Summary of Scope of Work to be performed at:
120 West 74th Street, New York, NY 10023
Block: 1145
Lot: 41
# of floors: 4
Building Area: 6,610 sq ft
Total Units: 1
Residential Units: 1
Primary zoning: R8B
Floor Area Ratio: 2.94

The house at 120 West 74th Street is a Queen Anne/Romanesque Revival construction with Moorish elements. Constructed in 1886-87, it is part of a series of row houses designed by architects Thom & Wilson for developer Margaret Brennan.

Over the years, the house has undergone several changes to the interiors, to the exterior. For the purposes of this project, the owners would like to propose several changes which include modifications to the front which would restore the house to its original design and construction and an addition to the rear.

Modifications of the front of the building include the addition of a stoop leading to the Second (Parlor) level. The intention is to restore the stoop to the original before it was removed in 1920; that is, a box stoop which does not encroach heavily on the sidewalk and which is designed in the style of the original design of the house. Although the historic photograph of the building does not show a stoop, there is evidence on the interior of the house of an intention to install a door at the second level. We have also uncovered documentation at the Department of Buildings which shows the existence of a stoop all of which are enclosed.

On the rear, it is uncertain whether an existing extension is part of the original house or an addition constructed after the original construction date. The owner wishes to remove and replace the existing addition. The new addition is proposed one story higher than the existing, yet will encroach 5 feet less into the rear yard. In addition to this new construction, the owners would like to excavate the cellar level to a depth of 18 in and extend it under the new extension. We are seeking permission and guidance from LPC in the design of the proposed facade.

In addition, all of the windows in the house will be removed and replaced. Please find enclosed images showing the front of the house and typical details of the existing windows.

We appreciate your consideration and look forward to working with CB7 and LPC to accomplish the owner’s wishes for their new home.

Regards,

Pedro Rafael Pachano
FRONT ELEVATION

FRONT ELEVATION SHOWING THE LOWER PORTION OF 118 WEST 74TH
FRONT ELEVATION SHOWING HOUSE AT 122 WEST 74TH STREET

PARLOR LEVEL WINDOW WHERE PROPOSED DOOR WOULD BE INSTALLED
FRONT ELEVATIONS MORE VIEWS

DECORATIVE CORNICE AND BRACKETS UNDER THIRD FLOOR
LOWER FRONT FACADE

FRONT ENTRANCE AND SECOND (PARLOR) FLOOR
REAR FACADE SHOWING THE WINDOW AT 122 WEST 74TH STREET
REAR FACADE SHOWING EXISTING EXTENSION ON LEFT AND EXTENSION AT 118 WEST 74TH AT RIGHT

REAR FACADE SHOWING
EXISTING EXTENSION HEIGHT
TO THIRD FLOOR
BRICK MOLD UNDERNEATH EXTERIOR CASING OF REPLACEMENT WINDOWS

LOCATION OF PROPOSED FRONT DOOR AT SECOND FLOOR WINDOW

LEFT SIDE SHOWING DOOR BLOCKING

RIGHT SIDE SHOWING DOOR BLOCKING AND STONE SADDLE
WEST 74TH STREET TOWARD COLUMBUS AVENUE. THE ENTRANCE TO OUR HOUSE IS IN LOWER RIGHT

WEST 74TH STREET TOWARD AMSTERDAM AVENUE. OUR HOUSE IS ON LEFT.
IMAGE SHOWING STAIR AT 124 WEST 74TH STREET THAT WE WOULD LIKE TO REPLICATE.
BASEMENT
82' - 11"

FIRST FLOOR - EXISTING
92' - 10 3/4"

SECOND FLOOR
106' - 7"

CELLAR - EXISTING
74' - 11"

THIRD FLOOR
118' - 7"

FOURTH FLOOR
130' - 1 1/4"

ROOF
142' - 1 1/4"

GRADE
83' - 9 3/4"
7' - 8 1/2"
10' - 3"
52' - 8 1/2"
56' - 2"

TERRACE
NEW
EXISTING

DATE:
SCALE:
REVIEWED:
DRAWN
DRAWING NO.:

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Pachano & Vollert Architecture
5 Abbey Hill Drive
Great Barrington, MA  01230
(413) 645-3186
us@pachanoandvollert.com

PROJECT NO.:

CLIENT:
LOCATION:
ARCHITECT:

5 Abbey Hill Drive
Great Barrington, MA  01230
(413) 645-3186
us@pachanoandvollert.com

Forum Engineering, P.C.
139 Fulton Street, Suite 624
New York, NY 10038
(212) 791-1517

MECHANICAL ENGINEER:
Madsen Consulting Engineering PE
175 Varick Street, 8th Floor
New York, NY 10014
(212) 634-7886

STRUCTURAL ENGINEER:

As indicated

A003.00

PRP
P&V
08/10/2016
1412

PLAN DIAGRAMS

1/8" = 1'-0"

