

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 03/17/15	EXPIRATION DATE: 3/17/2019	DOCKET #: 168294	CNE #: CNE 16-8990
ADDRESS: 264 WEST 73RD STREET <u>HISTORIC DISTRICT</u> WEST END COLLEGIATE EXT		BOROUGH: MANHATTAN	BLOCK/LOT: 1164 / 157

Display This Permit While Work Is In Progress

ISSUED TO:

Gail Zgodny
264 West 73rd Street Corp.
21 Sandpiper Court
Westhampton, NY 11977

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 March 12, 2015.

The approved work consists of exterior alterations at the non-visible secondary rear facade, at the parlor floor, including installing one (1) new metal balcony at an existing sliding window assembly that projects 4'-5" from the facade, finished black; and installing a heat shield around an existing exhaust duct at select locations; as shown in existing conditions photographs and on drawings A-001.00 through A-003.00, dated November 12, 2014 and prepared by Gregg Rothstein, RA, all submitted as components of the application.

With regard to this proposal, the Commission finds, that the proposed balcony at the parlor floor will not be visible from any public thoroughfare; that the proposed balcony will not extend as deep into the rear yard as the existing ell addition; that the location and size of the proposed balcony is in keeping with other decks and balconies found at buildings within the historic district; that the work will not result in damage to or loss of any significant historic fabric; and that the work will not detract from the special architectural or historic character of the building or district. Based on these findings, the work is approved.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Victor Tomanek.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mark Buchsbaum, Cross River Zoning

cc: Cory Herrala, LPC Senior Technical Advisor

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH NEW YORK BUILDING CODES, RULES AND REGULATIONS.
2. CONTRACTOR SHALL SECURE AND PAY FOR ALL WORK PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE STARTING WORK.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE BUILDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH INSTALLATION.
4. ALL MATERIALS AND CONSTRUCTIONS TO BE INCORPORATED IN THE WORK SHALL BE NEW.
5. OPENING PROTECTIVES, INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH LOCAL BUILDING CODE RULES AND REGULATIONS.
6. ALL EXITS TO STAIRWAYS AND FIRE ESCAPES SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.
7. LABOR DISPUTES:

A. THE CONTRACTOR SHALL EMPLOY THROUGHOUT THE COURSE OF THE WORK, ONLY SUCH LABOR AND OTHER WORKERS AS WILL PERFORM THEIR DUTIES AND EXERCISE THE WORK IN A MANNER TO AVOID LABOR JURISDICTIONAL DISPUTES, INFRACTIONS, INTERFERENCE, STRIKES OR DELAYS RESULTING THEREFROM.

B. THE CONTRACTOR SHALL INSTALL THE WORK AND USE IN THE PROSECUTION OF THE WORK, ONLY SUCH MATERIALS, EQUIPMENT AND APPLIANCES AS ARE PRODUCED AND INSTALLED OR APPLIED WITHOUT INVOLVEMENT IN LABOR JURISDICTIONAL DISPUTES, INFRACTIONS OR INTERFERENCE, AND STRIKES OR DELAYS RESULTING THEREFROM.

C. NO LIABILITY IS ASSUMED BY THE BANK OR THE ARCHITECT AND ITS CONSULTING ENGINEERS FOR JURISDICTIONAL DISPUTES, OR CLAIMS OF OMISSION BASED UPON THE TRADE ARRANGEMENTS OF THE SPECIFICATIONS.
8. ANY UTILITY SERVICE (WATER, ELECTRICITY, GAS, SPRINKLER, ETC.) SHUT DOWNS MUST BE PRE-ARRANGED AND APPROVED BY THE BUILDING MANAGEMENT'S OFFICE.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE FIELD BEFORE START OF WORK. REPORT ALL DISCREPANCIES TO ARCHITECT.
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
11. N.A.
12. THE GENERAL CONTRACTOR SHALL FURNISH, ERECT, OPERATE AND MAINTAIN IN A SAFE OPERATING CONDITION NECESSARY AND APPROVED METHOD OF HOISTING TO PROPERLY EXECUTE THE WORK. HE SHALL PROVIDE AND ERECT ALL NECESSARY SIGNS.
13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF BUILDING, SANITARY AND OTHER LAWS IN FORCE IN LOCALITY, INCLUDING RULES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VIOLATIONS OF SAME AND MAKE ALL WORK ACCEPTABLE TO THE VARIOUS DEPTS. HAVING JURISDICTION.
14. THE G.C. SHALL DO ALL CUTTING & PATCHING DUE TO THIS ALTERATION
15. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL ON ALL MILLWORK AND FABRICATION JOBS PRIOR TO ANY INSTALLATION.
16. THE GENERAL CONTRACTOR SHALL GUARANTY HIS WORK UP TO A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF WORK.
17. FURNISH & INSTALL NEW LIGHTING & ELECTRICAL FIXTURES , WIRING, SWITCHING, CIRCUITING, ETC.,AS INDICATED AND/OR AS MAYBE REQUIRED.
18. THE APPLICANT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OF THIS PROJECT.
19. ALL EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER INSTRUCTIONS.
20. ALL INTERIOR FINISHES AS PER OWNER'S INSTRUCTIONS.
21. ALL WALLS TO BE TAPED AND SPACKLED (3 COATS) AND PAINTED 1 PRIMER COAT AND 2 FINISH COATS (SEMI GLOSS WALLS). PAINT COLORS AS SELECTED BY OWNER.
22. CONTRACTOR TO VERIFY LOCATION OF ALL VENTS AND WASTE PIPES PRIOR TO BEGINNING PLUMBING WORK.
23. CONTRACTOR RESPONSIBLE TO COMPLY WITH ALL N.Y.C., N.Y.S. AND FEDERAL GOVERNMENT REGULATIONS REGARDING LEAD PAINT.
24. ONLY A LICENCED CONTRACTOR SHALL DO ANY PART OF THE CONSTRUCTION (PLUMBING, ELECTRICAL)
25. CONTRACTOR SHALL CAREFULLY BREAK PORTIONS OF EXIST. CONCRETE TOPPING WHEN RELOCATING THE EXIST. BATHRM FIXTURES. DAMAGED PORTIONS SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXIST. CONTRACTOR SHALL ASSURE NO DAMAGE TO THE CONCRETE SLAB BENEATH. CONTRACTOR MUST COORDINATE W/ BUILDING SUPER IN ORDER TO DETERMINE EXACT LOCATION OF EXIST. RISERS.
26. CONTRACTOR SHALL INVESTIGATE PORTIONS OF WALL PRIOR TO FULL DEMOLITION TO ASCERTAIN WHETHER THERE ARE GAS OR ELECTRIC RISERS WITHIN THE PARTITION & NOTIFY ARCHITECT OF SAME
27. UNDER NO CIRCUMSTANCES SHALL THERE BE CUTTING, MOVING AND/OR REMOVING OF THE RISER SUPPLY OR DRAIN LINES.
28.

