



The Pickwick House

33-35 Bethune Street

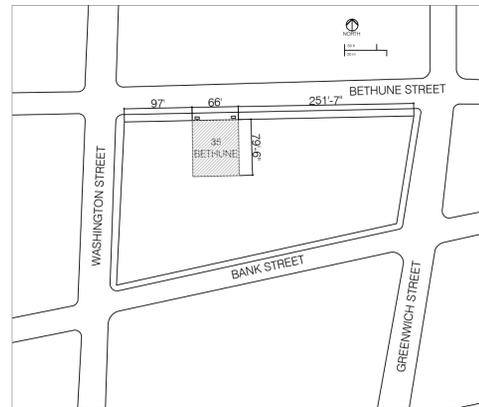
New York, NY 10014

NOTICE

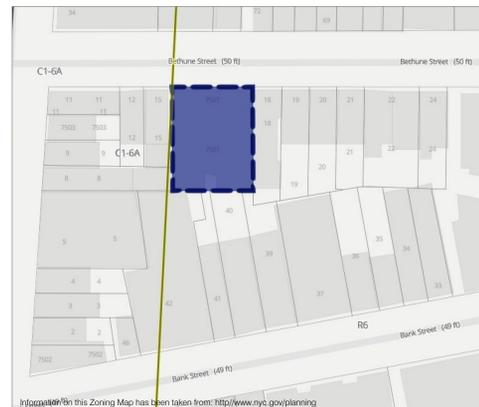
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REVISIONS / ISSUED

NUMBER	REVISION	DATE
1	ISSUED FOR BOARD REVIEW	6/25/2024



1 SITE PLAN
T-100
SCALE: NO SCALE



2 ZONING MAP
T-100
SCALE: NO SCALE

ZONING DATA:

Address: Pickwick House
33-35 Bethune Street
New York, New York 10014

Block: 635
Lot: 7501

Zoning District: R6 - General Residence District

Zoning Map: 12a

USE AND OCCUPANCY:

Occupancy Classification
Existing: RES - RESID. BLDG. - OLD CODE
Proposed: RES - RESID. BLDG. - OLD CODE

Construction Classification

Existing: 3: NON-FIREPROOF STRUCTURES
Proposed: 3: NON-FIREPROOF STRUCTURES

Multiple Dwelling Classification

Existing: HAEA
Proposed: HAEA

Building Height (ft.)

Existing: 75
Proposed: 75

Building Stories

Existing: 7
Proposed: 7

Dwelling Units

Existing: 23
Proposed: 23

SCOPE OF WORK SUMMARY:

Propose new wood entrance and doors to be re-created based on historical documentation and precedents.

Renovations to street level facade and first floor lobby as per plans filed herewith.

No change is proposed to use, egress or occupancy.

SPECIAL INSPECTIONS:

N.A.

PROGRESS INSPECTIONS

- Final 28-116.2.4.2, BC 109.5, Directive 14 of 1975, & 1 RCNY 101-10

ASBESTOS:

- The scope of work does not require related asbestos abatement as defined in the regulations of the NYC DEP.
- This is considered "Not an Asbestos Project."

INSURANCE NOTES:

- Insurance requirements shall comply with the most stringent of the following:
- Insurance requirements shall comply with the requirements of the Managing Agent, TKR Properties, Inc. and the Pickwick House.
- General Contractor and all Subcontractors shall provide Certificates of Insurance for Liability and Workman's Compensation in the amount specified by Owner or minimum \$ 1,000,000 each, listing Owner and Charles H. Henkels, Architect as additional insureds.
- General Contractor and Subcontractors shall submit Certificates of Insurance to the Managing Agent prior to the start of any work.

BUILDING DEPARTMENT NOTES:

- Building is an existing Residential, Type 3 non-fireproof construction as per "1968 NYC Building Code/2014 BC for Accessibility 2014 plumbing code 2011 NYC Electrical Code & 2020 NYC EEC (Energy Analysis)".
- Application being filed to show repairs to brick masonry on facade.
- NO CHANGE TO USE, EGRESS, OR OCCUPANCY.
- The construction code review for this project is based upon the Building Code of New York City and the State of New York.
- Contractor shall file and obtain all necessary permits.
- All required inspections are to be performed by professional architects or engineers licensed in the State of New York, authorized by the Owner, who shall make timely inspections and prepare reports required by law.
- Live Loading: Do not permit placing materials or equipment on new or existing structures to exceed design load of structure or endanger structure or people.
- Traffic: Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
- Do not close, block or otherwise obstruct streets, walks or other occupied or used facilities without written permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

FLOOD ZONE NOTES:

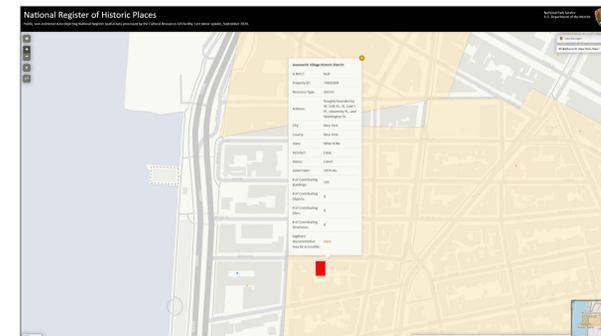
Area of work:
33-35 Bethune Street
New York, New York 10014
Block: 635
Lot: 7501
Flood Map: 3604970182F
The property is not located within the flood zone.

LIST OF DRAWINGS

T-100.00	Title Sheet
L-100.00	Historic Photos
L-101.00	Existing Conditions Photos
D-100.00	Demolition Notes
D-101.00	Selective Demolition Plan
A-100.00	Architectural Plan
A-103.00	Existing Facade Elevation
A-104.00	Proposed Facade Elevation
A-105.00	Proposed Entrance Doors Detail
A-106.00	Proposed Facade Sections & Details
A-107.00	Proposed Facade Sections & Details 2
A-109.00	Proposed Millwork Sections
A-110.00	Proposed Plan Millwork Cut at Tansom
A-111.00	Proposed Plan Millwork Cut at Glazing
A-112.00	Proposed Plan Millwork Cut at Bulkhead
A-113.00	Representative Door at 463 Greenwich Street
A-114.00	Proposed Millwork Schedules
A-115.00	Schedules
A-116.00	Proposed Entrance Door Notes

ENERGY CONSERVATION CODE STATEMENT:

This historic building is on the National Register of Historic Places and a contributing building to the Greenwich Village Historic District. It is exempt from the New York Energy Conservation Code under the provisions of: Section ECC C501.8 Historic buildings. No provisions of the code relating to the construction, repair, alteration, restoration, and change of occupancy shall be mandatory for historic buildings.



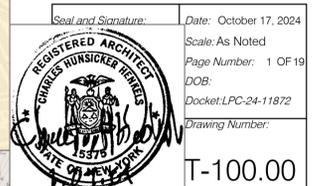
Owner:
Pickwick House
35 Bethune Street
New York, NY 10014

Managing Agent:
TKR Property Services, Inc.
9920 4th Avenue, Suite 305
Brooklyn, New York 11209
718-788-7900

Architects:
Charles H. Henkels, AIA, Architect
815 Greenwich Street, 4A
New York, New York 10014
212.255.3352
Email: Henkels.Arch@Verizon.Net
© 2024 Charles H. Henkels, AIA

Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Title Sheet





1 33-37 Bethune Street 1940 Tax Photo
SCALE: No Scale



2 Pickwick House ca. 1970s
SCALE: No Scale



3 Pickwick House Charles F Biele, & Sons 1932
SCALE: No Scale



4 Pickwick House 1983
SCALE: No Scale



5 Pickwick House 1981
SCALE: No Scale



6 463 Greenwich Street Representative Historic Door
SCALE: No Scale

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Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Historic Photos

Seal and Signature:	Date: October 17, 2024
	Scale: As Noted
	Page Number: 2 OF 19
	Drawing Number:
L-100.00	

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1
L-101 Photograph showing existing entrance and ground floor infill at east side. Large glazed storefronts are in the atrium of the duplex apartment here and no change is proposed.



2
L-101 Detail photograph of the entrance bay with aluminum doors and wood bulkhead to be removed and replaced with wood doors and millwork based on the historic storefronts.



3
L-101 Photograph showing existing entrance and ground floor infill at the west side. Large glazed storefronts are in the atrium of the duplex apartment here and no change is proposed.



4
L-101 Comparative photograph of bulkhead at entrance and adjacent bay. Bulkheads are aluminum storefronts with wood bulkheads and applied wood panel moldings. Transom bars do not align precisely.

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© 2024 Charles H. Henkels, AIA



5
L-101 Photograph of existing entrance. Aluminum doors are 7'-4" high and are proposed to be replaced with doors 8'-0" high as this is the only door accessing the building.



6
L-101 Detail photograph of the lower bulkhead infill, this area is wood with shallow applied wood panel molding with field-applied paint finish. Cast iron pier is at left.



7
L-101 Existing awning to remain with minor repairs.
SCALE: No Scale



8
L-101 Existing intercom door station is inside the vestibule and will remain at a similar location.

Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Existing Conditions
Photographs

Seal and Signature:	Date: October 17, 2024
	Scale: As Noted
	Page Number: 3 OF 19
	Drawing Number: L-101.00

SELECTED DEMOLITION NOTES:

- Contractor shall coordinate with the Architects regarding all items of selected demolition not specified or implied on the drawings or specifications and include all necessary costs in the bid.
- All materials shall be removed and disposed of in the proper legal manner.
- Protect existing work to remain from damage during demolition.
- Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulations.
- Contractor shall maintain the fire ratings of existing rated partitions.
- Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- All structural members are to remain undisturbed where located within construction that has been designated to be removed.
- Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
- When demolition takes place, should any work affect the integrity of the structure, Work must stop immediately and the Owner's representative notified. Under no circumstances shall reinforcing of any kind be damaged, cut or broken.
- Dust nuisance shall be kept to a minimum by keeping the material being demolished wetted down to the extent necessary to lay the dust at all times. Such wetting down of debris shall be done in a manner insuring against excess water entering the chutes and emptying into the street and the use of spray applied potable water for dust control is permitted and acceptable to the building management.
- Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.
- Environmental Controls: Comply with governing regulations pertaining to environmental protection.
- Services to electrical, mechanical and plumbing equipment to be removed shall be capped of and provided with proper terminations.
- Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
- Use power saw where possible to cut materials. Use electric saws only. Fuel powered equipment is not permitted.
- If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect rearrange selective demolition schedule as necessary to continue overall job progress without delay.
- Salvage Items: Where indicated on Drawings as "Salvage-Deliver to Owner", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.
- Historic artifacts, including cornerstones and their contents, commemorative plaques and tablets, antiques, and other articles of historic significance remain the property of the Owner. Notify Architect if such items are encountered and obtain acceptance regarding method of removal and salvage for Owner.
- Use debris chutes to remove material from demolition work at elevated locations as necessary.
- Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.

PROTECTION NOTES:

- Responsibility: These drawings do not include necessary components for construction safety. It shall be the sole responsibility of the Contractor to comply with all safety codes and regulations of governing agencies having jurisdiction. Contractor shall be solely responsible for initiating, maintaining, and supervising safety precautions and programs concerning project security. Contractor will consult with Owner as to preferred method if there are alternatives for methods to be used and location of safeguards. Comply with the requirements of governmental agencies having jurisdiction.
- General Requirements: Comply with all applicable laws, ordinances, rules, regulations, and orders of authorities having jurisdiction for safety of people and protection of property from damage, injury or loss.
- Live Loading: Do not permit placing materials or equipment on new or existing structures to exceed design load of structure or endanger structure or people.
- Cease operations and notify the Architect immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
- Means of Protection: Provide protective padding, platforms, walkways, ladders, barricades, chutes, closures, and other protection as required to protect construction to remain and ensure safe passage and prevent injury to people. Cover paths of wheeled traffic, including access ways, with heavy boards or plywood. Maintain protection in place until surface protected is no longer at risk.
- Erect and maintain dust-proof partitions and closures as required to prevent spread of dust or fumes to occupied portions of the building. Construct temporary insulated solid dustproof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed. Equip partitions with dustproof doors and security locks if required.
- Trenches: Do not permit trenches to remain open for prolonged periods without adequate board covering or fencing.
- Lead Paint: Contractor shall assume that this structure may have lead-containing materials such as paint, putty or other leaded materials. All peeling or loose paint, putty or other lead-containing materials shall be removed or adequately covered. Remove lead-containing paint from friction surfaces such as window sash and jambs. Remove lead-containing paint from moldings with chewable profiles. Putty containing lead shall be removed and replaced. Comply with all applicable laws, ordinances, rules, regulations, and orders of authorities having jurisdiction for safety of people and protection of property from damage, injury or loss. Work shall follow accepted industry practices and dispose of lead-containing material in proper legal manner.
- Temporary Weather Protection: During construction, provide protection against weather (rain, wind, storms, frost, or heat), and maintain work, materials, apparatus, and fixtures free from damage. At end of each work day, cover all exposed construction and materials to prevent damage from weather or other elements. Coordinate removal of old roofing and exterior elements with replacement of sheathing and shingles to minimize potential exposure of building to weather. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to insure that no water leakage or damage occurs to structure or interior areas of existing building. Contractor shall complete work on area before uncovering the next area.
- Erect temporary covered passageways as required by authorities having jurisdiction.
- Protect floors with Masonite, heavy paper, or other suitable coverings when necessary.
- Cover and protect furniture, equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.
- Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.
- Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
- Remove protections at completion of work.