CELLAR - CONSTRUCTION PLAN
1/8" = 1'-0"

BASEMENT - CONSTRUCTION PLAN
1/8" = 1'-0"

FIRST FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

SECOND FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

THIRD FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

FOURTH FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

ROOF - CONSTRUCTION PLAN
1/8" = 1'-0"

EXISTING/NEW FLOOR AREA CALCULATIONS

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6534 x 110% = 7187 (EX)
7187 (EX) > 3437 (NEW)

Revision Schedule

No. Description Date

PLAN DIAGRAMS

1/8" = 1'-0"
1. **THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL IN CONNECTION WITH THIS PROJECT PASSENGERS CORRECTLY WITHOUT DAMAGING OR INJURY TO PERSONS OR PROPERTY.**

2. **ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE.**

3. **NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS.**

4. **NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.**

5. **ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF CHAPTER 33 OF THE 2008 NYC BUILDING CODE.**

6. **REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. IF THEY CAN NOT BE REMOVED, PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH WALLS OR CEILINGS.**

7. **THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY NYC DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.**

8. **THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.**

9. **THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES, FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM HEREIN DESCRIBED.**

10. **THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD AND CONTACT THE ARCHITECT IF INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS OCCUR.**

11. **THE GENERAL CONTRACTOR SHALL, BEFORE COMMENCEMENT OF WORK, FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE NYC DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.**

12. **THE GENERAL CONTRACTOR WILL COORDINATE INFORMATION WITH ALL APPROPRIATE TRADES AND MAKE SURE ALL WORK IS TO BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. ALL TRADES SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.**

13. **THE CONTRACTOR SHALL PERFORM ALL WORK CONFORM TO THE NYC OPERATIONS OF DEMOLITION AND REMOVAL BUILDING CODES, NYC DEPARTMENT OF BUILDINGS REQUIREMENTS, ALL APPLICABLE CODES AND REGULATIONS, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REGULATIONS AND BEST TRADE PRACTICES.**

14. **TO BE EXCAVATED**

15. **NOTES:**

16. **PREPARE FLOOR FOR 36 IN. OF EXCAVATION.**

17. **SEE STRUCTURAL DRAWINGS FOR UNDERPINNING AND SHORING INSTRUCTIONS.**

18. **NEW 3HR RATED CMU WALL UL 263**

19. **NEW PARTITION**

20. **EXISTING SMOKE/CO2 DETECTOR**

21. **AREA TO BE EXCAVATED**

22. **CELLAR FLOOR - EXISTING PLAN**

23. **CELLAR - CONSTRUCTION PLAN**

24. **Scale: 1/4" = 1'-0"**

25. **Drawing No.: 4 of 46**

26. **Date: 08/10/2016**

27. **ARCHITECT: Pachano & Vollert Architecture**

28. **MECHANICAL ENGINEER: Madsen Consulting Engineering**

29. **P&V**

30. **NORTH**

31. **SOUTH**

32. **EAST**

33. **WEST**

34. **© Copyright 2015 Pachano & Vollert Architecture D.P.C.**

35. **Forum Engineering, P.C.**

36. **139 Fulton Street, Suite 624**

37. **New York, NY 10038**

38. **(212) 634-7886**

39. **us@pachanoandvollert.com**

40. **130 WEST 74TH LLC**

41. **PROJECT: BINDER RESIDENCE**

42. **CLIENT: 120 West 74th Street**

43. **New York, NY 10014**

44. **(413) 645-3186**

45. **us@pachanoandvollert.com**

46. **© Copyright 2015 Pachano & Vollert Architecture D.P.C.**

47. **Karen Pachano, AIA, LEED AP, NCIDQ**

48. **Architect**

49. **P&V**

50. **1/4" = 1'-0"**

51. **Revision Schedule**

52. **No. Description Date**

53. **001**

54. **A200.00**

55. **A201.00**

56. **A202.00**

57. **A203.00**

58. **A204.00**

59. **Revision Notes**

60. **Sheet Notes**

61. **A10A.00**

62. **1/4" = 1'-0"**
1. The Contractor shall perform all work in such a manner as to minimize the inconvenience to the public and to provide for the proper protection of property and public safety during the construction period. All work shall be done carefully and neatly in a systematic manner.

2. All existing surfaces and equipment to remain shall be fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost.

3. No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.

4. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.

5. All adjoining property affected by any operations of demolition shall be protected per the requirements of Chapter 33 of the 2008 NYC Building Code.

6. Remove or relocate all wiring, plumbing and mechanical equipment affected by the removal of partitions. If they cannot be removed, pipes and/or lines shall be cut to a point of concealment behind or below finish plugs.

7. The Contractor shall provide, erect and maintain all temporary barriers and guards, and all temporary shoring and bracing as required by NYC Department of Buildings Rules and Regulations.