a. SMOKE DETECTORS SHALL BE INSTALLED IN BUILDING IN ACCORDANCE WITH LOCAL LAWS 62/81 AND 58/87 (ADAPTABLE TO VISUAL AND AUDIBLE WARNING).

b. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCH IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER SEC C 26-1705.4.

c. SUCH SMOKE DETECTORS MUST BE EITHER THE IONIZATION CHAMBER TYPE OR PHOTOELECTRIC DETECTOR TYPE AS PER SEC C-26-1705.4.

d. ALL SMOKE DETECTORS MUST INSTALLED WITHIN 15'-0" OF THE ENTRANCE TO ANY SLEEPING ROOMS. WALLS OR CEILING MOUNTED AND INDICATED ON PLAN AS PER NFPA # 78/80.

e. A CERTIFICATION OF SATISFACTORY INSTALLATION MUST BE FILLED WITH THE WITH DIVISION OF CODE ENFORCEMENT H.P.D.TEN DAYS AFTER THE INSTALLATION
29. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE CARBON-MONOXIDE DETECTOR. EACH OF SUCH DEVICE SHALL COMPLY WITH LOCAL LAW 7/04. -HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM
30. UNDER NO CIRCUMSTANCES SHALL THERE BE CUTTING OR CHANNELING DONE TO THE CONCRETE FLOOR CONSTRUCTION.
31. ALL EXHAUST DUCTS TO BE OF SIZES SHOWN ON PLANS AND OF 20 GAUGE GALVANIZED IRON; FIRE - RETARD DUCT AS PER DETAIL ON THIS SHEET. EACH BATH AND KITCHENETTE SHALL HAVE A REGISTER WITH A FIRE - DAMPER EQUIPPED WITH A FUSIBLE LINK AS PER N. B. U. RULE 32. EACH DUCT, UNLESS SHOWN OTHERWISE ON PLAN SHALL CONNECT TO FAN OF ROOF. FAN CAPACITIES SHALL BE : BATHROOM FAN : 50 CFM PER BATH MINIMUM, WITH 4 AIR CHANGES PER HOUR MINIMUM; FAN TO RUN CONTINUOUSLY FROM 6 A.M. UNTIL MIDNIGHT. KITCHENETTE FAN: 150 CFM PER KITCHENETTE MINIMUM, WITH 6 AIR CHANGES PER HOUR MINIMUM PER KITCHENETTE; FAN TO RUN CONTINUOUSLY.

TENANT'S SAFETY NOTES

B.C. 28-104.8.4 (2008)

IN THE COURSE AND DURATION OF ALL WORK UNDER THIS APPLICATION IT SHALL BE THE RESPONSIBILITY OF THE OWNER, THE CONTRACTOR, AND THEIR REPRESENTATIVES TO ASSURE EACH OF THE FOLLOWING:

1. EGRESS: ALL MEANS OF EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
2. FIRE SAFETY: THE WORK SHALL HAVE NO EFFECT ON THE FIRE SAFETY OF THE BUILDING, NOR WILL ANY ADDITIONAL FIRE HAZARDS BE INTRODUCED. THERE WILL BE NO ONE OCCUPYING THE AREAS TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION.
3. HEALTH REQUIREMENTS: LEVELS OF DUST, DEBRIS, AND NOISE SHALL BE KEPT TO A MINIMUM.

3.1 THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. COMPLIANCE WITH HOUSING STANDARDS: ALL ESSENTIAL SERVICES TO TENANTS SHALL BE MAINTAINED. THE SECURITY OF THE BUILDING SHALL BE MAINTAINED.
5. STRUCTURAL SAFETY: NO WORK SHALL BE DONE WHERE THERE MIGHT BE ANY DANGER TO THE OCCUPANTS DUE TO STRUCTURAL WORK.
6. NOISE RESTRICTIONS: NOISE DUE TO CONSTRUCTION SHALL ONLY OCCUR DURING REGULAR BUSINESS HOURS. WORK WILL BE PERFORMED DURING REGULAR BUSINESS HOURS (NO NIGHTTIME WORK), 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS.

DEMOLITION NOTES

1. CONTRACTOR SHALL INSPECT THE PREMISES BEFORE BIDDING TO VERIFY THE CONDITIONS AND QUANTITIES OF WORK.
2. THE WORK OF WRECKAGE AND REMOVAL SHALL BE CARRIED ON IN AN ORDERLY MANNER WITHOUT UNDUE VIOLENCE TO ADJOINING WORK. THE REMOVAL OF RUBBISH SHALL BE CONTINUED SO AS NOT TO PERMIT AN ACCUMULATION OF SAME IN PREMISES OR OVERLOADING OF EXISTING STRUCTURAL MEMBERS AT ANY TIME. ALL WORK SHALL BE DONE IN ACCORDANCE WITH RULES AND REGULATIONS OF ALL CONCERNED GOVERNMENT AGENCIES AND TO THE SATISFACTION OF ALL AUTHORITIES.
3. MATERIALS RESULTING FROM THE DEMOLITION SHALL NOT BE DROPPED OUTSIDE THE BUILDING FROM ANY HEIGHT OR DROPPED INSIDE THE BUILDING FROM DOWN STAIRS, DOWN OLD AND/OR NEW OPENINGS, ETC. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING FLOORS DURING DEMOLITION AND SHALL REPLACE SAME AT HIS OWN EXPENSE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROTECTION OVER ALL OPENINGS IN OUTSIDE WALLS AND ROOF AT ALL TIMES AND SHALL REPLACE OR REPAIR ANY PART OF THE STRUCTURE DAMAGED AS A RESULT OF EXPOSURE TO THE WEATHER AT HIS OWN EXPENSE.
5. AT THE CONCLUSIONING OF THE WORK, THE CONTRACTOR SHALL LEAVE THE PREMISES IN VACUUM-CLEAN CONDITION.

