797 MADISON AVE

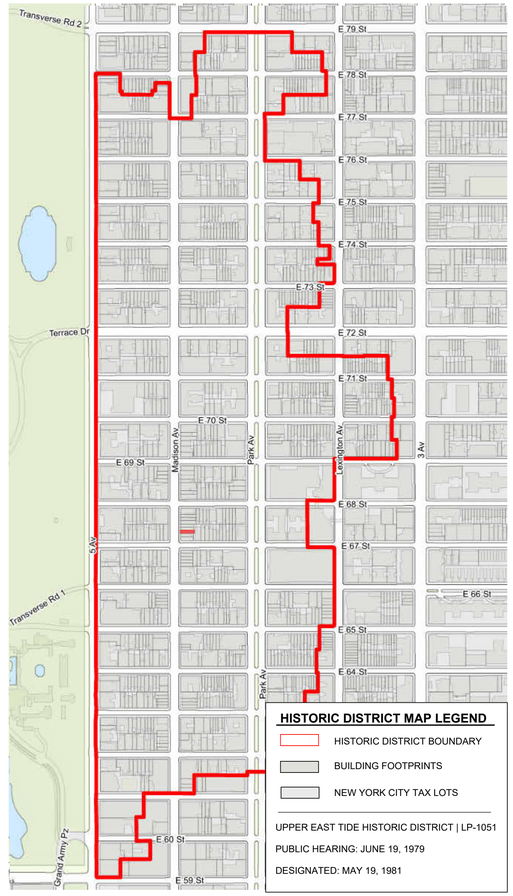
NEW YORK, NY 10065



EXISTING FACADE 797 MADISON AVE.
PHOTO JULY 2026.



ENLARGED HISTORICAL MAP
HIGHLIGHTING 797 MADISON AVE



UPPER EAST SIDE HISTORICAL DISTRICT MAP AS PER
NYC LANDMARK PRES. COMM.

SCOPE OF WORK:

FRONT FACADE

- DEMOLITION OF EXISTING TWO-STORY STOREFRONT AND STONE-CLADDING
- INSTALLATION OF NEW GLASS STOREFRONT AND LIMESTONE CLADDING
- INSTALLATION OF FABRIC AWNINGS OVER EXISTING DOUBLE-HUNG WINDOWS

REAR FACADE

- THREE-STORY ENLARGEMENT AT BUILDING REAR WITH INFILL EXTENSION ON 3RD FLOOR AND ENLARGEMENT AT 4TH AND 5TH FLOORS
- INSTALLATION OF NEW EXTERIOR MECHANICAL UNITS AND DUNNAGE ON ROOF AREA ABOVE NEW ADDITION
- NEW WINDOWS AT NEW OPENINGS WITHIN ADDITION

INTERIOR

- MODIFICATIONS TO BUILDING INTERIOR ON ALL FLOORS

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

Outsource
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key plan



drawing title
COVER SHEET

project number
2609

date
10/16/2026

scale
3/8" = 1'-0"

LPC-01

01 of 19

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HISTORIC PHOTOS



1916 HISTORIC PHOTO



1940 HISTORIC TAX PHOTO

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
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New York, NY 10001
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key plan



drawing title
HISTORIC BLOCK PHOTOS

project number
2609

date
10/16/2026

scale
1/4" = 1'-0"

LPC-02

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STREETSCAPE WITH EXISTING FACADE
PHOTO JULY 2026.



STREETSCAPE COLLAGE WITH PROPOSED FACADE

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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T. 212 732 0555

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key plan



drawing title
STREET SCAPE

project number
2609
date
10/16/2026
scale
1/4" = 1'-0"

LPC-03

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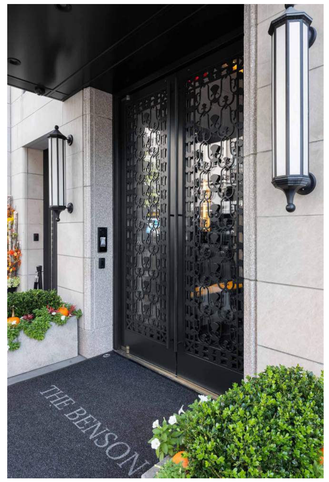
REFERENCE PROJECTS CONVEYING QUALITY OF PROPOSED WORK AT 797 MADISON AVENUE LOCATION

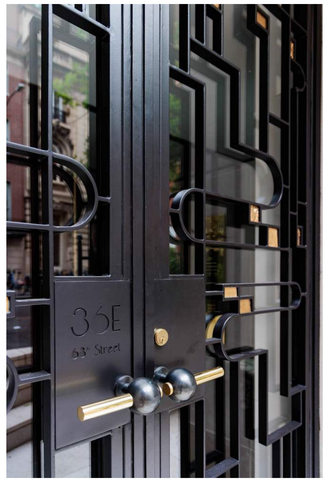


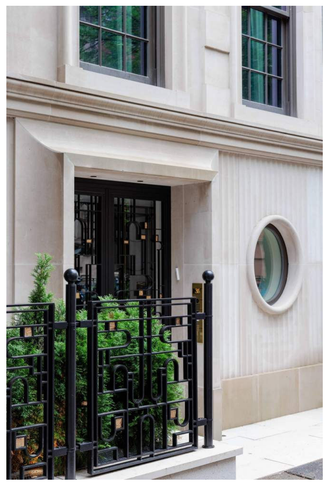




PETER PENNOYER ARCHITECTS
WITH ACHILLE SALVAGNI
2022







MATIZ ARCHITECTURE + DESIGN
WITH ACHILLE SALVAGNI
2022

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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drawing title
ACHILLE SALVAGNI DESIGN PRECEDENTS

project number
2609

date
10/16/2026

scale

LPC-04

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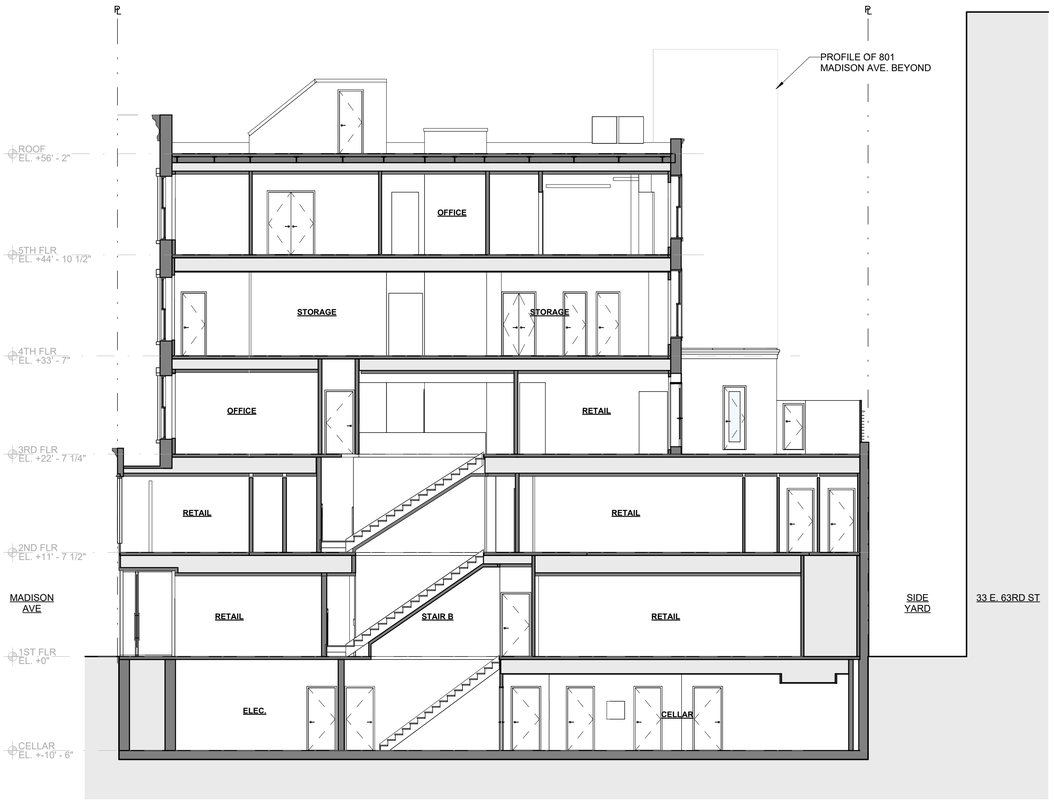
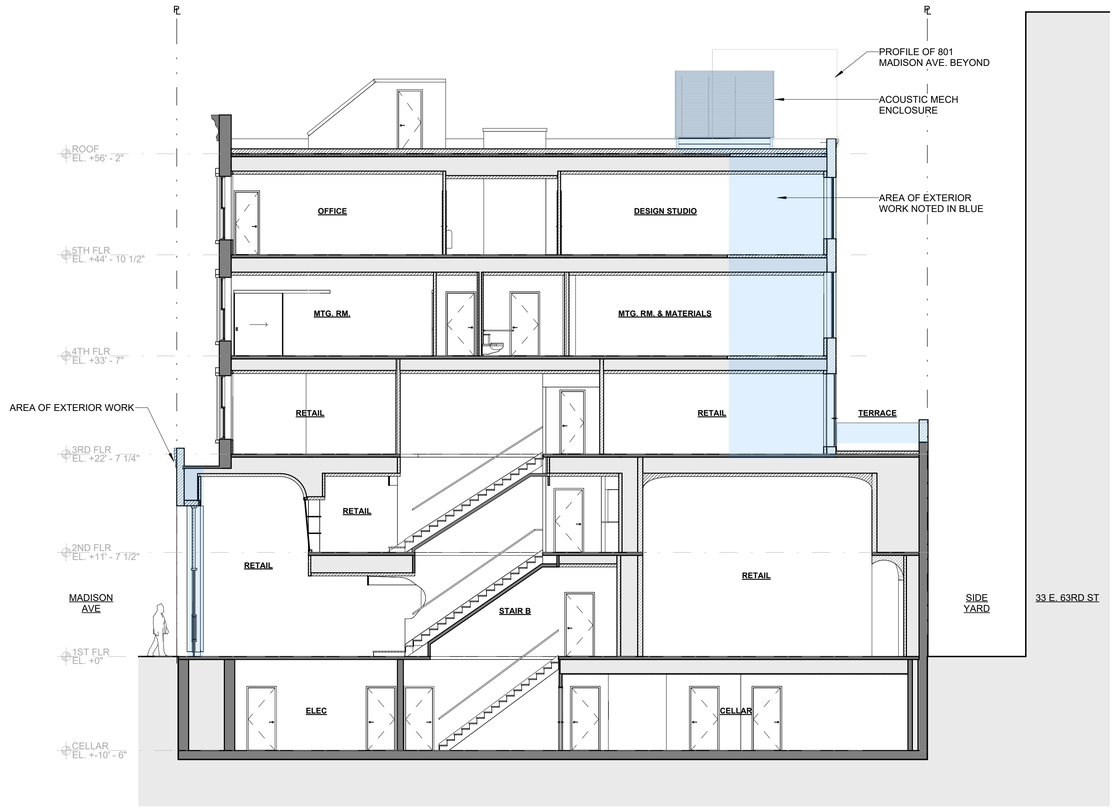


11 **SECTION LOOKING NORTH - EXISTING**
1/8" = 1'-0"



10 **SECTION LOOKING NORTH - PROPOSED**
1/8" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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237 W 35th Street, Suite 12A
New York, NY 10001
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	revision	**date**

key plan



drawing title
EXISTING & PROPOSED
BUILDING SECTIONS

project number
2609

date
10/16/2026

scale
1/8" = 1'-0"

LPC-05

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12 **EXISTING REFERENCE PHOTO**
NTS



11 **EXISTING - FRONT ELEVATION RENDERING - 797 MADISON AVE.**
1/4" = 1'-0"



10 **PROPOSED - FRONT ELEVATION RENDERING - 797 MADISON AVE.**
1/4" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

Outsource
237 W 35th Street, Suite 12A
New York, NY 10001
T. 212 732 0555

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drawing title

EXISTING AND PROPOSED
ELEVATION

project number
2609

date
10/16/2026

scale
1/4" = 1'-0"

