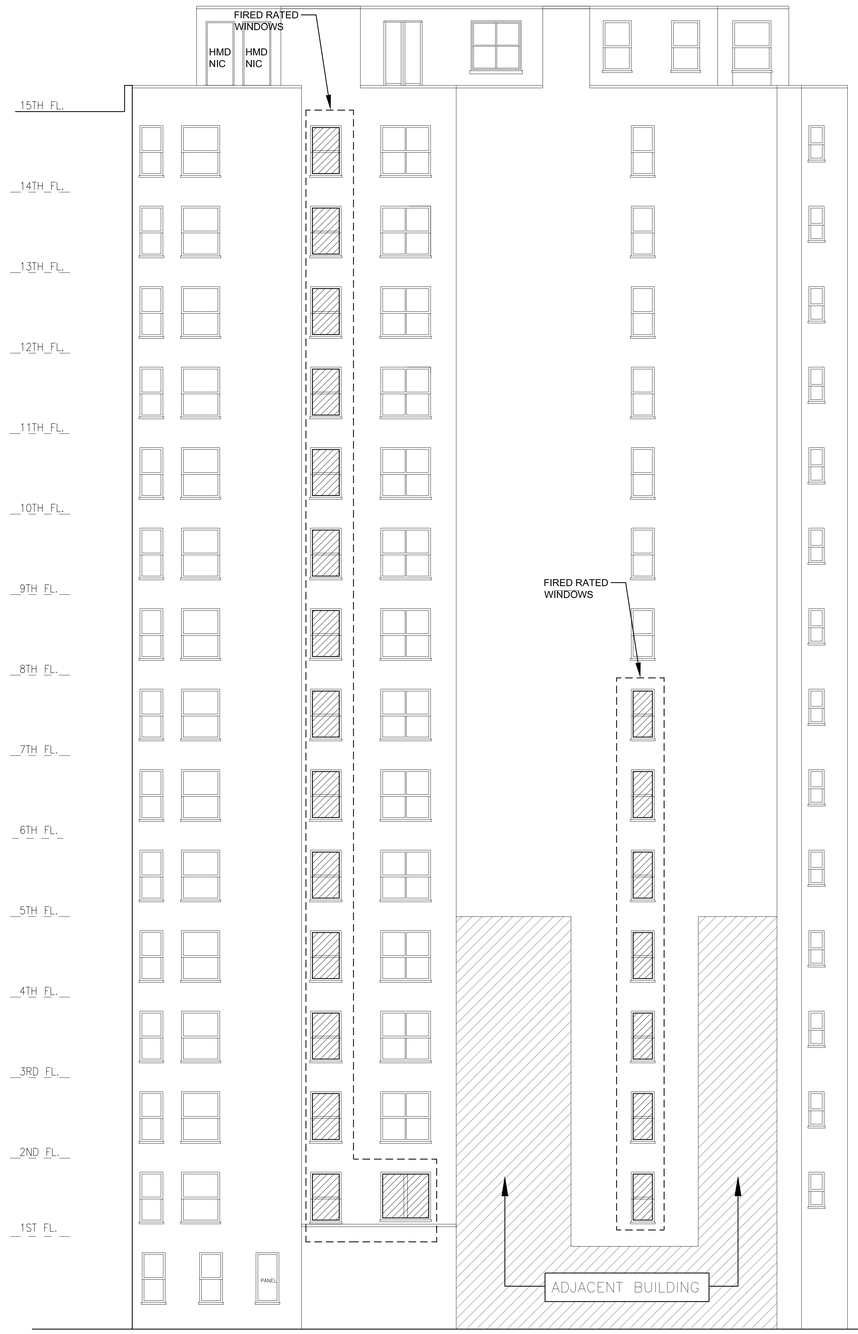
SEAL & SIGNATURE:

ENGINEER:
RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: W.A.
CHK. BY: R.W.L.
DWG. No. A-102.00
CADD FILE No. JOB:
SHEET 9 OF 14



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

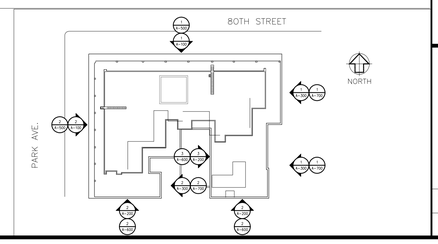
REPAIR LEGEND:

NM1 — DETAILS 4B A-401 — SINGLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOW - ONE OVER ONE WITH SQUARE PANNING. TYPICAL AT NON-STREET FACING ELEVATIONS

NM2 — DETAILS 4B A-501 — DOUBLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOWS - ONE OVER ONE WITH SQUARE PANNING. TYPICAL AT NON-STREET FACING ELEVATIONS

F1 — DETAILS A-601 — SINGLE UNIT - FIRE RATED
NEW DOUBLE HUNG FIRE RATED STEEL WINDOW WITH SQUARE PANNING
NON-STREET FACING ELEVATION LOCATIONS

F2 — DETAILS A-601 SIM — DOUBLE UNIT - FIRE RATED FIXED LITES
NEW FIXED LITE FIRE RATED STEEL WINDOWS WITH SQUARE PANNING
NON-STREET FACING LOBBY



SCALE_FACTOR
0 1 2 3
FIRST SCALE

KEY:

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:

FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN

911 PARK AVENUE
NEW YORK, NY

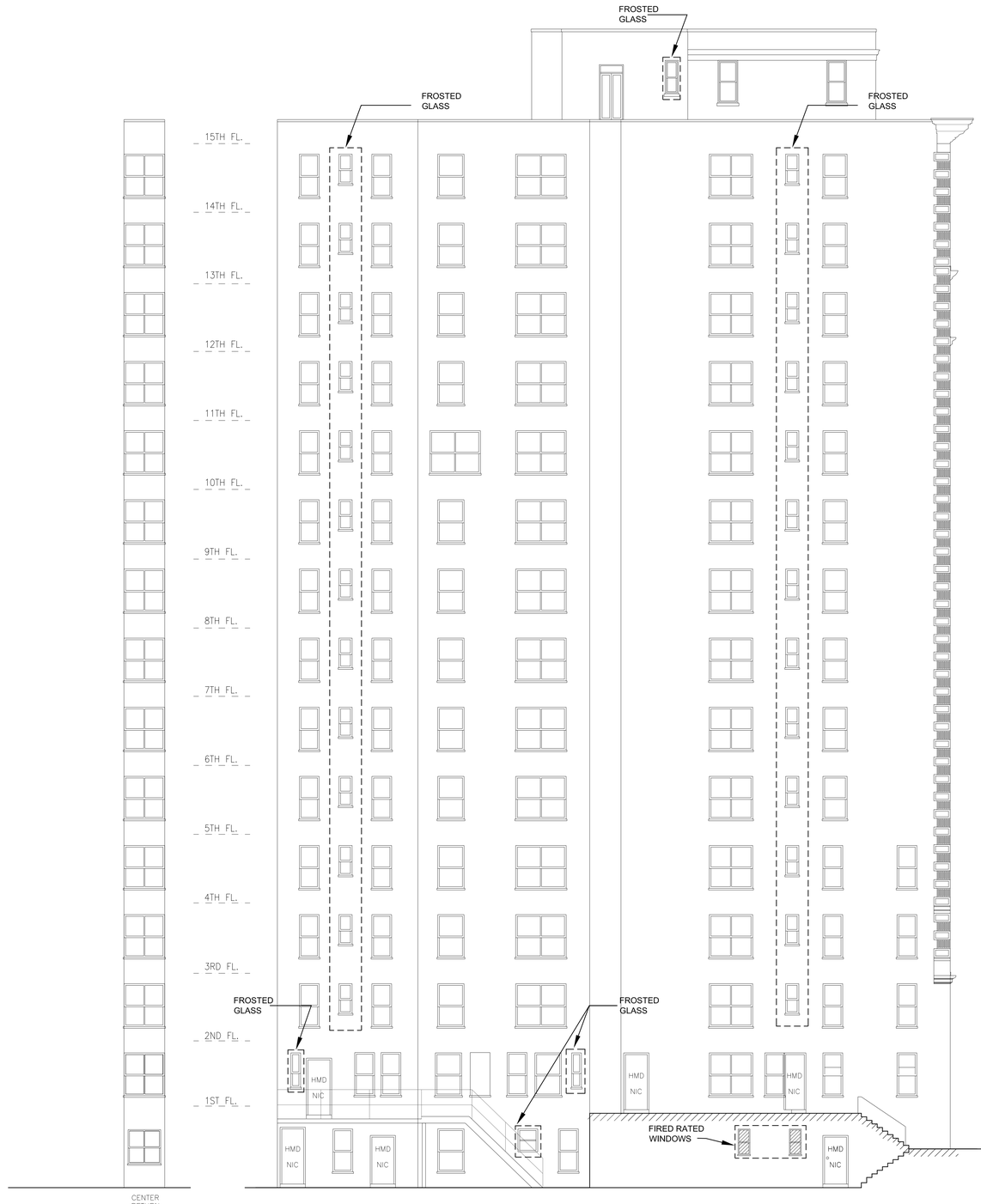
DRAWING TITLE:

PROPOSED WINDOWS @ SOUTH & WEST ELEVATIONS

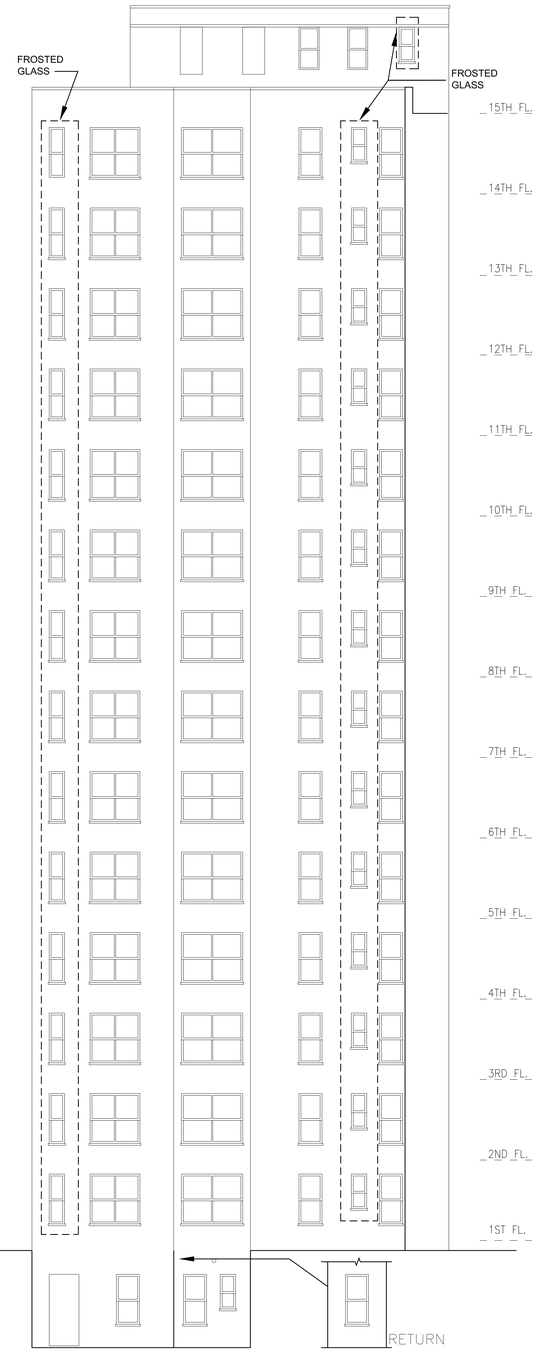
SEAL & SIGNATURE:

ENGINEER:
RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No.
A-201.00
CADD FILE No.
JOB:
SHEET 1 OF 1



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



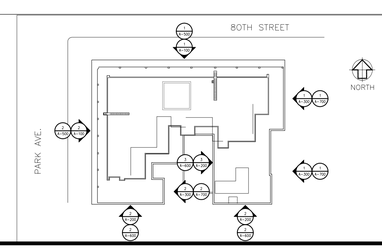
2 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