SPECIAL INSPECTIONS (FORMERLY CONTROLLED INSPECTIONS)

THESE ARE THE SPECIAL INSPECTIONS REQUIRED FOR THIS APPLICATION, AS PER 2008 N.Y.C. BUILDING CODE.

*STRUCTURAL STABILITY - EXISTING BUILDINGS
SECTION BC 1704.16
A LOG OF A MIN. OF 2 SITE VISITS SHALL BE KEPT.

*CONCRETE - CAST-IN-PLACE SECTION BC 1704.4

ENERGY ANALYSIS

ALTERATIONS TO 4 STORY & BASEMENT MULT. DWELLING
CLIMATE ZONE 4A

WORK ITEMS INCLUDING NEW AND/OR REPLACEMENT	PROPOSED DESIGN VALUE	CODE-PRESCRIBED VALUE & CITATION
ENVELOPE, WINDOWS, DOORS, STOREFRONT & BASEMENT	NO CHANGE	
EXTERIOR LIGHTING	NO CHANGE	
INTERIOR LIGHTING	NO CHANGE	
BOILERS/HEATING FURNACES	NO CHANGE	
HVAC SYSTEMS	NO CHANGE	

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYCCEC 2011"

GENERAL NOTES

DO NOT SCALE DRAWINGS.

CONTRACTOR IS TO COORDINATE WITH ARCHITECT DURING LAYOUT.

ARCHITECT MUST APPROVE LAYOUT ON SUBFLOOR BEFORE CONTRACTOR PROCEEDS WITH FRAMING.

CODE COMPLIANCE NOTES

ALL COMBUSTIBLE MATERIALS UNDER AND WITHIN 12" OF GAS RANGE SHALL BE COVERED WITH FIRE RESISTIVE MATERIAL. MAINTAIN 2'-4" MINIMUM CLEARANCE ABOVE GAS RANGE AS PER D26-32.05.

NO CHANGE IN USE, DWELLING UNITS, NOR EXITS IS BEING PROPOSED.

EXISTING OCCUPANCY AS PER CO # CO 115538

SYMBOL LEGEND

EXISTING CONSTRUCTION - TO REMAIN

EXISTING CONSTRUCTION - TO BE REMOVED

CEILING MOUNTED SMOKE DETECTOR & CARBON-MONOXIDE DETECTOR. SEE NOTE 28 & 29 ABOVE.

LOT LINE

EXHAUST REGISTER

HIGH-EFFICACY LAMPS
COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MINIMUM EFFICACY OF:
1. 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS.
2. 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS.
3. 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

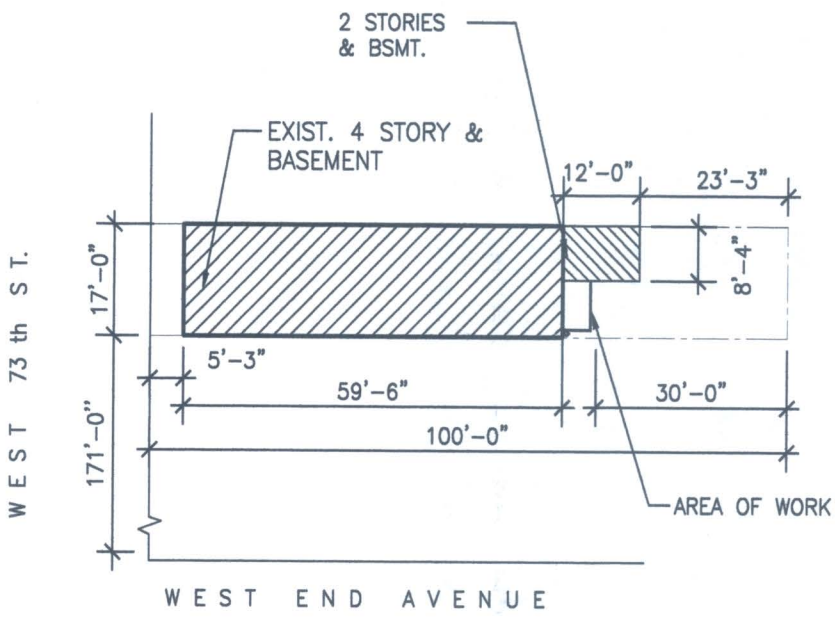
CONCRETE NOTE:

THE WORK MEETS THE CRITERIA OF 1704.4 AND BB 2009-026 FOR EXEMPTION FROM THE REQUIREMENTS OF SPECIAL INSPECTION TR-2 AND TR-3 AS THE TOTAL VOLUME OF STRUCTURAL CONCRETE IS LESS THAN 50 CUBIC YARDS. THE DESIGN STRESS IN THE STRUCTURAL CONCRETE DOES NOT EXCEED 2,500 PSI AND THE CONCRETE SPECIFIED ON ALL CONSTRUCTION DOCUMENTS AND DELIVERED TO THE SITE HAS A COMPRESSIVE STRENGTH OF 4,000 PSI OR GREATER.

COMPUTATION CU.YD. OF CONCRETE SLAB

33.67 SQ.FT. X 0.25 FT X $\frac{1 \text{ CU.YD.}}{27 \text{ CU.FT.}}$ = 0.31 CU.YD.

TOTAL CU.YD. OF CONCRETE WORK: 0.31 CU.YD.



PLOT PLAN

N.T.S.

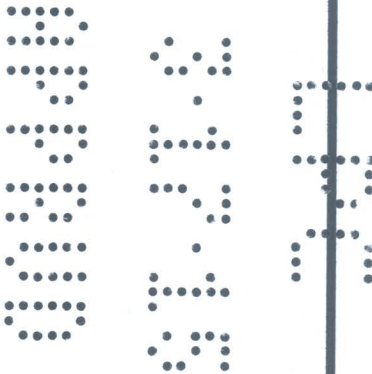
BLOCK: 1164
LOT: 157
HEIGHT: 5 STORIES
OCCUPANCY: RESIDENTIAL

ZONE: R8B
MAP: 8C
COMMUNITY BD. No.: 107



Notes

1. Gregg Rothstein Architect has not been retained for full project supervision.
2. Drawings are not to be deemed complete until approved by the City of New York, NY.
3. Dimensions shall not be scaled off of the drawings. Contractor shall visit the site and verify all field dimensions.
4. All material assemblies and finishes are to be installed as per manufacturer's specifications.
5. General Contractor and electrician to coordinate electric.
6. General Contractor and plumber to coordinate plumbing.
7. Use of this plan confirms that all parties agree to Architect's liability being limited to Architect's professional fee on this project.