LPC-06

06 of 19

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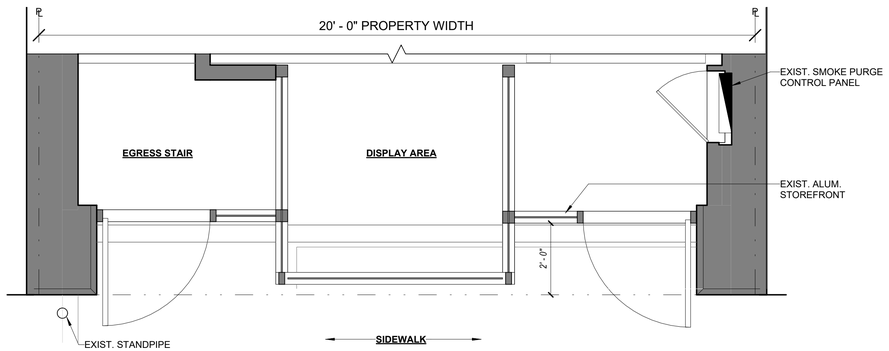
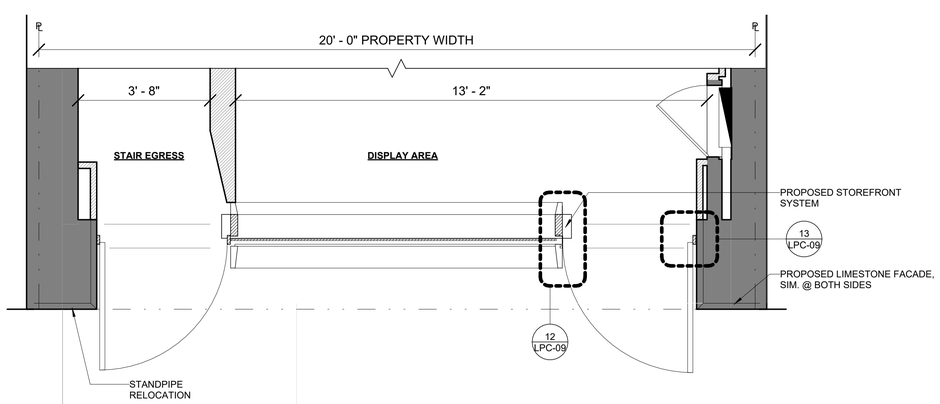
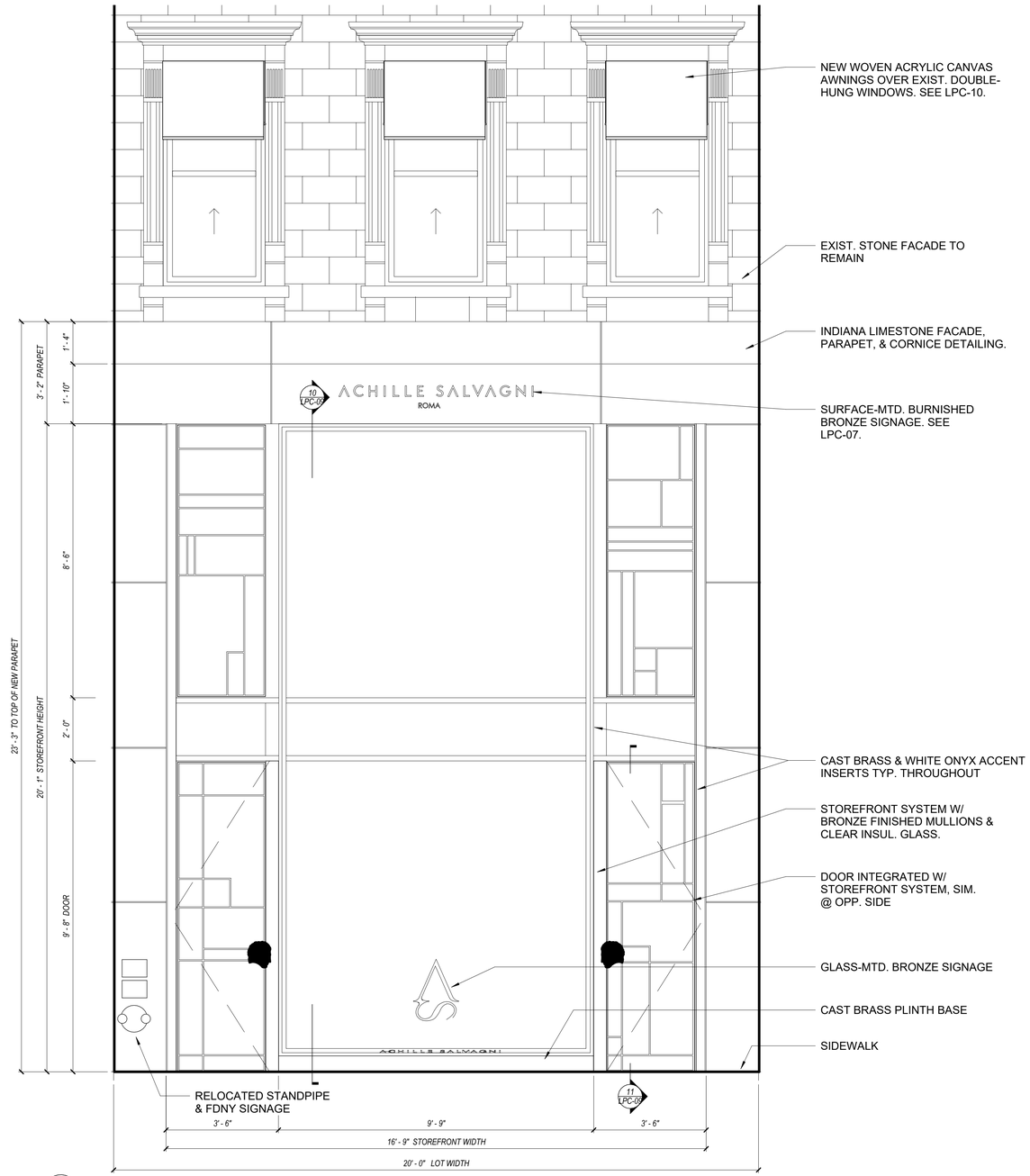


20 **EXISTING ENLARGED STOREFRONT - PLAN**
1/2" = 1'-0"



11 **PROPOSED ENLARGED STOREFRONT - PLAN**
1/2" = 1'-0"



10 **PROPOSED ENLARGED STOREFRONT AND PARAPET - ELEVATION**
1/2" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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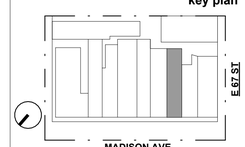

drawing title
ENLARGED FRONT ELEVATION & PLANS

project number
2609

date
10/16/2026

scale
1/2" = 1'-0"

LPC-07

07 of 19

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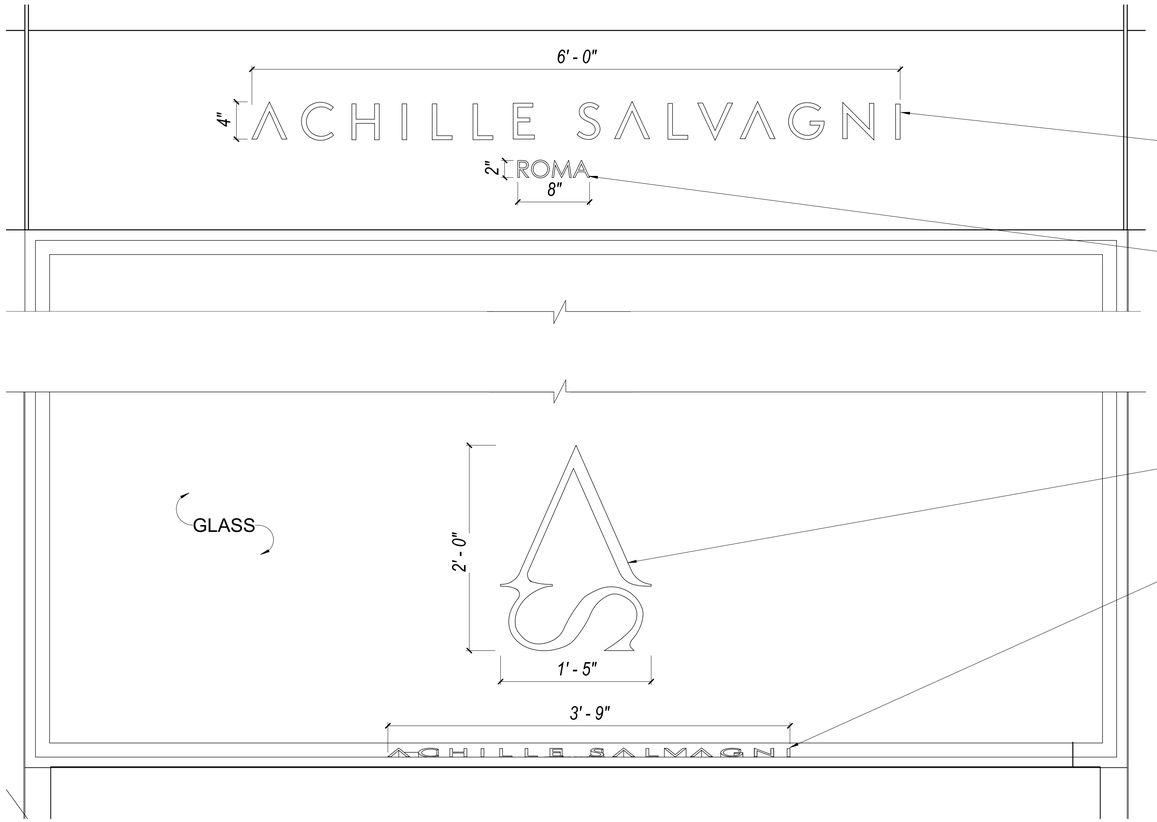


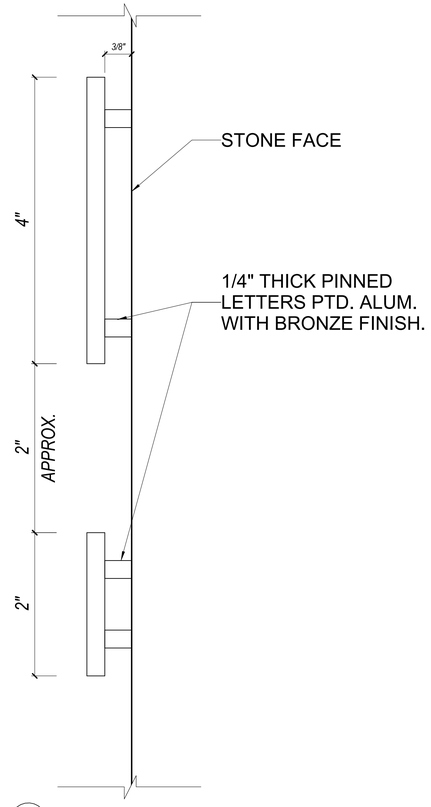
ACHILLE SALVAGNI LETTERS:
- 4"H X 3/8" THICK BRONZE LETTERS.
- PIN MOUNTED 3/8" OFF STONEFACE.

ROMA LETTERS:
- 2"H X 3/8" THICK BRONZE LETTERS.
- PIN MOUNTED 3/8" OFF STONEFACE.

AS LOGO:
- 2'-0"H x 3/8" THICK GLUE LAMINATED TO GLASS BRONZE LOGO.

ACHILLE SALVAGNI LETTERS:
- 4"H X 3/8" THICK BRONZE LETTERS ON BRONZE STOREFRONT SURROUND

21 **ENLARGED SIGNAGE ELEVATION**
1 1/2" = 1'-0"



20 **PINNED SIGNAGE - SECTION DETAIL AT STONEFACE**
12" = 1'-0"



12 RENDER OF STOREFRONT



11 ENLARGED RENDER OF SIGNAGE AT TOP OF LIMESTONE



ROMA LETTERS:
-2"H X 3/8" THICK BRONZE LETTERS ON BRONZE STOREFRONT SURROUND.