REPAIR LEGEND:

NM1 — DETAILS 4B/A-401 — SINGLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOW - ONE OVER ONE WITH SQUARE PANNING. TYPICAL AT NON-STREET FACING ELEVATIONS

NM2 — DETAILS 4B/A-501 — DOUBLE UNIT WITHOUT MUNTINS
NEW DOUBLE HUNG WINDOWS - ONE OVER ONE WITH SQUARE PANNING. TYPICAL AT NON-STREET FACING ELEVATIONS

F1 — DETAILS A-601 — SINGLE UNIT - FIRE RATED
NEW DOUBLE HUNG FIRE RATED STEEL WINDOW WITH SQUARE PANNING. TYPICAL AT NON-STREET FACING ELEVATION LOCATIONS



SCALE_FACTOR
SHEET SCALE

KEY:

NOTES:

LOCATION OF WORK:
911 PARK AVENUE
NEW YORK, NEW YORK
BLOCK NO: 1508
LOT NO: 72
BIN: 1047495

DESIGNING GROUP:
FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT:
DOUGLAS ELLIMAN PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:
PROPOSED WINDOWS @ EAST ELEVATIONS

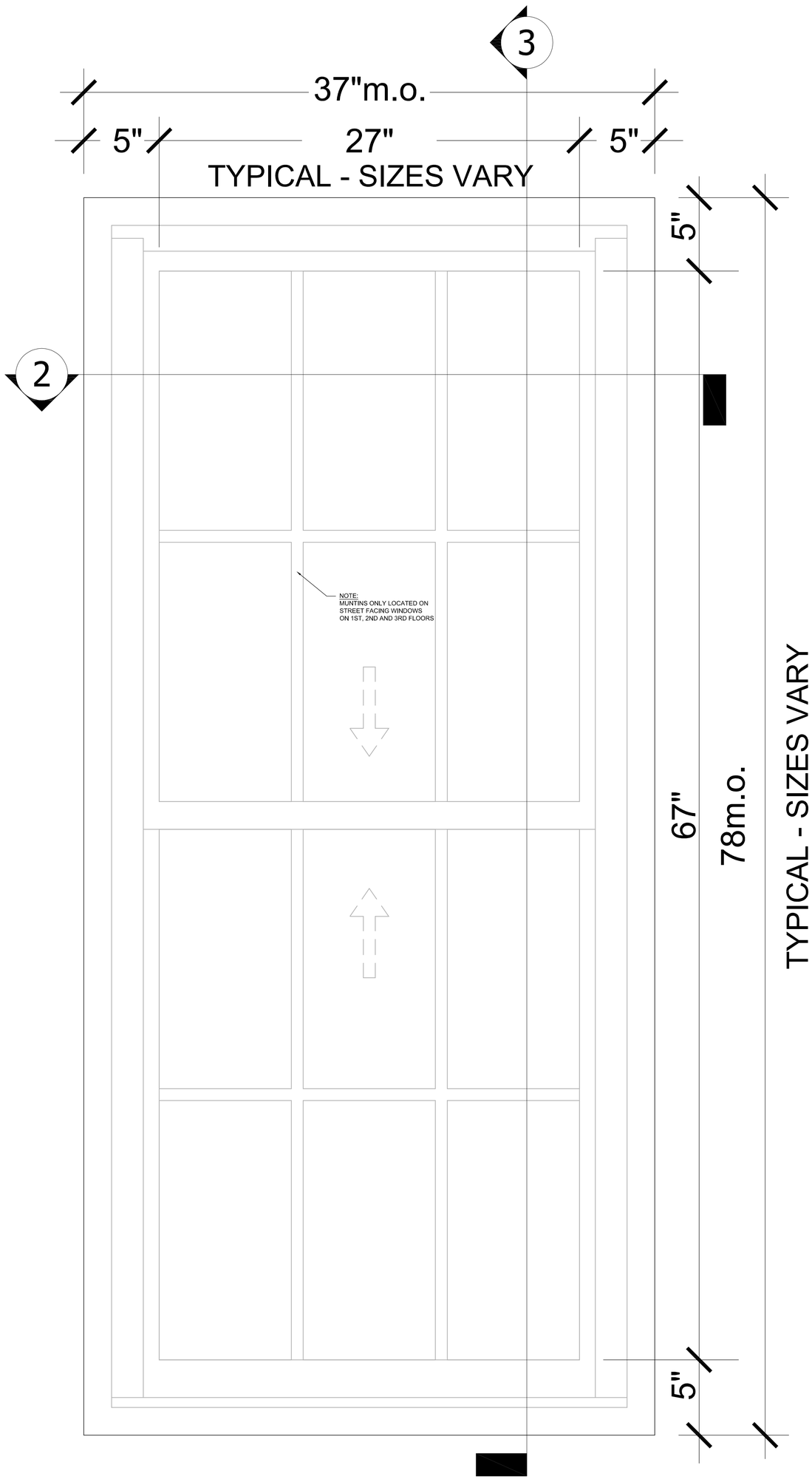
SEAL & SIGNATURE:
ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No.: A-301.00
CADD FILE No.
JOB:
SHEET 11 OF 14

SCALE_FACTOR

SHEET SCALE
0 1/2" 1" 2"

