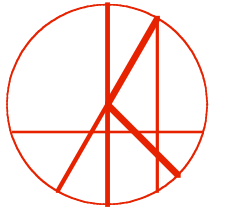


THE EXPLORERS CLUB: Window Restoration and Replacement

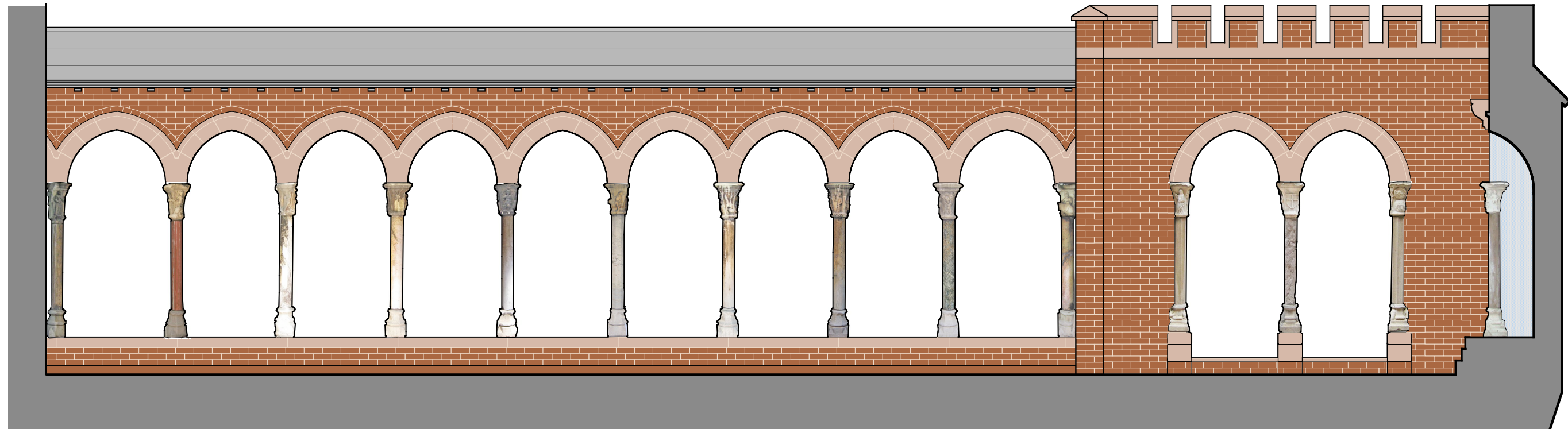
16 January 2012

The Explorers Club
46 East 70th Street
New York, NY



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THE EXPLORERS
CLUB:
Window Restoration
and Replacement

Client:
The Explorers Club
46 East 70th Street
New York, NY

COVER

Scale: As Shown
Date: 16 Jan 2012

T.101.00

Window Restoration and Replacement

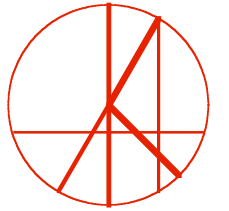
16 January 2012

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NYC BUILDING CODE. NO WORK TO COMMENCE UNTIL PLANS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT AND ALL OTHER CITY DEPARTMENTS HAVING JURISDICTION, AND BUILDING DEPARTMENT PERMIT HAS BEEN ISSUED. ALL WORK SHALL ALSO CONFORM TO THE NATIONAL FIRE PROTECTION ASSOCIATION, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
2. CONTRACTOR IS TO FILE WORKMEN'S COMPENSATION, OBTAIN AND PAY FOR ALL PERMITS AND APPLICATION FEES REQUIRED. OWNER/ARCHITECT SHALL PROVIDE APPROVAL FROM LANDMARKS PRESERVATION COMMISSION.
3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE OF ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER PROVIDED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
4. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION ON THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK AS INTENDED IN THE CONTRACT DOCUMENTS.
5. ALL DIMENSIONS ARE GIVEN TO CENTERLINE OF COLUMN GRID. WORKPOINTS SHALL BE AS INDICATED AND TO THE FINISH FACE OF PARTITIONS AND FINISH ITEMS, UNLESS NOTED OTHERWISE.
6. ALL STRUCTURAL AND MECHANICAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS. ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THROUGH OUT ENTIRE DOCUMENTS.
7. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A. NFBU "FIRE RESISTANCE RATINGS," DATED DECEMBER 1964, OR
 - B. ASTM-E119-1961, STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIAL AND ACCEPTED BY THE COMMISSIONER OR
 - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
8. ALL MATERIALS, ASSEMBLIES, FORM, SERVICE EQUIPMENT AND METHODS OF CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO EFFECTIVE DATE OF CODE BY BOARD.
 - B. IT SHALL HAVE BEEN ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHOD BY THE COMMISSIONER.
 - C. IT SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS.

9. THE WORK INVOLVES PHASING OF CONSTRUCTION WORK SO AS NOT TO DISRUPT ACTIVITIES AROUND THE EXISTING FACILITY. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THESE REQUIREMENTS AND REQUIREMENTS FOR OPERATING AROUND THE PREMISES OF THE BUILDING AS OUTLINED IN THE GENERAL CONDITIONS AND SPECIFIC REQUIREMENTS OF THE SPECIFICATIONS.
10. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS ARE TO BE USED. VERIFY ALL DIMENSIONS IN THE FIELD.
11. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
12. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC. PIERCE FIRE PROTECTION OR INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, THEY SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE EXISTING STRUCTURE AND ITS OCCUPANTS. THE CONTRACTOR SHALL DESIGN AND INSTALL PROPER 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 WORK.
14. THE CONTRACTOR SHALL MAINTAIN THE STRUCTURAL STABILITY AND INTEGRITY OF EXISTING STRUCTURE DURING THE CONSTRUCTION OPERATIONS.
15. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
16. FIRESTOPPING:
PROVIDE FIRESTOPPING AT ALL CONCEALED SPACES BETWEEN FLOORS WITHIN RATED WALLS, PARTITIONS, STAIRS AND AROUND ALL PENETRATIONS, AS REQUIRED BY CODES.

FIRESTOPPING SHALL CONSIST OF NONCOMBUSTIBLE MATERIALS AND WHICH CAN BE PACKED AND PERMANENTLY SECURED IN POSITION. PROVIDE APPROVED FIRESTOPPING ASSEMBLIES.
17. EXPOSED TO VIEW IN THE FINISHED CONSTRUCTION SHALL BE PRIMED AND PAINTED.
18. ALL FIREPROOFING DISTURBED DURING PERFORMANCE OF WORK UNDER THIS CONTRACT SHALL BE REINSTALLED TO ITS ORIGINAL CONDITION.
19. CONTRACTOR TO DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB.
20. THE CONTRACTOR IS TO BE RESPONSIBLE FOR KEEPING THE SITE FREE OF RUBBISH AND DEBRIS, AND IN A NEAT ORDERLY CONDITION AT ALL TIMES. HE SHALL CLEAN UP AND REMOVE ALL ACCUMULATED RUBBISH AND DEBRIS FOR ALL TRADES ON A DAILY BASIS.
21. TENANT PROTECTION PLAN
THE CONTRACTOR SHALL COMPLY WITH SECTION 28-104.8.4, TENANT PROTECTION PLAN, OF THE 2008 NYC BUILDING CODE. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THE SAFETY AND HEALTH OF THE BUILDING'S OCCUPANTS, INCLUDING PROVISIONS FOR EGRESS, FIRE SAFETY, HEALTH REQUIREMENTS (INCLUDING COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS), COMPLIANCE WITH HOUSING STANDARDS, STRUCTURAL SAFETY, AND NOISE RESTRICTIONS.
22. ENERGY CODE COMPLIANCE
THE WORK PERFORMED IN THIS APPLICATION IS EXEMPT AS PER ECC 101.4.2.