10 ENLARGED RENDER OF SIGNAGE AT BASE OF STOREFRONT

ACHILLE SALVAGNI
ROMA

location
ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect
MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer
ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer
Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor
Outsource
237 W 35th Street, Suite 12A
New York, NY 10001
T. 212 732 0555

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drawing title
SIGNAGE DETAILS

project number
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10/16/2026
scale
As indicated

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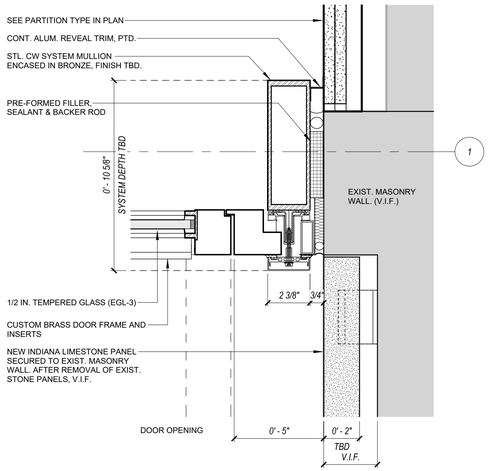
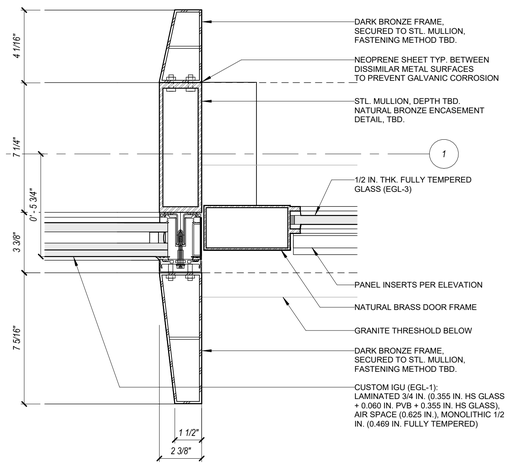
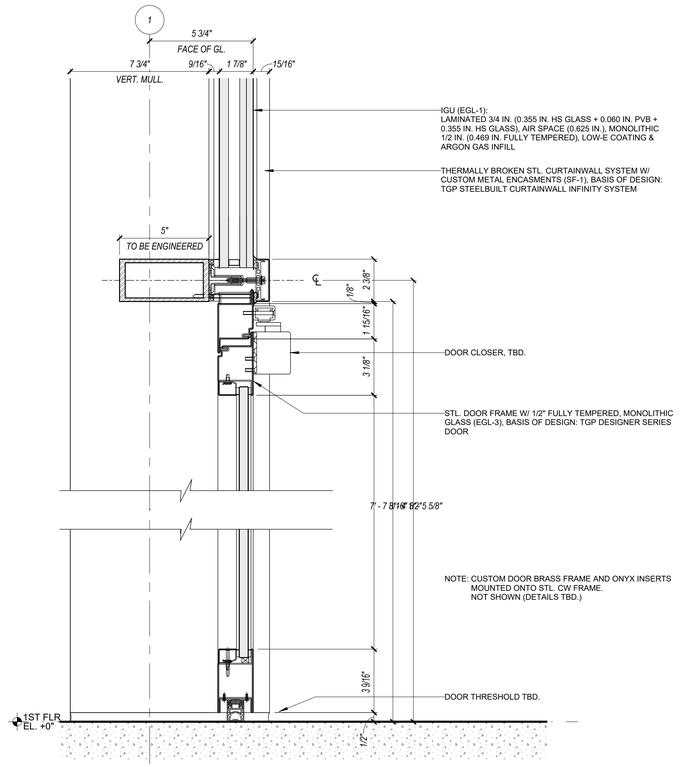


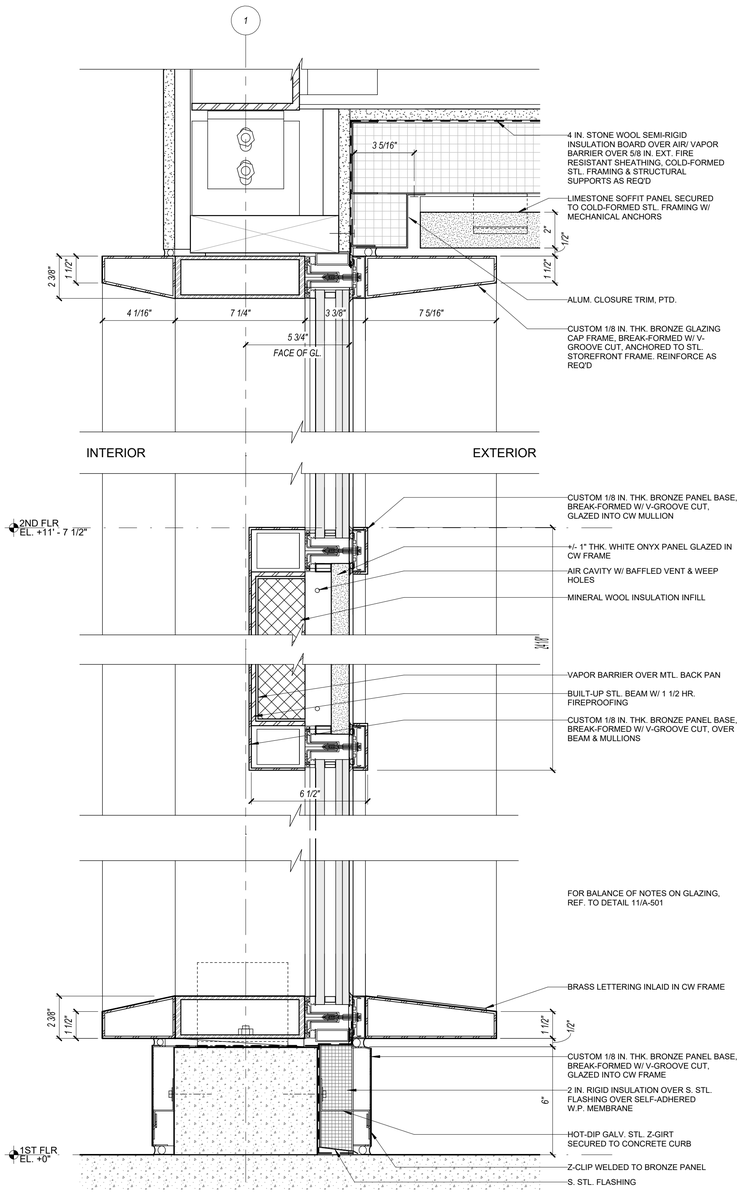
13 **PLAN DETAIL- STOREFRONT DOOR JAMB AT STONE MASONRY**
3" = 1'-0"



12 **PLAN DETAIL - STOREFRONT MULLION, 1ST FLOOR**
3" = 1'-0"



11 **SECTION DETAIL - ENTRANCE DOOR - HEADER & SILL**
3" = 1'-0"



10 **SECTION DETAIL - STOREFRONT HEAD, STONE PANEL, & SILL**
3" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

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237 W 35th Street, Suite 12A
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key plan



drawing title
STOREFRONT DETAILS

project number
2609

date
10/16/2026

scale
3" = 1'-0"

LPC-09

09 of 19

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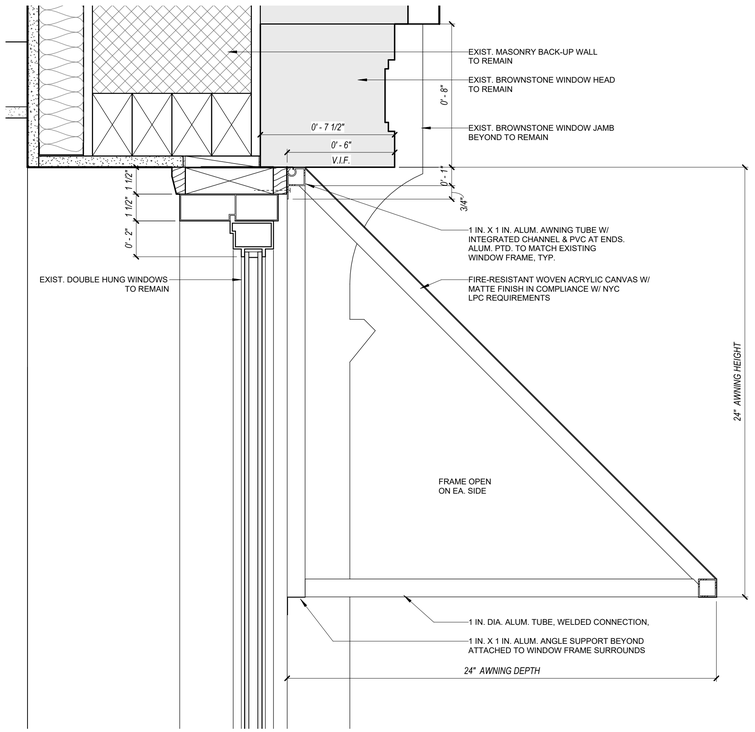
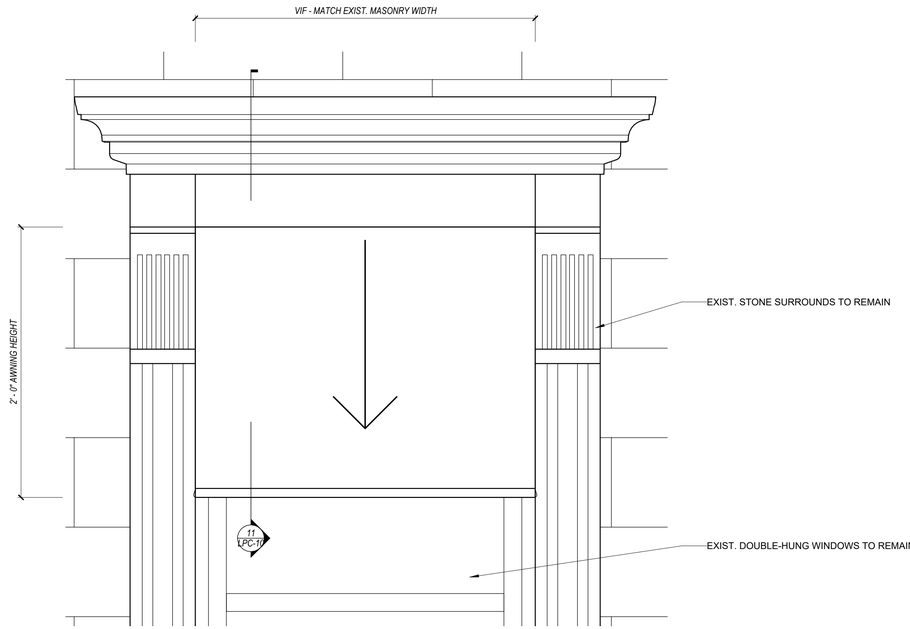


11 **SECTION DETAIL - EXISTING WINDOW & NEW AWNING**
3" = 1'-0"



10 **ENLARGED ELEVATION @ EXISTING WINDOW & NEW AWNINGS**
1 1/2" = 1'-0"

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ROMA

location

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architect

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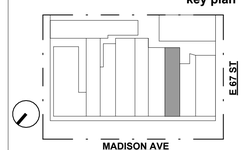

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WINDOW AWNING DETAILS

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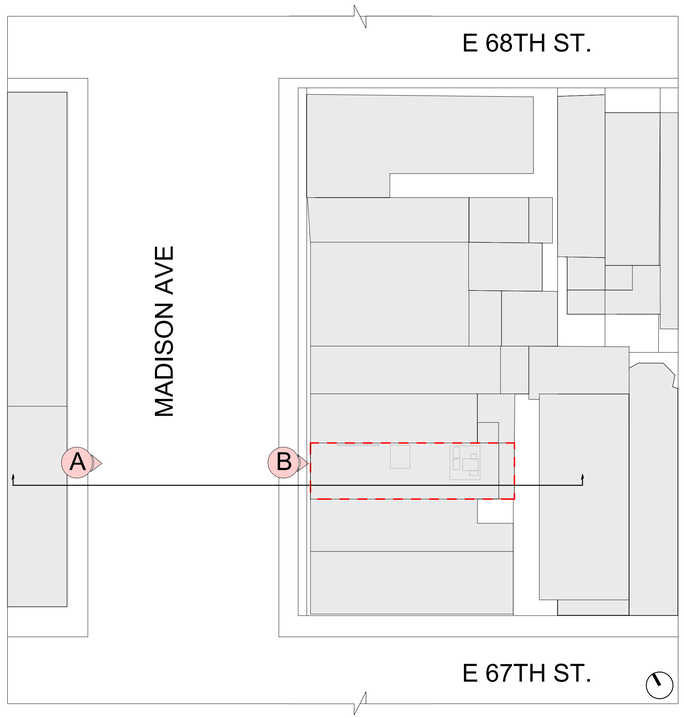
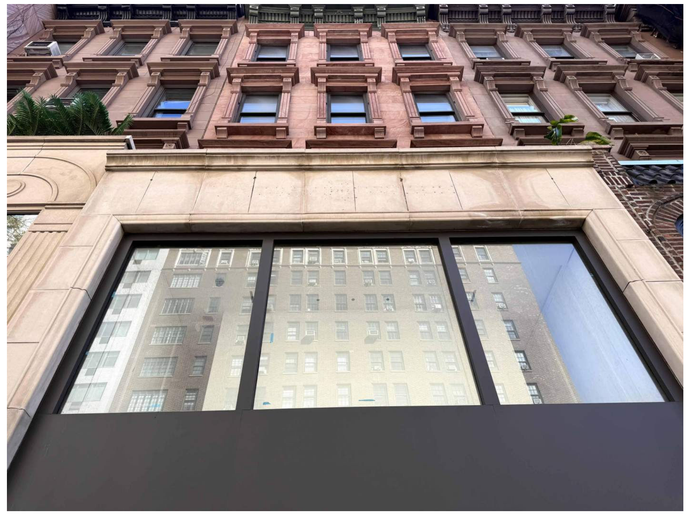