1 TYPE "B" PROPOSED WINDOW
SCALE: 3" = 1'-0"

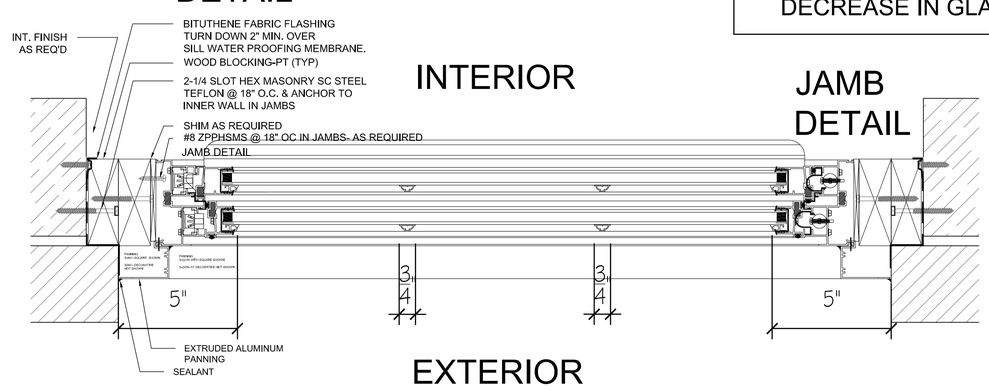


1 ELEVATION

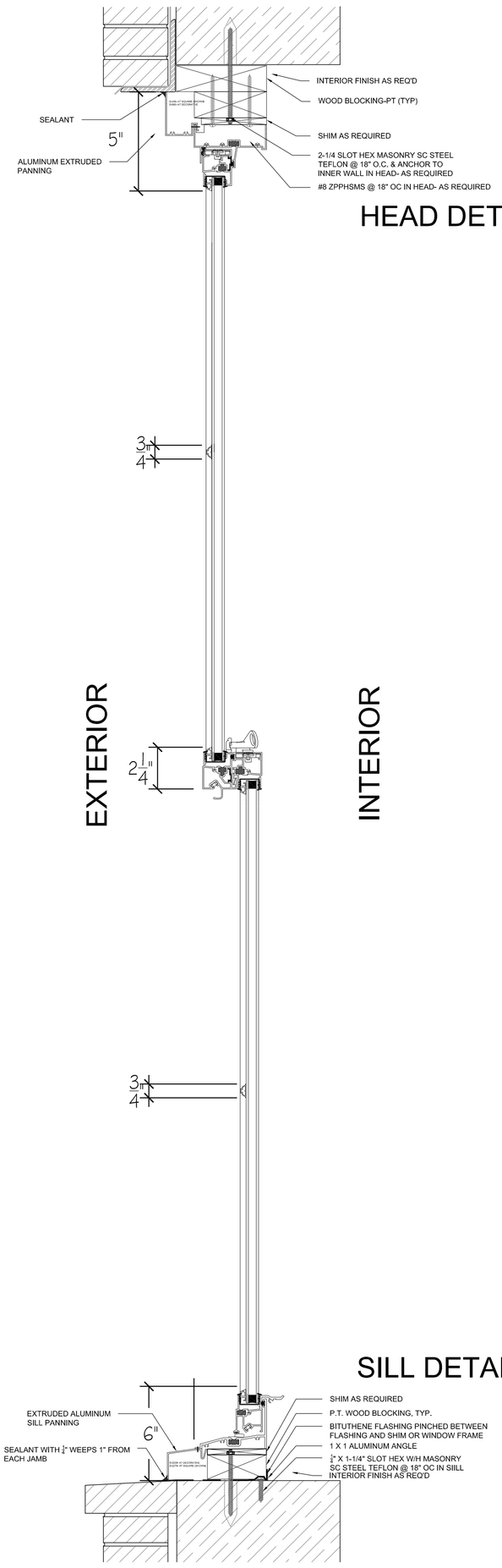
GLAZING AREA DIMINUTION

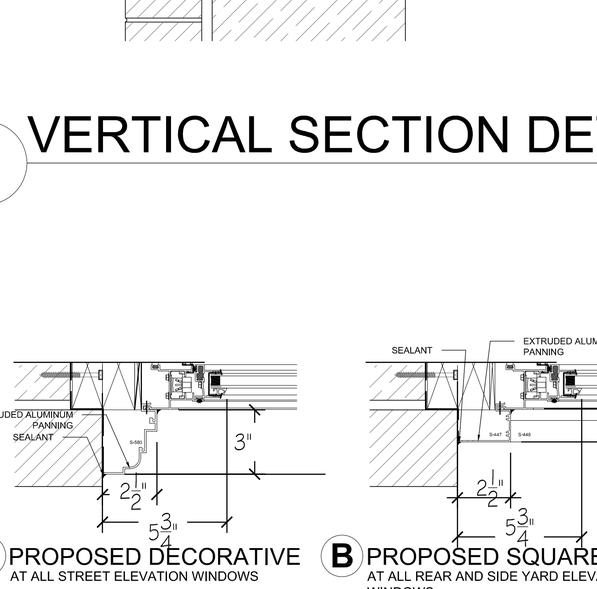
EXISTING GLAZED AREA =	1,662 SqIn
PROPOSED GLAZED AREA = -	1,568 SqIn
DIFFERENCE =	94.15 SqIn
DECREASE IN GLAZED AREA = 5.66%	

JAMB DETAIL

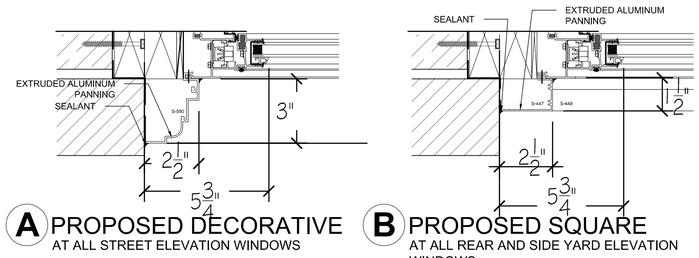


2 HORIZONTAL SECTION DETAIL





3 VERTICAL SECTION DETAIL



A PROPOSED DECORATIVE
AT ALL STREET ELEVATION WINDOWS

B PROPOSED SQUARE
AT ALL REAR AND SIDE YARD ELEVATION WINDOWS

4 BRICK MOLD TYPES

PROPOSED WINDOW - SINGLE UNIT - D.H.

(TRACO ALUMINUM 9000 SERIES DH - INDICATED)

KEY:

NOTES:

WINDOW INFORMATION:
FOR DOUBLE HUNG ALUMINUM WINDOW

INSTALL SINGLE UNIT OR DOUBLE UNIT DOUBLE HUNG WINDOW UNITS WHERE INDICATED. WINDOWS SHOULD TILT IN FOR CLEANING FROM THE INSIDE.