No.	Revision/Issue	Date
Client Name	GAIL ZGODNY	
Scale	AS NOTED	

Gregg Rothstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING WORK. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF AN ARCHITECT TO SEAL OR ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND DESCRIPTION OF THE ALTERATION.

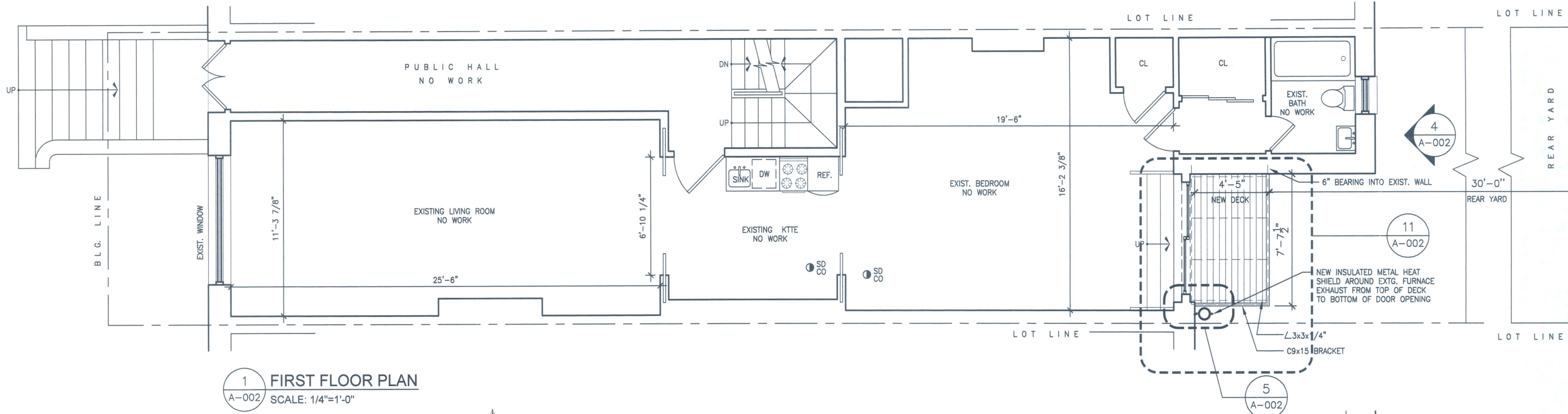
Project

264 WEST 73 STREET
MANHATTAN, NY

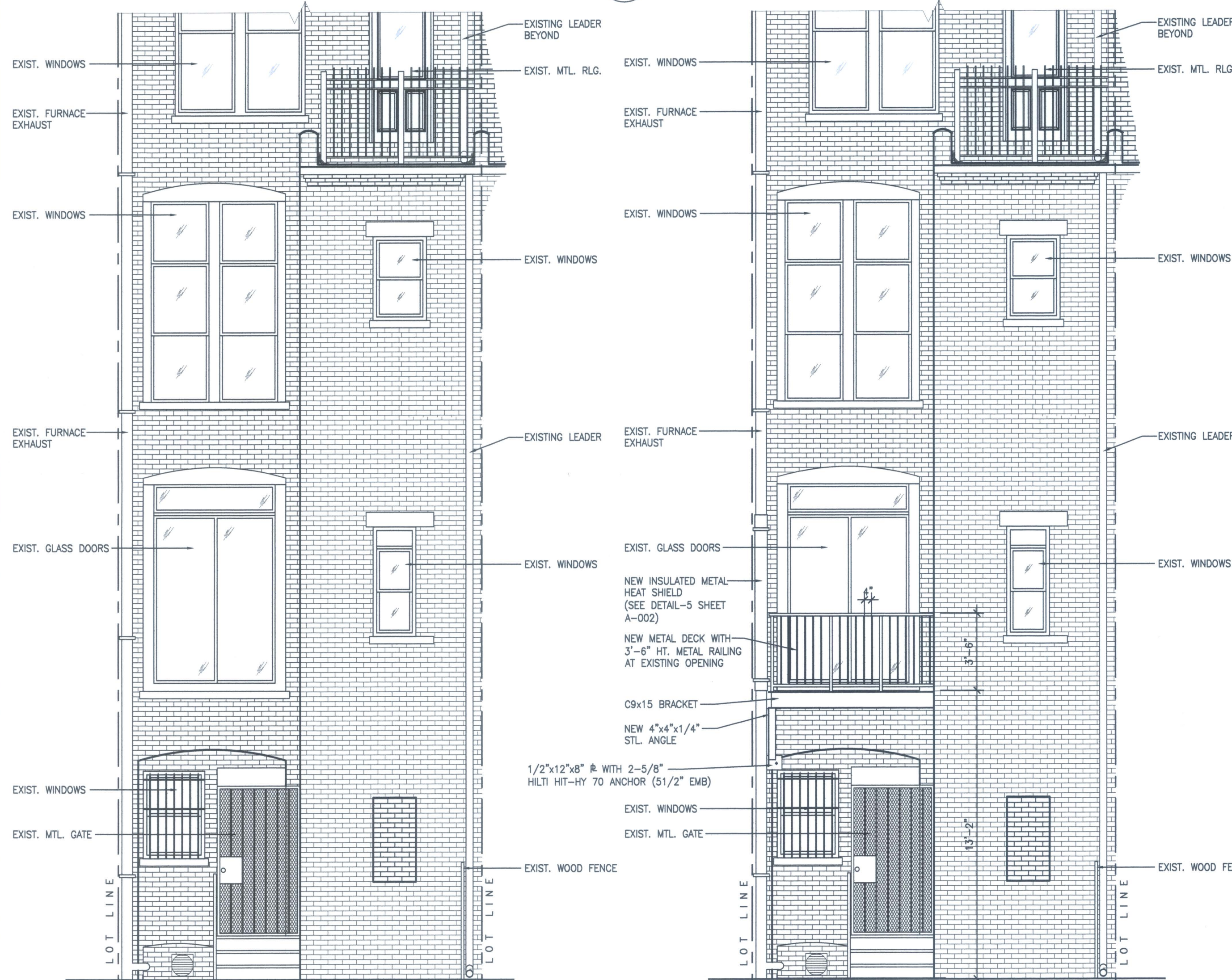
GENERAL NOTES
PLOT PLAN

	Seal & Signature of ARCHITECT	Date	11-12-14
	Project No.	1415	
	Drawn By	AG	
	Check By	GR	
	A-001.00		
CADD FILE NO.		1 OF 3	