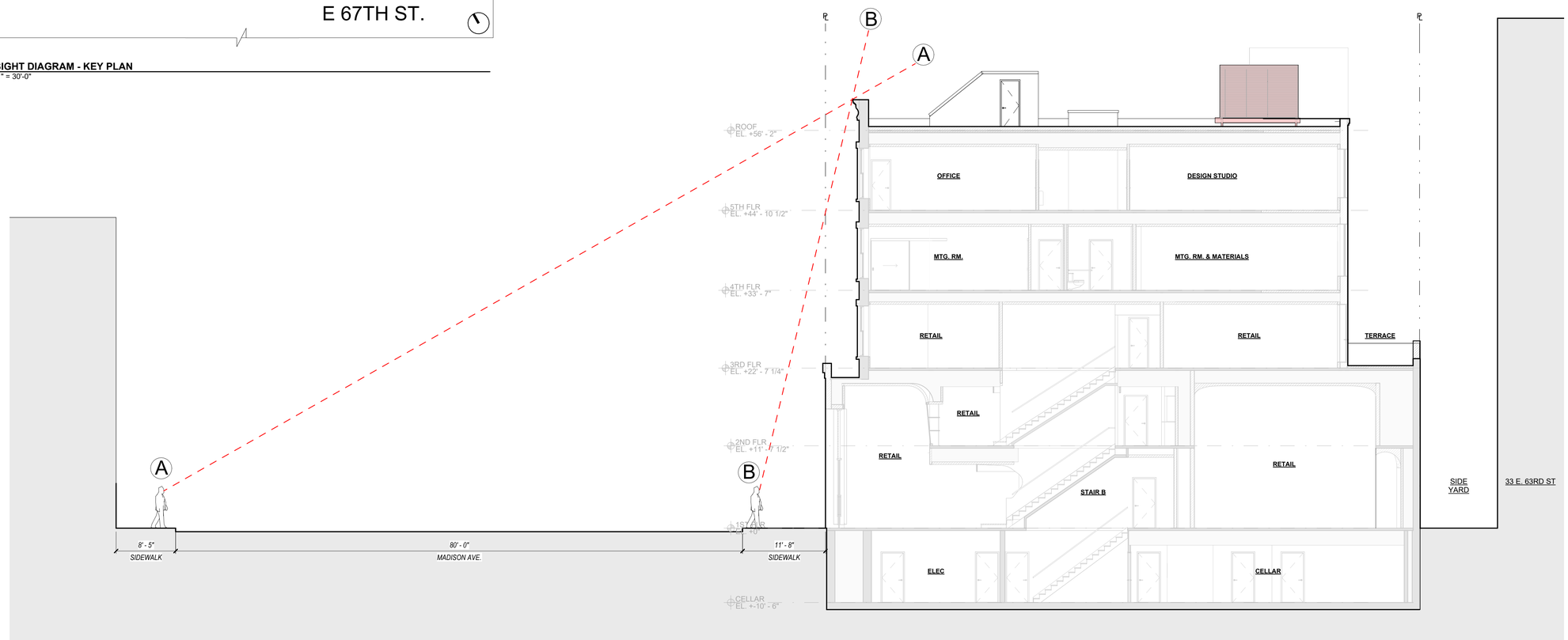
20 **SIGHT DIAGRAM - KEY PLAN**
1" = 30'-0"



A VIEW FROM SIDEWALK MADISON AVE. (WEST SIDE)



B VIEW FROM SIDEWALK ADJACENT TO 797 MADISON AVE.



10 **SIGHTLINE DIAGRAM - PROPOSE SECTION**
1/8" = 1'-0"

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ROMA

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architect

MAD
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New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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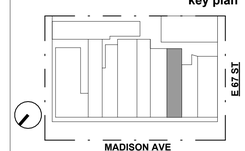

drawing title
SIGHTLINE DIAGRAM AND STREET VIEWS

project number
2609

date
10/16/2026

scale
As indicated

LPC-11

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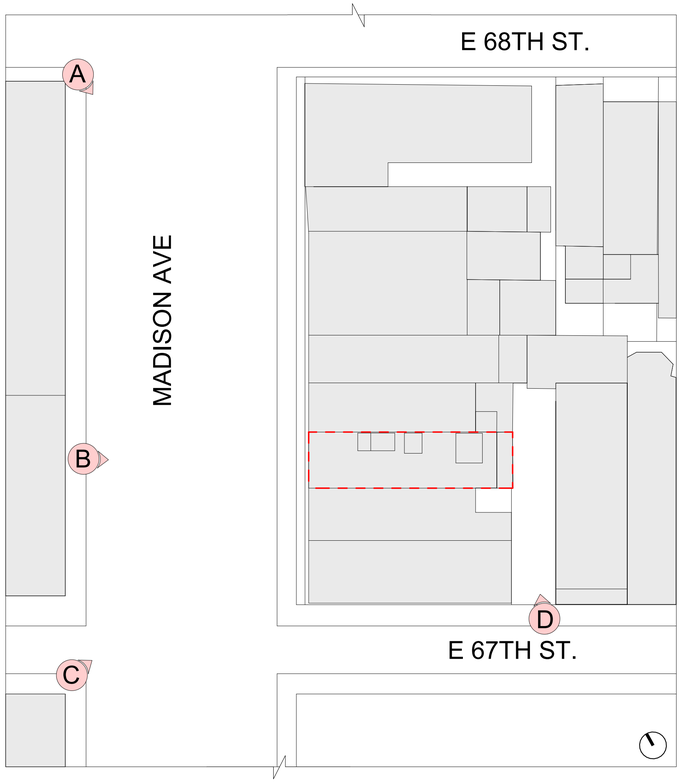

10 KEY PLAN



A VIEW FROM E 68TH & MADISON - SW CORNER



B VIEW FROM ACROSS MADISON AVE



C VIEW FROM E 67TH & MADISON - SW CORNER



D EXISTING VIEW OF REAR FACADE FROM E. 67TH ST



E PROPOSED IMAGE OF REAR FACADE FROM E. 67TH ST

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

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New York, NY 10001
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key plan



drawing title
STREET VIEWS

project number
2609

date
10/16/2026

scale
1" = 30'-0"

LPC-12

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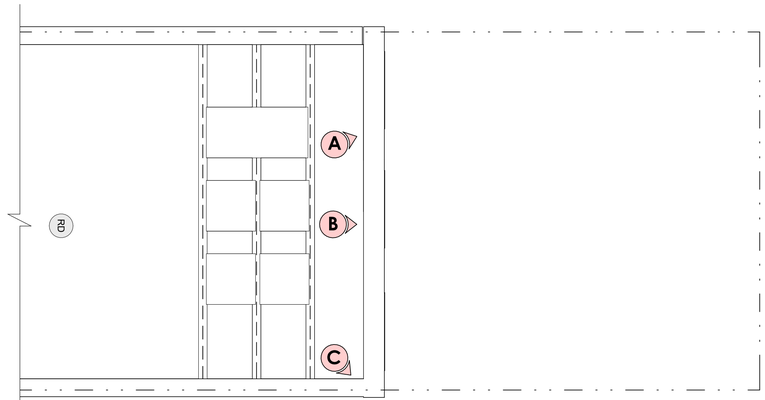
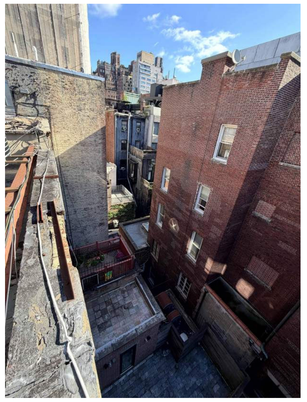


30 ROOF KEY PLAN



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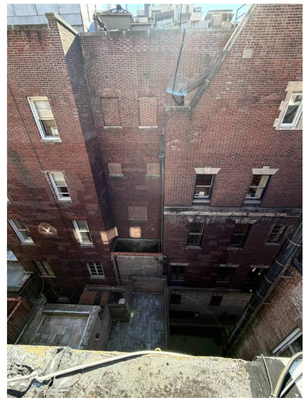

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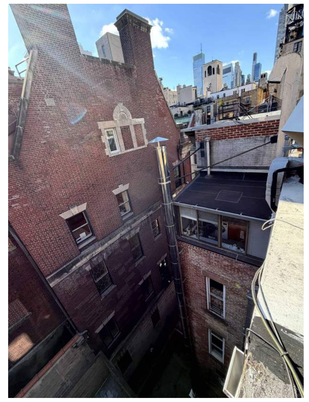

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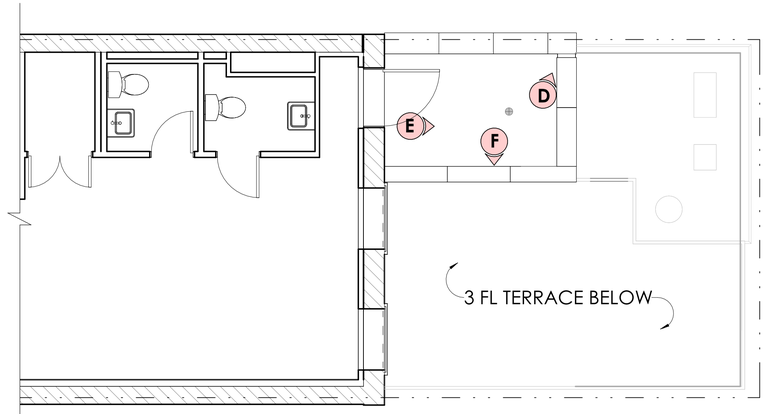
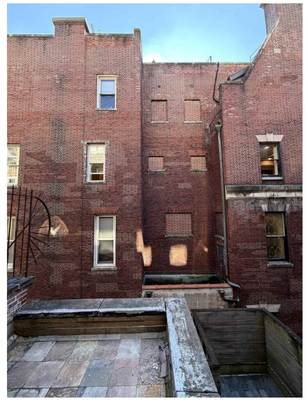


20 4RD FLOOR KEY PLAN



D



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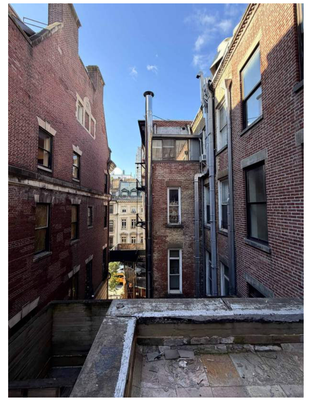

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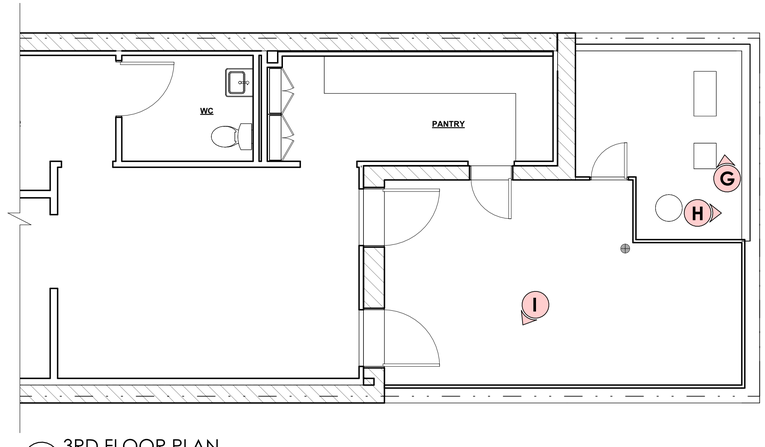
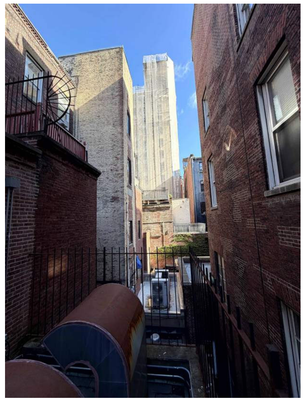