WINDOWS TO BE FITTED TO FILL FROM BRICK TO BRICK.

WINDOWS TO BE THERMALLY BROKEN ALUMINUM DOUBLE HUNG WINDOWS AS MANUFACTURED BY TEMPEST WINDOWS OF BROOKLYN, OR APPROVED EQUAL.

PROFILE OF BRICK MOLDING IS TO BE AS APPROVED.

EXTERIOR FINISH TO BE A FACTORY APPLIED FERNAFLUOR, COLOR AS APPROVED.

GLAZING TO BE OFTWO LAYERS OF 3/32" ANNEALED GLASS, WITH ARGON 1B, LOW-E GLASS, AND BLACK SPACERS.

INSTALL SIMULATED MUNTINS AT WINDOWS LOCATED AT THE FIRST, PATTERN AS INDICATED. SECOND AND THIRD FLOORS ON THE STREET ELEVATIONS. DO NOT INSTALL MUNTINS AT WINDOWS ABOVE THIRD FLOOR OR AT THE BACK ELEVATION WINDOWS.

OCCUPANT TO INSTALL WINDOW CHILD GUARDS WHEREVER REQUIRED BY LAW.

WRAP OPENINGS WITH WATERPROOF SHEET PRIOR TO THE INSTALLATION OF THE WINDOW.

SEAL PERIMETER OF WINDOW.

DESIGNING GROUP:

FACADEMD Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN
PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

PROPOSED WINDOW SINGLE UNIT - D.H. DETAILS

SEAL & SIGNATURE:

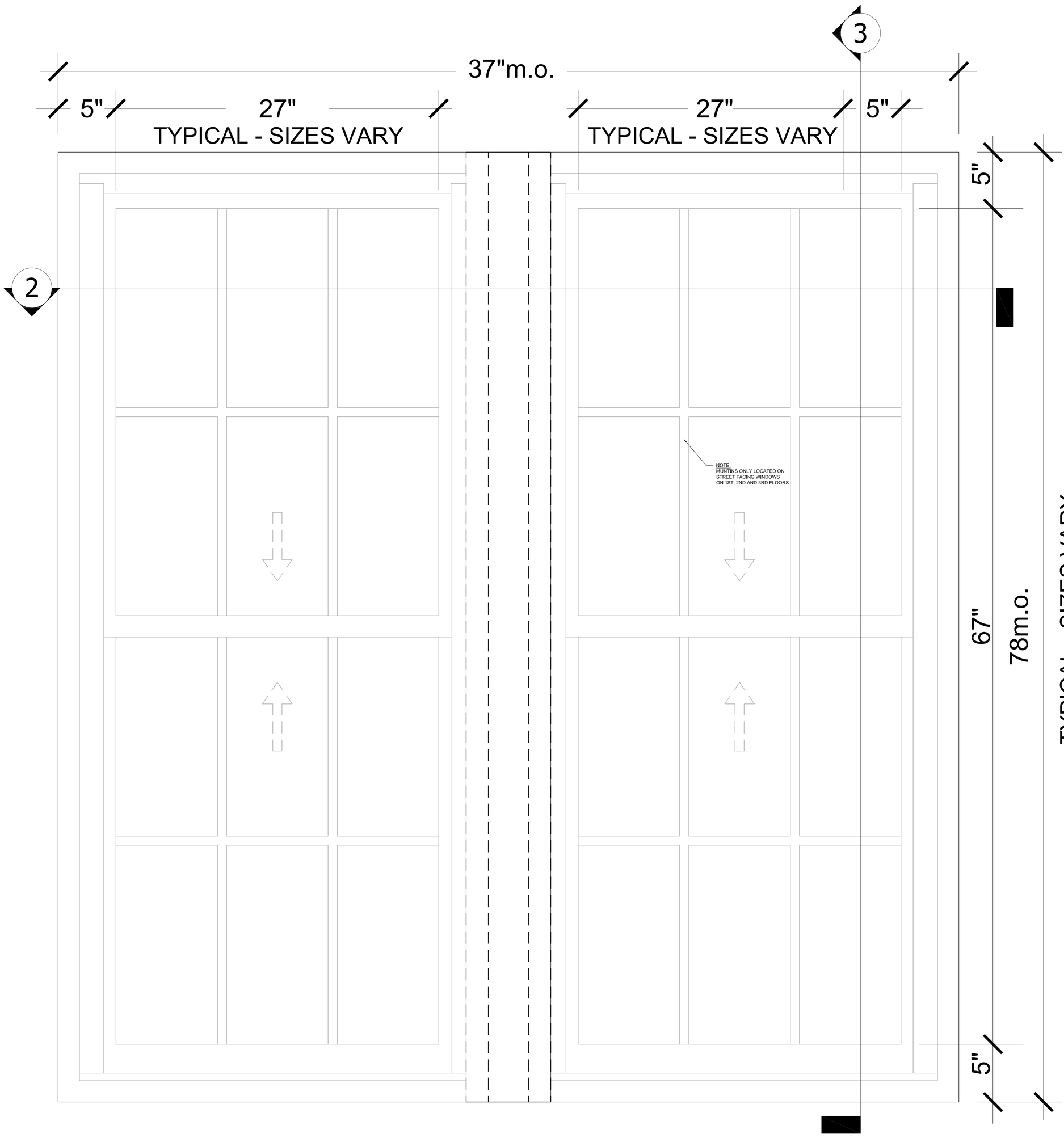
DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-401.00
CADD FILE No.
JOB:
SHEET 14 OF 14

