



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10037
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 02/13/14	EXPIRATION DATE: 02/13/2018	DOCKET #: 153803	CNE #: CNE 15-4233
<u>ADDRESS</u> 118 WOOSTER STREET <u>HISTORIC DISTRICT</u> SOHO-CAST IRON		<u>BOROUGH:</u> MANHATTAN	<u>BLOCK/LOT:</u> 500 / 7501

Display This Permit While Work Is In Progress

ISSUED TO:

Edward Nahon
Wooster House Condo
303 Park Avenue South, #1235
New York, NY 10010

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on February 12, 2014.

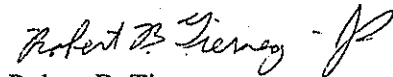
The approved work consists of interior alterations only, at apartment 3CD, as shown in drawings T-001.00, T-002.00, A-101.00, A-201.00, A-202.00, and A-301.00 dated November 7, 2013 and P-101.00 dated January 2, 2014 and prepared by Jay Bulter, R.A., and submitted as components of the application.

This permit is being issued, but please note that Notice of Violation 03-0265 issued August 26, 2013 for "Installation of flagpole and banner, ("Barneys New York Co-op") at 116 Wooster Street without permit(s)," remains in force on the property and permits which are for the whole building and/or the actual establishment in violation will not be processed. Failure to address this violation will result in the issuance of a second Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance, and a civil penalty may be imposed and cannot be cured.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Joshua Speakman.



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sheri Quinones, Conversano Associates**

cc: J. Knowles- Deputy Director of Preservation

TENANT PROTECTION PLAN 2008

This building contains apartments that will be occupied during construction.

1.

Egress

Required means of egress shall not be obstructed at any time.
Required means of egress shall be protected by sidewalk sheds.
2.

Fire Safety

All necessary laws and controls applying to occupied buildings shall be strictly observed.
3.

Health Requirements

Contractor shall remove construction debris at least once per week.
Contractor shall provide secure containers for food and garbage.
Contractor shall comply with applicable provisions of law relating to lead and asbestos.
4.

Housing Standards

Construction operations shall comply with requirements of the NYC Housing Maintenance Code and the NYS Multiple Dwelling Law.
5.

Structural Safety

No structural work shall be performed that may endanger occupants.
6.

Noise Restrictions

Contractor's operations will be confined to normal working hours 8:00 AM to 6:00 PM, Monday through Friday except legal holidays.
No jackhammer or high-speed grinder operations are permitted before 9:00 AM.

Scope of Work begins
on T-002.00

SPECIAL INSPECTION ITEMS

None

PROGRESS INSPECTION ITEMS

Energy code compliance

BC 109.3.5

Final

28-116.2.4.2, BC 109.5,
Directive 14 of 1975, and
1 RCNY Sect.101-10

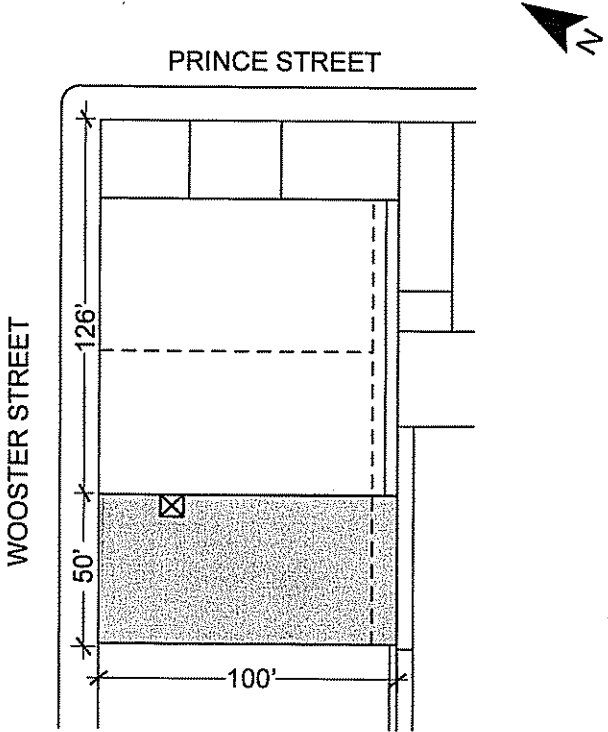
RELATED SEPARATE APPLICATIONS

None

ENERGY CONSERVATION CODE

To the best of my knowledge, belief and professional judgement, this application is in compliance with NYCECC 2011.

Work Items	Proposed Designed Values	Code Prescribed Value & Citation
Envelope, windows	No change	No change
Interior partitions	No effect	No effect
Exterior lighting	No change	No change
Boiler/heating furnaces	No changes	No changes
HVAC system	No change	No change



SANBORN MAP

Block: 500 Lot: 7501
Map: 12c Zone: M1-5A

- List of drawings
- T-001.00

Cover sheet
- T-002.00

Cover sheet
- A-101.00

Plan Apt. 3C/D
- A-201.00

West elevation
- A-202.00

North & south elevations
- A-301.00

Details
- P-101.00

Plumbing diagram

Owner:

GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.

