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333 CENTRAL PARK WEST

ROOF DECK MANUAL



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I. SUMMARY

This manual provides a general overview of the typical assemblies used for the construction of the roof deck at 333 CPW. The primary finish assemblies include wood decking, pavers, and artificial grass. These can be disassembled and reassembled to access utilities underneath and visually inspect for any leaks.

Additionally, assemblies also have built-in elements. These include custom Extria planters, prefabricated metal planters, metal stairs, and custom structures (the Pod, the Pergola, and two banquettes). These elements are integrated with structural members and should not be moved. Spaces underneath these elements can be accessed by removing adjacent wood decking or pavers.

To ensure the warranty of the roof membrane is maintained, all roofing work shall require the engagement of a Siplast-certified roofing contractor.

This manual also includes contact information for all design professionals, consultants, and product representatives involved in the project, listed under section *VII - Design Team, Contractor, and Subcontractor Contacts*. For comprehensive construction details, please reference the drawings and cut sheets provided as part of this package. These are listed on section *VIII- Attachment List*. This manual also includes contact information for all design professionals, consultants, and product representatives involved in the project.

Digital Resource: This manual, along with all its supplemental materials, are available on ACHA's website in a password-protected format for easy access and reference. You can access these at:

<https://www.hocekarchitecture.com/333-rooftop-manual>

Password: xxxxxxxxxx

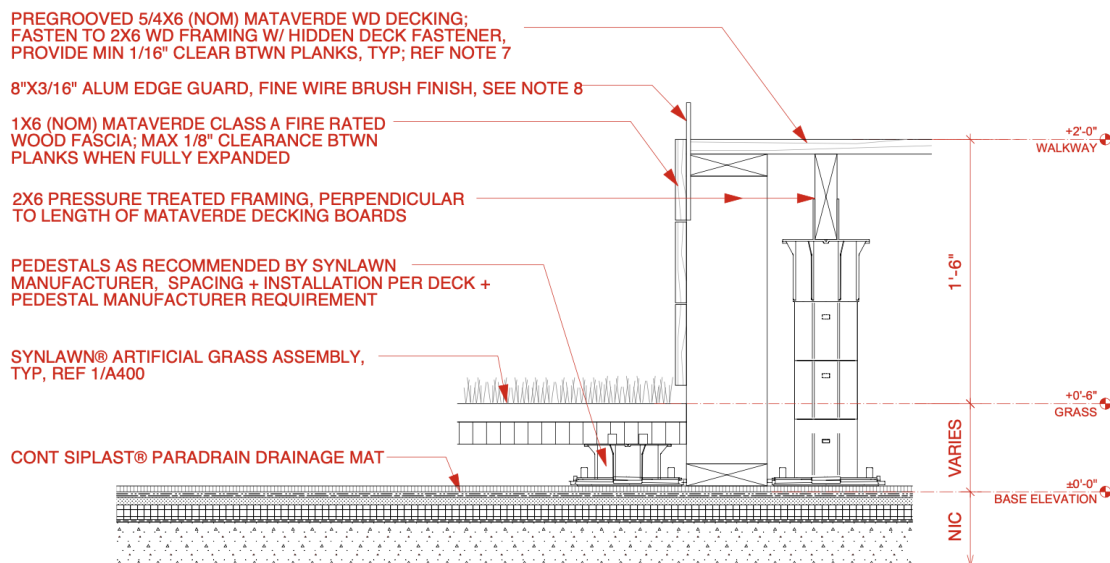
II. ACCESS PER TYPICAL ASSEMBLY TYPE

All removed materials shall be retained for reinstall. Refer to xx for contact number of product representatives to place order for additional materials. Note that the drainage mat and waterproofing membrane underneath these assemblies must not be damaged.