8. The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roofs shall be protected from all forms of weather or water penetration.

9. The Contractor shall follow all applicable codes, file all necessary certificates of insurance with the Department of Buildings, pay all fees, obtain all permits and provide any and all bonds required by any city agency in accordance with the requirements of Chapter 29 of the NYC Building Code.

10. All work shall conform to the NYC Buildings Requirements, all applicable codes and regulations, Fire Department Regulations, Utility Company Regulations and best trade practices.

11. All work shall be in accordance with the approved plans and specifications.

12. No work shall commence to the site without written permission from the Architect and Engineer of Record.

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23. All work shall conform to the NYC Buildings Requirements, all applicable codes and regulations, Fire Department Regulations, Utility Company Regulations and best trade practices.

24. All work shall be in accordance with the approved plans and specifications.
DEMOLITION NOTES

1. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUISITED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.

2. THE GENERAL CONTRACTOR SHALL, BEFORE COMMENCEMENT OF WORK, FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE NYC DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF CHAPTER 33 OF THE 2008 NYC BUILDING CODE.

6. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. IF THEY CANNOT BE REMOVED, PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.

7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY NYC DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND NEW PARTITION.

9. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES, FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM HEREIN DESCRIBED.

Revision Schedule

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© Copyright 2015 Pachano & Vollert Architecture D.P.C.
1. **The Contractor shall perform all operations of demolition and removal in a safe manner and in compliance with all applicable laws, rules, and regulations.**

2. **All existing surfaces and equipment to remain shall be fully protected from damage.** The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.

3. **No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds.** The site shall be left broom clean at the completion of demolition.

4. **No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.**

5. **All adjoining property affected by any operations of demolition shall be protected per the requirements of Chapter 33 of the 2008 NYC Building Code.**

6. **The General Contractor will coordinate information with all appropriate trades and make sure all work is to be performed by persons licensed in their trades.** All trades shall arrange for and obtain inspections and required sign-offs.

7. **The contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by NYC Department of Buildings rules and regulations.**

8. **Remove or relocate all wiring, plumbing and mechanical equipment affected by the removal of partitions.** If they cannot be removed, pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces and shall be properly capped or plugged.

9. **The Contractor shall follow all applicable codes, file all necessary certificates of insurance with the Department of Buildings, pay all fees, obtain all permits and provide any and all bonds required by any city agency in order to perform herein described operations.**

10. **Department of Buildings permits to be posted at the job site for the duration of the work.**

11. **Seal: A103.00**

12. **Revision Schedule**

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© Copyright 2015 Pachano & Vollert Architecture D.P.C.
1. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL IN A SYSTEMATIC MANNER. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PREVENT AN STRESS TO THE SURROUNDING AREA.

2. ALL EXISTING SURFACES AND EQUIPMENT TO RE MAIN SHALL BE FULLY PROTECTED FROM DAMAGE. HE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROGRESSES. THE GENERAL CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR ALL TRADES INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, AND ELECTRICAL AND MECHANICAL.

4. THE CONTRACTOR SHALL PROVIDE ALL INSURANCE CERTIFICATES WITH THE NYC DEPARTMENT OF BUILDINGS, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.

5. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY NYC DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

6. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. IF THEY CAN NOT BE REMOVED, PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.

7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

8. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE CODES, FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO PERFORM HEREIN DESCRIBED.

9. THE CONTRACTOR SHALL PROVIDE ALL DRAWINGS FOR INSPECTION AND SIGN-OFF.

10. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL IN A SYSTEMATIC MANNER. ALL WORK SHALL BE CONDUCTED IN A MANNER TO PREVENT AN STRESS TO THE SURROUNDING AREA.
1. The contractor shall perform all operations of demolition and removal of materials, debris, and waste in a manner consistent with the requirements of this contract and the New York City (NYC) Building Code. All work shall be performed in a systematic manner.

2. All existing surfaces and equipment to remain shall be fully protected from damage. The contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the owner.

3. No debris shall be allowed to accumulate on the site. Debris shall be removed by the contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.

4. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure. The general contractor will coordinate information with all trades and make sure all temporary shoring and bracing is done in accordance with the NYC Department of Buildings rules and regulations.

5. All adjoining property affected by any operations of demolition shall be protected per the requirements of Chapter 33 of the 2008 NYC Building Code.

6. Remove or relocate all wiring, plumbing and mechanical equipment affected by the removal of partitions. If they cannot be removed, pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces and shall be properly capped or plugged.

7. All dimensions to outside face of finish materials unless otherwise noted.

8. The contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by the NYC Department of Buildings rules and regulations.

9. The contractor shall follow all applicable codes, file all necessary certificates of insurance with the Department of Buildings, pay all fees, obtain all permits and provide any and all bonds required by any City agency in order to perform herein described.

10. Do not scale drawings.