10 3RD FLOOR PLAN



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I

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
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Montclair, NJ 07043
T. 646 339 5453

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key plan



drawing title
REAR IMAGES

project number
2609
date
10/16/2026
scale
1/4" = 1'-0"

LPC-13

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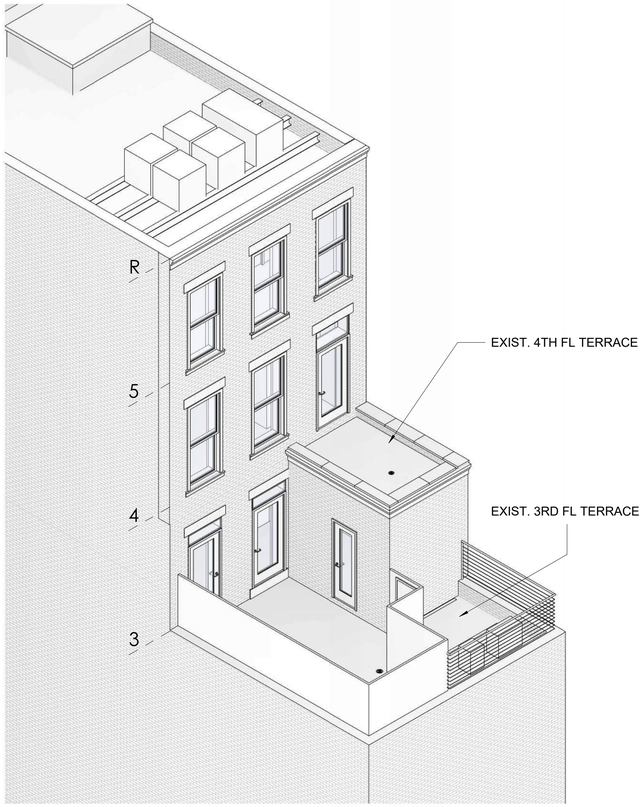
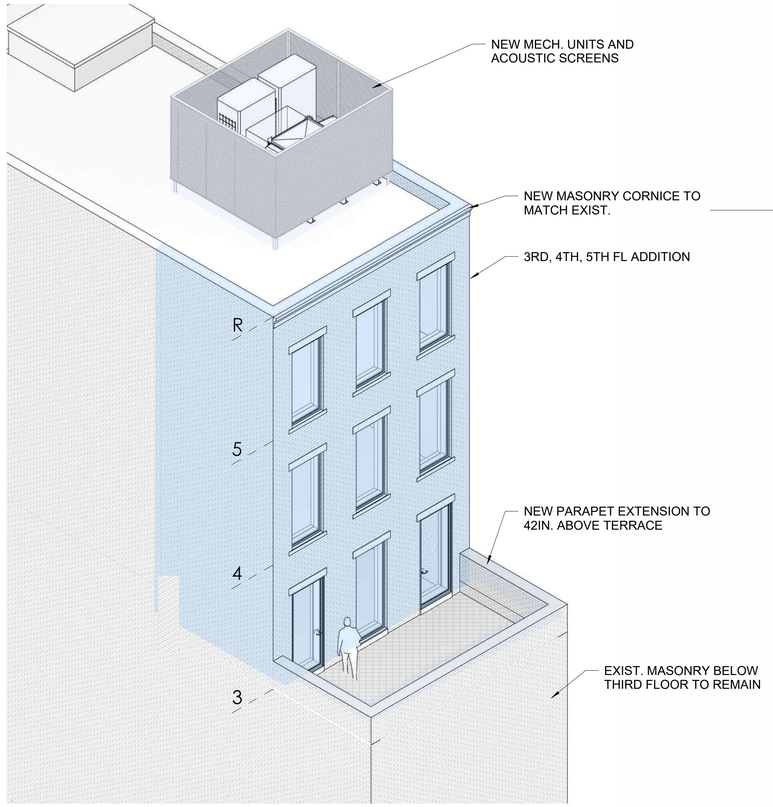
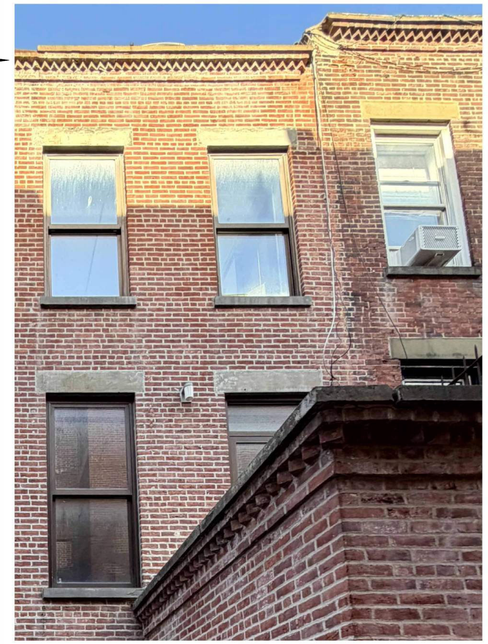


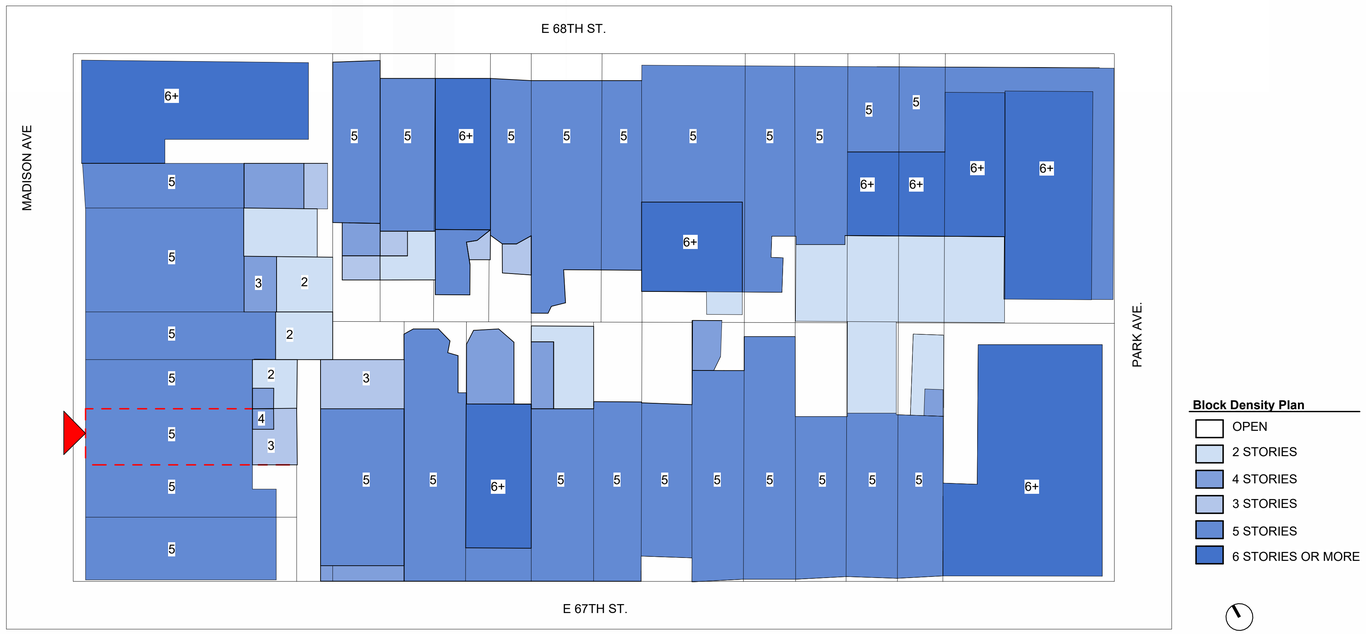
22 REAR AXON - EXISTING



21 REAR AXON - PROPOSED



20 EXIST. CORNICE - AT 797 MADISON AVE



10 LPC -DENSITY PLAN BUILDING SHOWN FOR MASSING STUDY
1" = 30'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor

Outsource
237 W 35th Street, Suite 12A
New York, NY 10001
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key plan



drawing title
AXON AND REAR

project number
2609

date
10/16/2026

scale
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LPC-14

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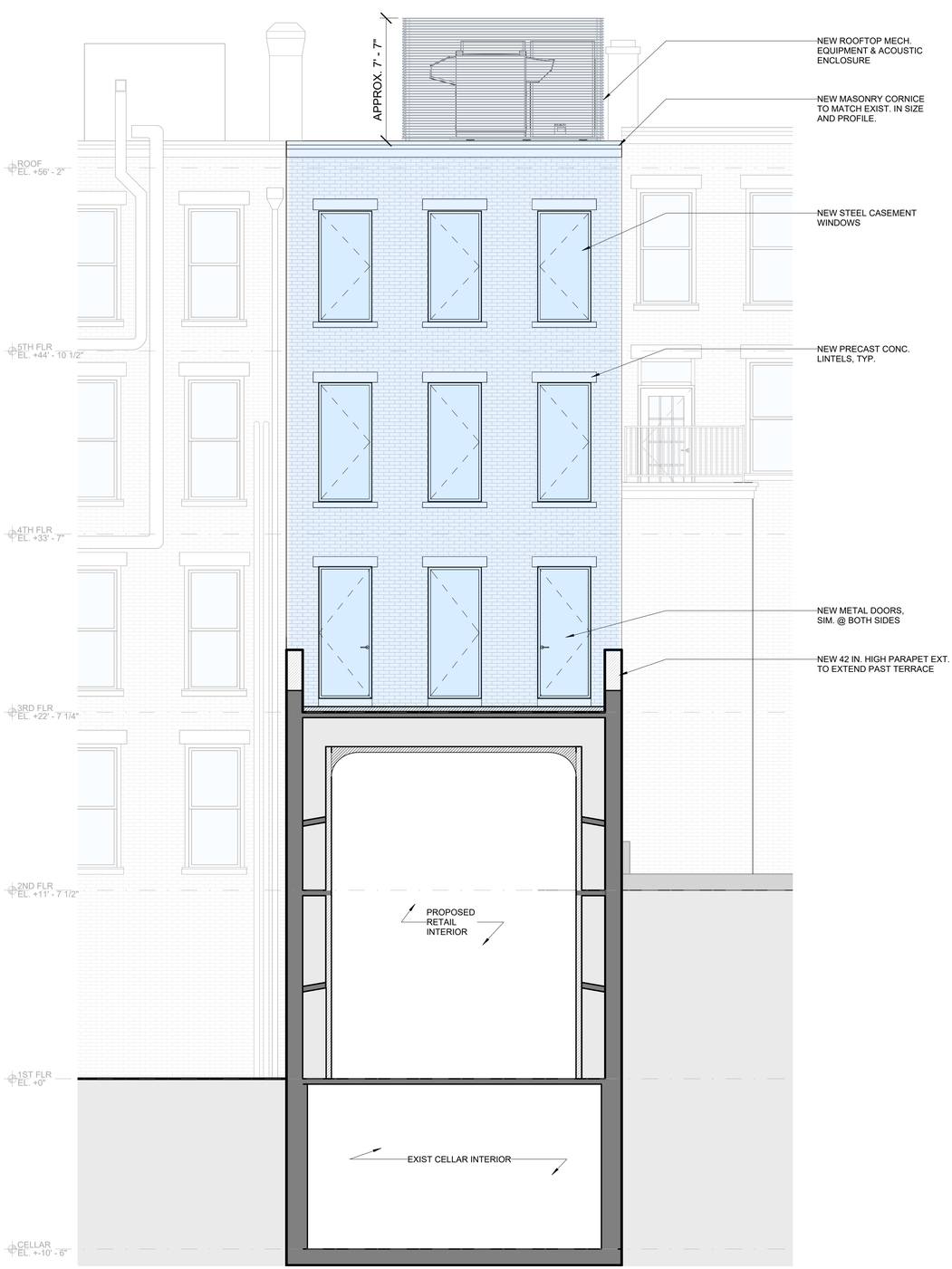
11 **EXISTING REAR SECTION AND ELEVATION**
1/4" = 1'-0"