Consulting Engineer

134 West 29th Street - Suite 603

New York NY 10001

Phone : 212-343-2389

Fax : 212-343-2359

e-mail : mail@jaybutlerpe.com

Location & Sheet Title

118 Wooster Street, Apt. 3C/D

New York, NY 10012

COVER SHEET

Project No.:

118wo-002

Seal

Date:

11-7-13

Drawn by:

AE

Reviewed by:

JEB

Scale:

N.T.S.

Page:

1 of 7

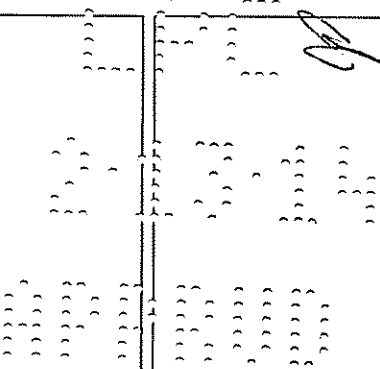
NYC DOB Number

Sheet No.

T-001.00

SCOPE OF WORK

- 1. Remove 2 low cabinets at end of west wall. Modify existing lighting to allow installation of partitions
- 2. Construct (2) full-height partitions to enclose proposed bedrooms. Provide (2) bedroom doors.
- 3. Provide (2) window partitions to close-off sound transmission from living room to bedrooms.
- 4. Install sliding doors at existing washer/dryer installation.
- 5. Install new plumbing fixtures to re-open prior existing powder room to new powder room.
- 6. Install smoke detectors and carbon monoxide detectors to comply with Building code.
- 7. Existing mechanical ventilation openings will continue in use.
- 8. No change to existing egress or occupancy.



Owner:

GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.
Consulting Engineer
134 West 29th Street - Suite 603
New York NY 10001
Phone : 212-343-2389
Fax : 212-343-2359
e-mail : mail@jaybutlerpe.com