PROTECTION OF ADJACENT STRUCTURES:

- Physical Inspection: Contractor shall examine all adjoining property intended to remain undisturbed, prior to the start of demolition operations, and at reasonable periods during the progress of work.
- Adjacent Roofs: The Contractor shall avoid the dropping of materials onto adjacent roofs, and shall leave all such roof, adjacent yards, and court areas free from droppings resulting from the demolition work.
- Adjacent Yards and Airshafts: The Contractor shall leave all adjacent yards, and court areas of adjoining properties free from all dropping of materials resulting from the demolition operations.

SAFETY REQUIREMENTS:

- Precautions: The Contractor shall be responsible for the safety of all workmen, the public, and property adjacent or otherwise during the demolition operations and shall take all necessary precautions such as the erection of catch platforms along street fronts and elsewhere as required. Foot bridges, barricades, sidewalk sheds and fences, all of which shall be furnished and installed under this contract shall be in accordance with the requirements of BC 3306 - BC 3315 of the New York City Building Code.
- All areas used by the public shall be free from ice, snow, grease, debris, equipment, materials, projections, tools of these items, substances or conditions that may constitute a slipping, tripping or other hazard.
- Floors and stairs shall be clean of excess debris.
- When not in use, equipment and tools shall be kept away from edges or openings.
- The street shall be cleaned of debris.
- Sufficient containers for the storage of refuse and debris shall be in place.
- Containers shall be covered when full and secured.

DISPOSAL OF DEMOLISHED MATERIALS:

- Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.
- The Contractor shall remove all debris, rubbish and waste from the site so that it will not interfere with the orderly progress of the work.
- Comply with any local requirements regarding recycling of materials.
- If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling and protection against exposure or environmental pollution.
- Burning of removed materials is not permitted on project site.
- Storage or sale of removed items on site will not be permitted.
- Partial Demolition and Removal: Items indicated to be removed but of salvageable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.

TEMPORARY POWER NOTES:

- Install temporary power and lighting in work area. Comply with National Electrical Code NFPA 70 and applicable codes.
- Inspect all existing electrical and telephone wiring and devices in the area of work and identify circuits that are active serving the upper floors. Tag circuits to remain for demolition contractor.
- The electrician shall verify in field prior to cutting existing circuits.
- Disconnect all inactive circuits in area of work for safe removal by demolition contractor.
- Verify old circuits in the existing electrical panel. If none are currently active, clean out panel and remove.
- Temporary power shall be taken from the common areas electrical panel.
- Install and maintain temporary lighting throughout the space with a 5 foot-candle minimum lighting level. This shall be maintained at all times throughout the duration of construction.
- Provide light switches at the entrance locations as designated.
- Where existing walls, finishes, doors and trim will be retained and restored, run temporary wiring hung through doorways, etc. to minimize impact on interior work.
- Provide temporary GFCI quad receptacles for construction crew use in each work area as required by code.

DEMOLITION NOTES:

- Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly in a systematic manner.
- All existing surfaces and equipment to remain shall be fully protected from damage. The contractor shall assume full responsibility for damage and shall make repairs as required without additional cost to the owner.
- No debris shall be allowed to accumulate on the site. Debris shall be removed by the contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
- No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
- All adjoining property affected by any operations of demolition shall be protected per the requirements of Article 19 of the NYC Building Code.
- Remove or relocate all wiring, plumbing and mechanical equipment affected by removal of partitions. Removed pipes, and/or lines shall be cut to a point of concealment behind or below finish surfaces and shall be properly capped or plugged.
- The contractor shall provide, erect and maintain all temporary barriers and guards and all temporary shoring and bracing as required by Department of Buildings rules and regulations.
- The contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.
- The contractor shall file all necessary certificates of insurance with the Department of Buildings, pay all fees, obtain all permits, and provide any and all bonds required by any city agency in order to do the work herein described.

SELECTIVE DEMOLITION NOTES:

- Contractor shall coordinate with the Architects regarding all items of selected demolition not specified or implied on the drawings or specifications and include all necessary costs in the bid.
- All materials shall be removed and disposed of in the proper legal manner.
- Protect existing work to remain from damage during demolition.
- Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulations.
- Contractor shall maintain the fire ratings of existing rated partitions.
- Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- All structural members are to remain undisturbed where located within construction that has been designated to be removed.
- Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
- When demolition takes place, should any work affect the integrity of the structure, Work must stop immediately and the Owner's representative notified. Under no circumstances shall reinforcing of any kind be damaged, cut or broken.
- Dust nuisance shall be kept to a minimum by keeping the material being demolished wetted down to the extent necessary to lay the dust at all times. Such wetting down of debris shall be done in a manner insuring against excess water entering the chutes and emptying into the street and the use of spray applied potable water for dust control is permitted and acceptable to the building management.
- Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.
- Environmental Controls: Comply with governing regulations pertaining to environmental protection.
- Services: Electrical, mechanical and plumbing equipment to be removed shall be capped of and provided with proper terminations.
- Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
- Use power saw where possible to cut materials. Use electric saws only. Fuel powered equipment is not permitted.
- If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without delay.
- Salvage Items: Where indicated on Drawings as "Salvage-Deliver to Owner", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.
- Use debris chutes to remove material from demolition work at elevated locations as necessary.
- Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.

OCCUPANCY PROTECTION NOTES:

- Construction work will be confined to the interior area on the 7th floor and will not create dust, dirt or other inconveniences to other occupied areas within the building.
- Egress: 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. Two means of egress from the building and all occupied floors shall be kept cleared and free of all obstructions such as building materials and tools.
- Fire Safety: All necessary laws and controls, as well as additional safety measures necessitated by the construction shall be strictly observed.
- Construction work will not involve interruption of heating water or electric services to other tenants of the building.
- Construction work will be confined to normal working hours 8:00 AM to 5:00 PM, Mondays through Fridays except legal holidays.
- Health Requirements: no asbestos will be disturbed during the course of this work as per ACP-5 filed with this application. no lead paint to be disturbed with out proper notification to the Dept of Environmental Protection, and abatement procedures. Specification of methods to be used for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities, and limitation of noise to acceptable levels shall be included. 3.1. There shall be included a statement of compliance with applicable provisions of law relating to lead and asbestos.
- Noise Restrictions: Comply with NYC noise control code.
- Structural Safety: No structural work shall be done that would endanger the occupants.

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 212.255.3352
 Email: Henkels.Arch@Verizon.Net
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Items to Remove:

- Non-bearing partitions as indicated.
- Remove all furred finishes back to original walls unless in reusable condition.
- Existing surface-mounted electrical conduits, circuits and devices, unless otherwise noted.
- Existing inactive telephone and data cables and all related devices.
- Miscellaneous metal hardware, shelves and other items attached to walls, ceilings, doors and windows.
- Windows as indicated on plan.

Project:
Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
Demolition Notes

<i>Seal and Signature:</i>	<i>Date:</i> October 17, 2024
	<i>Scale:</i> 1/2" = 1'-0"
	<i>Page Number:</i> 4 OF 19
	<i>Drawing Number:</i>
D-100.00	

BETHUNE STREET

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Mailbox Demolition Workscope

- Existing mailboxes need to be kept in service during construction
- Before the existing mailboxes are removed contact the local Post Office at 212-869-9740 and request they send someone to remove the existing USPS locks, failure to do so will result in a fine
- USPS will charge \$ 55.00 for each lost or damaged lock
- Once existing USPS locks are removed dispose of existing mailboxes as indicated

West wall at existing mailboxes must be altered to accommodate new mailboxes, tunnel out area around existing mailboxes to be removed.

Relocate existing thermostat

Remove existing doors and storefront and dispose of property

Walk off mat. Remove and store at superintendents direction

Remove existing shelf

Carefully remove existing signage and certificates at mailroom and turn over to building superintendent for future reuse

Remove existing doors and vestibule walls, dispose of property

Remove existing arch over mailroom

Remove walls, arch and door at existing closet

Existing switches and all related wiring to be relocated to electrical box for relocation

Existing intercom to remain in service. Intercom vendor to relocate to suit new doors

Shelf to remain, protect during construction

Remove existing lighting as indicated, supply temporary lighting as required

Chandelier to remain, protect during construction

ELEVATOR

Owner:

Pickwick House
35 Bethune Street
New York, NY 10014

Managing Agent:

TKR Property Services, Inc.
9920 4th Avenue, Suite 305
Brooklyn, New York 11209
718-788-7900

Architects:

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Email: Henkels.Arch@Verizon.Net
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Project:

Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:

Selective
Demolition Plan

Seal and Signature:



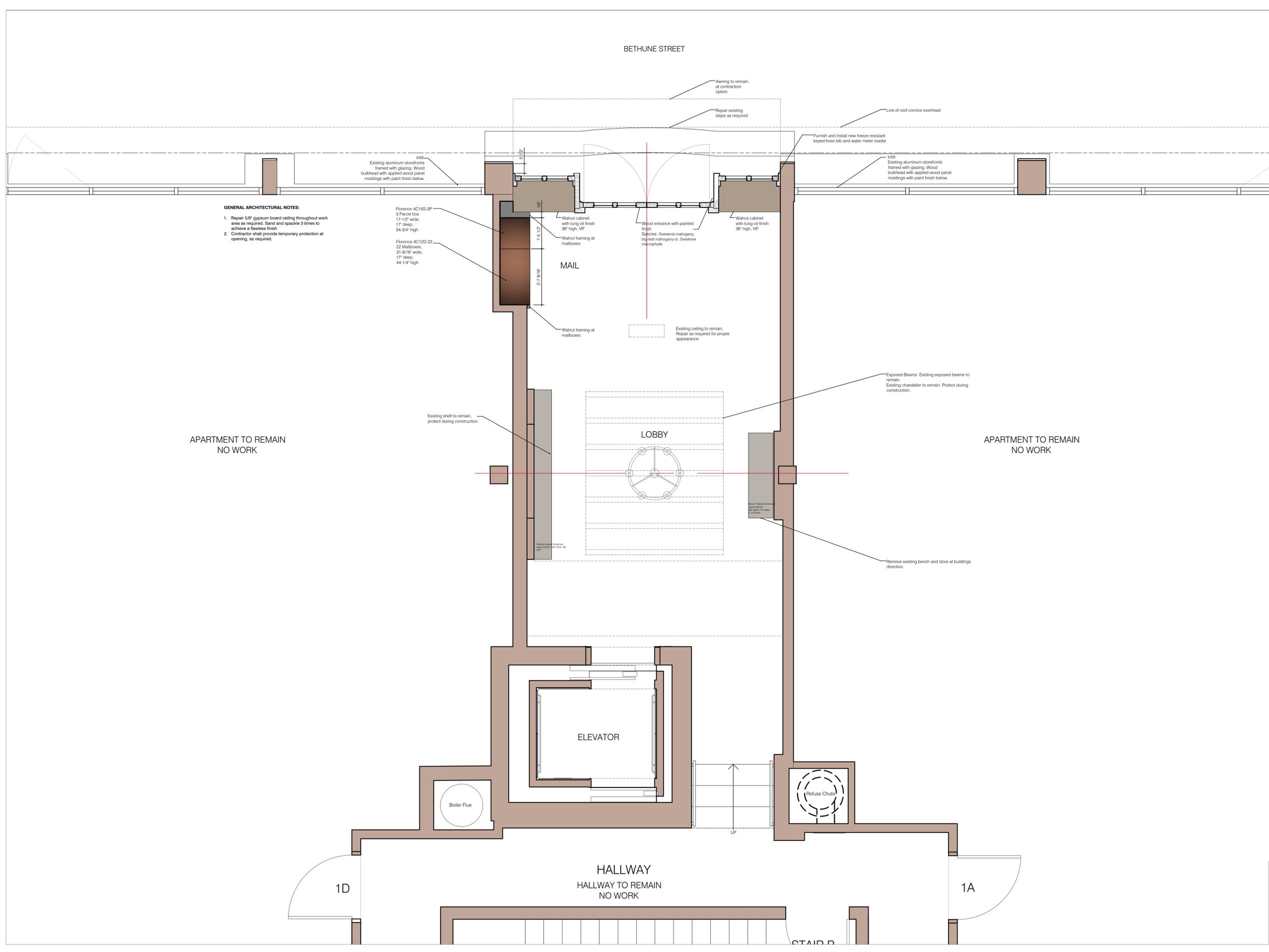
Date: October 17, 2024

Scale: 1/2" = 1'-0"

Page Number: 5 OF 19

Drawing Number:

D-101.00



GENERAL ARCHITECTURAL NOTES:
 1. Repair 5/8" gypsum board ceiling throughout work area as required. Sand and spackle 3 times to achieve a flawless finish.
 2. Contractor shall provide temporary protection at opening, as required.