10 **PROPOSED REAR SECTION AND ELEVATION**
1/4" = 1'-0"

ACHILLE SALVAGNI
ROMA

location
ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect
MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer
ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer
Steady State Studio
111 Buckingham Rd.
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key plan



drawing title
REAR SECTIONS

project number
2609
date
10/16/2026
scale
1/4" = 1'-0"

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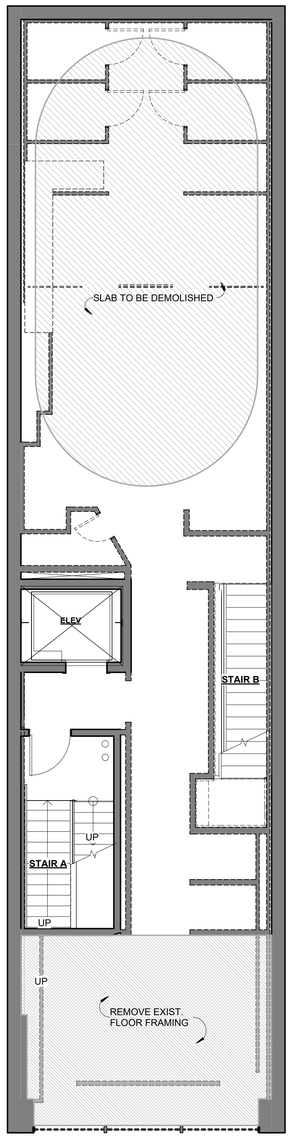
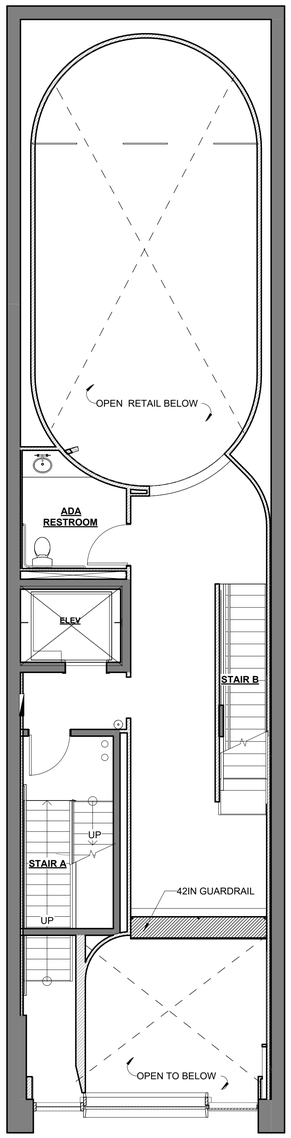


MADISON AVE.

15 **2ND FL - EXIST. PLAN**
3/16" = 1'-0"



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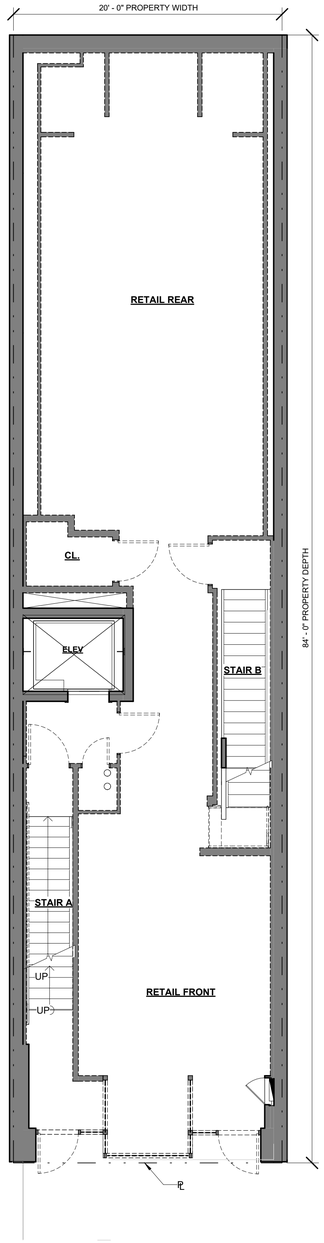
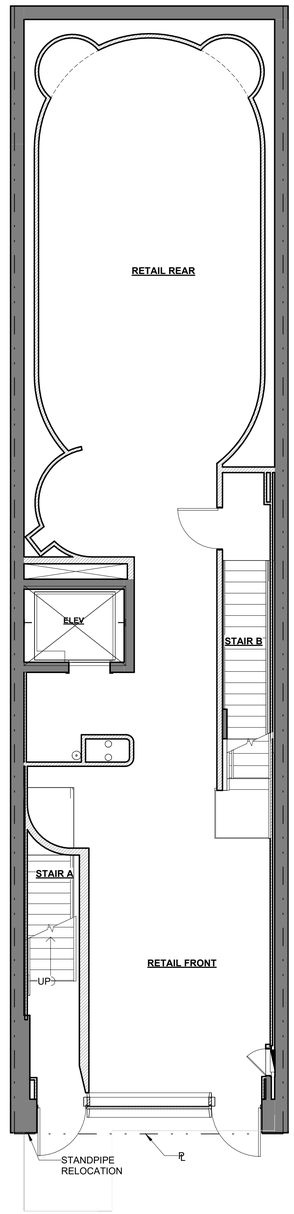
14 **2ND FL - PROP. PLAN**
3/16" = 1'-0"



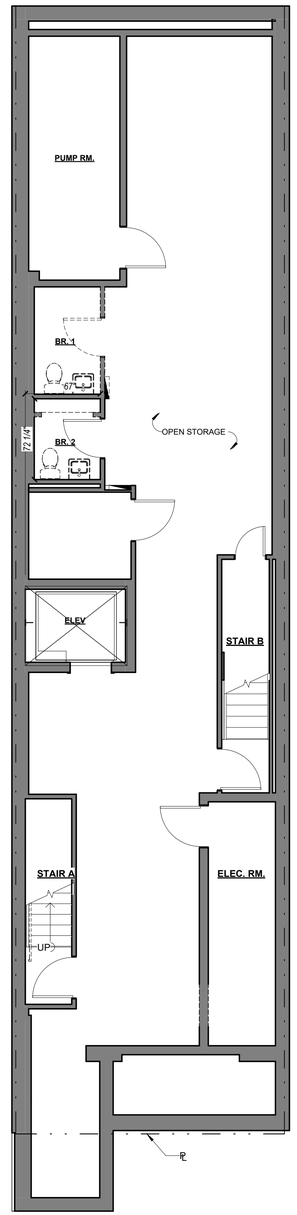
MADISON AVE.

13 **1ST FL - EXIST. PLAN**
3/16" = 1'-0"



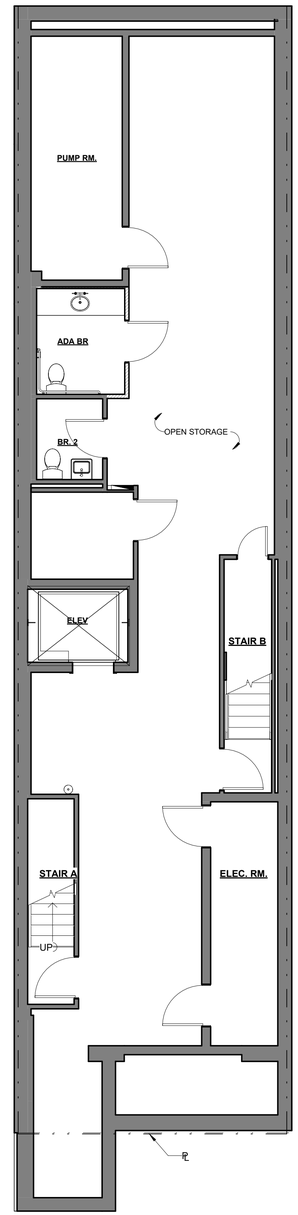
MADISON AVE.

12 **1ST FL - PROP. PLAN**
3/16" = 1'-0"



MADISON AVE.

11 **CELLAR - EXIST. PLAN**
3/16" = 1'-0"



MADISON AVE.

10 **CELLAR - PROP. PLAN**
3/16" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer

ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer

Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

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drawing title
CELLAR-2ND FL PLANS

project number
2609
date
10/16/2026
scale
3/16" = 1'-0"

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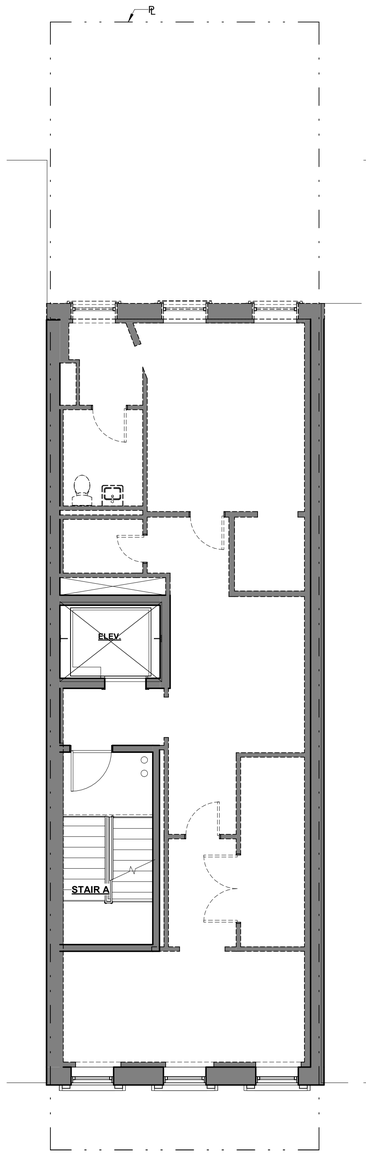
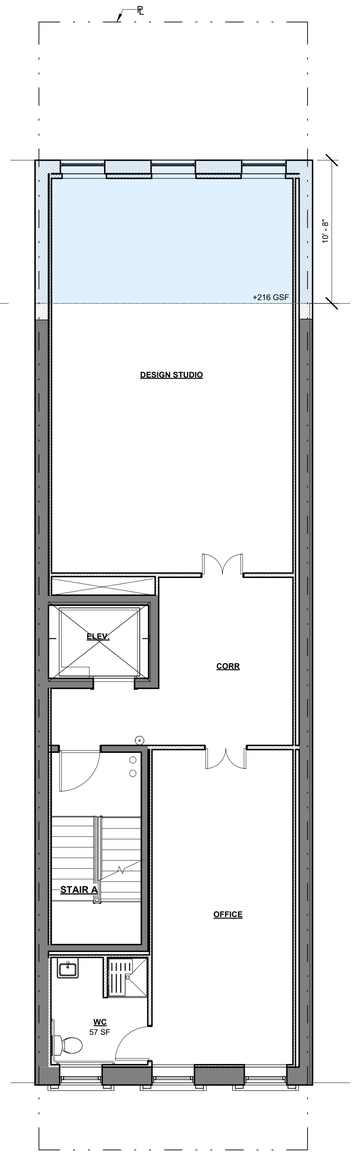


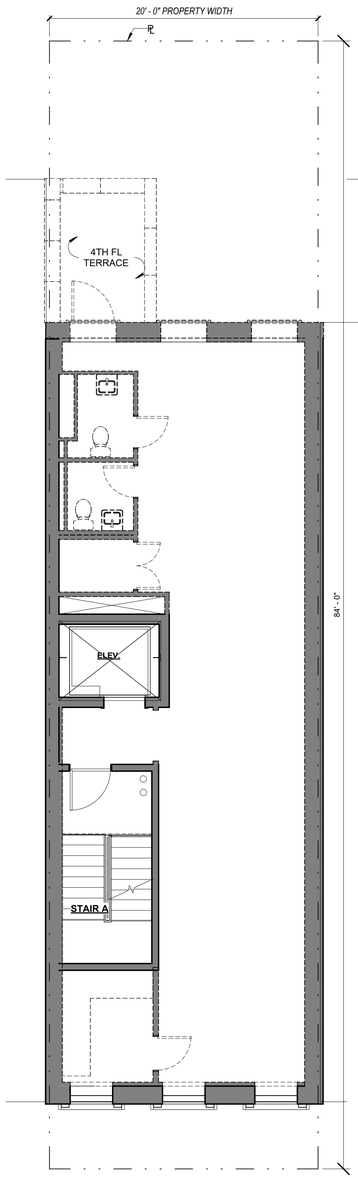
MADISON AVE.