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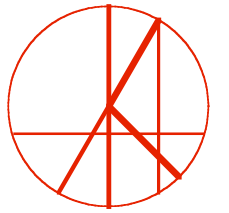
**THE EXPLORERS
CLUB:**
**Window Restoration
and Replacement**

Client:
The Explorers Club
46 East 70th Street
New York, NY

GENERAL NOTES

Scale: As Shown
Date: 16 Jan 2012

G.101.00



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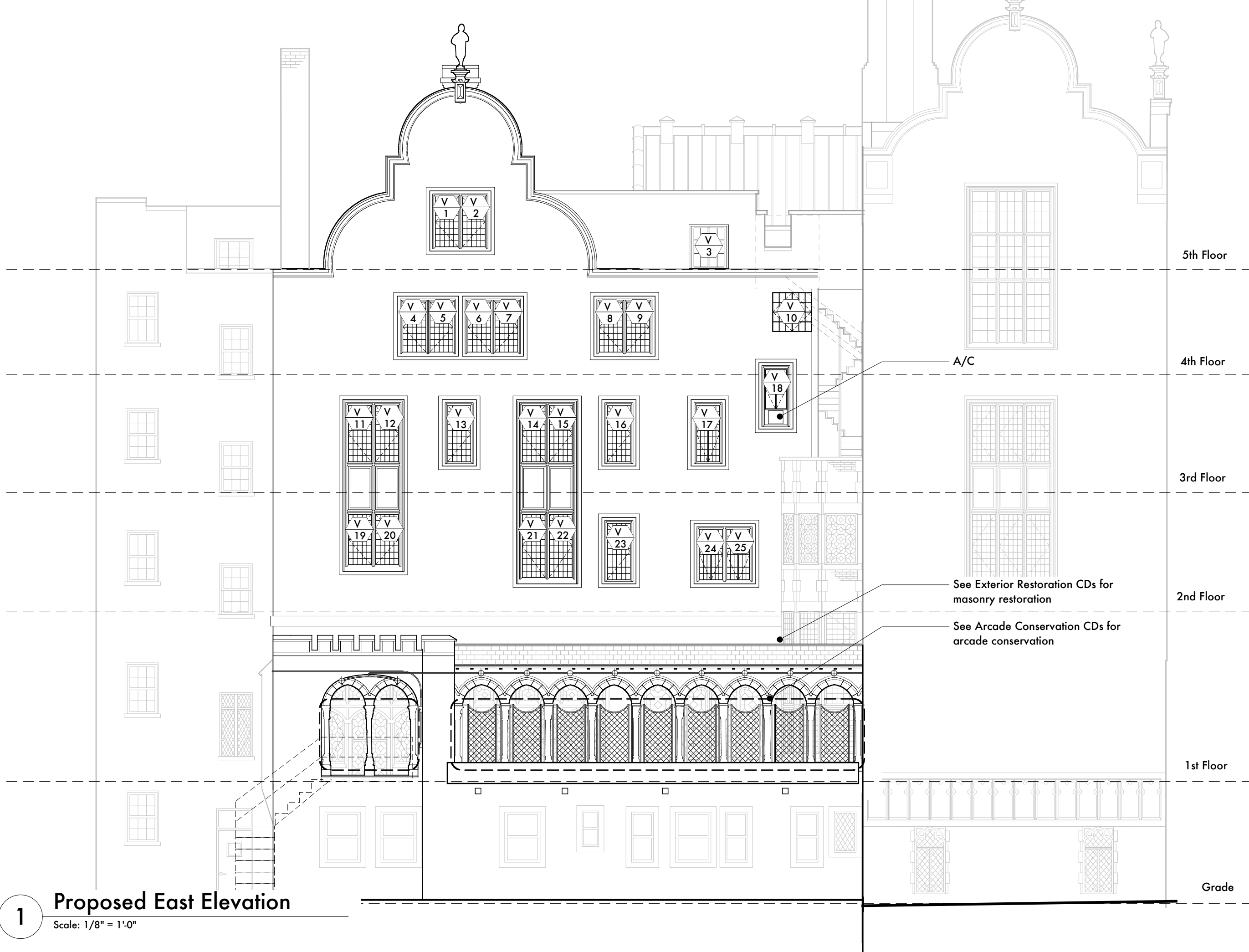
**THE EXPLORERS
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**PROPOSED EAST
ELEVATION**