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>

1. Wood Decking

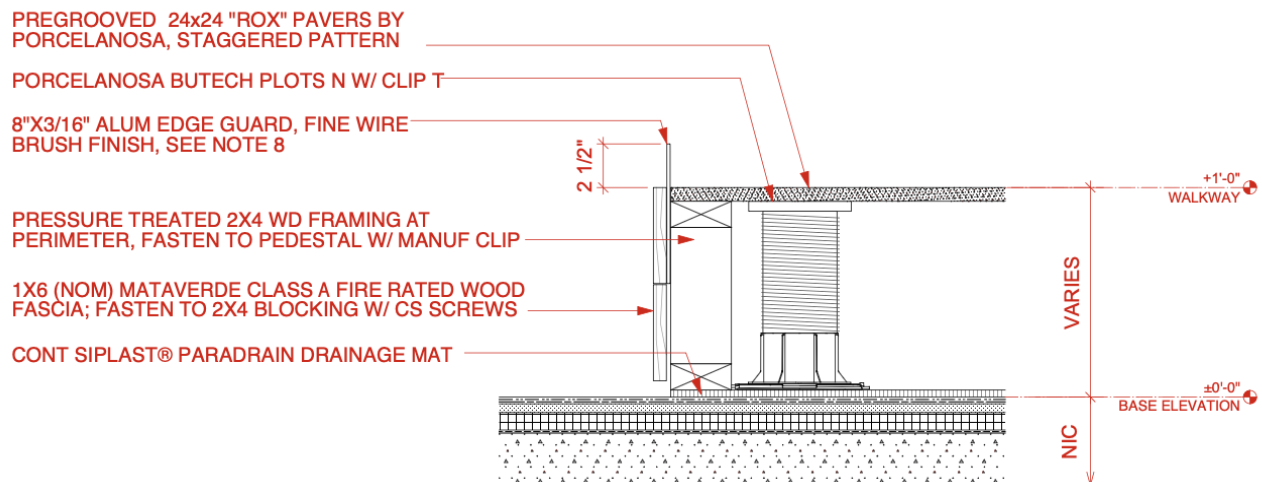
- a. To access from the sides, remove screws at the wood fascia with a square head screwdriver. It is recommended that the lower fascias are removed, as that topmost wood fascia + aluminum edge guard have blocking behind them and will not provide sufficient visual access.
- b. To access from above (i.e. the deck), unscrew hidden deck fasteners between decking boards with Torx screwdriver
- c. Unscrew framing from pedestals
- d. Mark locations of all pedestals prior to removal
- e. Retain all materials after removal



2. Paver

- a. To access from the sides, remove screws at the wood fascia with a square head screwdriver. It is recommended that the lower fascias are removed, as that topmost wood fascia + aluminum edge guard have blocking behind them and will not provide sufficient visual access.
- b. To access from the stop, use a paver puller to lift the paver or pry bar to lift the pavers from the pedestal. Note that pavers along the perimeter are glued down at most locations and should not be disturbed.
- c. Should pedestals need to be removed, mark locations of all pedestals prior to removal
- d. Mark locations of all pedestals prior to removal