Location & Sheet Title

118 Wooster Street, Apt. 3C/D
New York, NY 10012

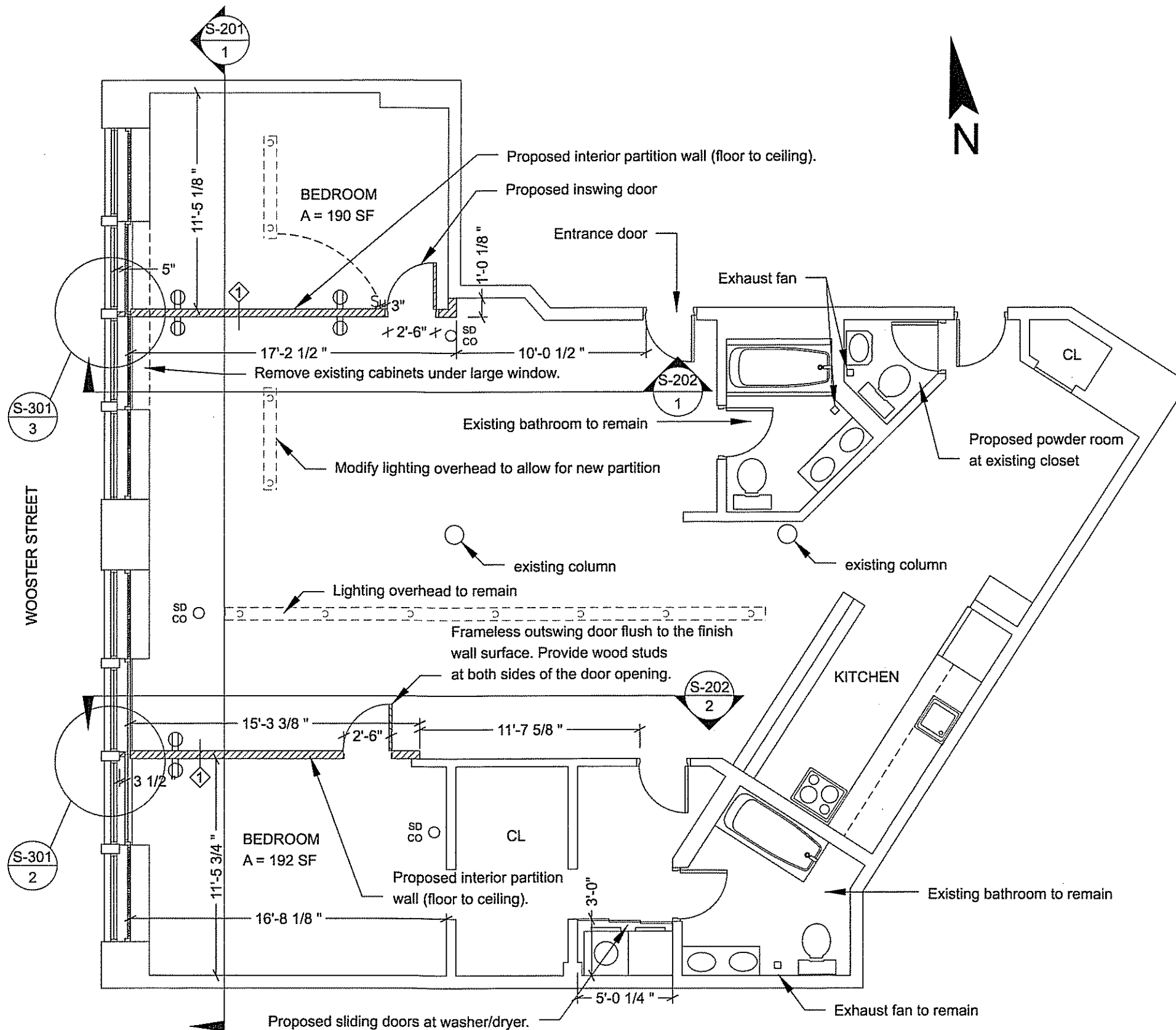
COVER SHEET
Project No.: 118wo-002



Date: 11-7-13
Drawn by: AE
Reviewed by: JEB
Scale: N.T.S.
Page: 2 of 7

NYC DOB Number

Sheet No.
T-002.00



LEGEND:

- Wall type/finish
- New partition
- Carbon monoxide/smoke detector
- Exhaust fans to remain
- Proposed light switch
- Proposed wall receptacle

VERIFY ALL DIMENSIONS IN THE FIELD

Owner:
GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.
Consulting Engineer
134 West 29th Street - Suite 603
New York, NY 10001
Phone : 212-343-2389
Fax : 212-343-2359
e-mail : mail@jaybutlerpe.com

Location & Sheet Title
118 Wooster Street, Apt. 3 C/D
New York, NY 10008
PLAN APT. 3 C/D

Project No.:	
Seal	Date: 11-7-13
	Drawn by: NS
	Reviewed by: JEB
	Scale: N.T.S.
	Page: 3 of 7
NYC DOB Number	Sheet No. A-101.00

LEGEND:

 new partition

Proposed interior partition
wall (floor to ceiling)

VERIFY ALL DIMENSIONS IN THE FIELD

Owner:

GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.
Consulting Engineer

134 West 29th Street - Suite 603

New York NY 10001

Phone : 212-343-2389

Fax : 212-343-2359

e-mail : mail@jaybutlerpe.com

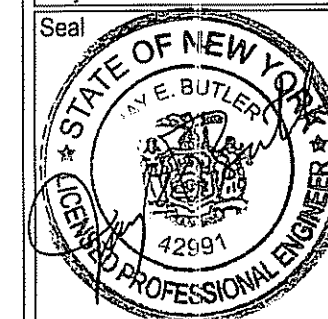
Location & Sheet Title

118 Wooster Street, Apt. 3 C/D
New York, NY 10008

WEST ELEVATION

Project No.:

Seal



Date: 11-7-13

Drawn by:
NS

Reviewed by:
JEB

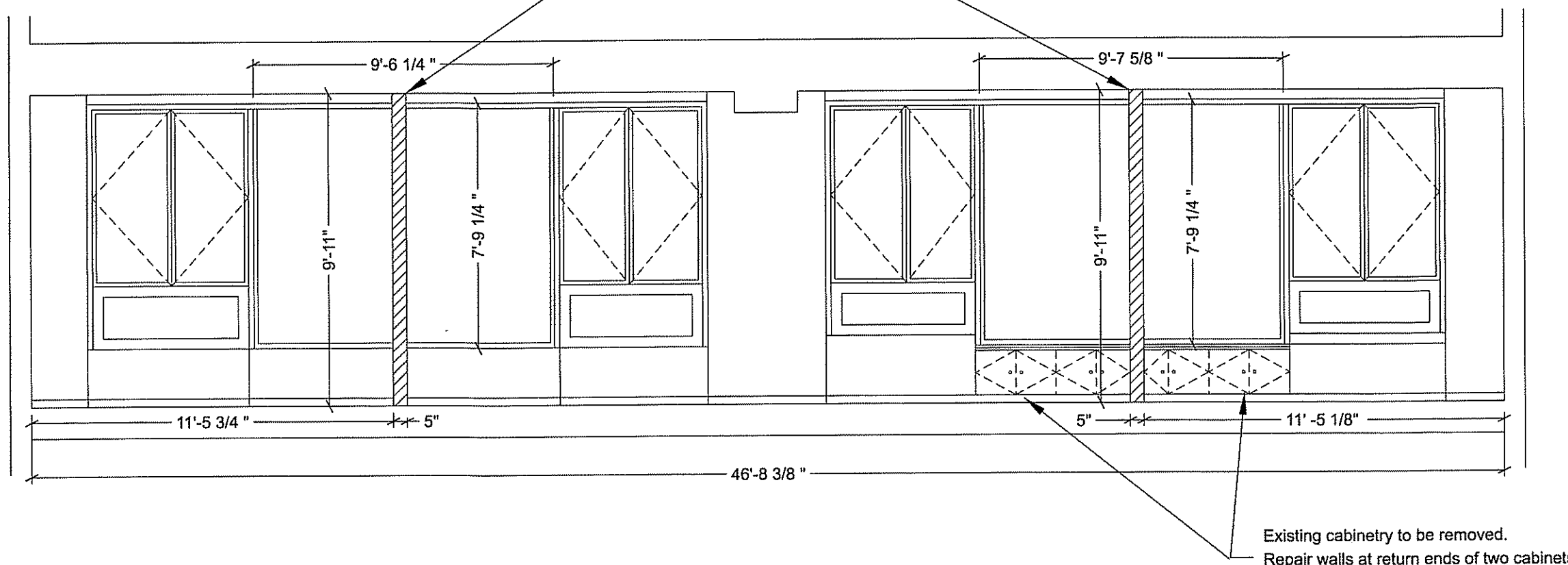
Scale:
N.T.S.