Scale: As Shown
Date: 16 Jan 2012

WR.201.00



5th Floor

4th Floor

3rd Floor

2nd Floor

1st Floor

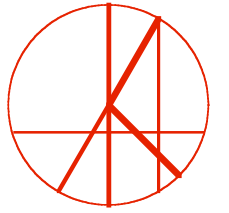
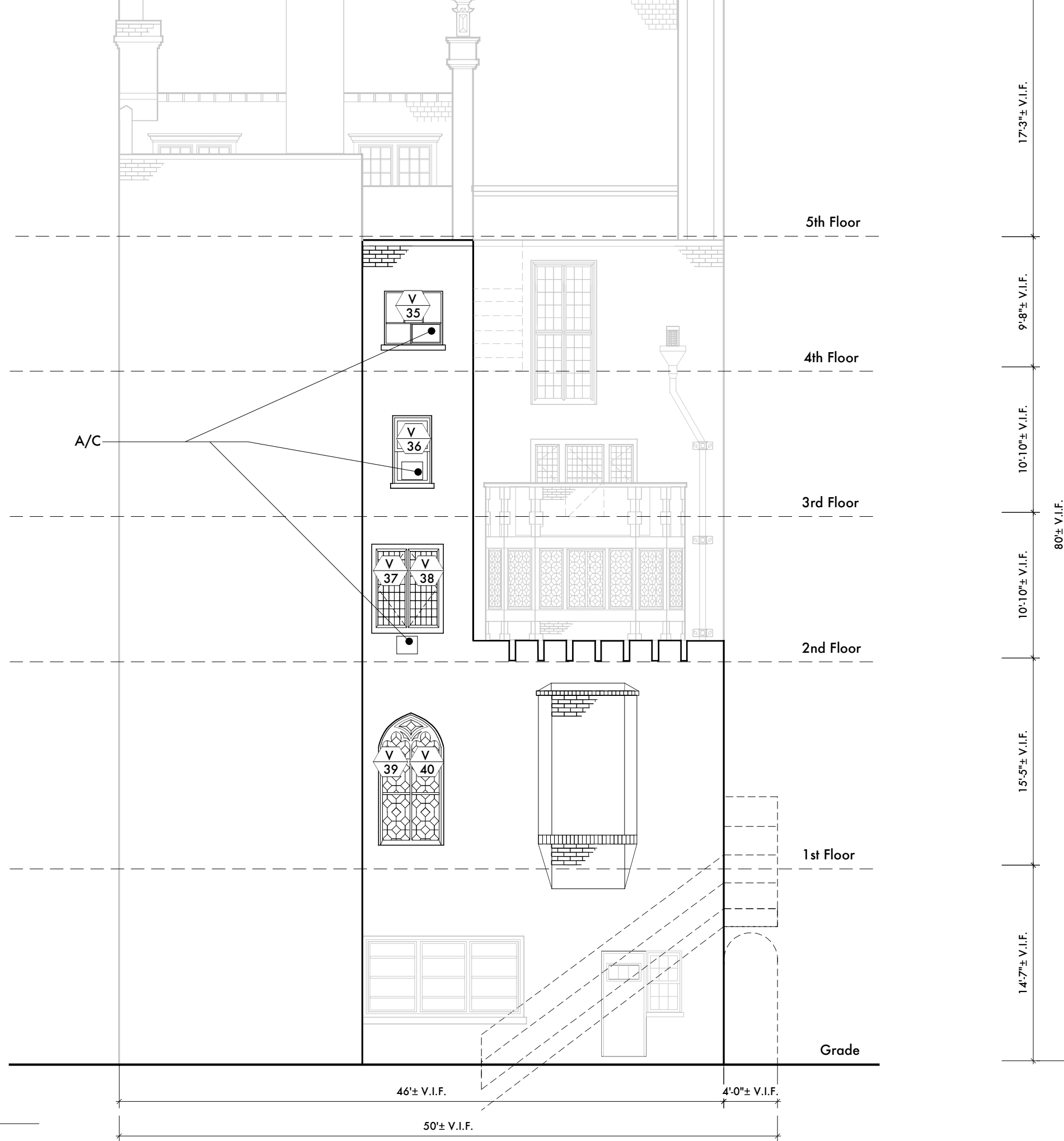
Grade

A/C

See Exterior Restoration CDs for
masonry restoration

See Arcade Conservation CDs for
arcade conservation

1 Proposed East Elevation
Scale: 1/8" = 1'-0"



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**THE EXPLORERS
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Window Restoration
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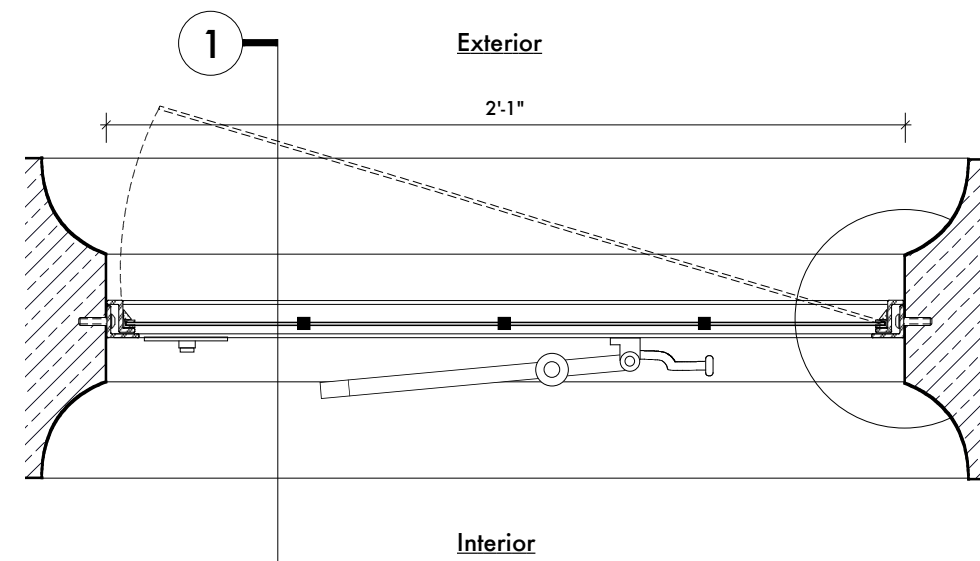
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46 East 70th Street
New York, NY