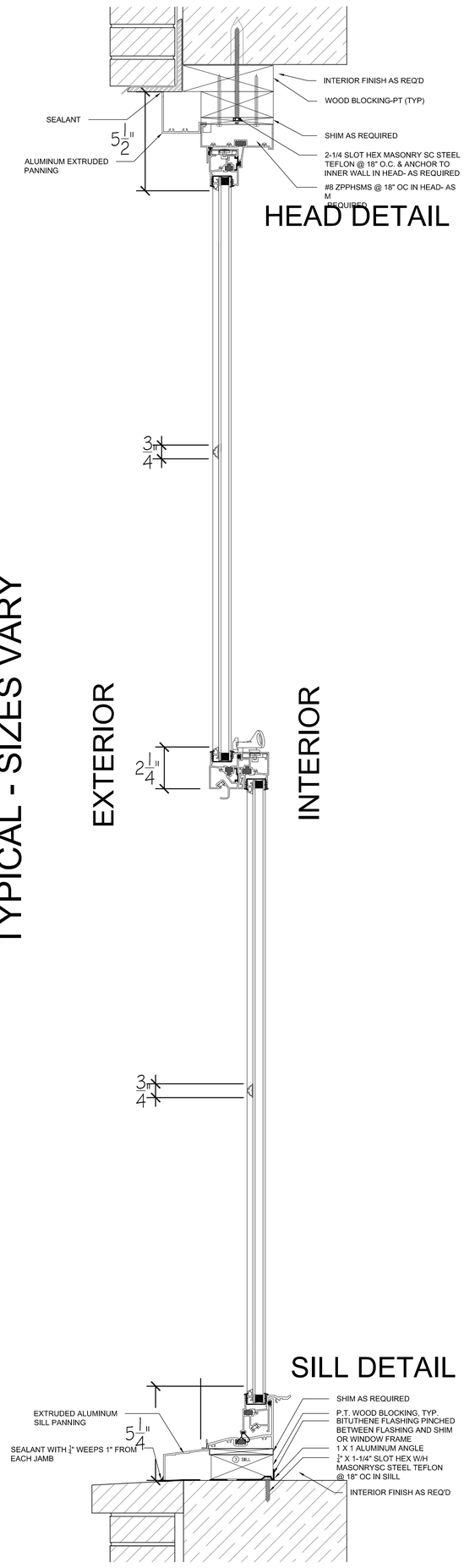
ENGINEER:
RICHARD W. LEFEVER
CERTIFICATION NO.: 075914
DATE SIGNED:

SCALE_FACTOR

SHEET SCALE
0 1/2" 1" 2"

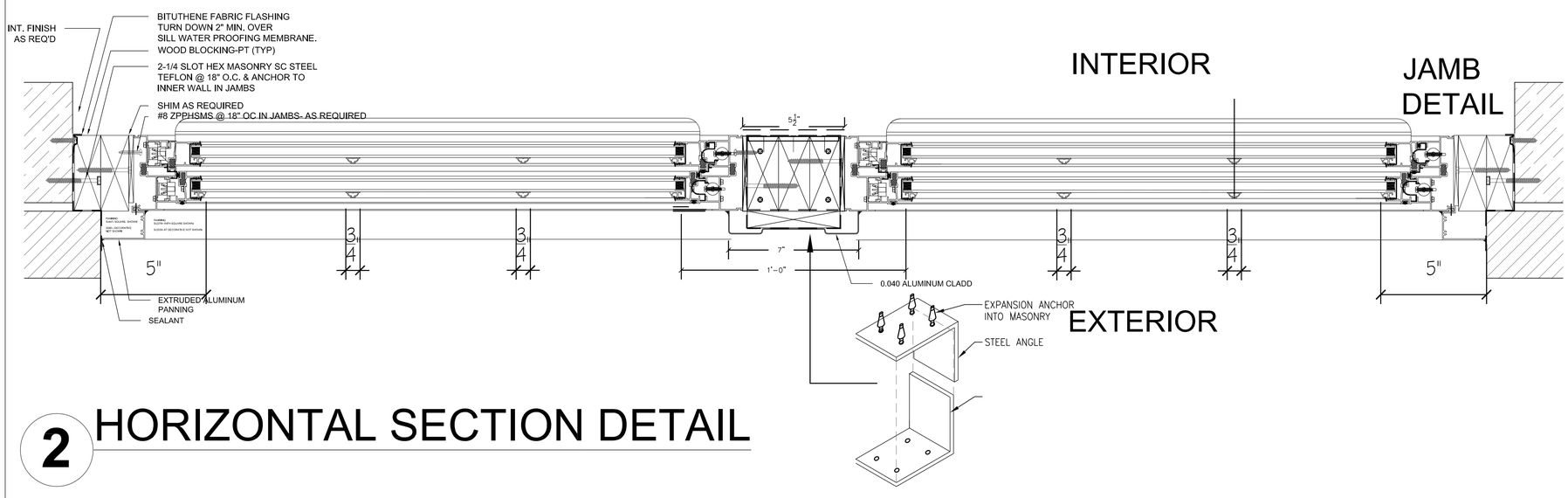
1 TYPE "A" - PROPOSED WINDOW
SCALE: 3" = 1'-0"

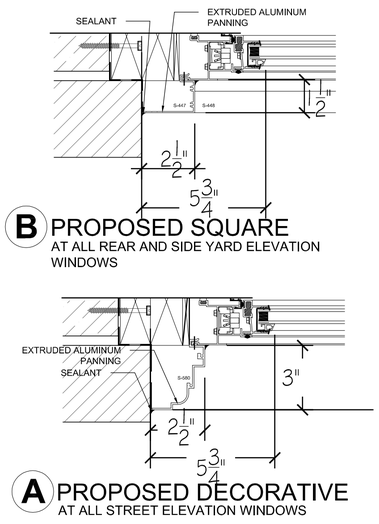




1 ELEVATION

3 VERTICAL SECTION





2 HORIZONTAL SECTION DETAIL

4 BRICK MOLD TYPES

PROPOSED WINDOW - DOUBLE UNIT - DOUBLE HUNG

(TRACO ALUMINUM 9000 SERIES DH - INDICATED)

KEY:

NOTES:

WINDOW INFORMATION:
LOW DOUBLE HUNG ALUMINUM WINDOW

INSTALL SINGLE UNIT OR DOUBLE UNIT DOUBLE HUNG WINDOW UNITS WHERE INDICATED. WINDOWS SHOULD TILT IN FOR CLEANING FROM THE INSIDE.