WEST 73rd STREET

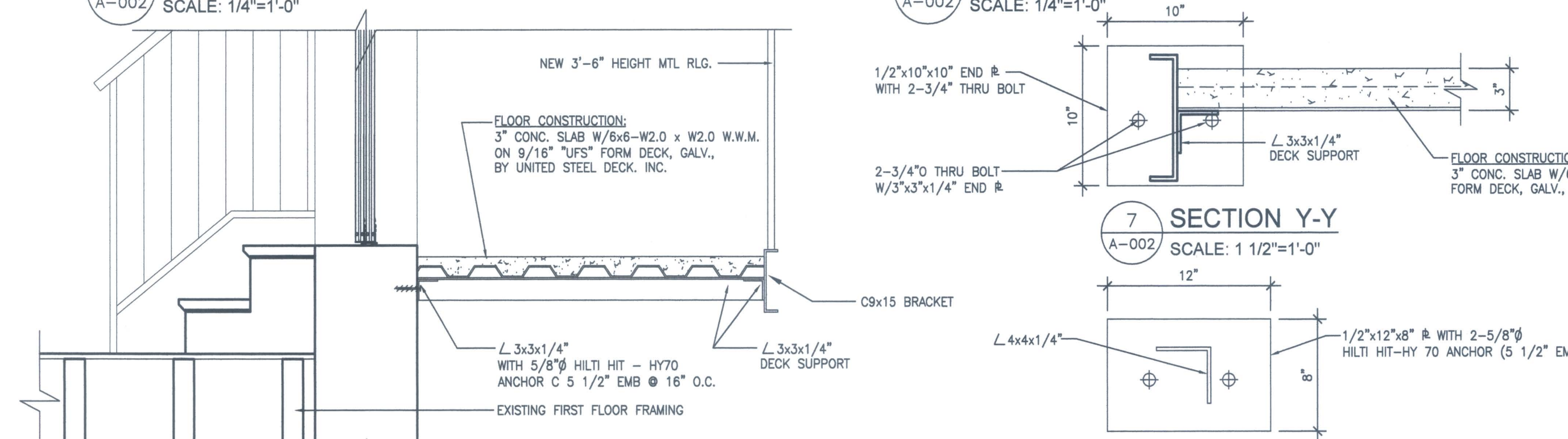


1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



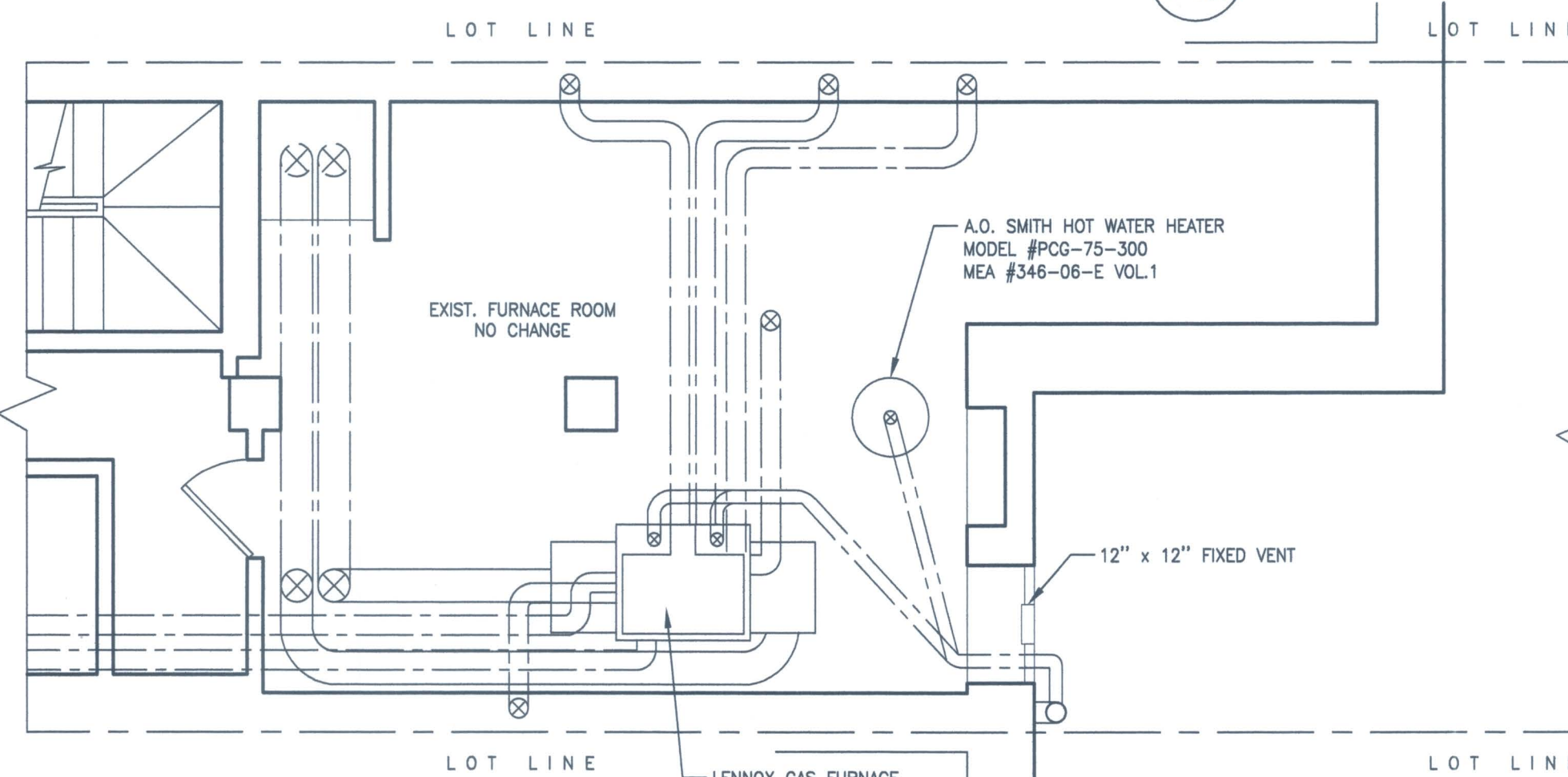
3 PORTION OF EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