Florence 4C1SS-3P
 3 Panel box
 17'-12" wide,
 17" deep,
 54-3/4" high

Florence 4C12D-22
 22 Mailboxes,
 31'-8 1/2" wide,
 17" deep,
 44'-1/4" high

Walnut cabinet with tung oil finish 36" high, V.F.
 Walnut framing at mailboxes

Wood entrance with painted finish
 Species: Swietenia mahogany, big-leaf mahogany or, Swietenia macrophylla

Walnut cabinet with tung oil finish 36" high, V.F.

Existing ceiling to remain. Repair as required for proper appearance.

Exposed Beams: Existing exposed beams to remain. Existing chandelier to remain. Protect during construction.

Existing shelf to remain, protect during construction.

Remove existing bench and store at buildings direction.

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REVISIONS / ISSUED

NUMBER	REVISION	DATE
1	ISSUED FOR BOARD REVIEW	6/25/2024

Owner:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

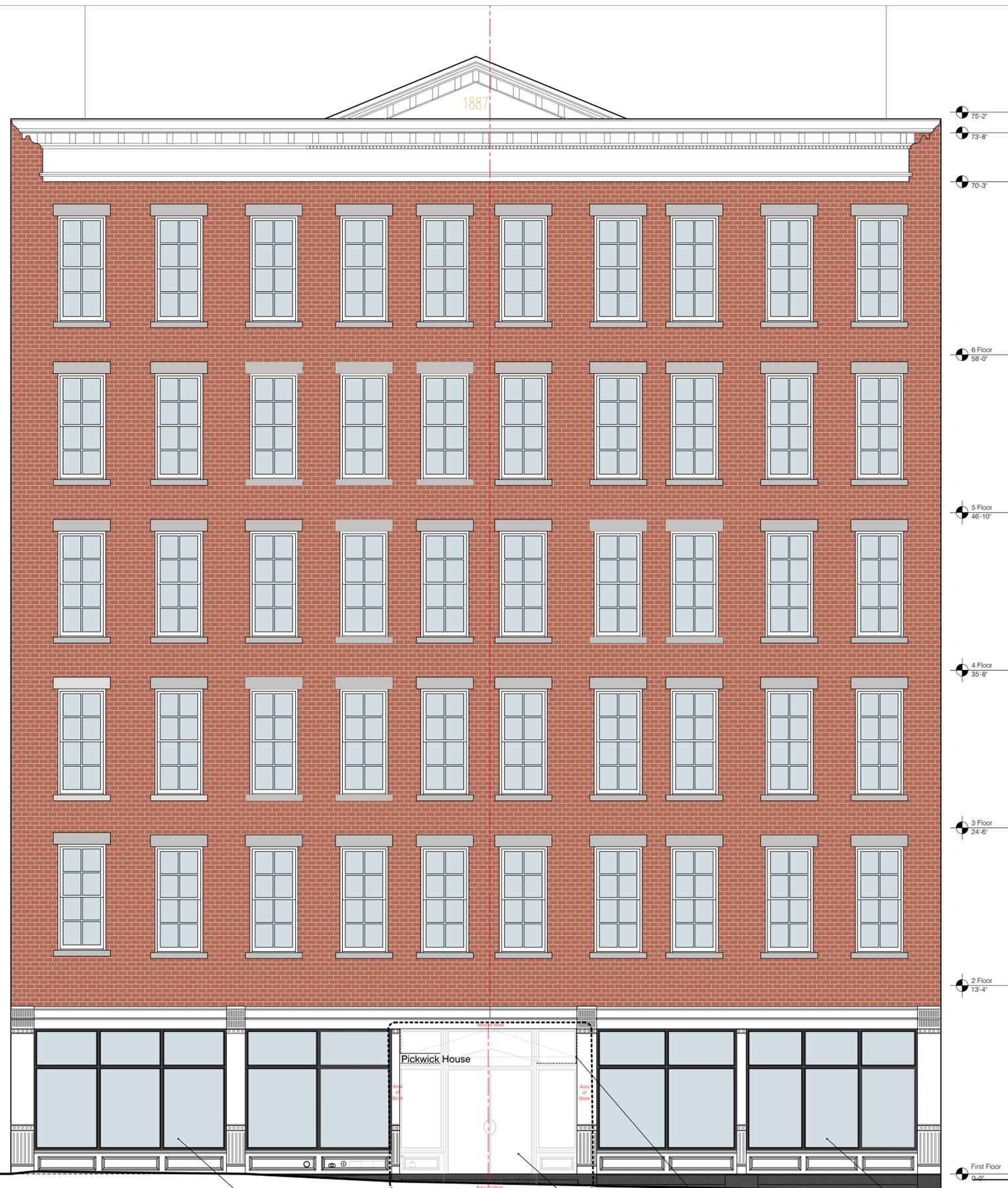
Managing Agent:
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 Brooklyn, New York 11209
 718-788-7900

Architects:
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 212.255.3352
 Email: Henkels.Arch@Verizon.Net
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Project:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
 Proposed Architectural Plan

Seal and Signature:  Date: October 17, 2024
 Scale: 1/2" = 1'-0"
 Page Number: 6 OF 19
 Drawing Number: A-100.00



Infill: Existing aluminum storefronts framed with glazing. Wood bulkhead with applied wood panel moldings with paint finish below to remain

Remove existing aluminum framed storefront and all related elements at entry and sidelights

Awning to remain, at contractors option

Infill: Existing aluminum storefronts framed with glazing. Wood bulkhead with applied wood panel moldings with paint finish below to remain

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Project:
Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
Existing Facade Elevation

Seal and Signature: _____ *Date:* October 17, 2024
Scale: 1/4" = 1'-0"
Page Number: 7 OF 19
Drawing Number: _____

A-103.00



Infill:
Existing aluminum storefront frames with glazing. Wood bulkhead with shallow applied wood panel moldings with paint finish below to remain

Infill:
Existing aluminum storefront frames with glazing. Wood bulkhead with shallow applied wood panel moldings with paint finish below to remain

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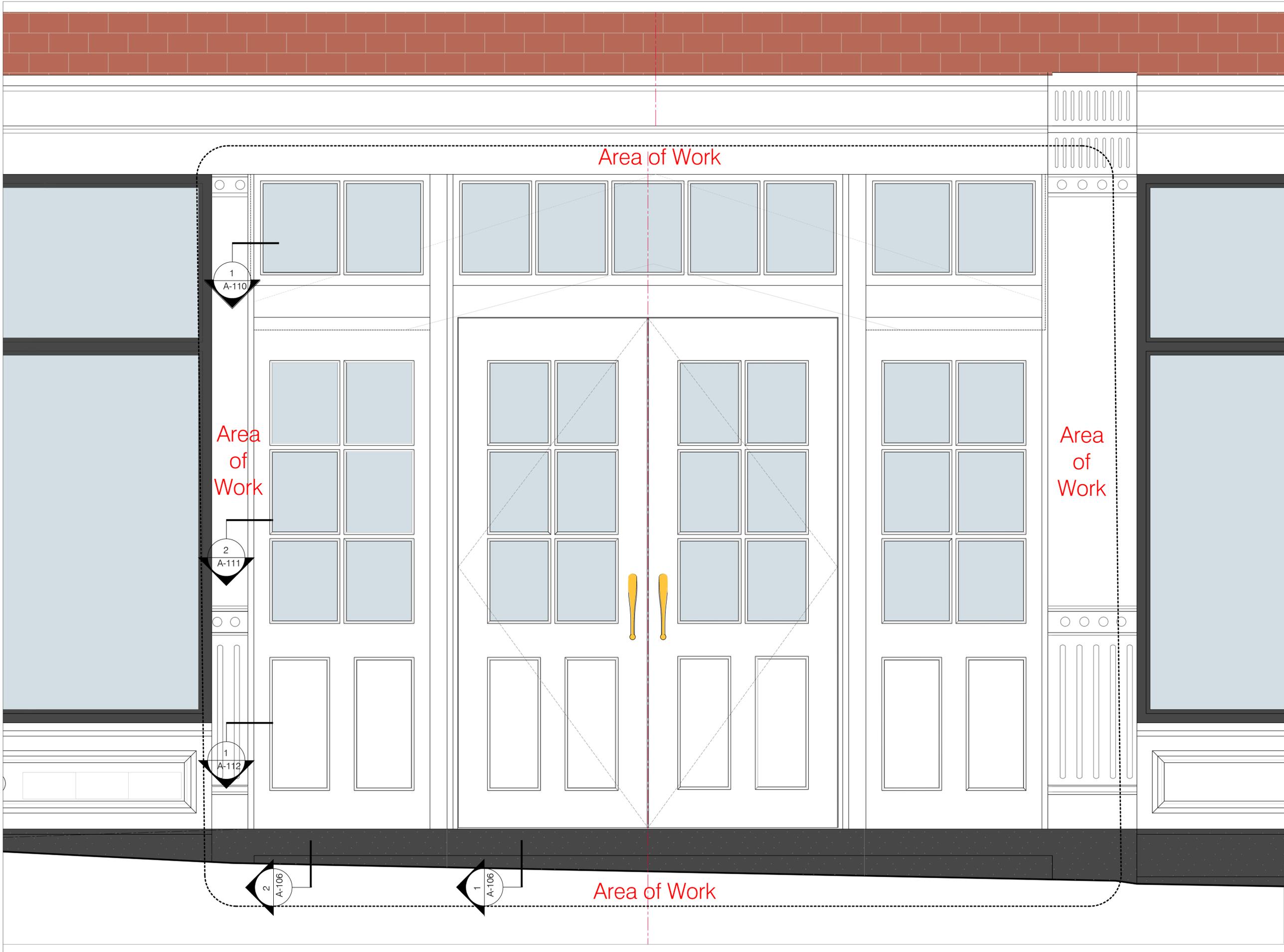
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Project:
Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
**Proposed
 Facade Elevation**

Seal and Signature: _____ *Date:* October 17, 2024
Scale: 1/4" = 1'-0"
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Drawing Number: _____

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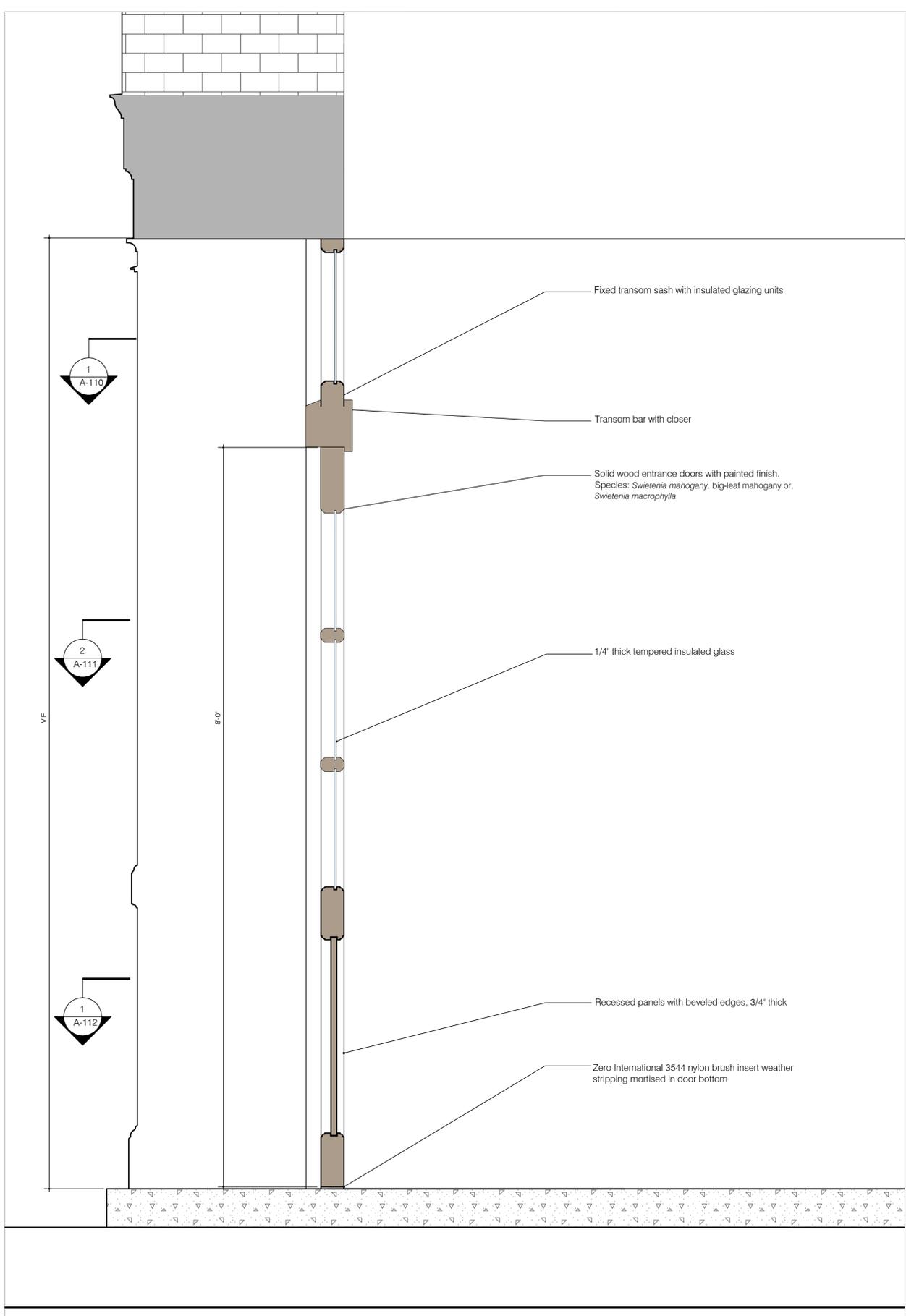
Project:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
 Proposed
 Entry Door Detail