15 **5TH FL - EXIST. PLAN**
3/16" = 1'-0"



MADISON AVE.

14 **5TH FL - PROP. PLAN**
3/16" = 1'-0"



MADISON AVE.

13 **4TH FL - EXIST. PLAN**
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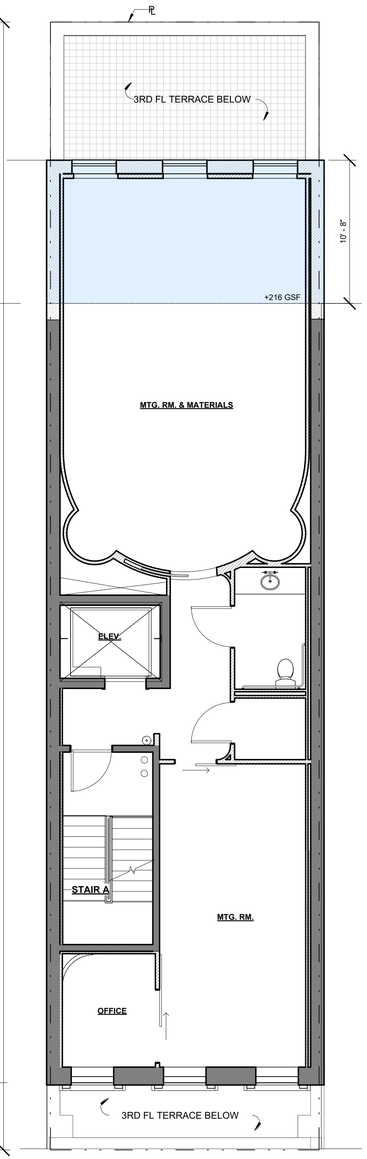

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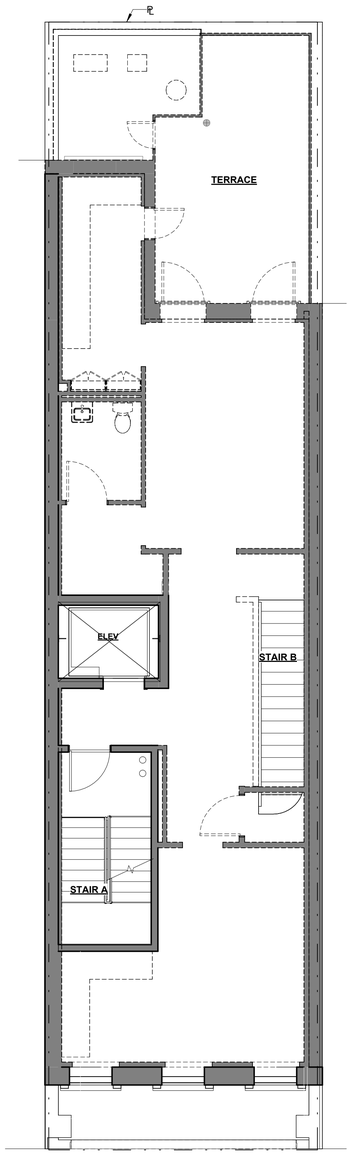
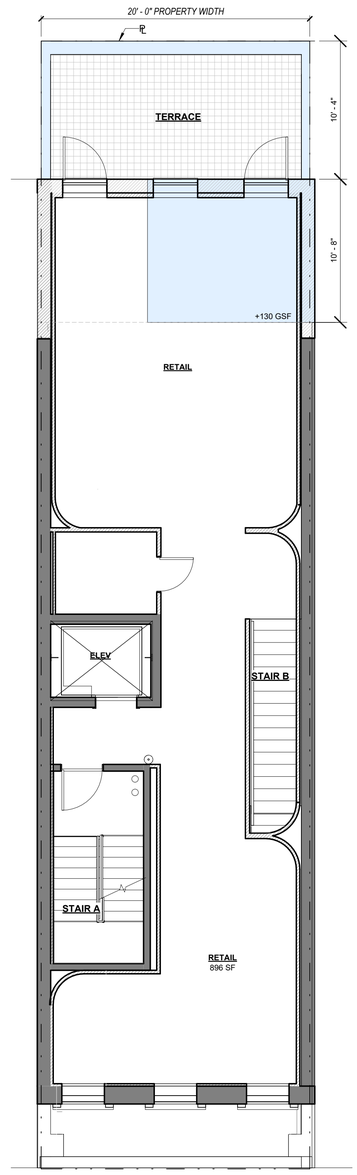
12 **4TH FL - PROP. PLAN**
3/16" = 1'-0"



MADISON AVE.

11 **3RD FL - EXIST. PLAN**
3/16" = 1'-0"



MADISON AVE.

10 **3RD FL - PROP. PLAN**
3/16" = 1'-0"

ACHILLE SALVAGNI
ROMA

location

ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect

MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
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key plan



drawing title
3RD-5TH FL PLANS

project number
2609

date
10/16/2026

scale
3/16" = 1'-0"

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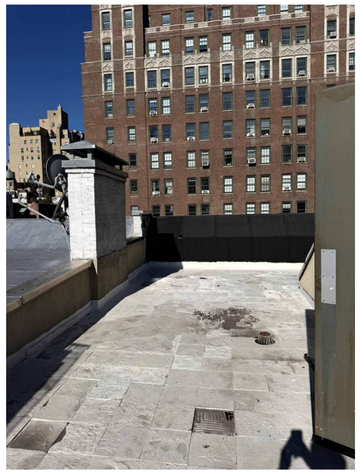
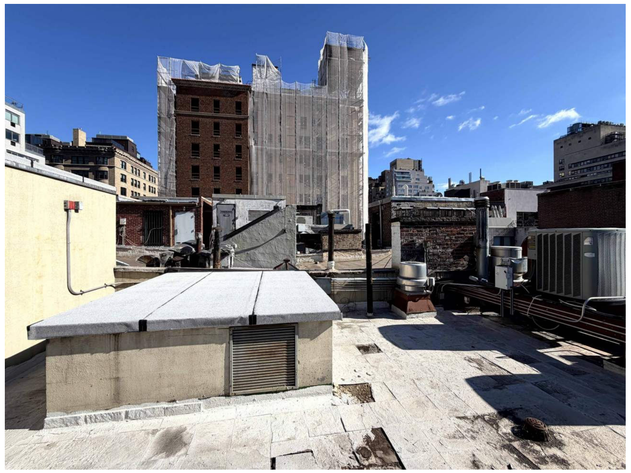
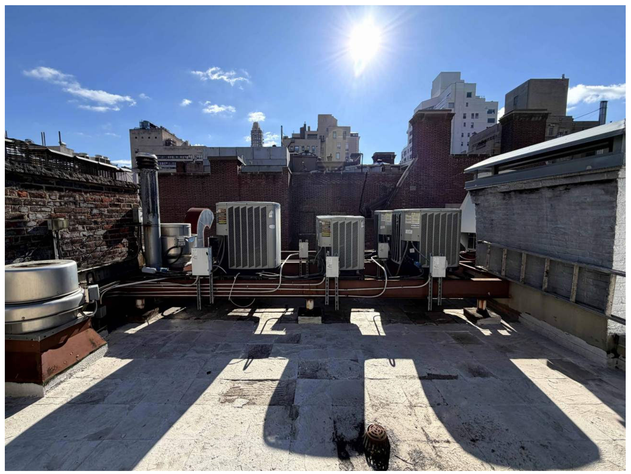


30 VIEW OF ROOF FACING MADISON AVE. (CORNICE SEEN)



20 VIEW OF ELEV. BULKHEAD (LEFT) AND MECHANICAL EQUIP. (RIGHT)

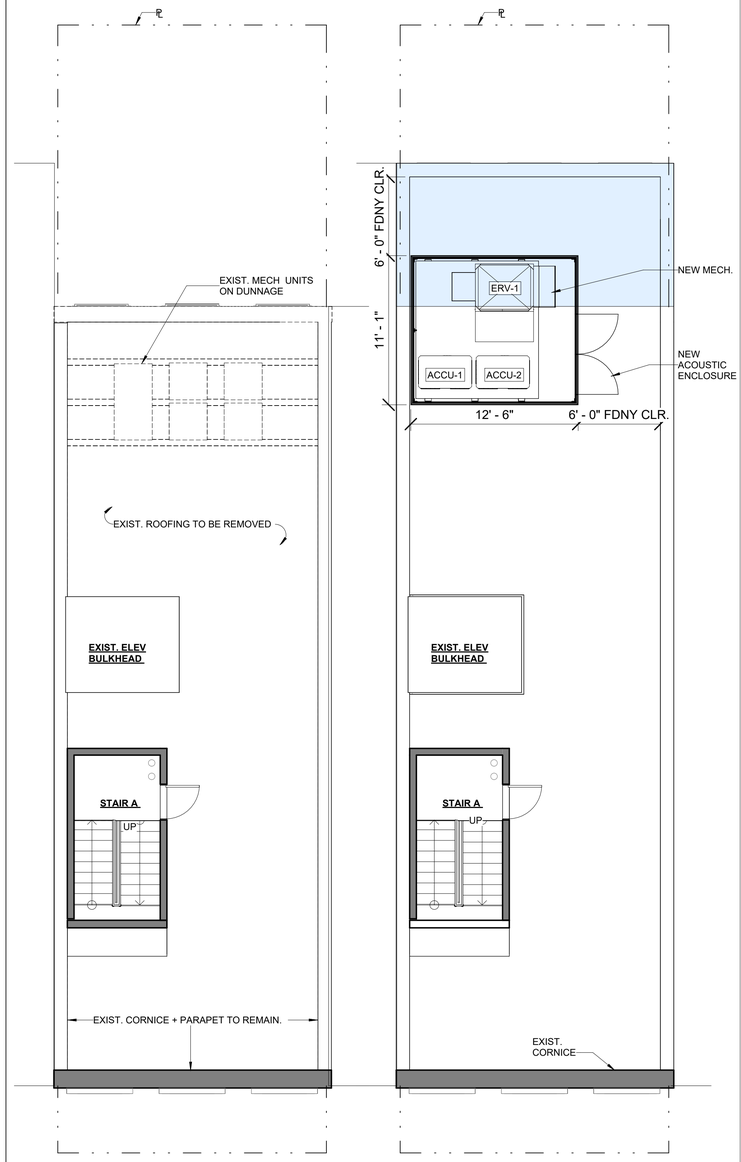


10 VIEW OF EXISTING MECH. UNITS AND DUNNAGE



13 BULKHEAD ROOF - EXIST. PLAN
3/16" = 1'-0"

12 BULKHEAD ROOF - PROP PLAN
3/16" = 1'-0"



11 ROOF - EXIST. PLAN
3/16" = 1'-0"

10 ROOF - PROP. PLAN
3/16" = 1'-0"

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drawing title
ROOF & BULKHEAD PLANS

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ACCU-1/2

QTY TWO (2)

CITY MULTI — PURY-EM144TXU-A
144,000 BTU/H HIGH EFFICIENCY HEAT RECOVERY OUTDOOR UNIT

Job Name:

System Reference: Date:



GENERAL FEATURES

- ASTM B117: Outdoor unit has passed ASTM B117 testing for 2,000hrs with additional coating on PCB and base panel
- DLC coating on Compressor sleeve: DLC (Diamond Like Carbon) coating has been added to the compressor sleeves for improved durability
- Improved Cooling Performance at High Ambient: Can maintain cooling capacity up to 109.4°F (43°C) through Dip Switch setting
- Improved Heating Operation Range: Heating Operating Range has been extended to -22°F (-30°C)
- Vertical Flat Tube Heat Exchanger: Outdoor units are equipped with a new 3-way Vertical Flat Tube Heat Exchanger. This patented technology that improves efficiency and reduces refrigerant charge while also improving serviceability