6 PORTION OF PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

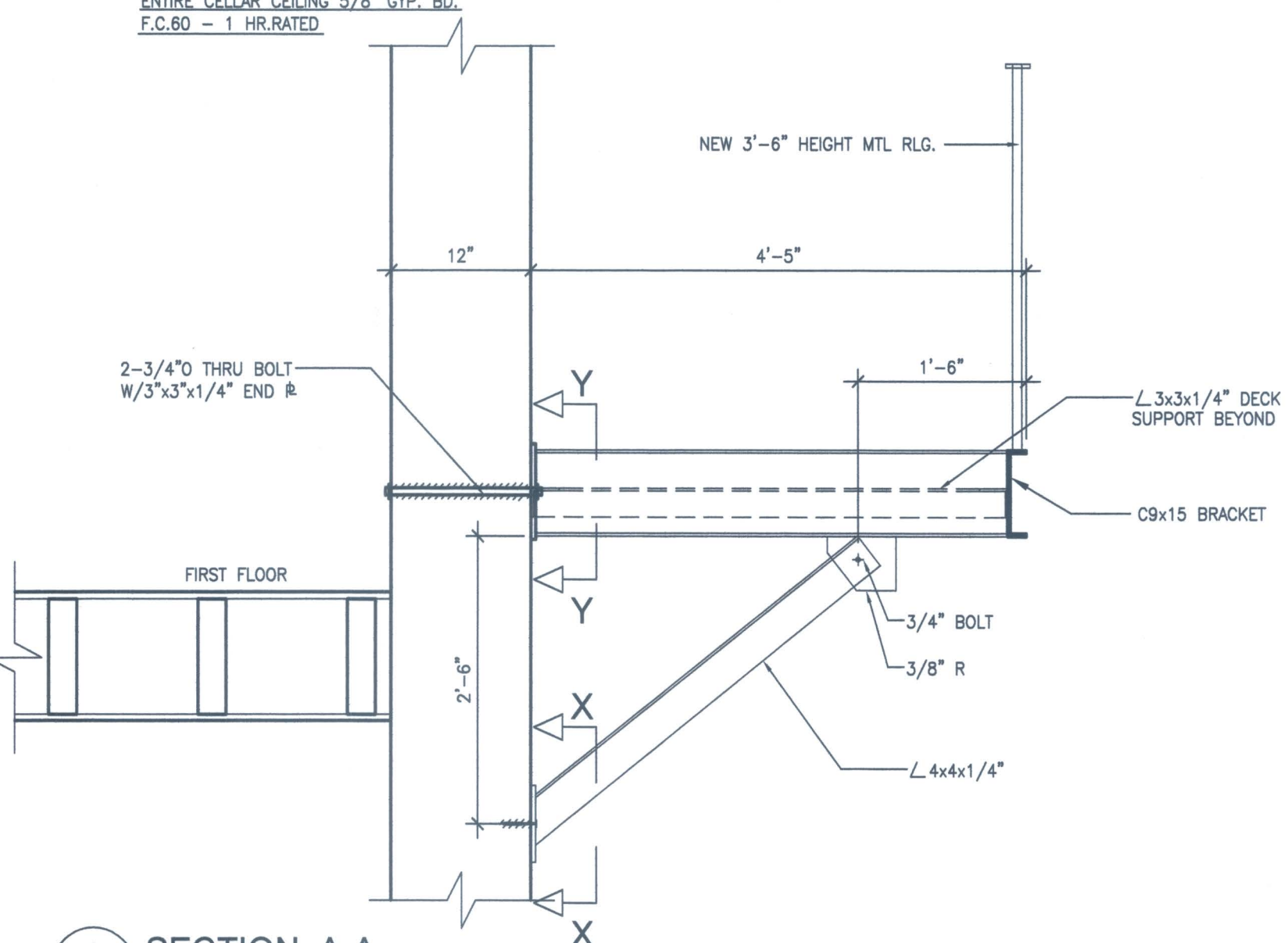


5 SECTION B-B
SCALE: 3/4"=1'-0"

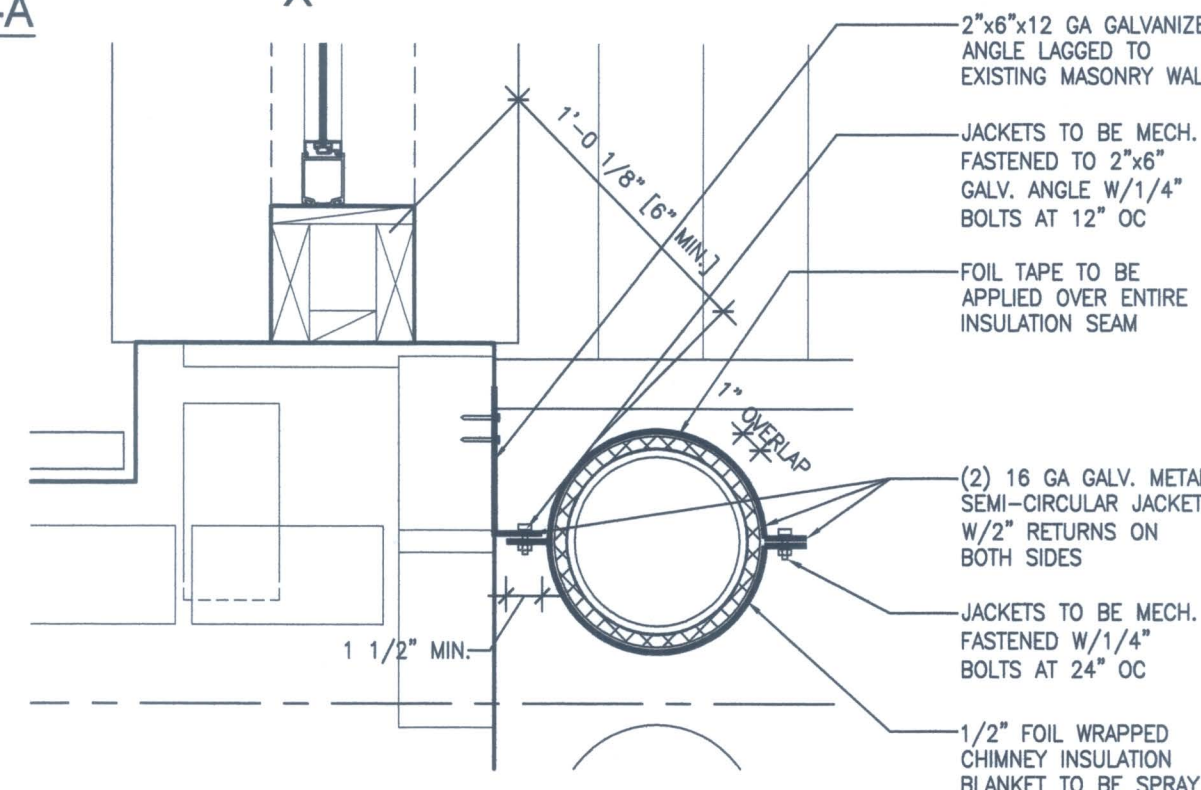
8 SECTION X-X
SCALE: 1 1/2"=1'-0"