WINDOWS TO BE FITTED TO FILL FROM BRICK TO BRICK.

WINDOWS TO BE THERMALLY BROKEN ALUMINUM DOUBLE HUNG WINDOWS AS MANUFACTURED BY "TEMPEST WINDOWS OF BROOKLYN, OR APPROVED EQUAL.

PROFILE OF BRICK MOLDING IS TO BE AS APPROVED.

EXTERIOR FINISH TO BE A FACTORY APPLIED PERMAFLUOR, COLOR AS APPROVED.

GLAZING TO BE OFTWO LAYERS OF 1/8" ANNEALED GLASS, WITH ARGON 1B, LOW-E GLASS, AND BLACK SPACERS.

INSTALL SIMULATED MUNTINS AT WINDOWS LOCATED AT THE FIRST, PATTERN AS INDICATED. SECOND AND THIRD FLOORS ON THE STREET ELEVATIONS. DO NOT INSTALL MUNTINS AT REAR ELEVATION WINDOWS, ABOVE THIRD FLOOR OR AT THE BACK ELEVATION WINDOWS.

OCCUPANT TO INSTALL WINDOW CHILD GUARDS WHEREVER REQUIRED BY LAW.

WRAP OPENINGS WITH WATERPROOF SHEET PRIOR TO THE INSTALLATION OF THE WINDOW.

SEAL PERIMETER OF WINDOW.

DESIGNING GROUP:

FACADEMD
Architects & Engineers
362 FIFTH AVENUE
NEW YORK, N.Y. 10001
PHONE: (212) 560-9292
FAX: (212) 560-9746
www.FacadeMD.com

REVISIONS:

DATE	DESCRIPTION

CLIENT:
DOUGLAS ELLIMAN
PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

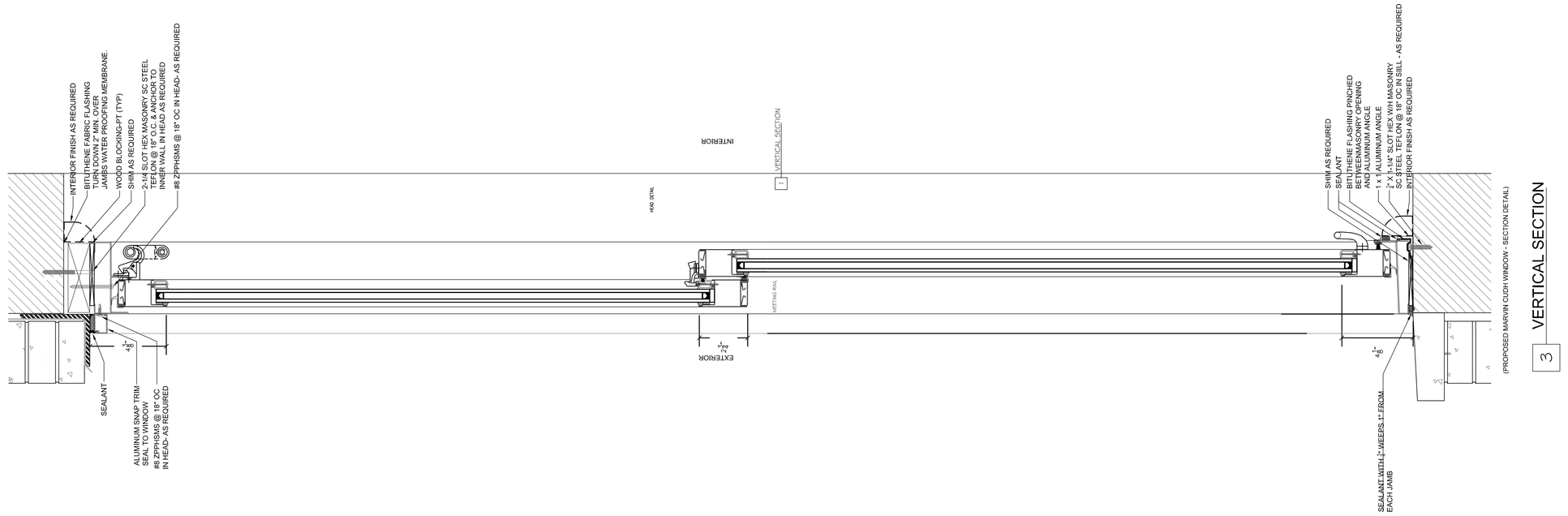
PROJECT:
WINDOW MASTER PLAN
911 PARK AVENUE
NEW YORK, NY