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>

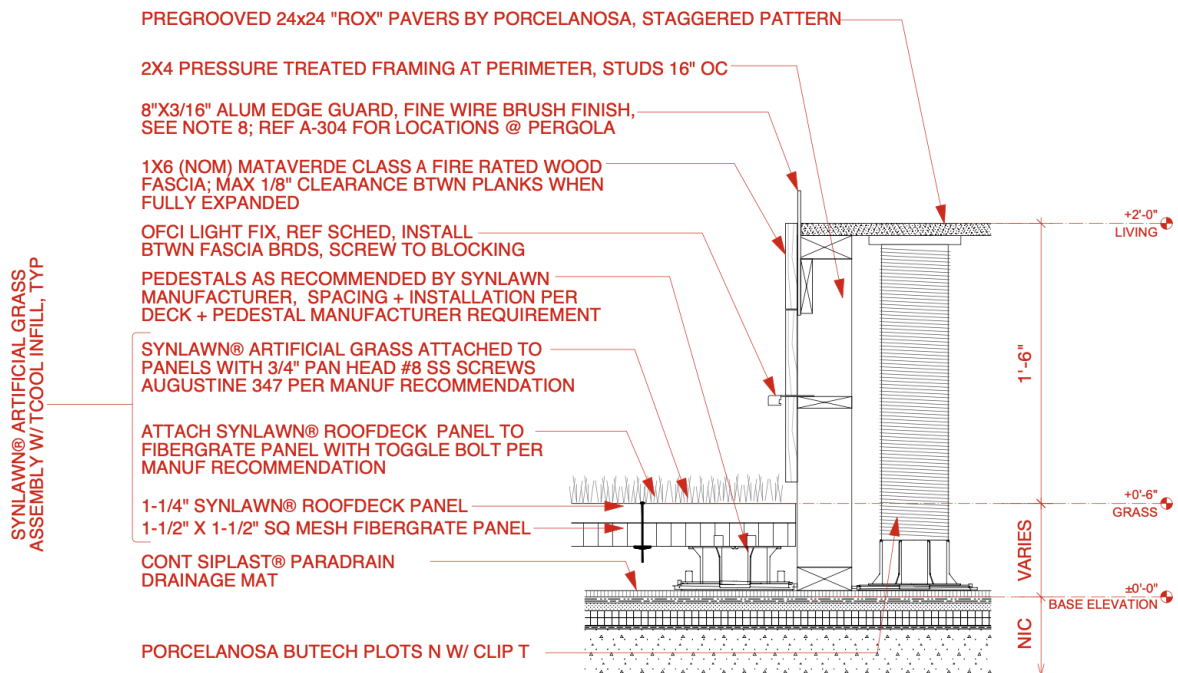


3. Artificial Grass

It is recommended that SYNlawn performs the removal/reinstall per their familiarity of the system and to ensure product warranty is maintained.

- a. To removed grass access from above (i.e. the deck), unscrew hidden deck fasteners between decking boards
- e. Unscrew framing from pedestals
- f. Mark locations of all pedestals prior to removal
- g. Retain all materials after removal

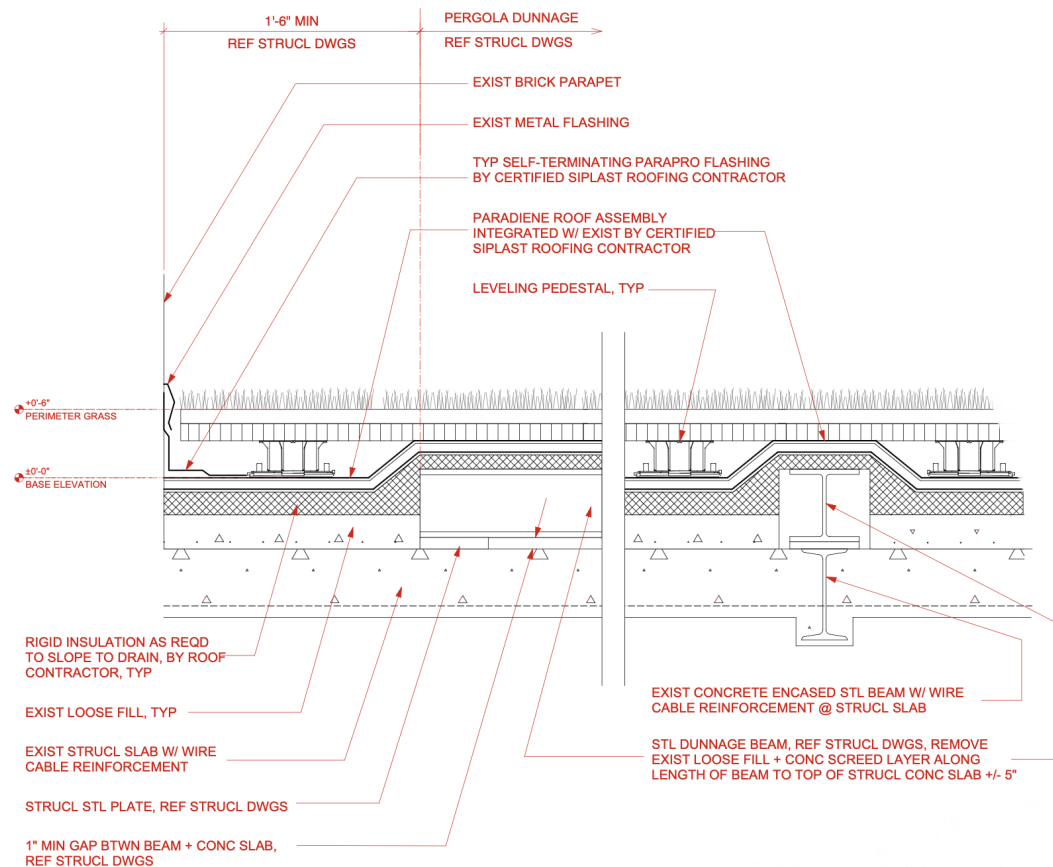
For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>