**PROPOSED
SOUTH
ELEVATION**

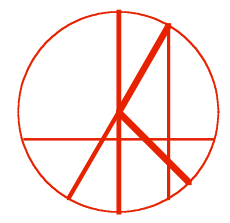
Scale: As Shown
Date: 16 Jan 2012

WR.202.00

1 Proposed South Elevation
Scale: 1/8" = 1'-0"



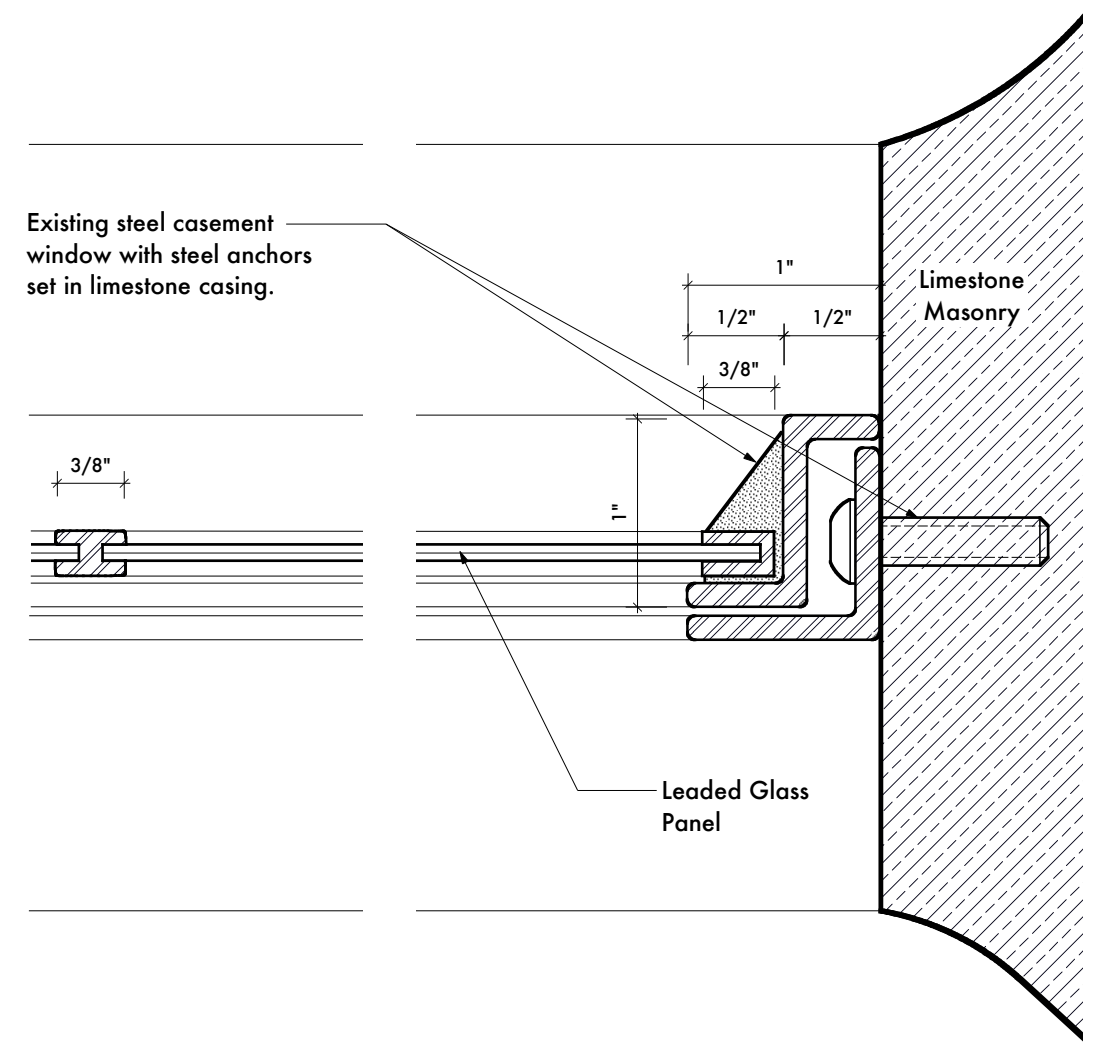
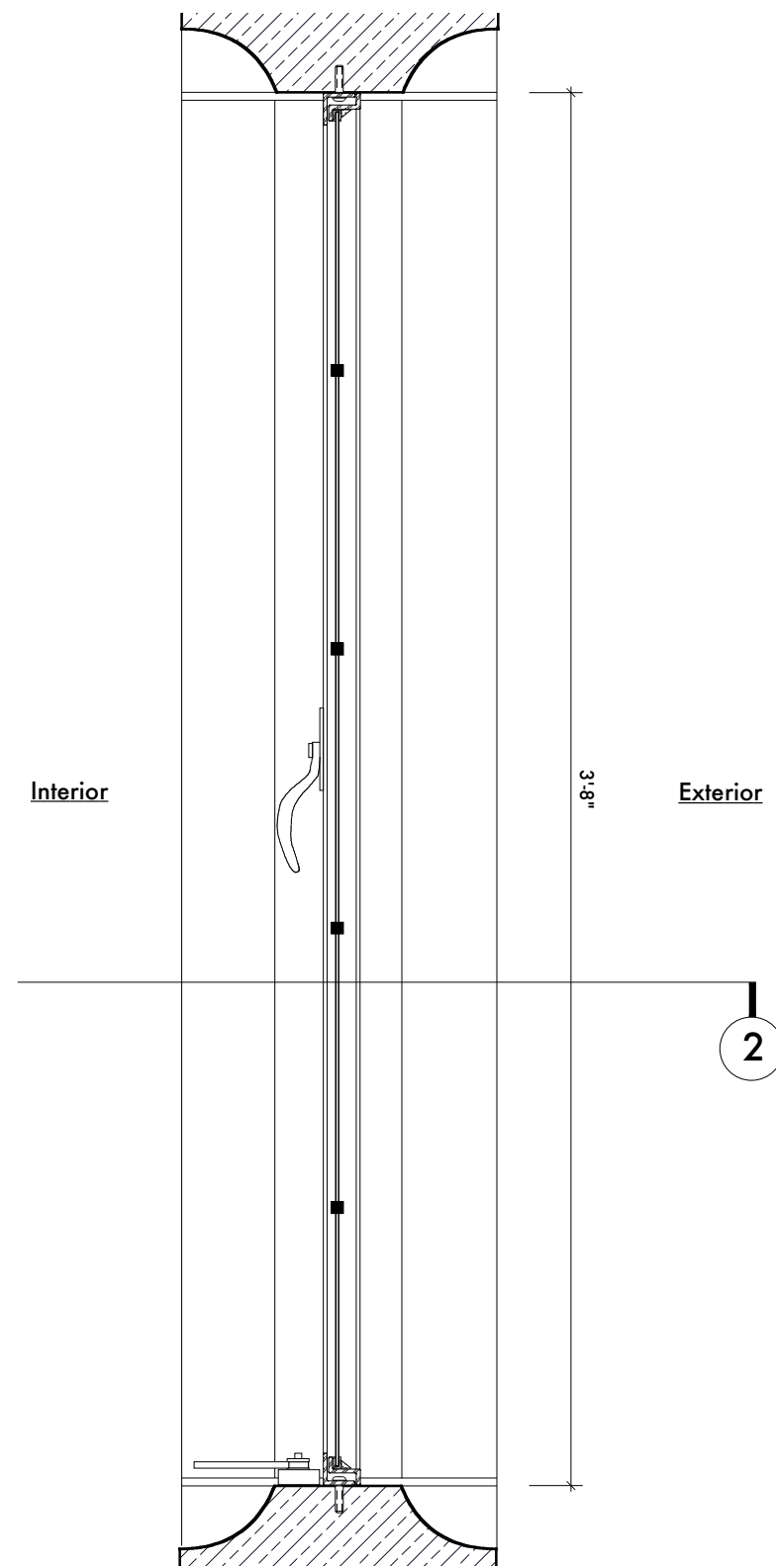
3



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2 Type E - Existing Casement Horizontal Section
Scale: 2" = 1'-0"



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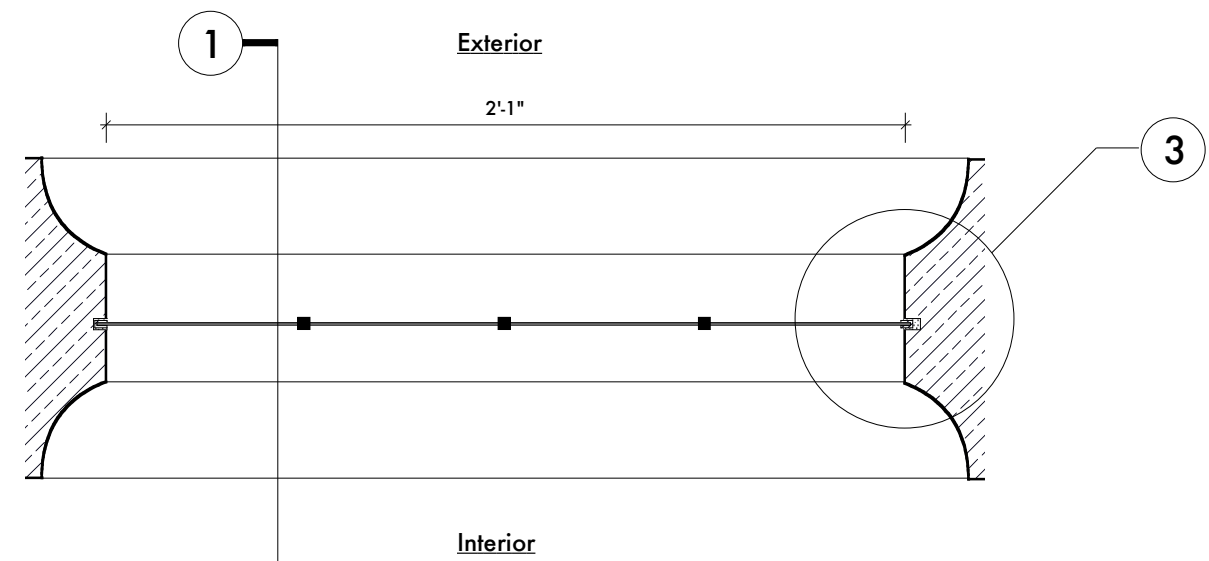
**EXISTING
CASEMENT
WINDOW
DETAILS**