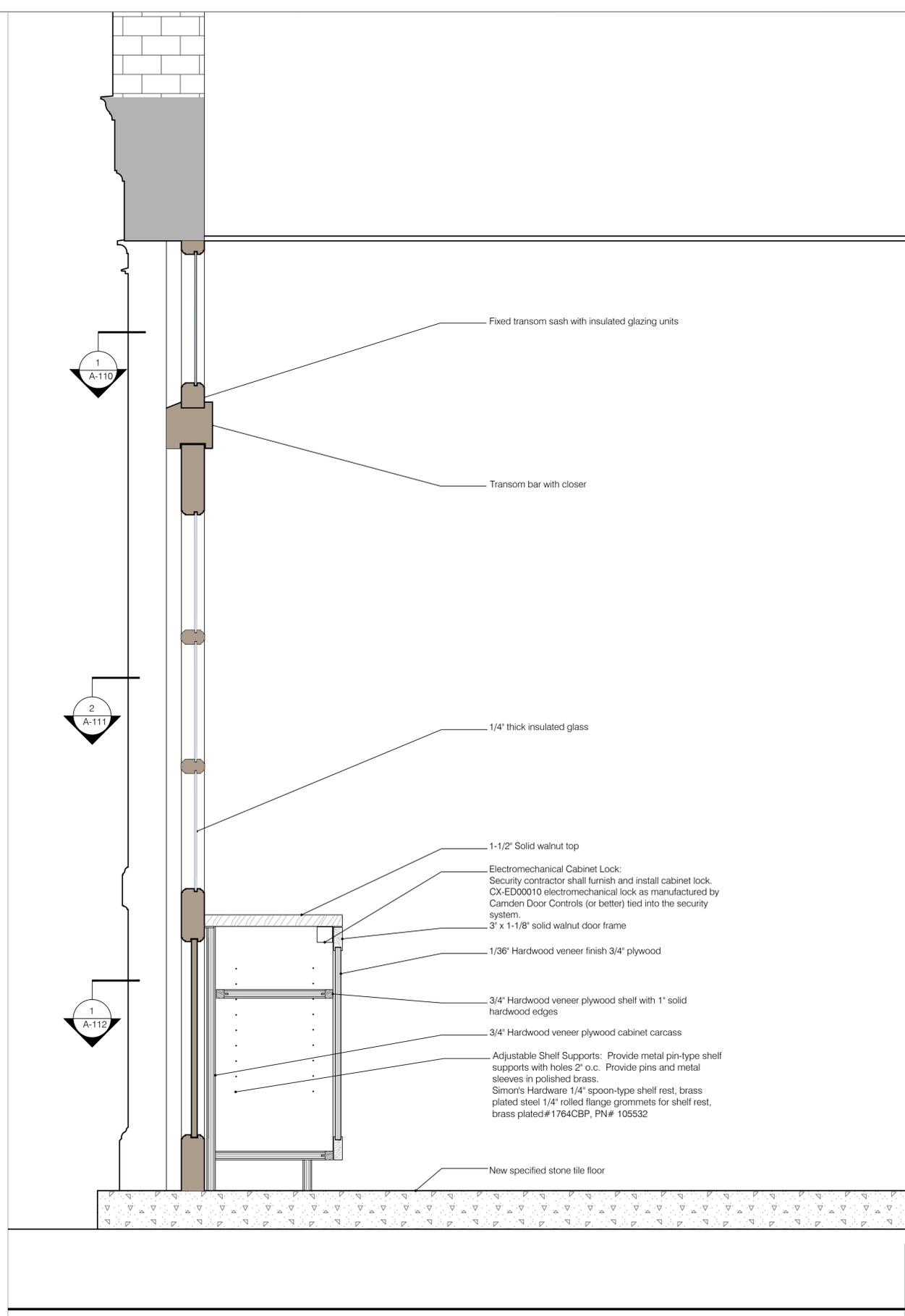
Seal and Signature: _____
Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 9 OF 19
Drawing Number: _____



A-105.00



1 Section Through Entrance Doors
SCALE: 1-1/2" = 1'-0"



2 Section Through Side Lights
SCALE: 1-1/2" = 1'-0"

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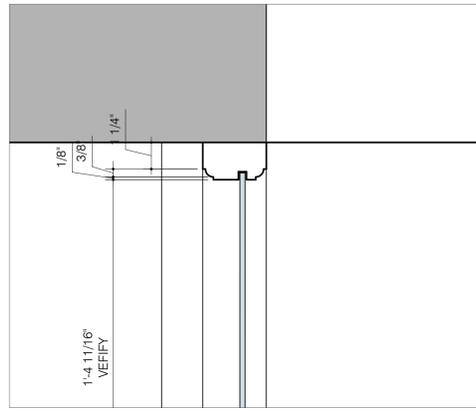
Project:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
 Proposed
 Facade Sections & Details

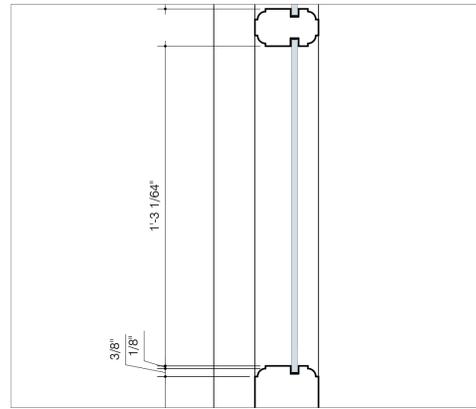
Seal and Signature: _____
Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 10 OF 19
Drawing Number: _____



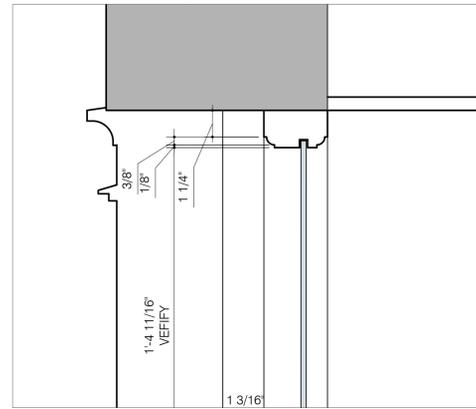
A-106.00



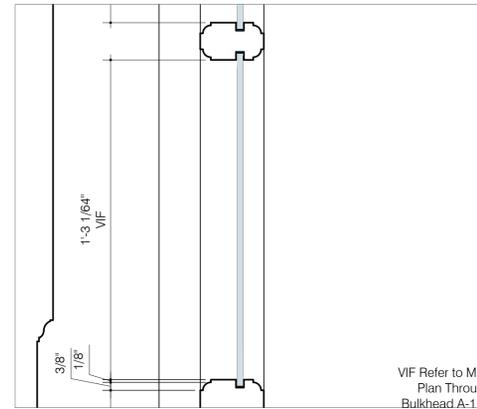
1 Entrance Doors and Transom Section at Head
SCALE: 3" = 1'-0"



4 Entrance Doors and Transom Section at Head
SCALE: 3" = 1'-0"

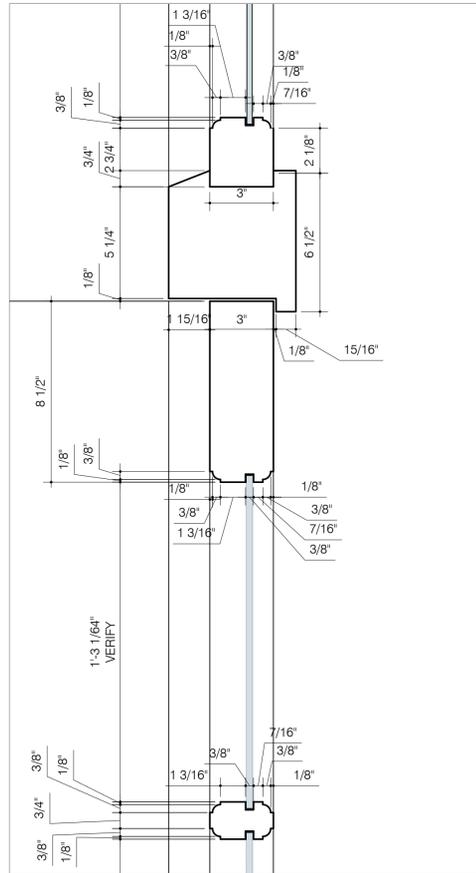


6 Side Lights and Transom Section at Head
SCALE: 3" = 1'-0"

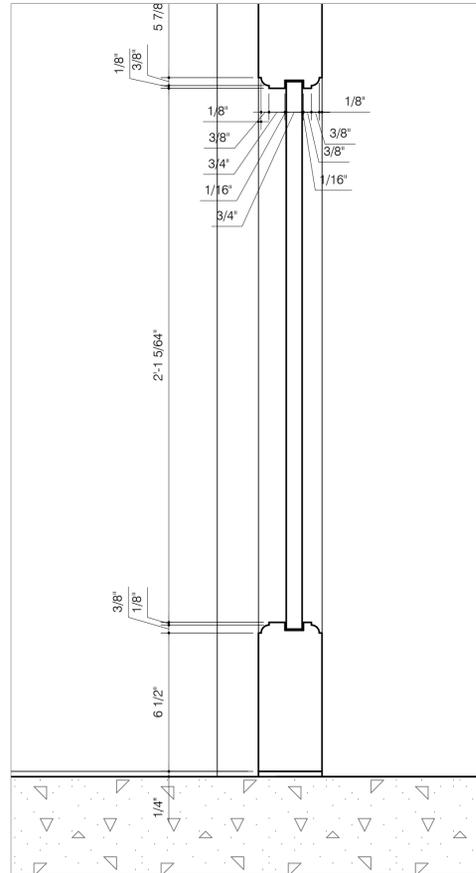


9 Side Light
SCALE: 3" = 1'-0"

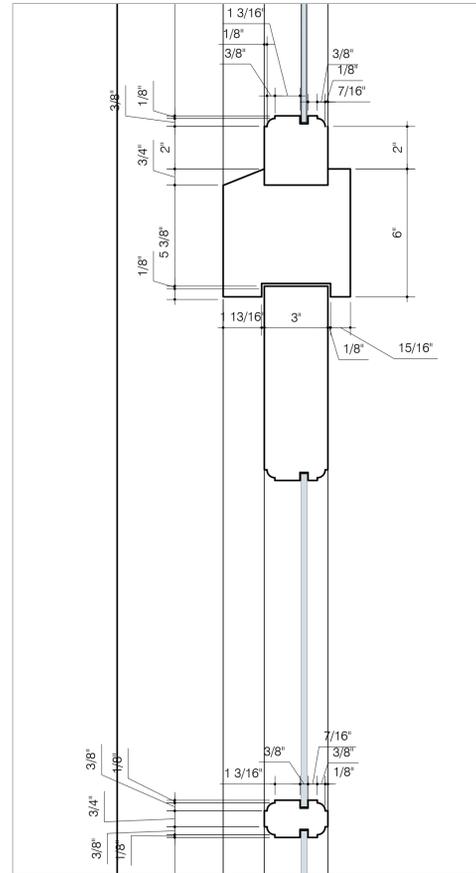
VIF Refer to Mill
Plan Through
Bulkhead A-112