Page:
4 of 7

NYC DOB Number

Sheet No.

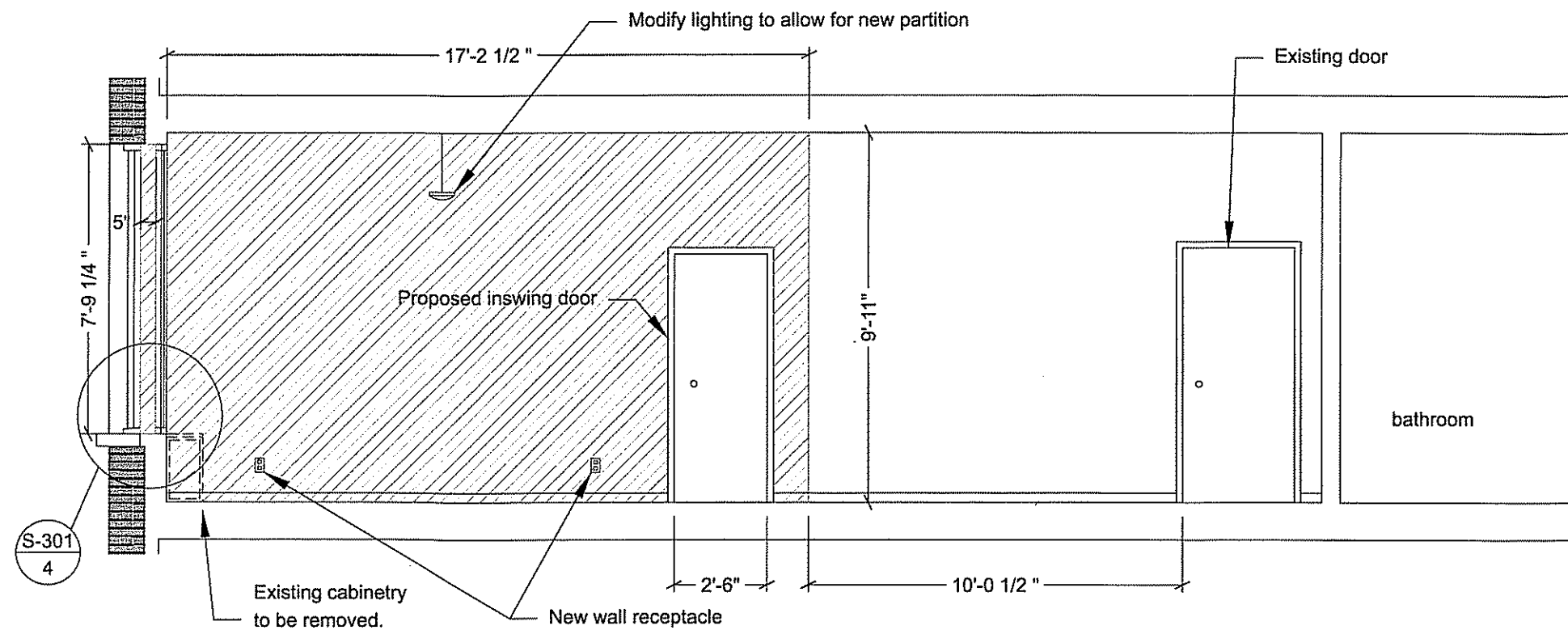
A-201.00



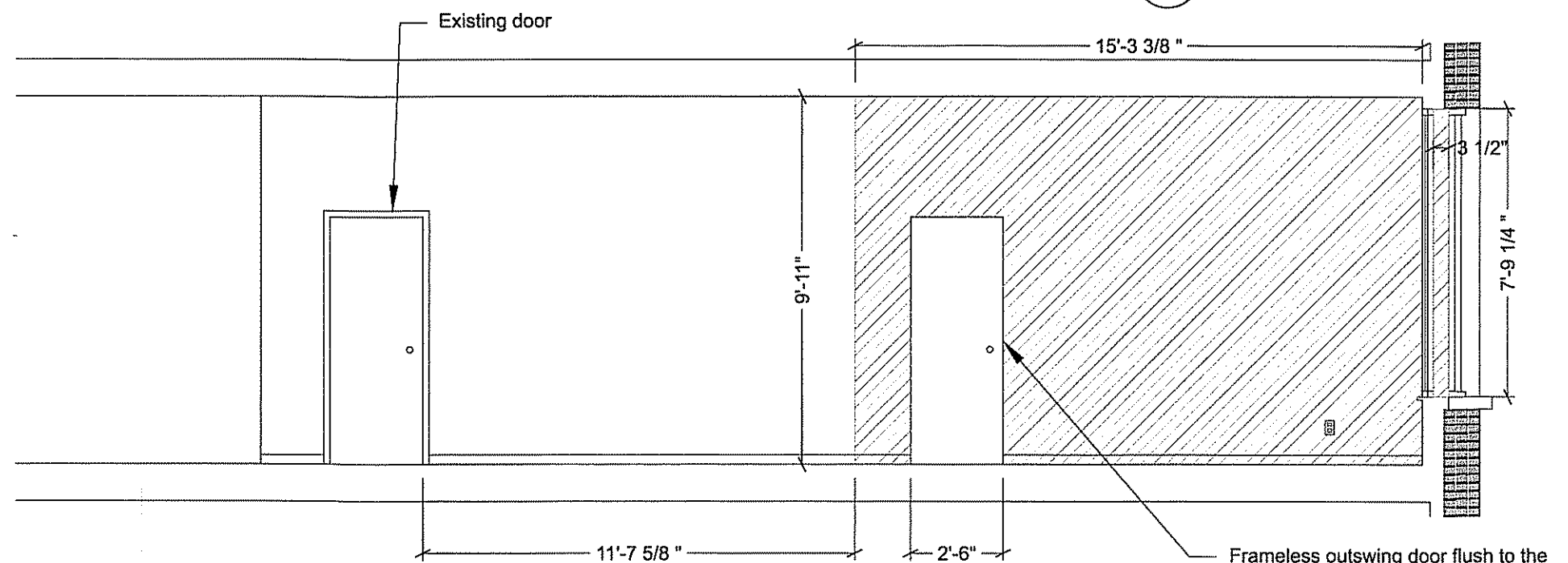
Existing cabinetry to be removed.
Repair walls at return ends of two cabinets.

ELEVATION
VIEW LOOKING WEST

S-201
1



ELEVATION
VIEW FACING NORTH



ELEVATION
VIEW FACING SOUTH

LEGEND:

new partition

VERIFY ALL DIMENSIONS IN THE FIELD

Owner:

GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.