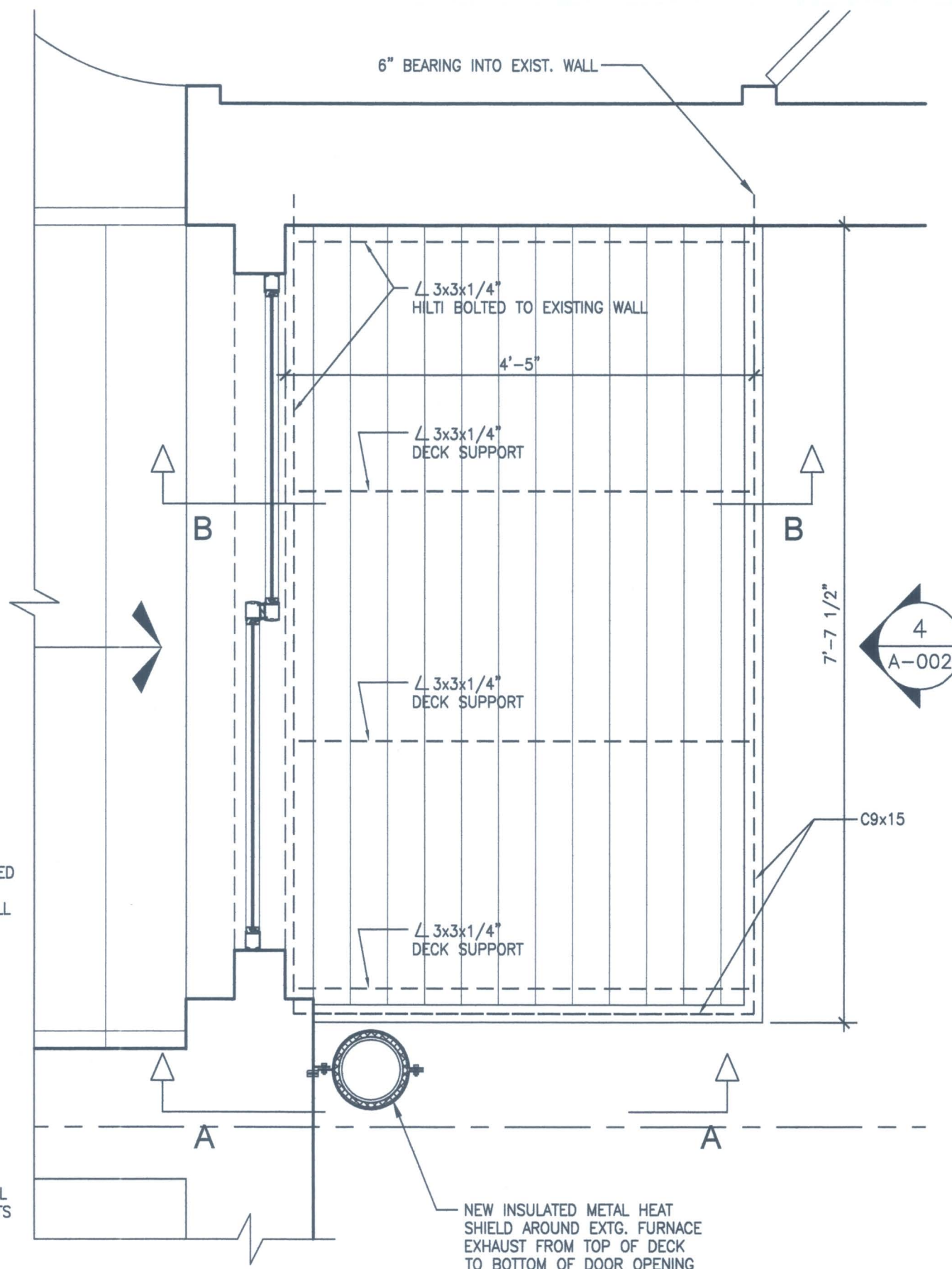
2 PARTIAL CELLAR FLOOR PLAN
SCALE: 1/4"=1'-0"
ENTIRE CELLAR CEILING 5/8" GYP. BD.
F.C.80 - 1 HR. RATED.



9 SECTION A-A
SCALE: 3/4"=1'-0"



10 HEAT SHIELD DETAIL
SCALE: 1 1/2"=1'-0"



11 NEW BALCONY
SCALE: 3/4"=1'-0"

Notes

1. Gregg Rothstein Architect has not been retained for full project supervision.
2. Drawings are not to be deemed complete until approved by the City of New York, NY.
3. Dimensions shall not be scaled off of the drawings. Contractor shall visit the site and verify all field dimensions.
4. All material assemblies and finishes are to be installed as per manufacturer's specifications.
5. General Contractor and electrician to coordinate electric.
6. General Contractor and plumber to coordinate plumbing.
7. Use of this plan confirms that all parties agree to Architect's liability being limited to Architect's professional fee on this project.