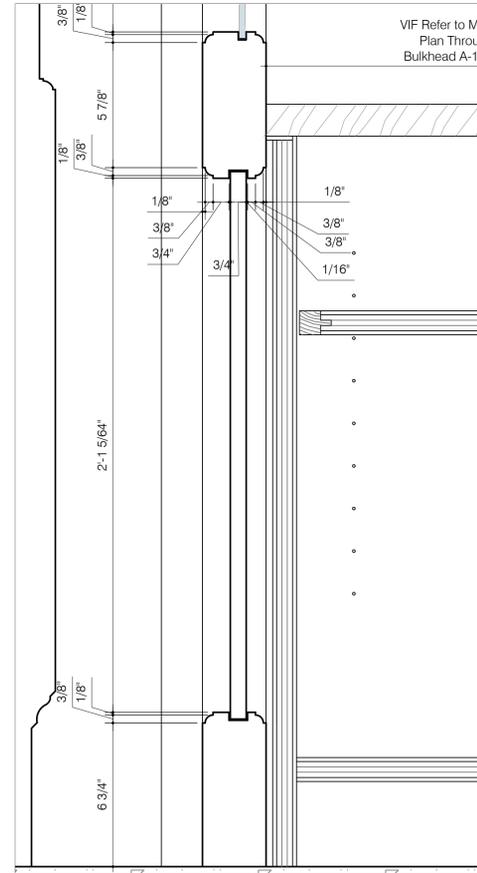
2 Entrance Doors and Transom Section at Head
SCALE: 3" = 1'-0"



5 Entrance Doors at Lower Panel
SCALE: 3" = 1'-0"

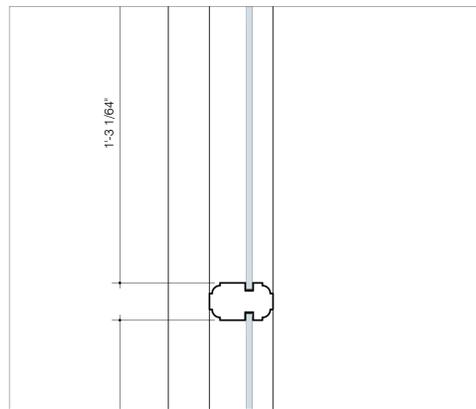


7 Side Light and Transom Section at Head
SCALE: 3" = 1'-0"



10 Side Light
SCALE: 3" = 1'-0"

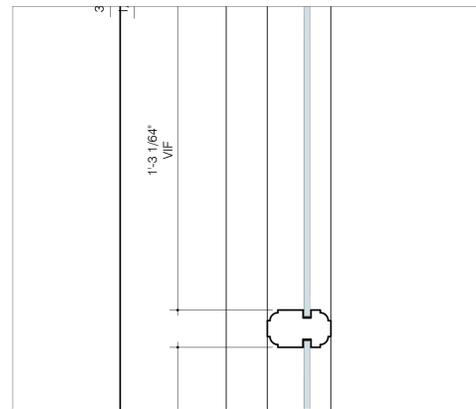
VIF Refer to Mill
Plan Through
Bulkhead A-112



3 Entrance Doors and Transom Section at Head
SCALE: 3" = 1'-0"



8 Side Light
SCALE: 3" = 1'-0"



8 Side Light
SCALE: 3" = 1'-0"

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Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Proposed
Millwork Sections

Seal and Signature:	Date: October 17, 2024
	Scale: 3" = 1'-0"
	Page Number: 12 OF 19
	Drawing Number: A-109.00

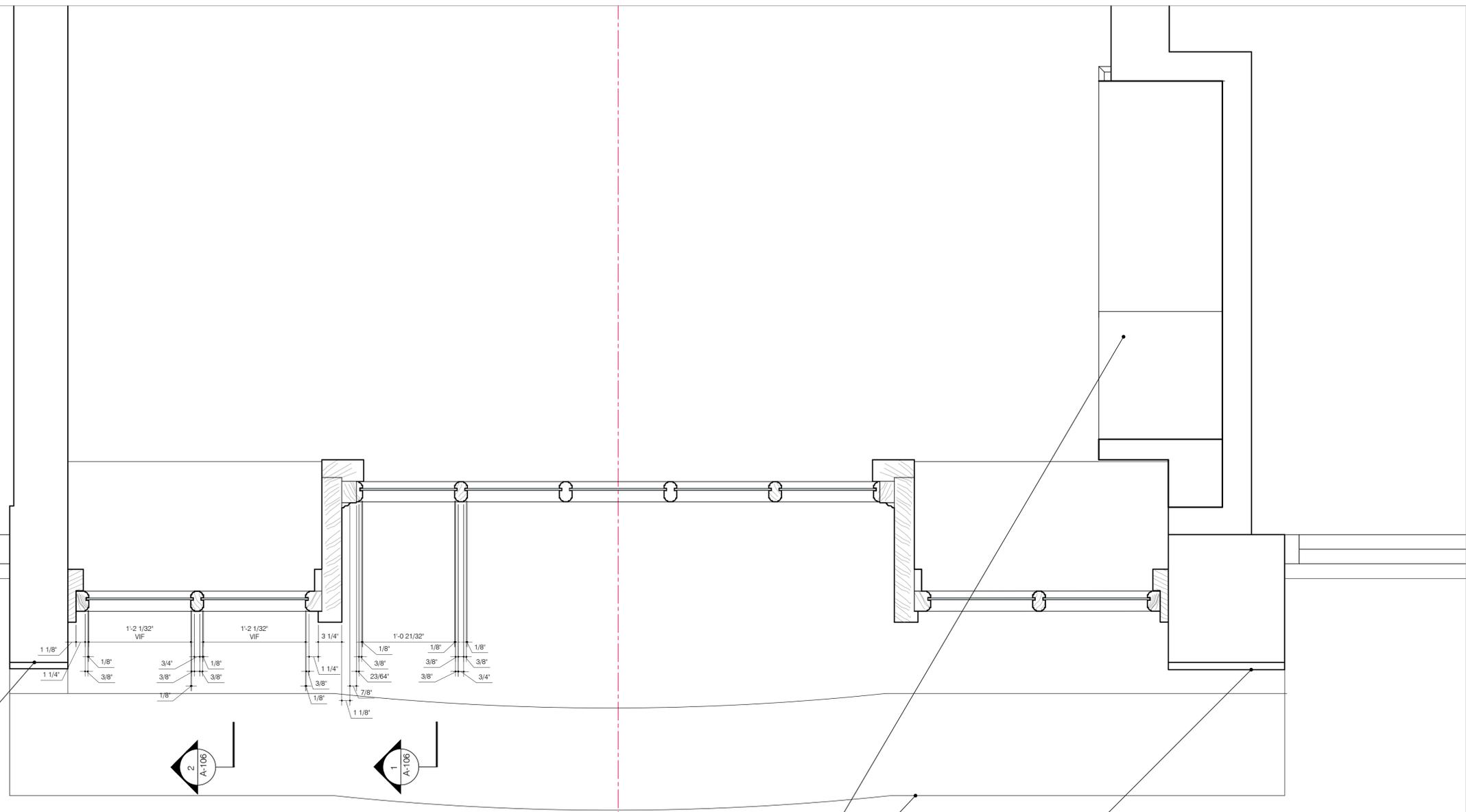
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NUMBER	REVISION	DATE
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Cast iron columns to remain

Existing aluminum framed storefront to remain

New mailboxes in walnut cabinet

Existing steps to remain

Cast iron columns to remain

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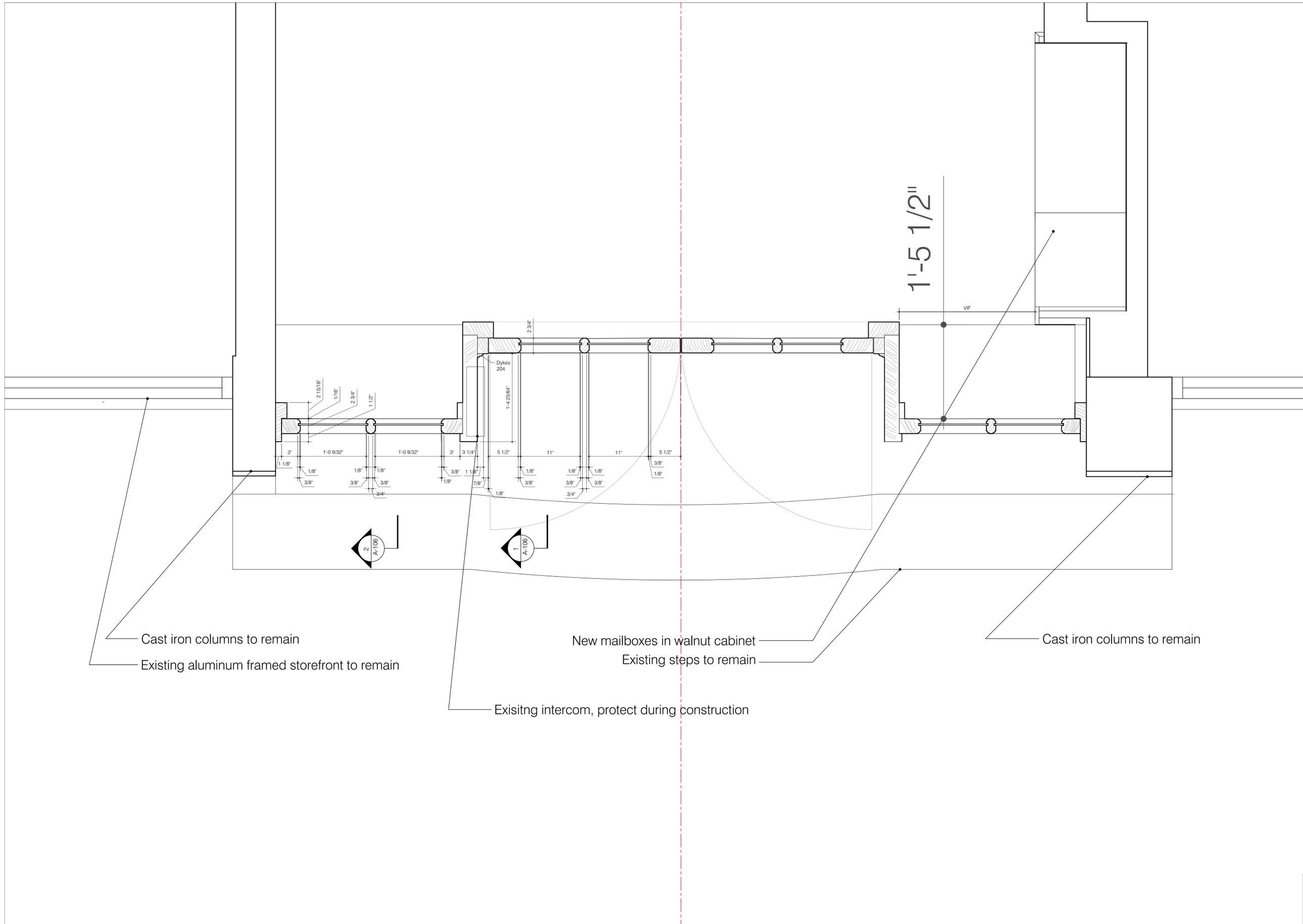
Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Proposed
Millwork Cut at Transom

Seal and Signature: _____ Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 13 OF 19
Drawing Number: _____



A-110.00



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 212.255.3352
 Email: Henkels.Arch@Verizon.Net
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Project:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
 Proposed Plan
 Millwork Cut at Glazing

Seal and Signature: _____
Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 14 OF 19
Drawing Number: _____