4. Typical Roofing Detail Under Finishes

Any work related to the roofing membrane beneath the pedestals must be completed by PNA Contracting Corp or a certified Siplast installer to maintain warranty.

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>



III. PLANTERS

There are two types of built in planters on the roof:

- Extra and Ipe planters provided by the GC, marked in orange on figure below
- Aluminum planters from Planterworx, marked in orange below

Note that the planters are set on structural bearing plates under the deck, and should not be moved. To gain access under the deck, adjacent wood decking or pavers can be removed per section II of this document.

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>



IV. STRUCTURAL BUILT-INS

The new bulkhead, Pergola, and Pod (marked in orange in figure below) are structural elements that should not be disturbed. Access can be gained beneath all these items as follows:

Bulkhead:

- Option 1: Via crawl space, accessible from the south and west facades
- Option 2: Via removing the pavers per page 5 in front of the bulkhead
- Removal of interior finishes is not recommended to access deck, the above mentioned methods should provide sufficient access for visual inspections

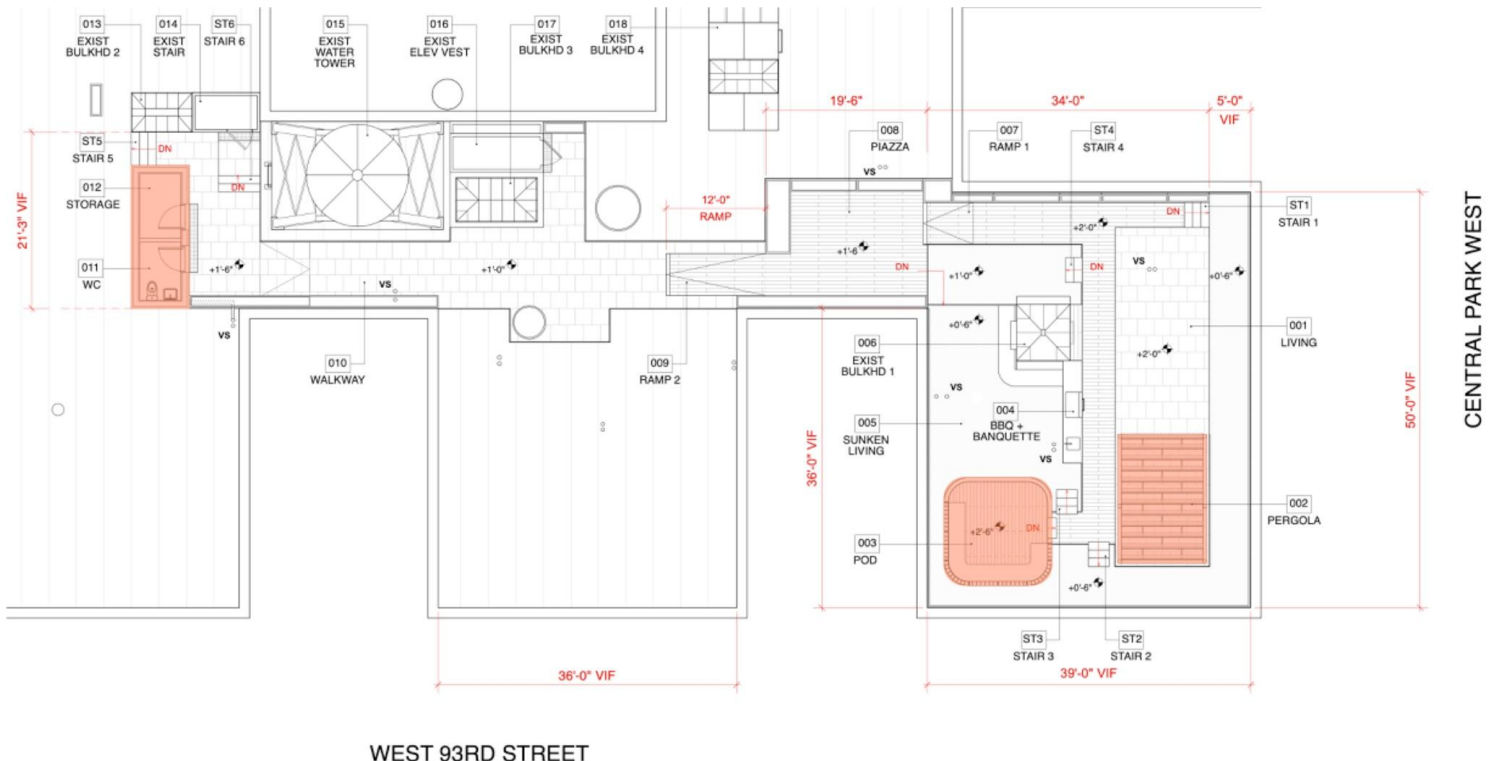
Pergola:

- Removing the pavers and decking per pages 4 and 5

Pod:

- Option 1: Via removing decking at the pod per page 4
- Option 2: The powder coated metal apron around the pod is removable via unfastening surface mounted screws, however this method should be avoided if possible

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>



V. OTHER BUILT-INS

The BBQ, Stairs and the bench at the bulkhead built-ins that are not tied into the structural elements. The bench at the pod, however, is tied into different elements and should not be disturbed. Access can be gained beneath all these items as follows:

BBQ:

- Removing the wood decking in front of BBQ per page 4
- Remove fascia boards behind BBQ per page 4
- Pulling out the refrigerator and icemaker

Stairs:

- Unfasten and retain counter sunk screws at the treads
- Remove and retain metal steps and Extira side panels
- It is not recommended to remove the wood framing supporting the metal steps. Should physical access be required under this framing, photograph and mark where the frame is mechanically fastened to the adjacent deck surfaces prior to removal. Retain for reassembly.

Bench at Bulkhead :

Since the bench is set on legs that sit on the grass grating, it need not be removed to gain access to the roofing below. The grass under the bench can be removed for visually inspecting the roof per page 6.

- The legs are set on stub-ups and mechanically attached with screws - remove these and retain
- Remove screws at the tab attaching the bench frame to the planter
- Lift the bench to release it from the stub-ups

For reference images, visit: <https://www.hocearchitecture.com/333-reference-image>

VI. FINISH SPECIFICATIONS + REP

1. Artificial Grass

Synlawn

Augustine 347

Accessories:

- Synlawn Drainage Panel
- Synlawn T-Cool Infill
- Fibergrate Molded Grating Panel

Product Rep:

Ian Macwan

ian.macwan@synlawn.com

212-247-5296

203-945-7044

2. Pavers

Porcelanosa

“Rox” Outdoor Paver, 20mm, 24x24, Pre-grooved

Accessory:

- Porcelanosa Butech Plots N with Clip T (Windproof)

Product Rep:

Sarah Dempsey

sdempsey@porcelanosa-usa.com

646-751-1180 (Ext: 2127)

201-378-8910

3. Ipe Wood Decking

Mataverde Premium Ipe Decking

Mataverde Class A Non-Combustible Ipe Dimensional Lumber

Decking: 5/4x6 Nominal, Pre-grooved

Fascia: 1x6 Nominal

Accessory:

- Bison Versadjust Pedestal

Product Rep:

Karl Wahlberg

Kwahlberg1@cox.net

401-487-9851

860-444-7524

4. Paint and Stains

Elevator Vestibule Walls

Color: Pale Avocado (BM 2146-40)

Spec: BM Aura Bath and Spa, Eggshell

Bulkhead Doors + Elevator Door

Color: Same as bulkhead (BM 2116-10 Night Shade)

Sheen: Low-lustre

All Ceilings (Vestibule, Bath and Storage)

Color: Simply White (OC-117)