Consulting Engineer
134 West 29th Street - Suite 603
New York NY 10001
Phone : 212-343-2389
Fax : 212-343-2359
e-mail : mail@jaybutlerpe.com

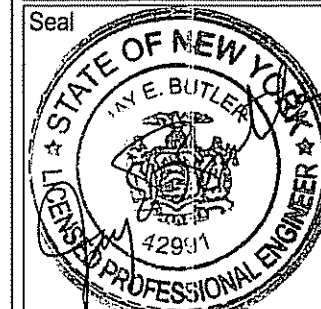
Location & Sheet Title

118 Wooster Street, Apt. 3 C/D
New York, NY 10008

NORTH & SOUTH ELEVATIONS

Project No.:

Seal



Date: 11-7-13

Drawn by: NS

Reviewed by: JEB

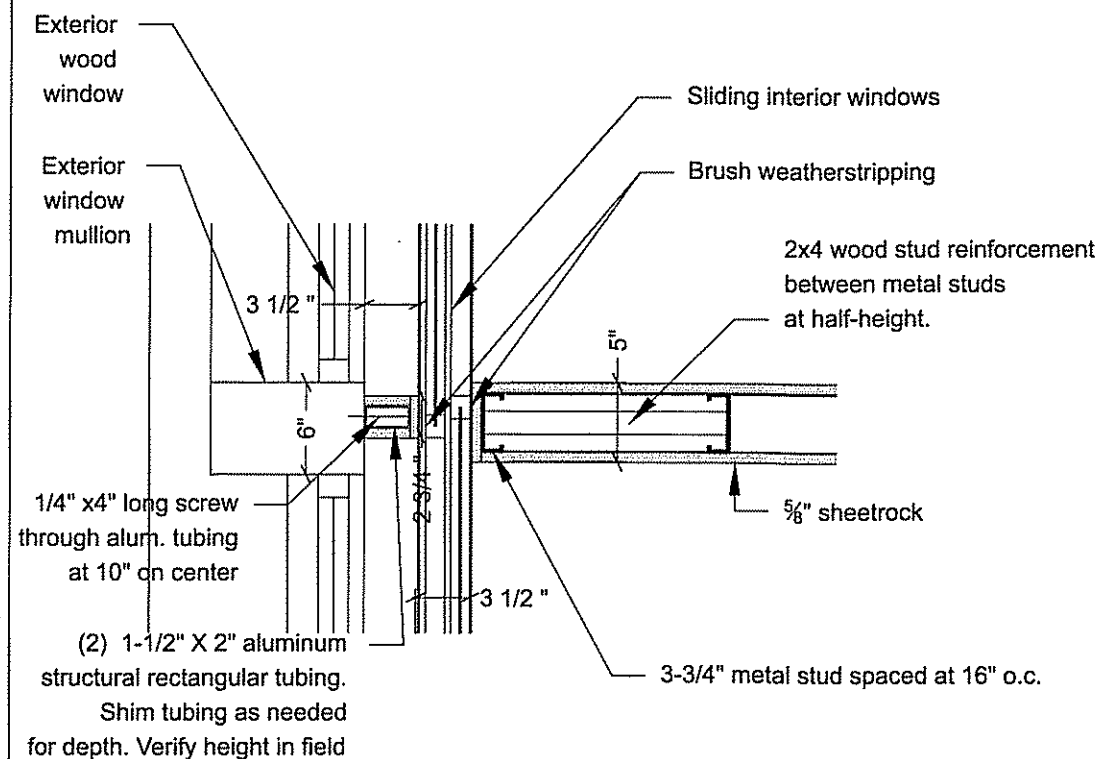
Scale: N.T.S.