Scale: As Shown
Date: 16 Jan 2012

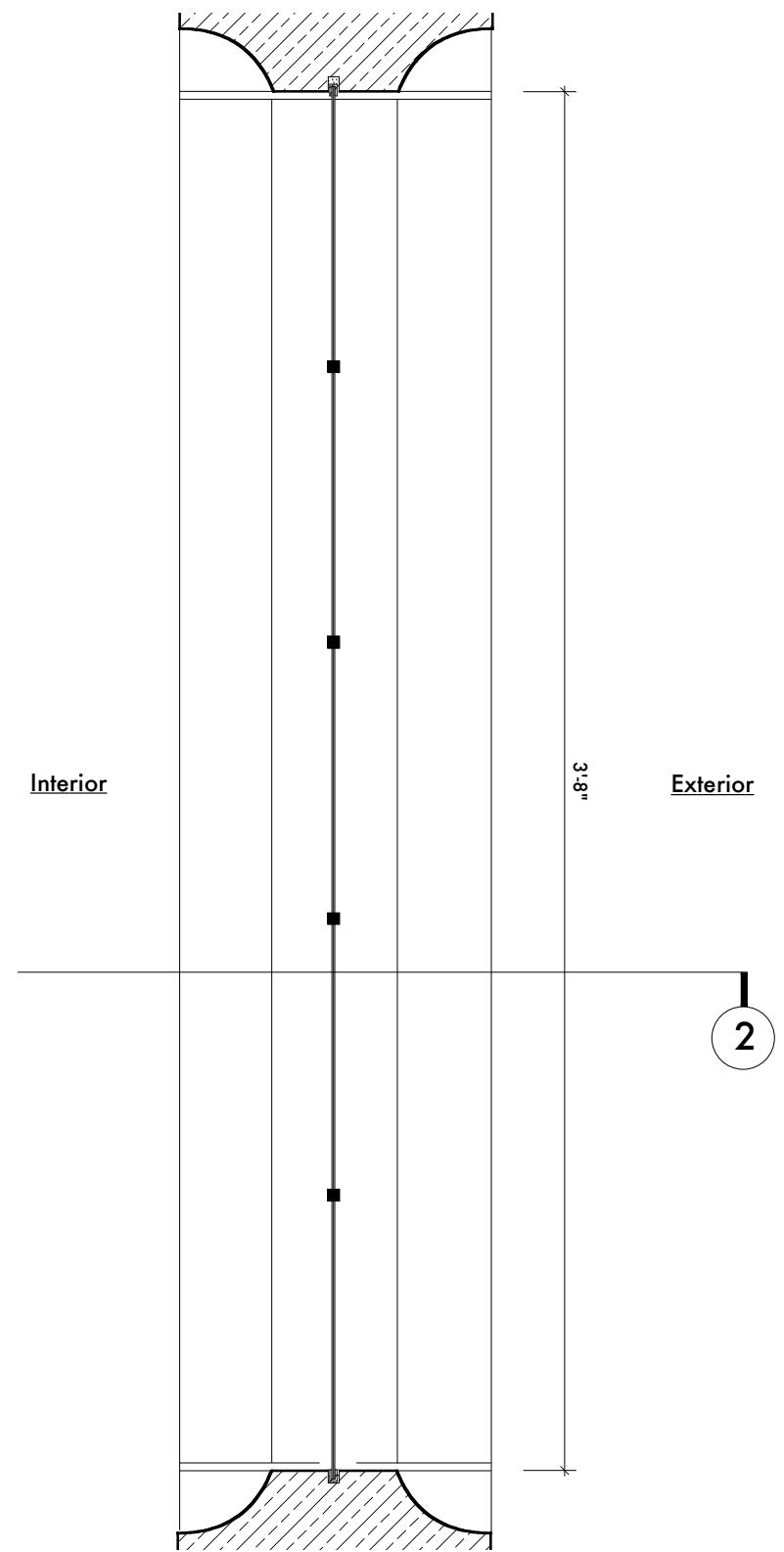
WR.401.00

1 Type E - Existing Casement Vertical Section
Scale: 2" = 1'-0"

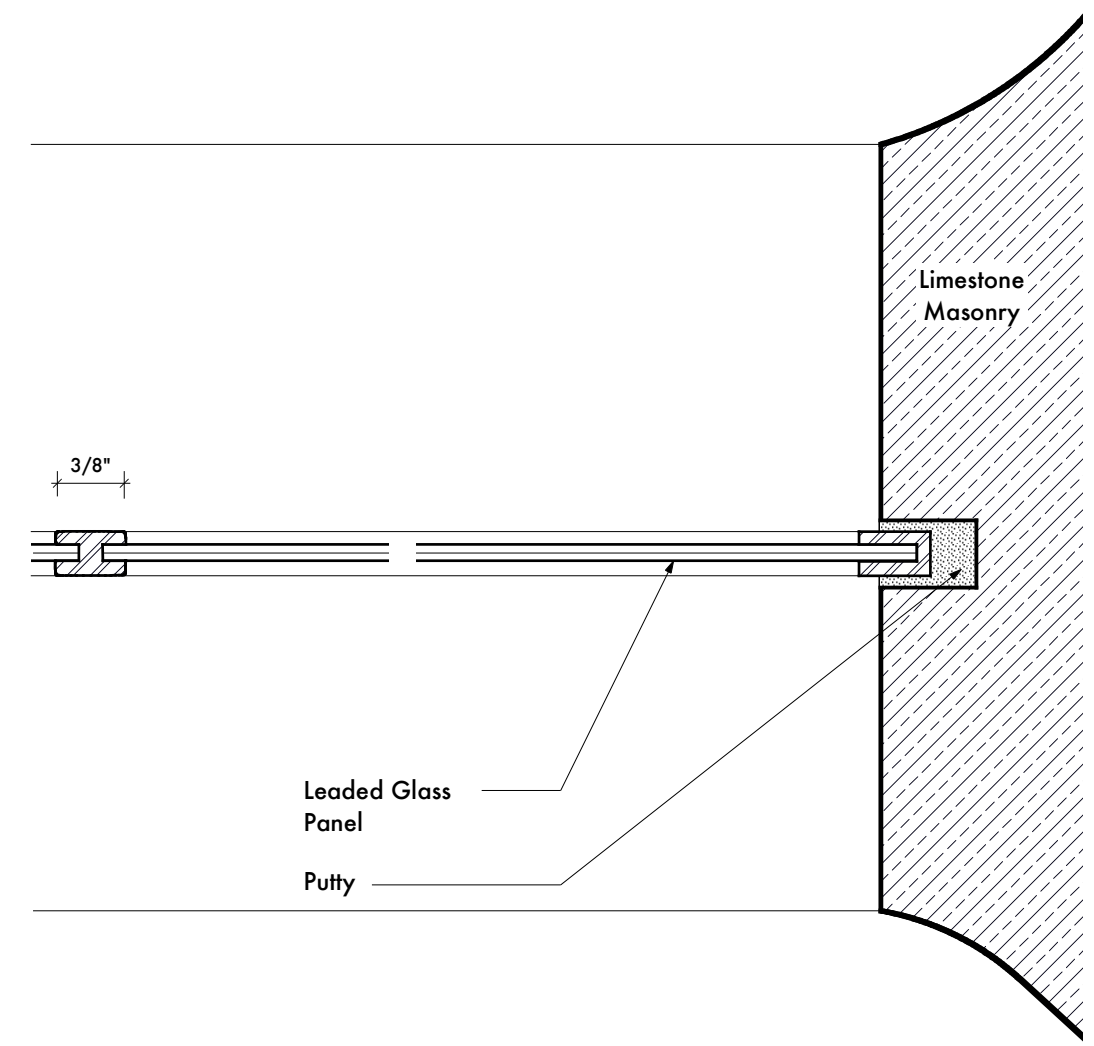
3 Existing Steel Casement Frame Detail
Scale: 1" = 1'-0"



