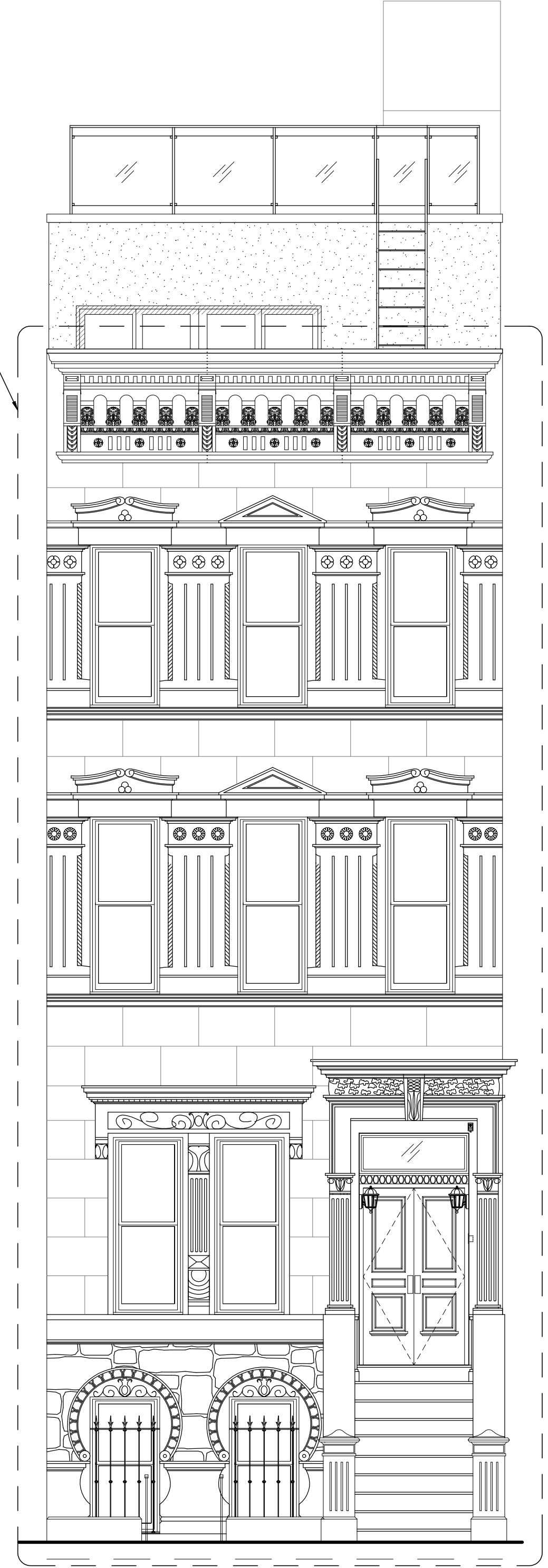


26 WEST 95TH STREET
PROPOSED ROOFTOP AND REAR ADDITIONS AND EXCAVATION

WORK FILED UNDER LPC
DOCKET # LPC-20-10315



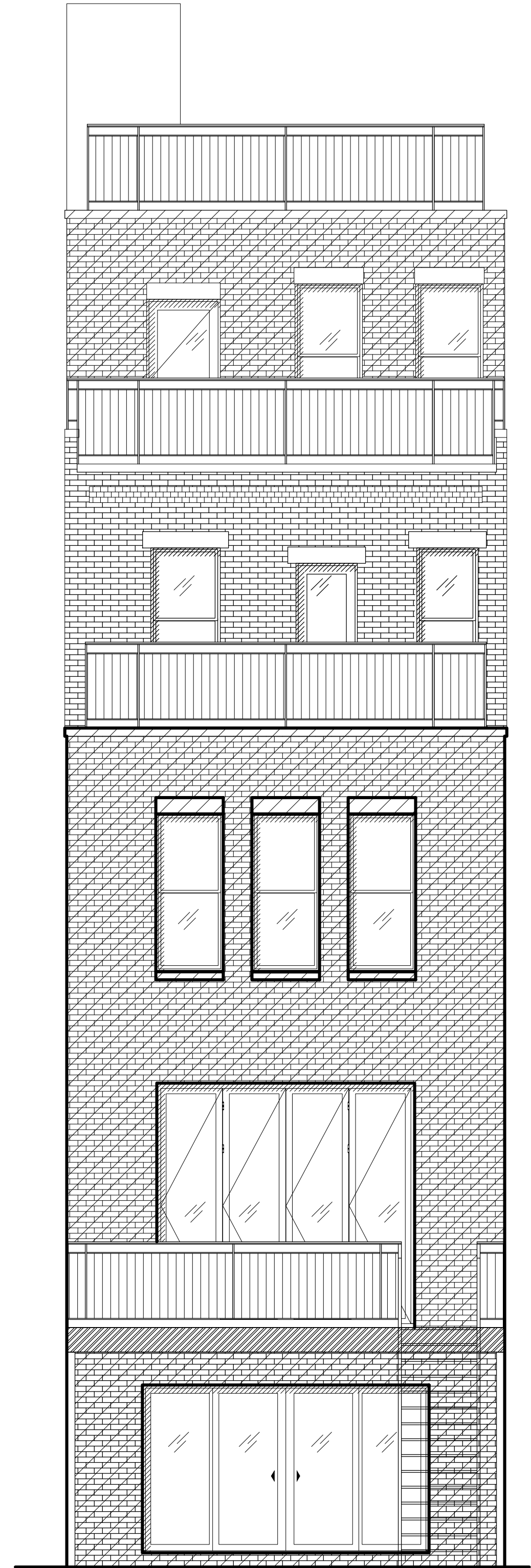
EXISTING NORTH ELEVATION ACTUAL