Page: 5 of 7

NYC DOB Number

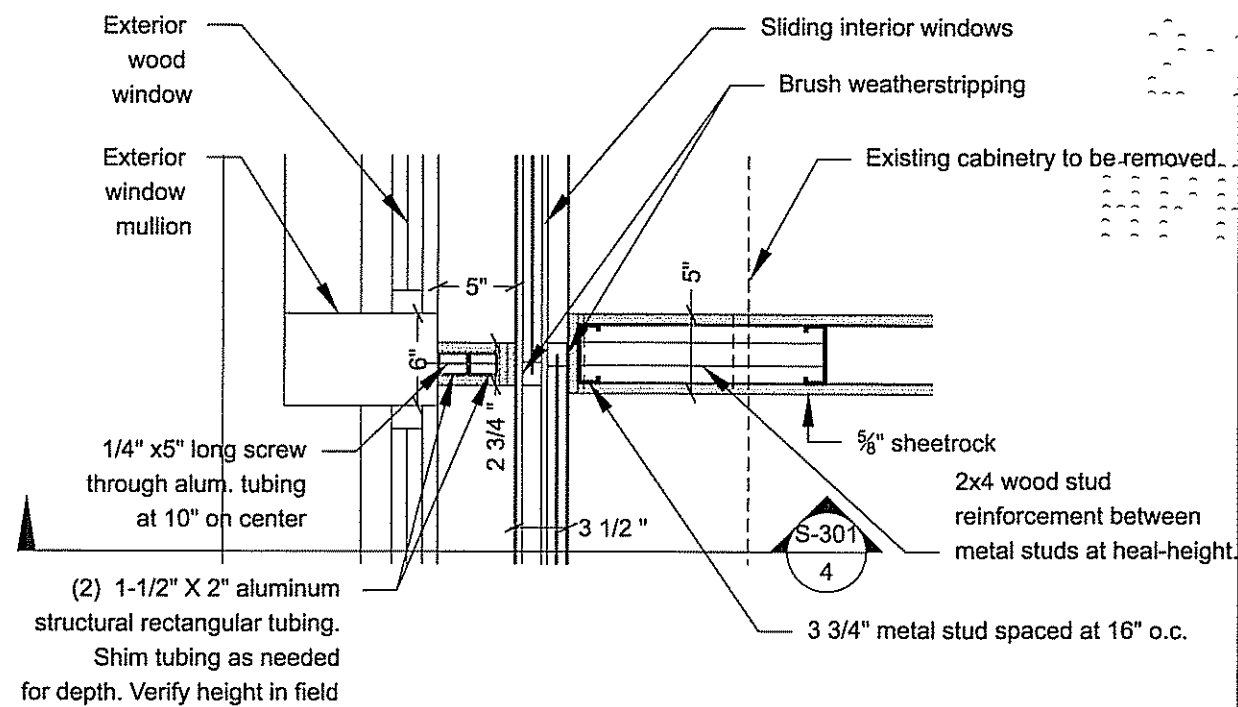
Sheet No.

A-202.00



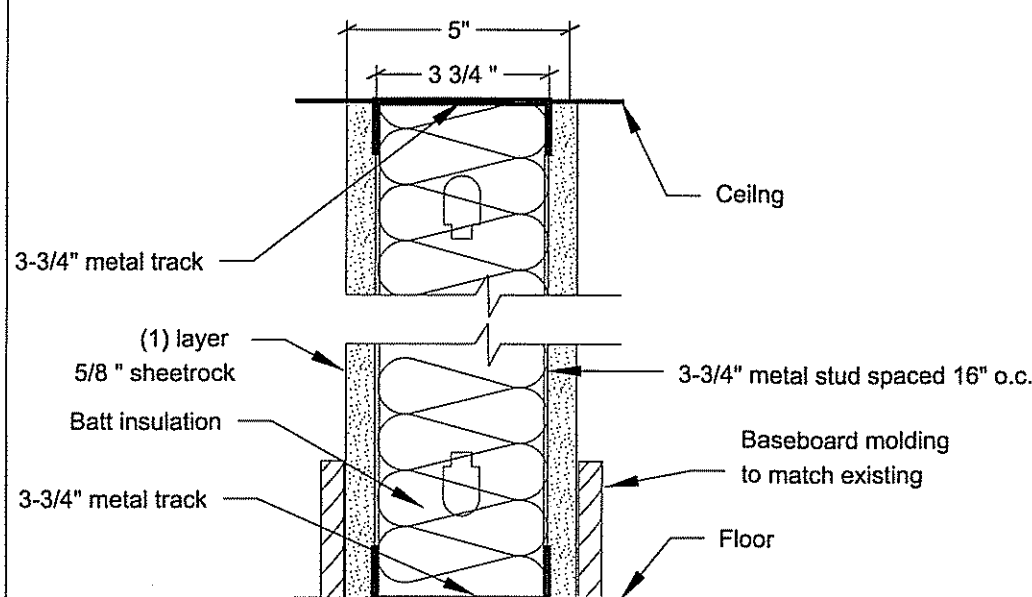
SLIDING WINDOW / PARTITION (SOUTH WINDOWS)
PLAN DETAIL