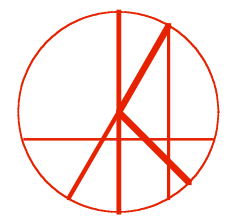
2 Type E - Casement Horizontal Section
Scale: 2" = 1'-0"



1 Type E - Casement Vertical Section
Scale: 2" = 1'-0"



3 Type - Transom Set in Limestone Groove
Scale: 1" = 1'-0"



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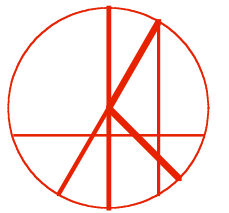
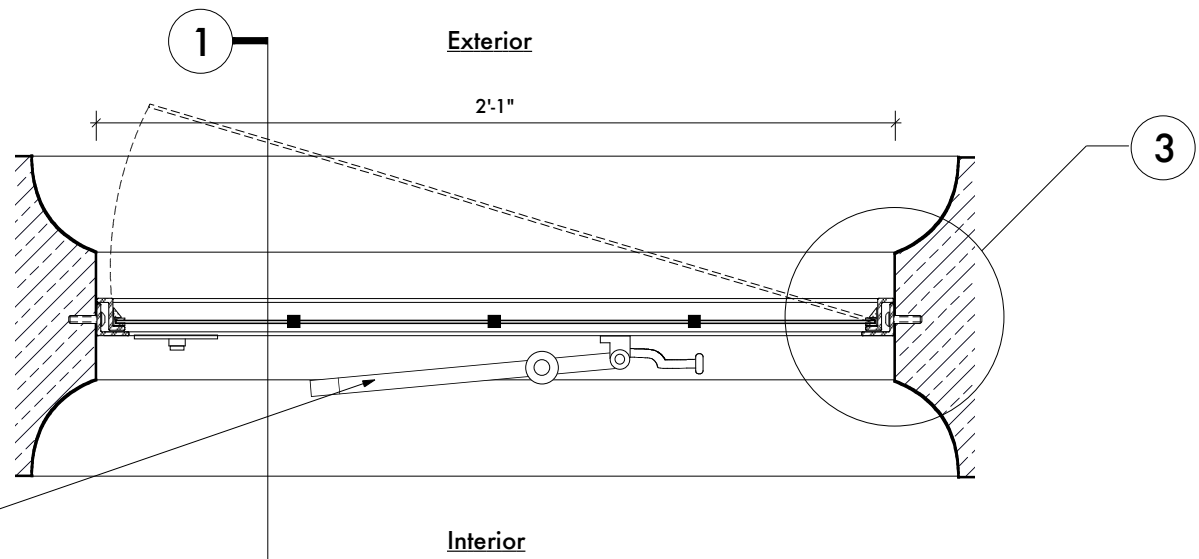
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46 East 70th Street
New York, NY

**WINDOW
DETAILS (SET IN
GROOVE)**

Scale: As Shown
Date: 16 Jan 2012

WR.402.00

GENERAL NOTES:
 Submit shop drawings for new steel casement sash and frames for all new windows and doors for architect's review and approval.