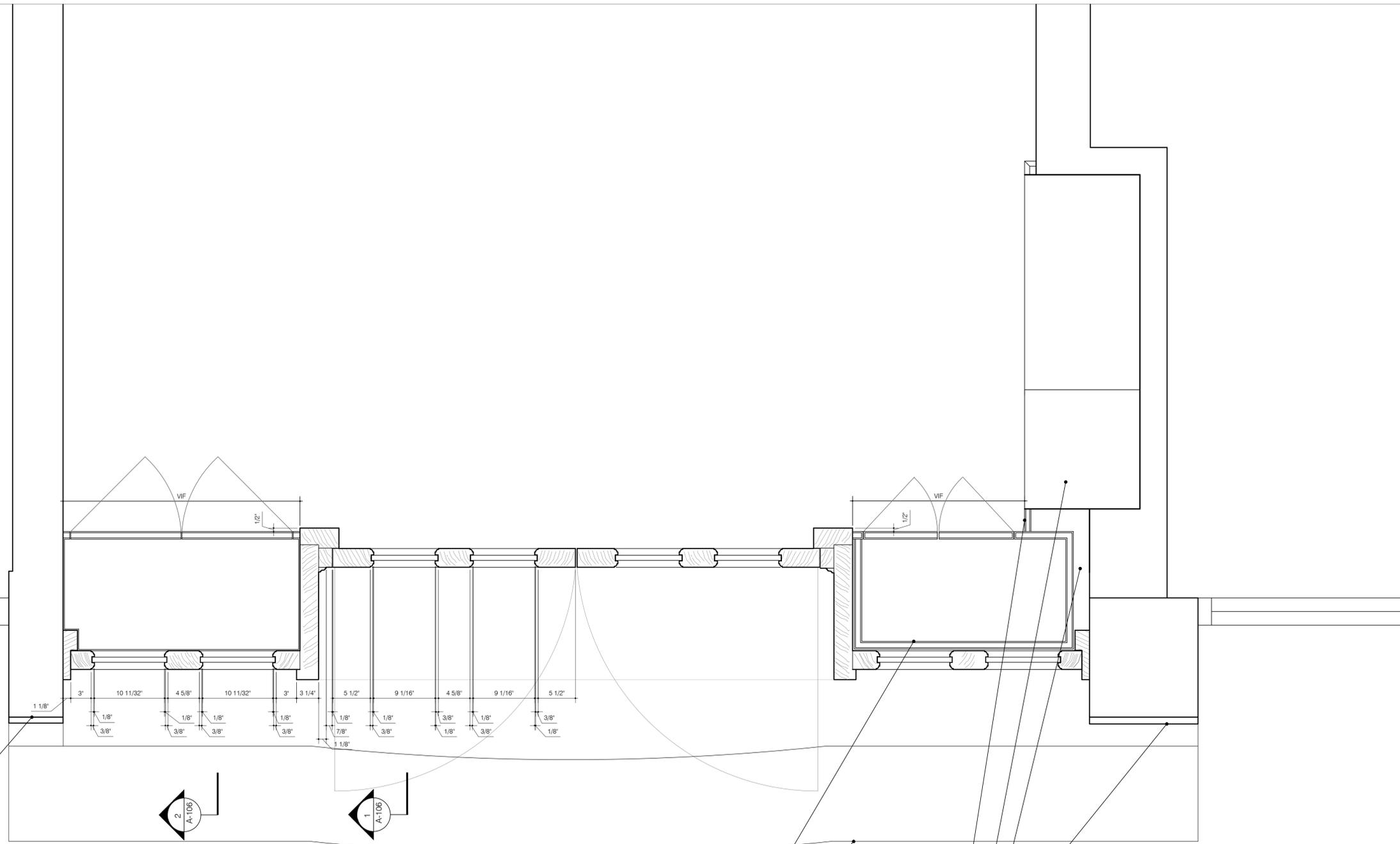
A-111.00

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Project:
 Pickwick House
 35 Bethune Street
 New York, NY 10014

Drawing Title:
 Proposed Plan Millwork
 Cut at Bulkhead

Seal and Signature: _____
Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 15 OF 19
Drawing Number: _____

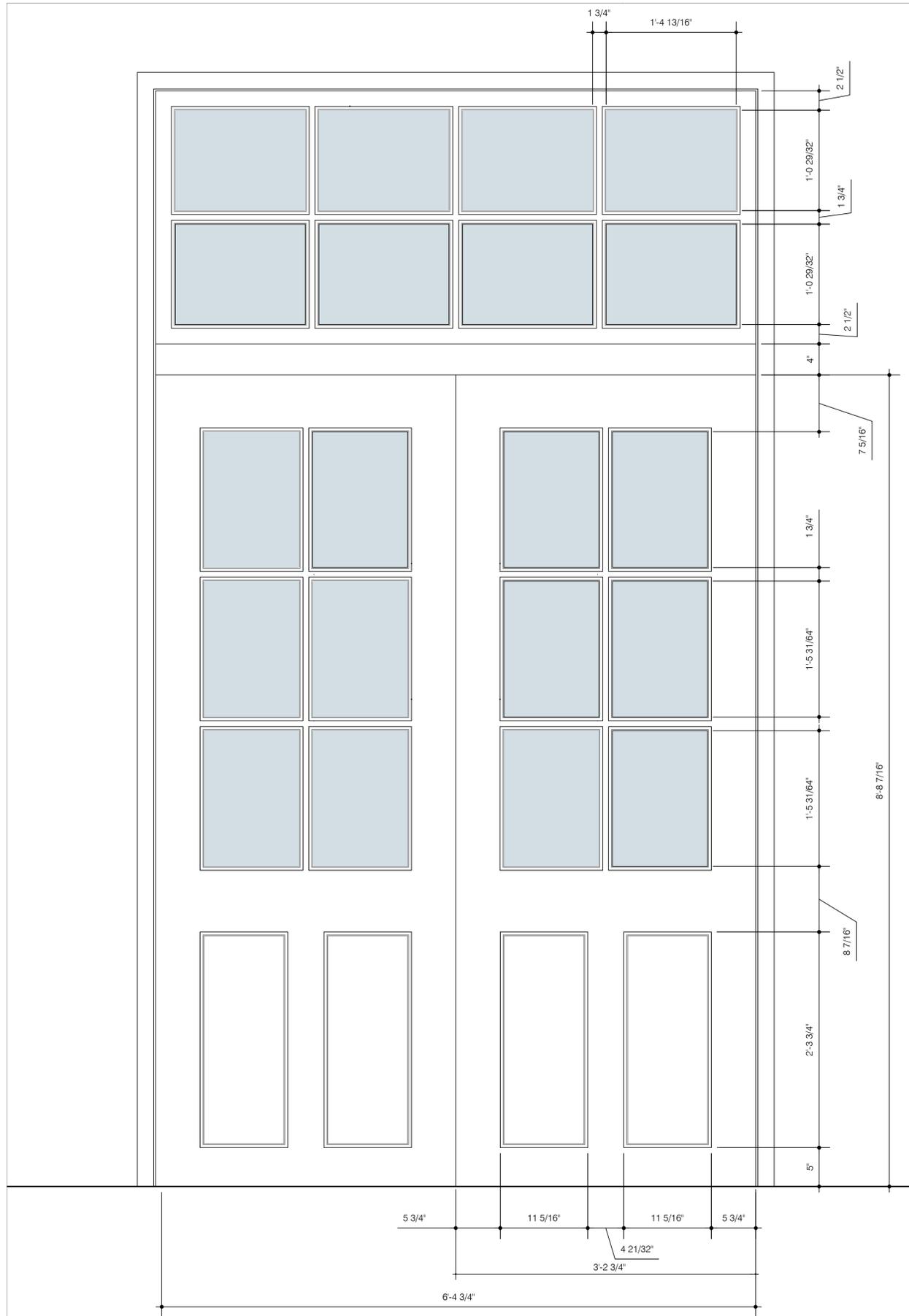


A-112.00

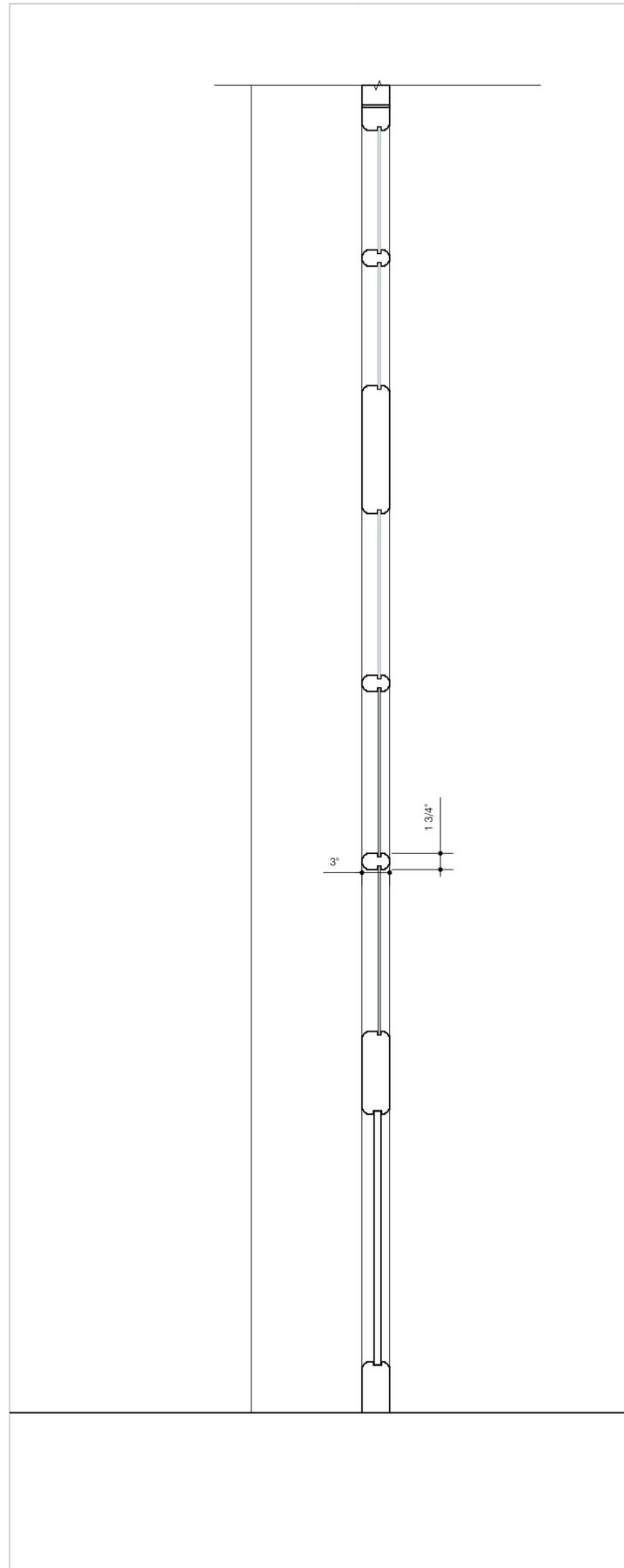
Cast iron columns to remain
 Existing aluminum framed storefront to remain

New walnut package cabinet
 Existing steps to remain

Cast iron columns to remain
 Walnut cabinet enclosure above base cabinet
 New mailboxes in walnut cabinet enclosure
 Walnut cabinet enclosure scribed to fit



1 Representative Door Elevation: 463 Greenwich Street
SCALE: 1-1/2" = 1'-0"



2 Representative Door Section: 463 Greenwich Street
SCALE: 1-1/2" = 1'-0"

REPRESENTATIVE DOOR NOTES:

Refer to photo reference 6/ L-100 of this door.

Details for the proposed doors and millwork are based on historic photographs. The profiles are often not discernable in such old often grainy black/white historic photographs.

While many 19th century loft buildings survive, most, like Pickwick House, have had the ground floor infill replaced with contemporary doors and glazing. For this project, a relevant historic example was located at 463 Greenwich Street.



This door provides the prototype for the proposed new doors and related millwork. The door height is 8'-8", more representative of a working loft building such as this. When 35 Bethune was the factory for Charles F. Biele and Sons they would have moved large cabinets for projects such as the Smithsonian Museum to the designs of Charles Platt. The present 7'-4" doors would have been too small.