SPECIFICATIONS			SYSTEM
UNIT TYPE			PURY-EM144TXU-A
Cooling Capacity (Nominal)	Cooling Capacity (Nominal)[1]	Btu/h	144000
Heating Capacity (Nominal)	Heating Capacity (Nominal)[2]	Btu/h	160000
Guaranteed Operating Range	Cooling	F – F [C – C]	23 – 125.60 [-5 – 52]
	Heating	F – F [C – C]	-22 – 59.90 [-30 – 15.50]
Extended Operating Range	Heating	deg F – deg F [deg C – deg C]	-27.40 – 59.90 [-33 – 15.50]
External Dimensions (H x W x D)	External Dimensions (H x W x D)	inch x inch x inch [mm x mm x mm]	70-13/16 x 67-15/16 x 29-7/16 [1798 x 1217 x 747]
Net Weight	Net Weight	lbs [kg]	712 [323]
External Finish	External Finish		MUNSELL 5Y 8/1
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance	V AC / V AC , ø , Hz	208 / 230 , 3 , 60 , ±10%
Minimum Circuit Ampacity	Minimum Circuit Ampacity	AWG	60 / 60
Maximum Overcurrent Protection	Maximum Overcurrent Protection	MOP	100 / 100
Recommended Fuse Size	Recommended Fuse Size		70 / 70
Recommended Minimum Wire Size	Recommended Minimum Wire Size	AWG / AWG [mm / mm]	4 / 4 [21.20 / 21.20]
SCCR	SCCR	kA	5
Refrigerant Piping Diameter	Liquid (High Pressure)	inch [mm]	7/8 [22.23]
	Gas (Low Pressure)	inch [mm]	1-1/8 [28.58]
Max. Total Refrigerant Line Length	Max. Total Refrigerant Line Length	ft [m]	2050 [625]
Max. Refrigerant Line Length (Between ODU & IDU)	Max. Refrigerant Line Length (Between ODU & IDU)	ft [m]	541 [165]
Max. Control Wiring Length	Max. Control Wiring Length	ft [m]	3280 [1000]
Indoor Unit Connectable	Total Capacity		M216
	Model/Quantity		M04~M96 / 29
Sound Power Levels	Sound Power Levels	dB(A)	82.50 / 82.50
Fan	Type x Quantity		Propeller fan x 2
	Fan Motor Output		0.46
	Airflow Rate		3474
	External Static Pressure		Selectable; 0.00, 0.12, 0.24, 0.32, in. WG; factory set to 0 in. WG
	Compressor Operating Range		11%~100%
Compressor	Type x Quantity		Scroll x 1
Refrigerant	Type x Original Charge	lbs , oz [kg]	R32 13 , 15 [6.30]
Protection Devices	High Pressure Protection		High pressure switch,pressure sensor at 4.15MPa
	Inverter Circuit (Comp./Fan)		overcurrent protection
AHRI Ratings (Ducted/Non-ducted)	EER		12.30 / 12.80
	IEER		21.30 / 23
	COP		3.69 / 4
	SCHE		24.80 / 27.70

Notes

[1]Nominal cooling conditions (Test conditions are based on AHRI 1230-2023) Indoor: 80°F.D.B./67°F.W.B. (26.7°C.D.B./19.4°C.W.B.), Outdoor: 95°F.D.B. (35°C.D.B.)
[2]Nominal heating conditions (Test conditions are based on AHRI 1230-2023) Indoor: 70°F.D.B. (21.1°C.D.B.), Outdoor: 47°F.D.B./43°F.W.B. (8.3°C.D.B./6.1°C.W.B.)
[3]Harsh weather environments may demand performance enhancing equipment. Ask your Mitsubishi Electric representative for more details about your region
[4]For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal
[5]When applying product below -4°F, consult your design engineer for cold climate application best practices, including the use of a backup source for heating
[6]Unit will continue to operate in extended operating range, but capacity is not guaranteed

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OUTDOOR UNIT ACCESSORIES: PURY-EM144TXU-A

Branch Pipe (Joint)	Between BC controller and indoor units for total down-stream indoor unit capacity less than 72,000 Btu/h	☐ CMY-Y102SS-G2R1
	Between BC controller and indoor units for total down-stream indoor unit capacity 73,000 to 96,000 Btu/h	☐ CMY-Y102LS-G2R1
Control Wire	M-Net Control Wire - 1,000 Foot Roll	☐ CW162S-1000
	M-Net Control Wire - 250 Foot Roll	☐ CW162S-250
Low Ambient Kit	Side Wind Deflector (Small, Large, and Extra Large Chassis)	☐ SWDK-1
	Low Ambient Hood Assembly (main) with damper control box (Large Chassis)	☐ LAHX-3
	Front/Rear Wind Deflector (2x required for the Large Chassis)	☐ WDX-2 (two pieces required)
Snow Guards	Side Snow/Hail Guards (Small, Large, and Extra Large Chassis)	☐ SGX-1
	Front and Rear Snow/Hail Guards (Large Chassis)	☐ SGX-2
	Snow Hood for Snow/Hail Protection (Large Chassis)	☐ SHX-1
Terminal Signal Adapter	3-Pin Wiring Harness	☐ PAC-715AD
	5-Pin Wiring Harness	☐ PAC-725AD

Notes

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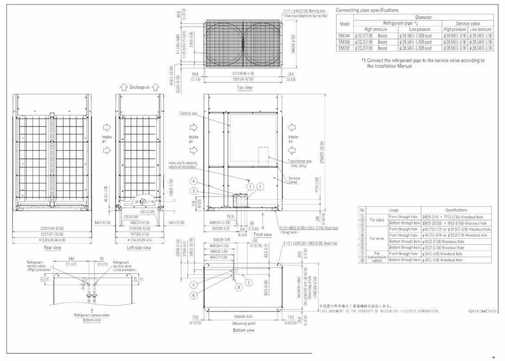

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Trane Mitsubishi Commercial, 6 A Dutton Toll Free: 800-433-4822 mitsubishicomfort.com

OUTDOOR UNIT DIMENSIONS: PURY-EM144TXU-A

ERV-1

HE 20RT ENERGY RECOVERY VENTILATOR EC MOTOR

NEW! ROOFTOP UNIT



Energy recovery core is AHRI Certified®

SPECIFICATIONS

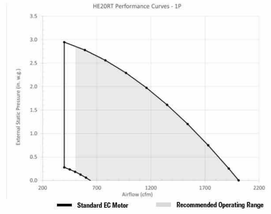
Ventilation Type: Static plate, heat and humidity transfer
Airflow Range: 500–2,200 CFM
AHRI 1060 Certified Core: Two L125-GS
Standard Features:
Non-fused disconnect
24VAC transformer/relay package
Cross-core differential pressure ports
Independent blower control
Filters: Total qty. 4, MERV 8: 20" x 20" x 2"
Unit Weight: 468–731 lbs.
Max. Shipping Dimensions & Weight (on pallet): 90" L x 72" W x 90 3/4" H
882 lbs.
Motor(s):
Qty. 2, 770W ea., Direct drive EC motorized impeller packages (208-230V/1Ph/60HZ)

Options:
Qty. 2, Direct drive EC motorized impeller packages
2100W 208-230V/3Ph/60HZ (Advanced),
2100W 460V/3Ph/60HZ (Advanced)
Fused disconnect
Integrated programmable controls: enhanced, premium
Electric preheat (1-17 kW): corrosion resistant (option)
Bypass economizer (see bypass DIM drawing):
dry-bulb temperature controls (standard),
enthalpy controls (option)
Class 1 low leakage motorized isolation dampers:
5A, 5A or both airstreams
Factory-mounted filter alarms: both airstreams
Double wall construction
Exterior paint: white, custom colors

Accessories:
Filters: MERV 13, 2" (shipped loose)
Automatic balancing damper: 4", 5", 6"
Potentiometer speed control: remote installed
Roof curb: standard 14"
Curb wind clip
Engineered combo curb for Trane or Carrier RTUs
Digital time clock: wall mount (TC7D-W),
in exterior enclosure (TC7D-E)
Carbon dioxide sensor/control:
wall mount (C02-W), duct mount (C02-D)
IAQ sensor: wall mount (IAQ-W), duct mount (IAQ-D)
Motion occupancy sensor/control:
ceiling mount (MC-C), wall mount (MC-W)
Smoke detector: duct mount (SD-D)
ElkCnet fan control: wall mount (BACNETEC-W)
Indoor electric duct heater: EK series (1–175 kW)
Indirect gas-fired duct furnace: GH series (50–400 MBH); installed downstream of any fans
Duct flange kit: square 16"; x 22", 2 flanges

1-PHASE EC MOTOR OPERATING RANGE AND FAN PERFORMANCE

Airflow (CFM)	Standard EC	
	External Static Pressure (Inches Water Column)	Unit Power Consumption (Watts)
HE20RT MOTOR 1P/208-230V Option		
400	2.95	900
590	2.78	1100
780	2.56	1197
970	2.29	1284
1160	1.97	1355
1350	1.61	1402
1540	1.20	1418
1730	0.75	1398
1920	0.25	1335
2011	0.00	1287



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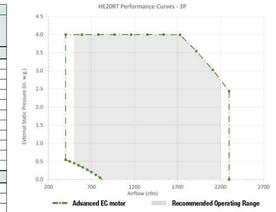
RenewAire Energy Recovery Ventilation

HE 20RT ENERGY RECOVERY VENTILATOR EC MOTOR

3-PHASE EC MOTOR OPERATING RANGE AND FAN PERFORMANCE

Airflow (CFM)	Advanced EC	
	External Static Pressure (Inches Water Column)	Unit Power Consumption (Watts)
HE20RT MOTOR 3P/208-230V Option		
400	4.00	1610
590	4.00	1855
780	4.00	2127
970	4.00	2426
1160	4.00	2748
1350	4.00	3095
1540	4.00	3469
1730	3.99	3869
1920	3.54	3936
2110	3.03	3982
2300	2.44	4083
HE20RT MOTOR 3P/460V Option		
400	4.00	1533
590	4.00	1766
780	4.00	2026
970	4.00	2310
1160	4.00	2617
1350	4.00	2949
1540	4.00	3304
1730	3.99	3684
1920	3.54	3749
2110	3.03	3792
2300	2.44	3812



Note: Watts is for the entire unit. Airflow performance include effect of clean, standard filter supplied with unit.

ELECTRICAL DATA

Option	Watts	Volts	Hz	Phase	FLA per motor	Min. Cir. Amps	Max. Overcurrent Protection Device
[EE] Standard	770	208–230	60	Single	3.4	7.7	15
[AA] Advanced	2150	208–230	60	Three	5.7	12.8	15
	2100	460	60	Three	2.9	6.5	15

Note: See Cores.RenewAire.com for electrical ratings with the preheat option.

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RenewAire Energy Recovery Ventilation

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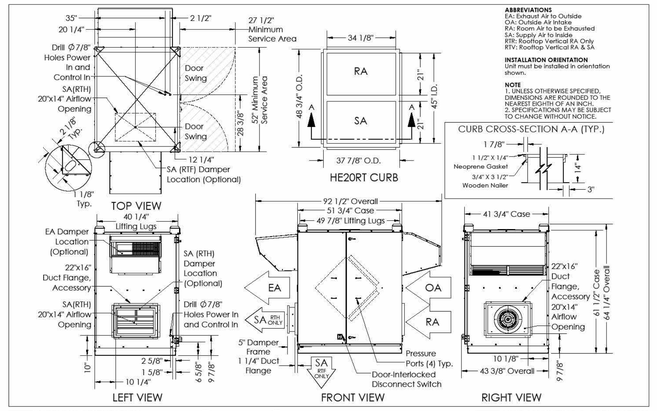
RenewAire Energy Recovery Ventilation

HE20RTH/RTF ENERGY RECOVERY VENTILATOR



AIRFLOW ORIENTATION
Available as shown:



UNIT MOUNTING & APPLICATION
Must be mounted as shown. Airstreams cannot be switched. Duct configuration is not field convertible.

ACHILLE SALVAGNI
ROMA

location
ACHILLE SALVAGNI
797 MADISON AVE.
NEW YORK, NY 10065

architect
MAD
Matiz Architecture & Design
244 Fifth Ave, 5th Floor
New York, NY 10001
T. 212 982 4613
www.MAD-NYC.com

MEP/FP Engineer
ABS Engineering PLLC
37 W. 37th Street, 6th Floor
New York, NY 10018
T. 212.317.2361

Structural Engineer
Steady State Studio
111 Buckingham Rd.
Montclair, NJ 07043
T. 646 339 5453

Code/ Expeditor
Outsource
237 W 35th Street, Suite 12A
New York, NY 10001
T. 212 732 0555

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