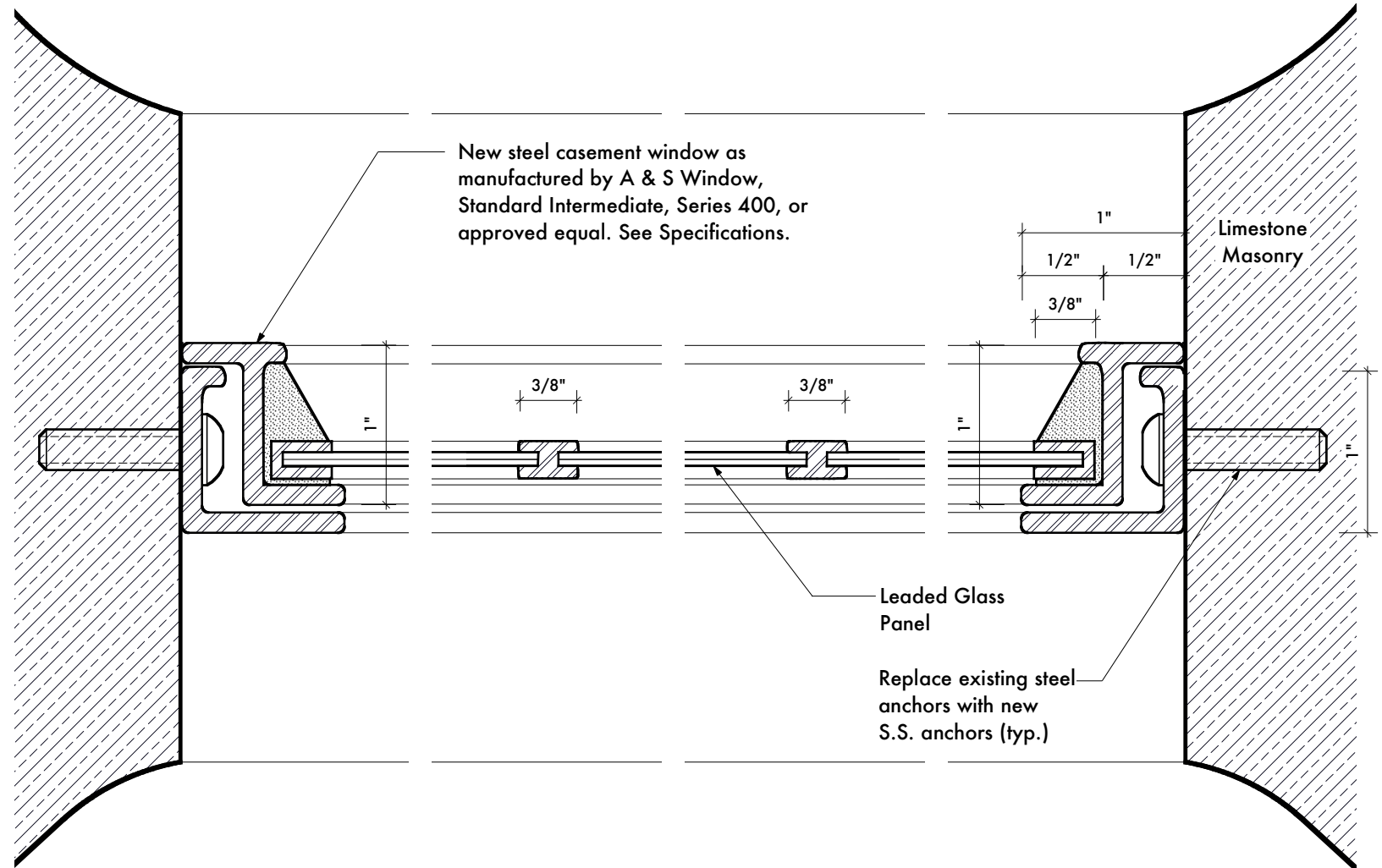
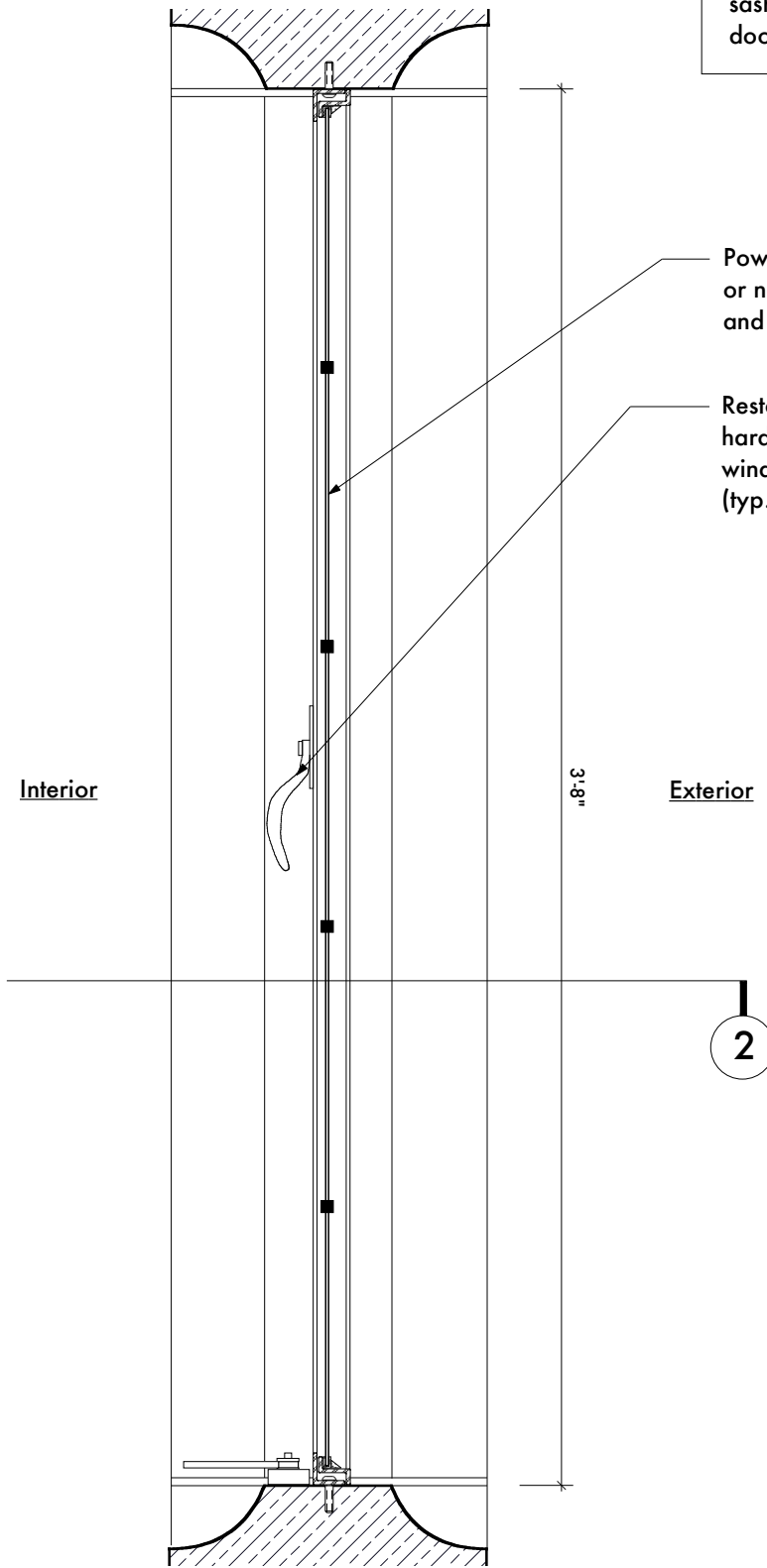
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Powder coat all restored or new window frames and sash, 100%.

Restore/repair metal hardware for all operable windows to match originals (typ.)