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Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Representative Door
at 463 Greenwich Street

Seal and Signature: _____ Date: October 17, 2024
Scale: 1-1/2" = 1'-0"
Page Number: 16 OF 19
Drawing Number: _____



A-113.00

EXTERIOR PAINT SCHEDULE				
CODE	PAINT	LOCATION AND FEATURES PAINTED	PAINT LINE AND PRODUCT	REMARKS
PR-1	PRIMER	WOOD SUBSTRATES	FINE PAINTS OF EUROPE OIL TINTABLE PRIMER	GREEN/BLACK TINT FOR DARK FINISH COATS COMPLY WITH MANUFACTURER'S RECOMMENDATIONS WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK
PR-2	PRIMER	FERROUS METAL SUBSTRATES	BENJAMIN MOORE BRONCLO LOW LUSTRE METAL & WOOD ENAMEL #163	RED OIL BASE PRIMER AND TOPCOAT USE ONLY WHERE EXISTING CAST IRON IS PREVIOUSLY PAINTED WITH THIS PRODUCT WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK
PT-1	TRIM	CAST IRON PERS AT STOREFRONT BURGERS, CAST IRON CORNICE AT FIRST FLOOR WOOD WINDOW FRAMES ON UPPER FLOORS	BENJAMIN MOORE WORKCRAFT LATEX HOUSE & TRIM PAINT #170 ALTERNATE FOR CAST IRON: B. MOORE IMPERVO ALKID HIGH GLOSS ENAMEL #133	ESSEX GREEN MEDIUM GLOSS, READY MIXED COLOR SCUFF, SAND, PRESSURE WASH SPOT PRIME, SEALER USE ONLY WHERE EXISTING CAST IRON IS PREVIOUSLY PAINTED WITH THIS PRODUCT
PT-2	TRIM	ENTRANCE DOORS AND WOOD WINDOWS	FINE PAINTS OF EUROPE HOLLANDAC BRILLIANT 98	ESSEX GREEN MARINE QUALITY OIL BASED, ULTRA HIGH-GLOSS ENAMEL TINT TO MATCH BENJAMIN MOORE ESSEX GREEN APPLY 2 COATS MINIMUM COMPLY WITH MANUFACTURER'S RECOMMENDATIONS WORK SHALL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR ABOVE, FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF WORK



PT-1 & PT-2 BENJAMIN MOORE HC-188 ESSEX GREEN OR MATCH

1
A-113
NO SCALE
PROPOSED ENTRANCE FINISH COLOR

INTERIOR PAINT SCHEDULE					
CODE	PAINT	LOCATION	PRIMER AND TOPCOATS	COLOR	REMARKS
PR-1	PRIMER	WOOD WINDOWS AND TRIM	PRIMER: 1 COAT FINE PAINTS OF EUROPE OIL TINTABLE PRIMER	WHITE	ALL PURPOSE ALKYD PRIMER COMPLY WITH MANUFACTURER'S RECOMMENDATIONS
PR-2	PRIMER	WALLS AND CEILING	PRIMER: 1 COAT BENJAMIN MOORE ULTRA SPEC MASONRY SEALER N609 PRIMER: 1 COAT BENJAMIN MOORE STIX WATERBORNE BONDING PRIMER #SCA-110 IF FRESH PLASTER USE ALKALI RESISTANT PRIMER	WHITE	ACRYLIC-URETHANE PRIMER WITH HIGH ADHESION TO HARD-TO-COAT SURFACES SCRAPE TO REMOVE ALL LOOSE PAINT, DO NOT SANE APPLY IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS
PT-1	FINISH	WOOD, WALLS, TRIM	FINISH: 2 COATS BENJAMIN MOORE REGAL SELECT MATTE #548	TBD	MATTE FINISH SPOT PRIME AS REQUIRED ON WATER STAINS AND NEW REPAIRS WITH BENJAMIN MOORE FRESH START MULTIPURPOSE OIL PRIMER #COBS .PROVIDE BRUSH-OUTS FOR OWNER APPROVAL
PT-2	FINISH	CEILINGS	FINISH: 2 COATS BENJAMIN MOORE WATERBORNE CEILING PAINT - FLAT #508	WHITE	100% ACRYLIC FLAT FINISH

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FINISH MATERIALS SCHEDULE				
MARK	MATERIAL	PRODUCT	COLOR	REMARKS
T-1	NATURAL SLATE STONE FLOOR AT LOBBY AND ELEVATOR	TO MATCH EXISTING STONE AT LOBBY		AFRICAN MULTICOLOR CLEFT SLATE, GAUGED 16" X 16" X 3/8" JOINT WIDTH 1/4" MATCH EXISTING
G-1	GROUT	LATACRETE 1500	24 NATURAL GRAY	SANDED GROUT, FOR JOINTS MORE THAN 1/8" WIDE JOINT WIDTH TO MATCH EXISTING COLOR TO MATCH EXISTING, VERIFY PRIOR TO PROCEEDING WITH WORK

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Project:
Pickwick House
35 Bethune Street
New York, NY 10014

Drawing Title:
Schedules

LIGHT FIXTURE SCHEDULE									
TAG	LOCATION	MANUFACTURER	CATALOG NO.	LAMPS	WATTS	QUANTITY	SUBTOTAL	MOUNTING	REMARKS
A	LOBBY	COLUMBIA	MPS-4-35-VW-C-W-E-U 4' LED LINEAR	LED	27	7	189	CEILING	LUMEN PACKAGE 3300 NOMINAL LUMENS COLOR TEMP 3000K VOLTAGE 120V-277V CEILING MOUNTED AT ALL LOCATIONS ACCESSORIES: MPSC INJECTION MOLDED ABS MATERIAL CURVE ENDCAP PROVIDE MOTION SENSOR FOR LIGHTS AT LAUNDRY AND STORAGE ROOM
B	EXTERIOR ENTRANCE	NA	LED TBD	NA	NA	NA	NA	NA	NA
C	HALLWAY	NA	EXISTING TO REMAIN	NA	NA	NA	NA	NA	NA
D	LOBBY	NA	EXISTING TO REMAIN	NA	NA	NA	NA	NA	REPLACE LIGHTS WITH LED TUBULAR LAMPS

Seal and Signature:	Date: October 17, 2024
	Scale: No Scale
	Page Number: 18 OF 19
	Drawing Number: A-115.00

SECTION 08220 - WOOD DOORS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.02 SUMMARY

A. Extent of each type of wood door unit is indicated on drawings and schedules.

B. Types of wood door units required include the following:

- 1. Operable Entrance Doors
2. Fixed Door Sidelight Windows

C. Wood Trim: Refer to drawings and provide all integral components of door units including casings, moldings, stools, aprons, subsills, mullion covers and similar components.

D. The extent of the wood door work is shown on the Drawings and in the Door Schedule and is described in this Section. Provide all wood door and wood frame work complete, in place, as shown, scheduled, specified here or as required for a proper job. Without limitation, work specified here includes:

- 1. Remove existing doors and all related components.
2. Repair or replace all rotted, deteriorated materials as required to accept the new doors. Verify with architect before any work.
3. Install new doors in locations indicated with all hardware.
4. Glazing: Refer to "Glass and Glazing" section for glazing all door units, including those specified to be factory preglazed.

1.03 QUALITY ASSURANCE:

A. Provide doors meeting or exceeding the minimum standards as set forth by the following organizations unless standards are modified or exceeded by this specification.

- 1. WDMA Window and Door Manufacturer's Association quality standards shall equal or exceed "A" grade.
2. AWI Architectural Woodwork Institute Architectural Woodwork Standards quality standards shall equal or exceed "Premium".

1.04 SUBMITTALS:

A. Shop Drawings: Submit shop drawings indicating location and size of each door, elevation of each kind of door, details of construction, location and extent of hardware blocking, fire ratings, requirements for factory finishing and other pertinent data.

B. Samples: Submit samples for the following:

- 1. Submit samples within 15 days of approval of shop drawings. The Architect reserves the right to require additional samples that show fabrication techniques, workmanship, and design of hardware and accessories.
2. Insulated Glazing Units, 12" x 12".
3. Muntin profile, 12" long minimum.
4. Glazing putty.
5. Door head trim, 12" long minimum.
6. Architect reserves right to require additional sample submittals which will show fabrication techniques and workmanship, hardware and accessory designs.

1.05 PROJECT CONDITIONS

A. It is the intent of this specification for all work of this section to be performed both on site and in an approved off-site woodworking shop. All elements taken off-site shall be photo/video documented prior to removal from premises in a manner approved by the Architect.

B. Contractor shall review and coordinate work schedule with the owner. Contractor shall obtain approval to work on or remove a specific number of doors from the property at any given time.

C. Field Measurements: Check actual door openings in construction work by accurate field measurement before fabrication of new door units and components. Show actual measurements in final shop drawings. Coordinate fabrication with construction progress to avoid delay. Coordinate tolerances to insure proper fit of door units.

1.06 TEMPORARY PROTECTION

A. Maintain egress function as Pickwick House is an occupied residential building and will remain in use. Doors are used for egress.

B. Option to install temporary doors as required by Architect while primary entry doors are being replaced. At doors required for normal traffic, temporary operable wood or hollow mental doors are to be installed.

C. Secure doors as required. Doors are to be fitted with hardware that will not damage existing historic fabric and be lockable so the building is secure.

SECTION 08220 - WOOD DOORS

A. Where egress is not required, install precut plywood panels using carriage bolts anchored into horizontal wooden bracing, or strongbacks, on the inside face of the door frame. Provide three per opening. Plywood panels are to be 3/4", CDX plywood and be painted to match existing building. No nails or screws are to be used.

1.07 SPECIFIED PRODUCT WARRANTY:

A. Door Manufacturer's Warranty: Submit written agreement on door manufacturer's standard form signed by Manufacturer, Installer and Contractor, agreeing to repair or replace defective doors which have warped (bow, cup or twist) or which show telegraphing of core construction in face veneers, or do not conform to tolerance limitations of NWMA and AWI.

B. The warranty shall also include reinstallation which may be required due to repair or replacement of defective doors where defect was not apparent prior to hanging.

C. Warranty shall be in effect during following period of time after date of substantial completion.

D. Solid Wood Exterior Doors:

- 1. Warranty ten years.
2. Contractor shall be responsible for replacement or refinishing of doors where Contractor's work contributed to rejection or to voiding of manufacturer's warranty.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS:

A. Manufacturer: As manufactured by the bidding contractor.

2.02 INSULATED GLAZING UNITS:

A. Manufacturer: As manufactured or provided by the bidding contractor.

B. Glazing at doors shall comply with applicable codes for safety glazing and insulated glazing.

2.03 MATERIALS:

A. Solid Core Doors for Opaque Finish: Comply with the following requirements:

- 1. Faces: Solid wood.
2. Species:
a. Honduras Mahogany, Swietenia macrophylla. Plain Sawn.
b. Sapele Mahogany. Plain Sawn.
c. Spanish Cedar, Plain Sawn.

- 3. Grade: Premium.
4. Kiln-Drying: wood shall be not greater than moisture content of 10-12% and acclimated to approximately 14%.
5. Vertical rails shall be made from two separate pieces of wood, laminated lengthwise, with grain running in opposite directions.
6. Stiles shall made from two separate pieces of wood, laminated lengthwise, with grain running in opposite directions.
7. Joints between stiles and rails shall be full mortise-and-tenon.
8. Door components to be joined with through-mortise and tenon construction, pinned and wedged. Square mortises only, no rounded corners.
9. Sanding:
a. Machine sanded with No. 220 grit abrasives followed by detailed hand sanding.
b. No machine or cross grain sand marks will be acceptable.

B. Two-part Epoxies:

- 1. Wood Epox, Abatron Inc.
2. Conserv 200, Housecraft Assoc.
3. Approved Equal.

C. Wood Consolidants

- 1. Liquid Wood, Abatron Inc.
2. Conserv 100, Housecraft Assoc.
3. Approved Equal.

SECTION 08220 - WOOD DOORS

A. Caulk to be Red Devil Lifetime, or approved equal, clear or white dictated by individual application and as directed by the Architect.

B. Glass: Refer to glass specification.

C. Glazing Putty: Linseed oil putty, premixed, such as Atlas or Dap glazing compound.

D. Glue: Two-part Resorcinol waterproof glue, or approved equal.

E. Water repellent preservative: For treating ends of preservative treated wood when cut in the field, provide Cuprinol Clear No. 20 Osmose No. 601, or Hydrozo Clear Wood Preservative.

F. Door Hardware: For replacement of missing or broken door hardware, including but limited to frame pulleys, sash weights, sash fasteners, sash chains, and locks, provide new to match existing.

G. Fasteners: Comply with requirements of ANSI/NWMA I.S.2 for fabrication and with manufacturer's recommendations and standard industry practices for type and size of installation fasteners.

- 1. For fabrication of wood doors, use nonferrous nails and screws.
2. For installation of wood door units, use nonferrous nails and screws.
3. For hardware and accessory installation use brass screws UNO.

H. Hardware:

- 1. Refer to Hardware Schedule.

N. Weatherstripping:

- 1. Recessed weatherstripping mortised at door bottoms: Optional, verify with Owner.

a. Zero International #3544 Nylon brush insert Dimensions: 0.782" x 0.240"

- 2. Spring bronze weatherstripping at door stiles and rails:

b. Manufacturer: Randy Surley Manufacturing Co. 888.922.5702
c. Spring bronze installed with solid brass nails.
d. Dimensions: 1-3/4" wide; .010 thick.

- 3. Brush weatherstripping at door meeting stiles:

a. Manufacturer: Zero International 398V
b. Pile with fin seal
c. Dimensions: 0.380" wide; 0.160 thick.
d. Gap between doors: 0.300"

O. Caulking:

- 1. MasterSeal NP 1 elastomeric polyurethane sealant manufactured by Master Builders.

- a. Color: "Black".
b. Prepare test panel for architect and owner approval prior to installation.
2. "Sikaflex 1a" elastomeric sealant/adhesive 1 component polyurethane manufactured by the Sika Corporation.
a. Color: "Black".
b. Prepare test panel for architect and owner approval prior to installation.

2.04 FABRICATION:

A. Where custom sizes are indicated, coordinate dimensions with actual measure of door openings in construction work. However, coordinate fabrication schedule with construction progress and, where necessary, fabricate without field measurement, providing installation tolerances to ensure proper fit of door units.

2.05 PAINTING:

- A. Primer and Paint: Refer to Paint Schedule.
B. Before delivery of doors to project site, shop-prime as follows:

- 1. Paint Finish: Prime exposed portions of wood doors shown or scheduled for paint finish with one coat of wood primer specified in Paint Schedule.