Spec: BM Aura Bath and Spa, Flat

Storage Room Walls

Color: Simply White (OC-117)

Spec: BM Aura Bath and Spa, Eggshell

Bathroom + Storage Door Interior Side

Color: Simply White (OC-117)

Sheen: Low-lustre/Satin

5. OFCI Planters

Planterworx

Standard Planter (Aluminum, Matte Bronze)

Product Rep:

Arturo Casalotta

arturo@planterworx.com

718-963-0564 (Ext 403)

6. Tiles

Bathroom Wall

TileBar

Parry White 3x8 Fishscale Matte Ceramic Wall Tile

Grout: Laticrete Permacolor Bright White Grout

Bathroom Floor

Landmark Ceramics

24"x24" Vision DW Mocha

Grout: Laticrete Permacolor Mocha

Storage Room Floor

24"x24"x1/8" Johnsonite RT-Sq (with 4" toeless Duracove kick)

Charcoal

Elevator Vestibule Floor

Landmark Ceramics

24"x24" Vision DW Dove

Grout: Laticrete Light Pewter

7. Countertop (BBQ)

Cosentino

Edora Countertop, Dekton Natural

8. Graphic Wrap

3M™ Scotchcal™ Graphic Film IJ8624 (UV luster laminate)

Product Rep:

General

Ray Roccon

ray@signinnovation.com

724-452-8699 (Ext 210)

724-766-2892

For Repairs

Mike Arbusio

mike@brushfiregraphicsny.com

631-805-7611

9. Cushion

Pod

Maharam Prime, 014 Popsicle

Bulkhead Bench

Stroheim, Vineout 13

Installer:

AP Designer Inc

Carlos Puma

ap.designerinc12@gmail.com

718-578-2502

920-422-3298

10. Pergola Shades

Somfy Maestria 50RTS

Fabric: 10% Open X-Weave, Sunrise

Product Rep:

OC Carpet Inc

John OCallaghan

212-838-1599

646-221-1151

VII. CONTACT INFORMATION OF DESIGN + CONSTRUCTION TEAM

Contractor

General Contractor

Cub Craft

Jamison Brosseau / Zeke Freeman

646-675-6010

718-330-0075

jamison@cubcraftnyc.com

zeke@cubcraft.com

Roofing Contractor (Siplast Installer)

PNA Contracting Corp

Andrew Anagnostidis / Daniel Salto

andrew@pnacontractingcorp.com

347-807-9174

464-372-5671

917-742-8767

*To reach out to **Siplast** directly/look for alternate installer, contact:*

Colby Devereux, Territory Manager

colby.devereux@siplast.com

(917) 588-7610

Architectural

AC Höcek Architecture (ACHA)

Ali C. Höcek / Sarwat Yunus

212-965-9636

917-359-9246

ach@hocekarchitecture.com

yunus@hocekarchitecture.com

Consultants

Structural

Martos Engineering

Christian Martos / Bryan Mahoney / Patrick Davis

646-543-1940

305-815-3996

917-974-2735

christian@martosengineering.com

bryanm@martosengineering.com

patrickd@martosengineering.com

MEP Engineer***Jack Green Associates***

Larry Green / Alex Yuen

212-629

lgreen@jackgreenassoc.com

ayuen@jackgreenassoc.com

Landscape***Foras Studio***

Susan Welty / Paige Keck

917-921-2849

917-572-6783

info@foras-studio.com

Lighting Designer

Eleni Savvidou

917-913-0918

484-268-7378

sav_eng@yahoo.com

Special Inspections***Big Orange Expediting***

Agnes Muczynski / Damian Michalak

718-389-1095

bigorangeecs@gmail.com

agnes.mucz@gmail.com

VIII. ATTACHMENTS LIST

- 1. Construction Drawings (Architectural, MEP, Structural)**
- 2. Appliance Cut Sheets**
- 3. MEP Cut Sheets**
- 4. OFCI Planters Cut Sheets**
- 5. Finish Cut Sheets**
- 6. Lighting Cut Sheets**

Note that the attachments listed above are available at link below :

- <https://www.hocokarchitecture.com/333-rooftop-manual>
- Password: xxxxxxxxxx