2 Type E - Proposed Casement Horizontal Section
 Scale: 2" = 1'-0"



THE EXPLORERS CLUB:
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**PROPOSED
 CASEMENT
 WINDOW
 DETAILS**

Scale: As Shown
 Date: 16 Jan 2012

WR.403.00

1 Type E - Proposed Casement Vertical Section
 Scale: 2" = 1'-0"

3 Proposed Steel Casement Frame Detail
 Scale: 1" = 1'-0"

Phase II Window Schedule

WINDOW NUMBER	LOCATION	WINDOW TYPE	DIMENSION	LITE CONFIG.	MISSING HARDWARE	OPERATION	S.G. INSERT	REPAIR/RESTORATION	NOTES
V.1	6th Fl, Map Rm	E	4'-6" X 2'-0"	5 X 8	N	CASEMENT	N	RN-3	
V.2	6th Fl, Map Rm	E	4'-6" X 2'-0"	5 X 8	N	CASEMENT	N	RN-3	
V.3	6th Fl, Office	J	EXISTING	2 X 3	N	CASEMENT	N	PAINT AND CAULK	REPLACEMENT WOOD WINDOW
V.4	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	N	CASEMENT	N	RN-3	
V.5	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	N	CASEMENT	N	RN-3	
V.6	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	N	CASEMENT	N	RN-3	
V.7	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	N	CASEMENT	N	RN-3	
V.8	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	N	CASEMENT	N	RN-3	
V.9	5th Fl, Archives	E	4'-8" X 2'-0"	5 x 8	Y	CASEMENT	N	RN-3	MISSING 1 KNOB
V.10	5 1/2 Fl, Archiv	J	4'-10" X 3'-2"	3 x 6	N	CASEMENT	N	RN-3	
V.11	4th Fl, Office	E	4'-8" X 2'-0"	5 X 9	N	CASEMENT	N	RN-3	
V.12	4th Fl, Office	E	4'-8" X 2'-0"	5 X 9	N	CASEMENT	N	RN-3	
V.13	4th Fl, Archives	E	4'-8" X 2'-0"	5 X 9	N	CASEMENT	N	RN-3	
V.14	4th Fl, Archives	E	4'-8" X 2'-0"	5 X 9	N	CASEMENT	N	RN-3	
V.15	4th Fl, Archives	E	4'-8" X 2'-0"	5 X 9	N	CASEMENT	N	RN-3	
V.16	4th Fl, WC	E	4'-3" X 2'-0"	5 X 8	N	CASEMENT	N	RN-3	
V.17	4th Fl, Office	J	4'-8" X 2'-4"	3 X 9	N	CASEMENT	N	RN-3	
V.18	4 1/2 Fl, Office	J	5'-4" X 2'-8"	N/A	N	CASEMENT	N	RN-1	MODIFIED STEEL CASEMENT WINDOW W/ A/C TO REMAIN
V.19	3rd Fl, Dir's. Off.	E	4'-3" X 2'-0"	5 X 8	Y	CASEMENT	N	RN-3	MISSING 1 HANDLE
V.20	3rd Fl, Dir's. Off.	E	4'-3" X 2'-0"	5 X 8	N	CASEMENT	N	RN-3	
V.21	3rd Fl, EC Office	E	5'-5" X 2'-0"	5 X 10	N	CASEMENT	N	RN-3	
V.22	3rd Fl, EC Office	E	3'10" X 1'7"	5 X 10	N	CASEMENT	N	RN-3	
V.23	3rd Fl, WC	E	5'-1" X 2'-0"	5 X 10	Y	CASEMENT	N	RN-3	MISSING 1 HANDLE
V.24	3rd Fl, Office	J	5'-6 1/2" X 2'-4"	5 X 10	N	CASEMENT	N	RN-3	
V.25	3rd Fl, Office	J	5'-6 1/2" X 2'-4"	5 X 10	N	CASEMENT	N	RN-3	
V.35	5th Fl, Archives	N/A	EXISTING	EXISTING	N	FIXED / CASEMENT	N	RN-1	MODIFIED STEEL CASEMENT WINDOW W/ A/C TO REMAIN
V.36	4th Fl, Office	N/A	EXISTING	EXISTING	N	DH	N	CAULK AND SEAL	REPLACEMENT ALUMINUM DH WINDOW W/ A/C TO REMAIN
V.37	3rd Fl, Dir's. Off.	E	5'-5" X 2'-0"	5 X 10	N	Y	N	RN-3	
V.38	3rd Fl, Dir's. Off.	E	5'-5" X 2'-0"	5 X 10	N	Y	N	RN-3	
V.39	2nd Fl, Library	F	TBD	DIAMOND LITE	N	FIXED / CASEMENT	Y	RN-2, RN-3	
V.40	2nd Fl, Library	F	TBD	DIAMOND LITE	N	FIXED / CASEMENT	Y	RN-2, RN-3	

RESTORATION NOTES:

Restoration Note 1, RN-1

- Paint existing steel window in place.
- Replace broken glass as needed

Restoration Note 2, RN-2

- Remove leaded glass set in stone groove.
- Re-lead all glazing, including stained glass inserts.
- Reset restored panel(s) in original stone groove to match originals.

Restoration Note 3, RN-3

- Remove steel casement sash and frame from window opening.
- Re-lead all glazing, including stained glass inserts.
- Reset restored leaded glass panels in new steel casement window frames as manufactured by Hope's, series _____, or approved equal to match originals. See specs.
- Set new window vent in original opening.
- Salvage existing hardware or provide new hardware to match original. Ensure proper operation.

WR.404.00

Scale: As Shown
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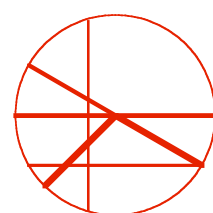
WINDOW
SCHEDULE

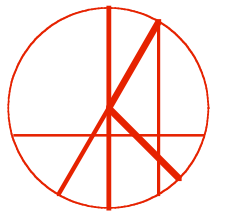
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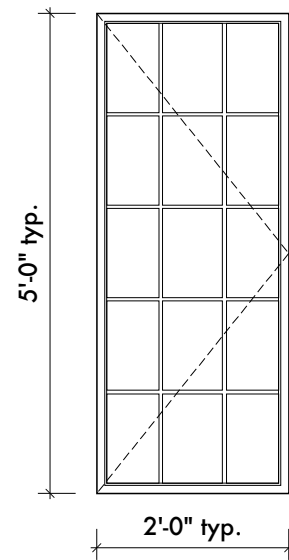
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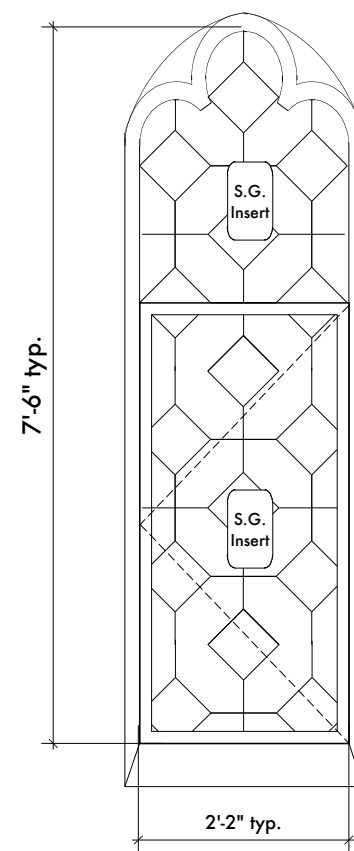
WINDOW TYPES

Scale: As Shown
Date: 16 Jan 2012

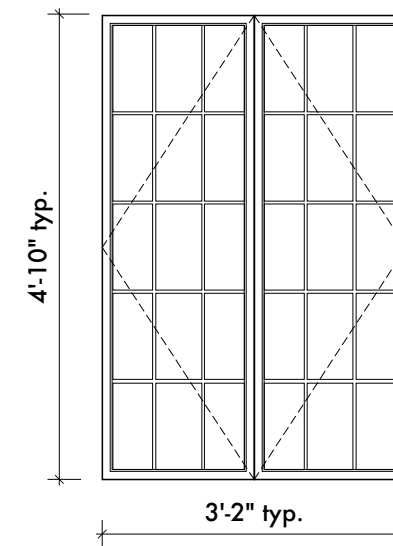
WR.405.00



Type E - Casement



**Type F -
Casement w/ Fixed Transom**



Type J - Pair Casement