2.06 PREFITTING AND PREPARATION FOR HARDWARE:

A. Comply with tolerance requirements of AWI for prefitting. Machine doors for hardware requiring cutting of doors. Comply with final hardware schedules and door frame shop drawings and with hardware templates and other essential information required to ensure proper fit of doors and hardware.

2.07 PROJECT CONDITIONS:

A. Do not bring door and frame units to site until building temperature and humidity ranges are compatible with recommended values for preservation of wood moisture content as listed by AWI AWQS. Building shall be stabilized at 30 to 60 percent humidity

SECTION 08220 - WOOD DOORS

PART 3 - EXECUTION

301 INSPECTION:

A. Inspect openings before beginning installation. Verify that the opening is correct and the sill plate is level. Do not proceed with installation of door units until unsatisfactory conditions have been corrected:

B. Coordinate door installation with wall flashings and other built in components.

C. Repair, restore or replace components at specific doors as indicated on drawings, in restoration notes and as needed or as directed by the Architect.

D. Require Installer to examine door frames, after their installation, and doors, prior to their hanging, for the following purposes:

- 1. To verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with plumb jambs and level heads.
2. To verify that doors are free of defects that could cause their rejection.

E. Obtain Installer's written report listing conditions detrimental to compliance with requirements of this section.

F. Do not allow Installer to proceed with installation until unsatisfactory conditions have been corrected.

G. Before installing the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass.

H. Paint the sash on the inside and outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. Refer to Painting Specifications.

I. Caulk as called out in contract documents.

J. Prime, paint, refinish and touch-up existing and new woodwork; match approved sample. Refer to Painting Specifications.

3.02 INSTALLATION:

A. Condition doors to average prevailing humidity in installation area prior to hanging.

B. Comply with manufacturer's instructions and recommendations for installation of wood doors, hardware, accessories, and other components of work.

C. Set units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place. Refer to Division-7 sections for joint fillers and sealants required for installation.

D. Hardware: For installation refer to Hardware Schedule and comply with hardware manufacturer's recommendations.

E. Manufacturer's Instructions: Install wood doors to comply with manufacturer's instructions and of referenced AWI standard and as indicated.

F. Job-Fit Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess. Machine doors for hardware. Seal cut surfaces after fitting and machining.

G. Install wood doors plumb and square, with maximum diagonal distortion of 1/16 of inch.

H. Fitting Clearances: For non-rated doors provide clearances of 1/8" at jambs and heads; 1/16" per leaf at meeting stiles for pairs of doors; and 1/8" from bottom of door to top of decorative floor finish or covering. Where threshold is shown or scheduled, provide 1/8" clearance from bottom of door to top of threshold.

I. Bevel non-rated doors 1/8" in 2" at lock and hinge edges unless otherwise required.

J. Prefit Doors: Fit to frames and machine for hardware to whatever extent not previously worked at factory as required for fit and uniform clearance at each edge.

K. Job-Site-Finished Doors: See Paint Schedule for finishing requirements.

3.03 ADJUST AND CLEAN:

A. Clean glass of window units promptly after installation. Wash and polish glass on both faces not more than 4 days prior to date scheduled for final inspection (of each area of project). Comply with glass manufacturer's recommendations for final cleaning and maintenance.

B. EXTRA STOCK:

A. General: Furnish additional (maintenance) stock in the amount of 5% (but not less than one unit nor more than 10 units) of each type, color, thickness and size/shape of factory-fabricated insulating glass units required for project. Deliver to Owner's storage as maintenance stock, and provide copy of manufacturer's printed instructions for storage of units.

END OF SECTION 08220

NOTICE

It is a violation of New York State law to alter plans, specifications or reports to which the seal of an architect has been applied.

Note: This drawing was input from several source drawings. Additional information was obtained by field survey. This drawing does not necessarily represent actual as-built conditions. Verify in field and notify architect of any discrepancies.

REVISIONS / ISSUED

Table with 3 columns: NUMBER, REVISION, DATE. Row 1: 1, ISSUED FOR BOARD REVIEW, 6/25/2024

Owner: Pickwick House, 35 Bethune Street, New York, NY 10014

Managing Agent: TKR Property Services, Inc., 9920 4th Avenue, Suite 305, Brooklyn, New York 11209, 718-788-7900

Architects: Charles H. Henkels, AIA, Architect, 815 Greenwich Street, 4A, New York, New York 10014, 212.255.3352, Email: Henkels.Arch@Verizon.Net, 2024 Charles H. Henkels, AIA

Project: Pickwick House, 35 Bethune Street, New York, NY 10014

Drawing Title: Proposed Entrance Door Notes

Professional seal and signature block for Charles H. Henkels, AIA, Registered Architect, State of New York, License No. 15378. Includes date (October 17, 2024), scale (No Scale), page number (19 OF 19), drawing number (A-116.00), and a circular seal with the text 'REGISTERED ARCHITECT CHARLES HENKELS AIA STATE OF NEW YORK 15378'.

the LittleTwos™ Pinhole

High Performance Features and Specifications

TIER 2
\$ \$

THE POWER
Up to 2000 Delivered Lumens*

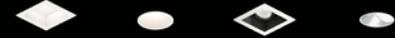
TRIMMED



TRIMLESS



FUNCTIONS



BEAM SPREADS



HOUSINGS

the LittleTwos Pinhole offers new construction and install from below housing options for easy installation in any site condition. Always serviceable from below, select from options to install from above or below the ceiling.

Install from Below:

- Retrofit, Flex Driver Case

New Construction Installation, Service from Below:

- New Construction Tray (NCT)
- Insulation Contact and Chicago Plenum Housings (NCIC, NCCP)

New Construction Installation, Service from Above:

- New Construction Above Ceiling Access Housing (ABC)

LED COLOR OPTIONS

- Classic White® – 80+ and 90+CRI
- Dim-to-Warm – 90+ CRI
- Dim-to-Warm + – 90+ CRI
- Color Select® Tunable White – 90+ CRI



2"

LISTINGS

- IBEW Union Made
- Meets WELL Building Standards
- 0.1% Dimming Options
- Dry, Damp, Wet Locations
- 5 Year Warranty
- Buy American Act Compliant
- CSA-US Listed
- T24/JA8*
- Declare Label Red List Approved*

* Coming Soon

the LittleTwos™ Trim Matrix

Choose from a variety of trim options and combinations. the LittleTwos Recessed Pinholes are available in trimmed, trimless, and millwork, round or square, standard regress downlight, deep regress downlight, adjustable, and wall wash. A selection of finishes are available along with options perfect for visually quiet ceiling integrations.

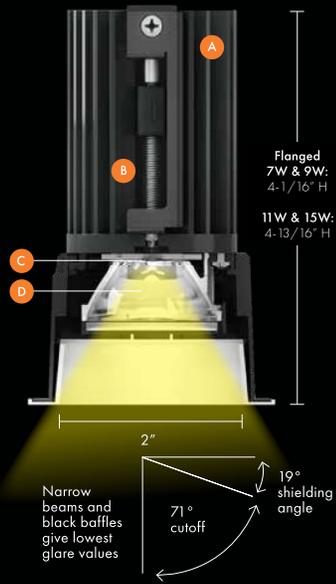
	Trimmed	Trimless	Millwork
Round Downlight			
Square Downlight			
Round Comfort Downlight			
Square Comfort Downlight			
Round Adjustable			
Square Adjustable			
Round Wall Wash			
Square Wall Wash			

FINISH OPTIONS

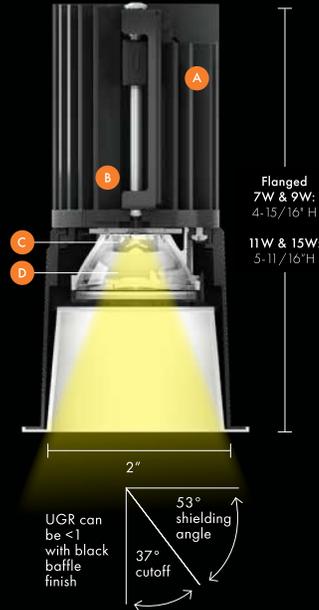
- White Matte
- Silver Matte
- Black Matte
- Black Specular

the LittleTwos™ Pinhole Optics

Standard Regress Downlight



Deep Regress Downlight



Spacing Criterion*

20°	25°	30°	50°	65°
0.38	0.42	0.54	0.80	0.96

*Spacing criterion is an estimated maximum spacing to mounting height ratio to produce acceptable uniformity on the workplane.

What is UGR?

UGR = Unified Glare Rating, a measure of the discomfort glare produced by a light fixture. Best practices recommend to use lighting fixtures with UGR < 19.

About Cutoff

The cutoff angle is the lowest angle going up from nadir at which you do not have a direct view of the light source. Smaller cutoff angles are better for glare control.

KEY

- A Thermal management engineered for premium light quality over fixture lifetime
- B Flip-and-compress mounting wings
- C Highly efficient LED light engine with 2-step MacAdam ellipse color consistency
- D Native TIR Optic
- E Trim Fitting
- F Optic Holder
- G Adjustment Mechanism with Tilt Angle Indicators
- H Optic Media & Accessories
- I Accessories Holder
- J Trim



OPTIC MEDIA & ACCESSORIES

- Linear
- Filters
- Spread Lens
- Hexcell Louver
- Warm Filter (CTO)

Adjustable Downlight



the LittleTwos™ Pinhole - S2RD-HO

2" Round Downlight with Integral Driver, Retrofit Install from Below



1. Specify fixture part number

S2RD_F		15V2M	30KS	30	P1		SM	BL	RT	UNV				
Fixture Function	Flange Type*	Wattage Options	LED Color Options	Beam Options	Lens Options	Optic Media (Optional)**	Finish Options		Mounting Options	Voltage Options <i>Select one</i>	Dimming Driver Options			
							Baffle Finish	Outer Trim Finish						
S2RD Straight baffle 2" pinhole Round Downlight	F Flanged L Trimless *for Millwork trim option, go to page 3 ordering table	Classic White Light					AS61 Linear Spread HX Hexcell Louver (1, 3) CT25 Warm filter, 1/4 CTO Reduces output by 15% and shifts CCT down by ~250K (1, 3)	WH White Matte	WH White Matte	RT Retrofit Install from Below * See trim drawings on page 8 and table on page 12 for max ceiling thickness	UNV 120V-277V	For use with Universal Voltage 120V - 277V D6E EldoLED 0-10V, 1% (3) D6F EldoLED 0-10V, 1% (3) D6A EldoLED 0-10V, 0.1% (3) D6B EldoLED 0-10V, 0.1% (3) D7A EldoLED DALI2, 0.1% (3) D7B EldoLED DALI2, 0.1% (3) D7E EldoLED DALI2, 1% (3) D7F EldoLED DALI2, 1% (3)		
		09V2M 9W LED	27KS 2700K, 80+ CRI	20 20° beam	P1 Beam softener, provided standard	15V2M 15W LED		27KH 2700K, 90+ CRI	25 25° beam				BL Black Matte	BL Black Matte
		20V2M 20W LED (5)	30KS 3000K, 80+ CRI	30 30° beam		SM Silver Matte		WH White Matte						
	30KH 3000K, 90+ CRI	65 65° beam	BG Black Specular	BL Black Matte										
		Dim-to-Warm & Dim-to-Warm+								120V	For use with 120V only D22 ERP Trimode (0-10V and Phase 2-wire), 1% (2, 3) D19 Hatch Phase 2-wire, 1% (1, 3)			
		15DW2M 15W LED	3020KH 3000K-2000K, 90+ CRI	20 20° beam	P1 Beam softener, provided standard	AS61 Linear Spread					Color Select Tunable White* UNV 120V-277V	For use with Color Select only D36T Moons 0-10V, 2-Channel for Color Select Tunable White only, 1% (4) D37T Moons DALI2 DT8, 2-Channel for Color Select Tunable White only, 1% (4)		
			3018KH 3000K-1800K, 90+ CRI	25 25° beam										
				30 30° beam										
				65 65° beam										
		15CS4F 15W LED (5)	6022KH 6000K-2200K, 90+ CRI	20 20° beam	P1 Beam softener, provided standard	AS61 Linear Spread	Notes: 1 Not available for DW2 LED 2 Not available with V2M LED 3 Not available with CS4 LED 4 Only for use with CS4 LED 5 Available Q4 2024							
				25 25° beam										
				30 30° beam										
				65 65° beam										
		* Requires 2-channel driver												

NOTE:
RT fixtures cannot be installed in acoustical ceilings. NCT housing tray required. See order table options on page 3

For Lutron Athena Wireless node options, visit order table on page 3

* Requires 2-channel driver

Retrofit and Install from Below without a housing in 3 Easy Steps



1. Insert Flex Driver Case from Below Ceiling Plane



2. Flex Driver Case Requires 6-3/4" Plenum Height for installation



3. Bend Flex Driver Case



4. Finished Installation from Below with Integral Driver