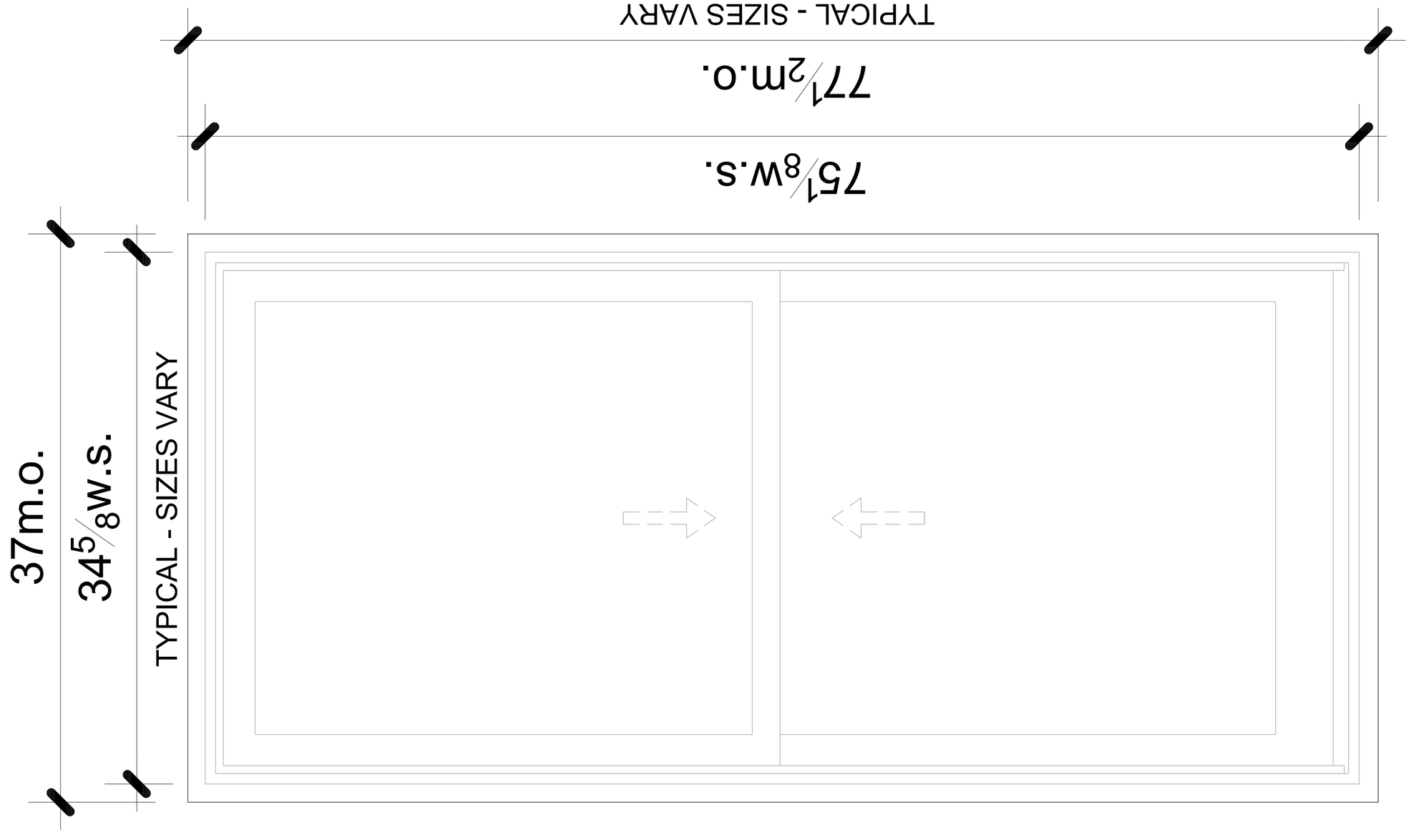
DRAWING TITLE:
PROPOSED WINDOW
DOUBLE UNIT - D.H.
DETAILS

SEAL & SIGNATURE:

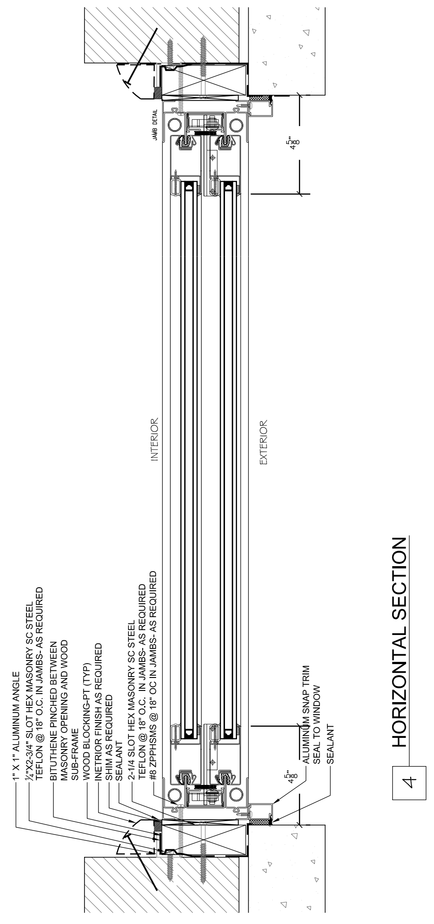
ENGINEER: RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: W.A.
CHK BY: R.W.L.
DWG. No. A-501.00
CADD FILE No.
JOB
SHEET 13 OF 14





1 TYPE "A" - PROPOSED WINDOW
SCALE: 3" = 1'-0"



KEY:

NOTES:

WINDOW INFORMATION–
STEEL FIRE RATED WINDOW

INSTALL SINGLE UNIT OR DOUBLE UNIT DOUBLE HUNG WINDOW UNITS WHERE INDICATED. NYC APPROVED WINDOWS TO BE OF SINGLE PANE AND ACHEIVE A 90 MINUTE FIRE RATING.

WINDOWS TO BE FITTED TO FILL FROM BRICK TO BRICK.

WINDOWS TO BE OPTIMUM, MODEL FR7650TDH, OR APPROVED EQUAL.

PROFILE OF BRICK MOLDING IS TO BE AS APPROVED.

COLD FORMED GALVANIZED STEEL COATED.EXTERIOR FINISH COLOR TO BE P.ANO–BROWN.

GLAZING TO BE OF 90 MINUTE RESISTANCEPS

OCCUPANT TO INSTALL APPROPRIATE WINDOW CHILD GUARDS WHEREVER REQUIRED BY LAW.

WRAP OPENINGS WITH WATERPROOF SHEET PRIOR TO THE INSTALLATION OF THE WINDOW.

SEAL PERIMETER OF WINDOW.

DESIGNING GROUP:

FACADEMD Architects & Engineers
362 FIFTH AVENUE
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www.FacadeMD.com

REVISIONS:

	DATE	DESCRIPTION

CLIENT:

DOUGLAS ELLIMAN
PROPERTY MANAGEMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROJECT:

WINDOW MASTER PLAN

911 PARK AVENUE
NEW YORK, NY

DRAWING TITLE:

PROPOSED WINDOW
FIRE RATED
SINGLE UNIT - D.H.

SEAL & SIGNATURE:

ENGINEER:
RICHARD W. LEFEVER
DATE SIGNED:
CERTIFICATION NO.: 075914

DATE: 7-8-2015
PROJECT No.: 14072
DRAWN BY: M.A.
CHK BY: R.W.L.
DWG. No. A-601.00
CADD FILE No.
JOB:
SHEET 14 OF 14

SCALE_FACTOR
SHEET SCALE
0 1" 2"