No.	Revision/Issue	Date
Client Name		GAIL ZGODNY
Scale		AS NOTED

Gregg Rothstein Architect

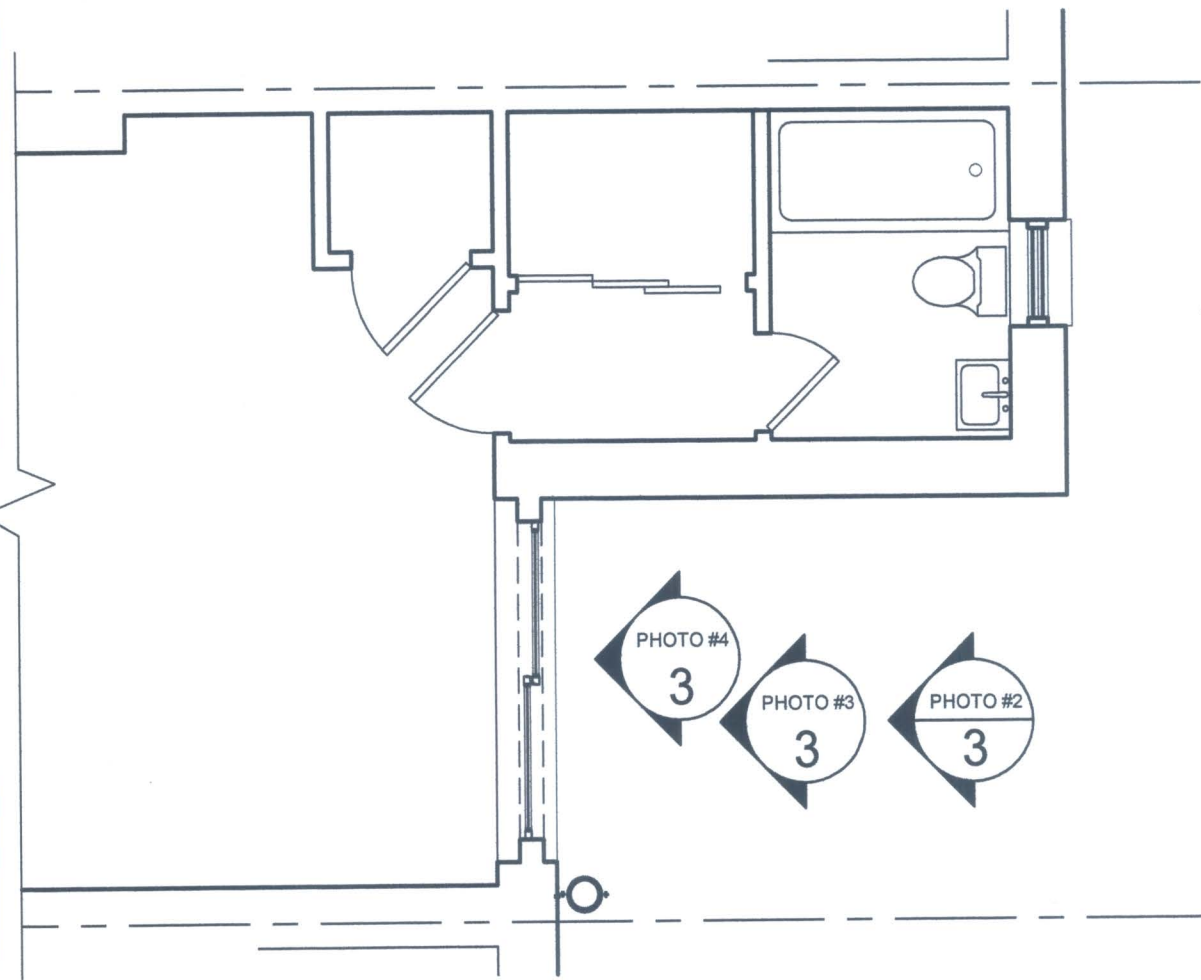
219 SURREY RD. HILLSIDE, New Jersey 07025 (908) 351-2809
ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK WHICH DEVIATES FROM APPROVED PLANS. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FOR ANY CHANGES FROM THE ARCHITECT BEFORE COMMENCING SUCH WORK.
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING SHALL BE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Project
264 WEST 73 STREET
MANHATTAN, NY

FIRST FLOOR PLAN
PARTIAL CELLAR PLAN
REAR ELEVATIONS
DETAIL
SECTION

Seal & Signature	Date
	11-12-14
Project No.	1415
Drawn By	AG
Check By	GR
A-002.00	
CADD FILE NO.	2 OF 3

WEST 73rd STREET



1
A-003
PORTION OF EXISTING FIRST FLOOR KEY PLAN FOR PICTURES
SCALE: 1/4"=1'-0"



PHOTO #1



PHOTO #2



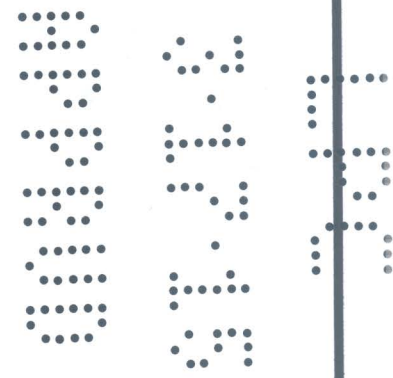
PHOTO #3



PHOTO #4

Notes

1. Gregg Rothstein Architect has not been retained for full project supervision.
2. Drawings are not to be deemed complete until approved by the City of New York, NY.
3. Dimensions shall not be scaled off of the drawings. Contractor shall visit the site and verify all field dimensions.
4. All material assemblies and finishes are to be installed as per manufacturer's specifications.
5. General Contractor and electrician to coordinate electric.
6. General Contractor and plumber to coordinate plumbing.
7. Use of this plan confirms that all parties agree to Architect's liability being limited to Architect's professional fee on this project.



No.	Revision/Issue	Date
Client Name GAIL ZGODNY		
Scale AS NOTED		

Gregg Rothstein Architect

219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY OTHERS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS DRAWING THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Project
264 WEST 73 STREET
MANHATTAN, NY

FIRST FLOOR KEY PLAN
PICTURES

Seal & Signature	Date 11-12-14
Project No. 1415	Drawn By AG
Check By GR	A-003.00
CADD FILE NO.	3 OF 3