S-301
2



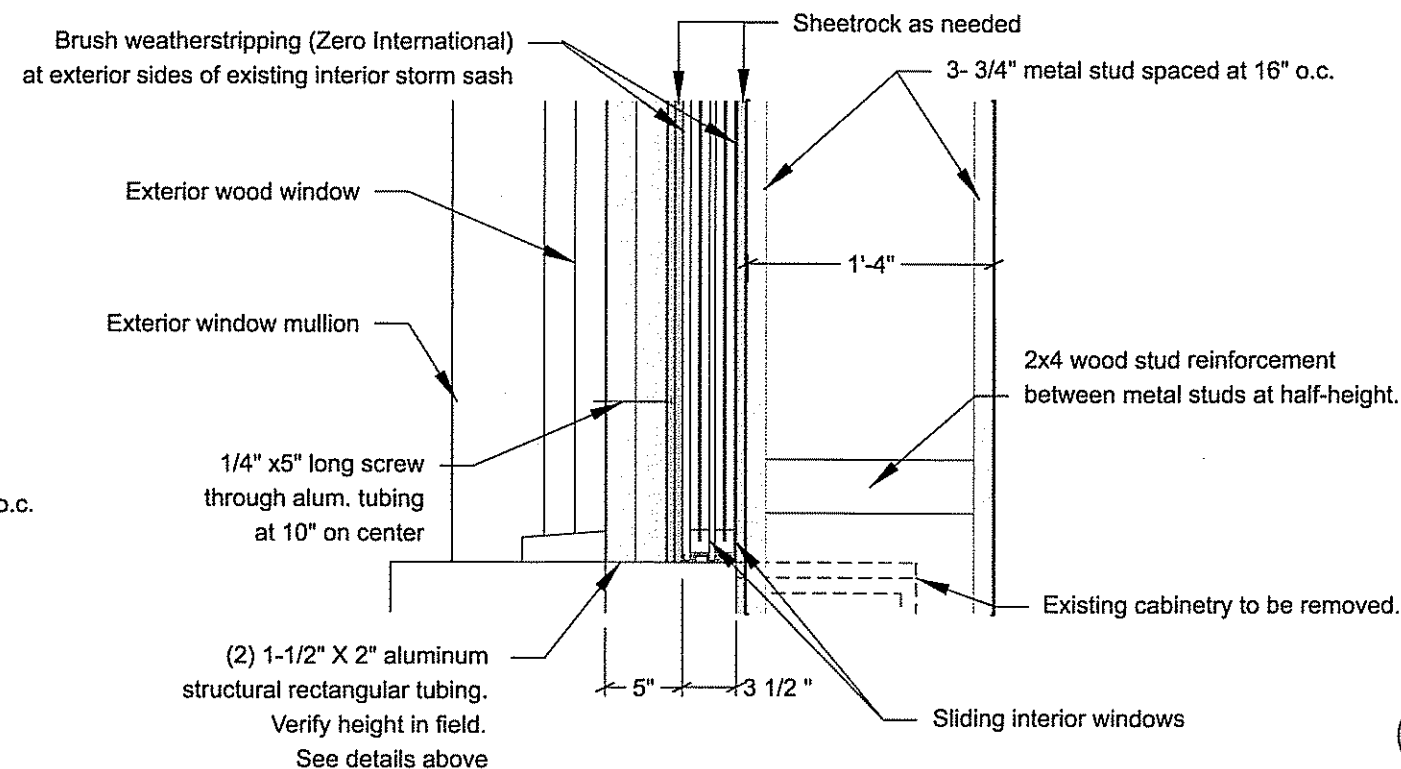
SLIDING WINDOW / PARTITION (NORTH WINDOWS)
PLAN DETAIL

S-301
3



1 INTERIOR PARTITION
SECTION DETAIL

S-301
1



PARTITION (NORTH & SOUTH WINDOWS)
SECTION DETAIL

S-301
4

LEGEND:

Owner:

GABRIEL ZELLMEISTER

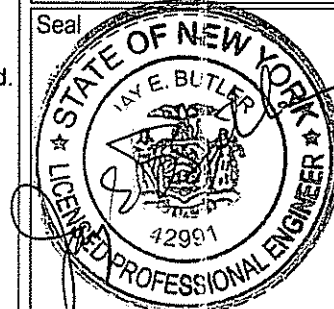
JAY E. BUTLER, P.E.
Consulting Engineer
134 West 29th Street - Suite 603
New York, NY 10001
Phone : 212-343-2389
Fax : 212-343-2359
e-mail : mail@jaybutlerpe.com

Location & Sheet Title

118 Wooster Street, Apt. 3 C/D
New York, NY 10008

DETAILS

Project No.:



NYC DOB Number

Date: 11-7-13

Drawn by: NS

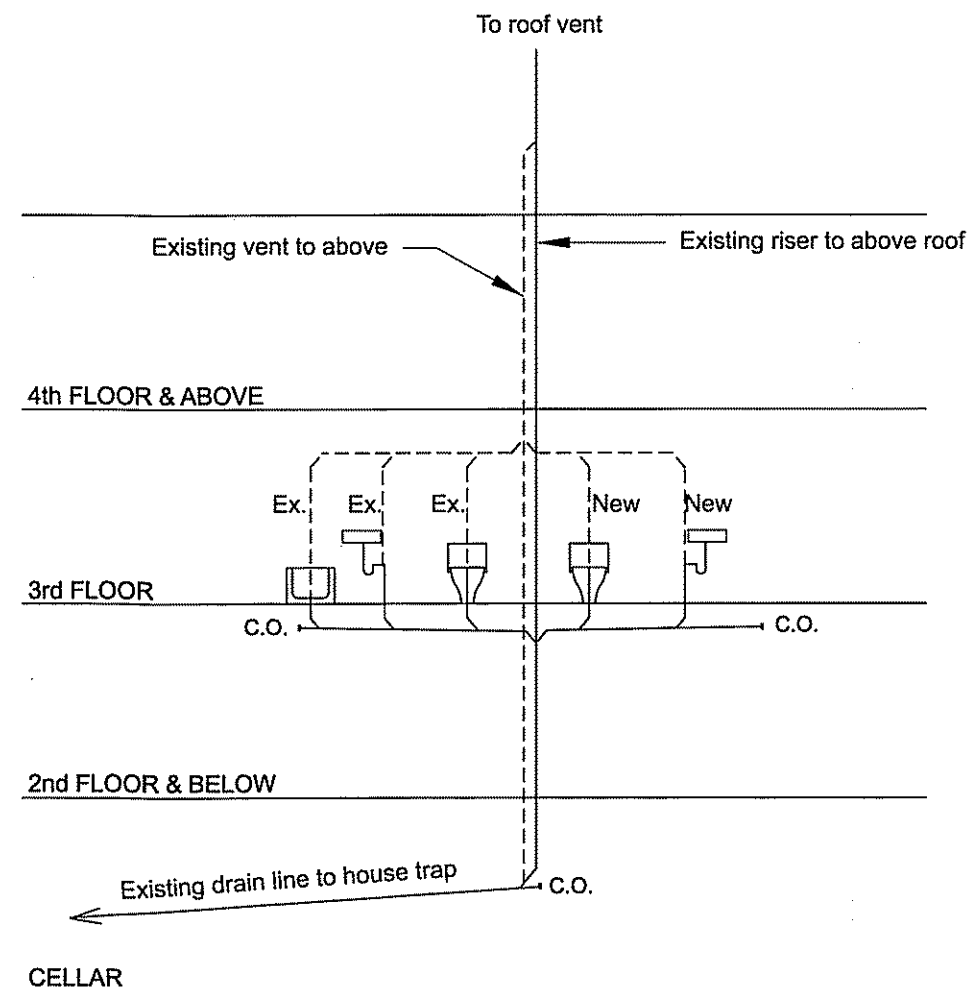
Reviewed by: JEB

Scale: N.T.S.

Page: 6 of 7

Sheet No.

A-301.00



New fixtures on existing roughing

SCHEMATIC
PLUMBING DIAGRAM

S-302
1

Owner:

GABRIEL ZELLMEISTER

JAY E. BUTLER, P.E.
Consulting Engineer
134 West 29th Street - Suite 603
New York NY 10001
Phone : 212-343-2389
Fax : 212-343-2359
e-mail : mail@jaybutlerpe.com

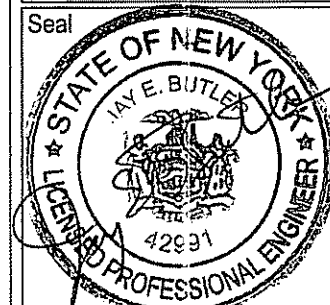
Location & Sheet Title

118 Wooster Street, Apt. 3 C/D
New York, NY 10008

PLUMBING DIAGRAM

Project No.: 118wo-002

Seal



Date: 01-02-14

Drawn by:
AE

Reviewed by:
JEB

Scale:
N.T.S.

Page:
7 of 7

NYC DOB Number

Sheet No.

P-101.00