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION ACTUAL



PROPOSED SOUTH ELEVATION

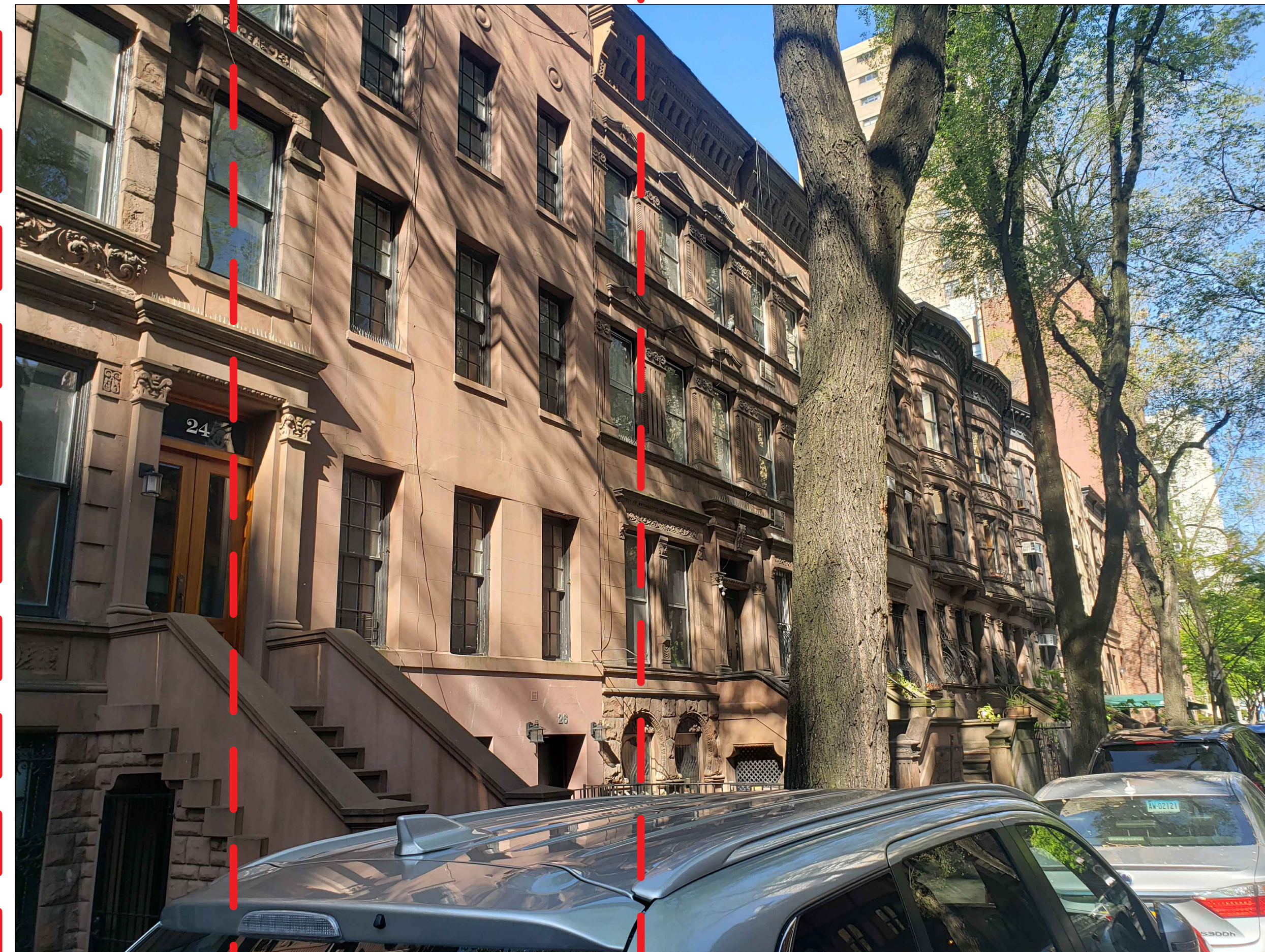
26 WEST 95TH STREET

LOCATION

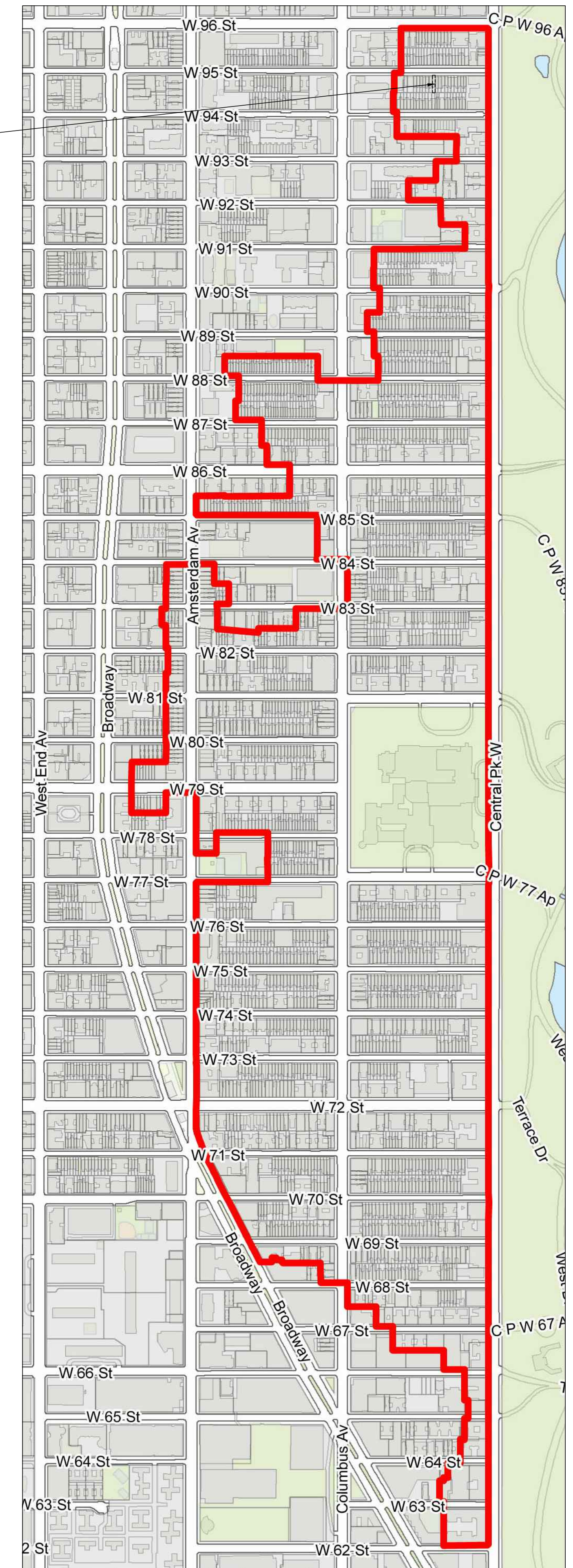
26 W. 95TH STREET



SOUTH SIDE OF WEST 95TH ST, LOOKING EAST



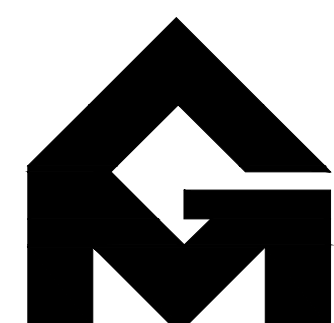
NORTH SIDE OF WEST 95TH ST, LOOKING WEST



UPPER WEST SIDE/ CENTRAL PARK WEST HISTORIC DISTRICT MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 2



GRASSO-MENZIUSO ARCHITECTS
A.I.A

350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

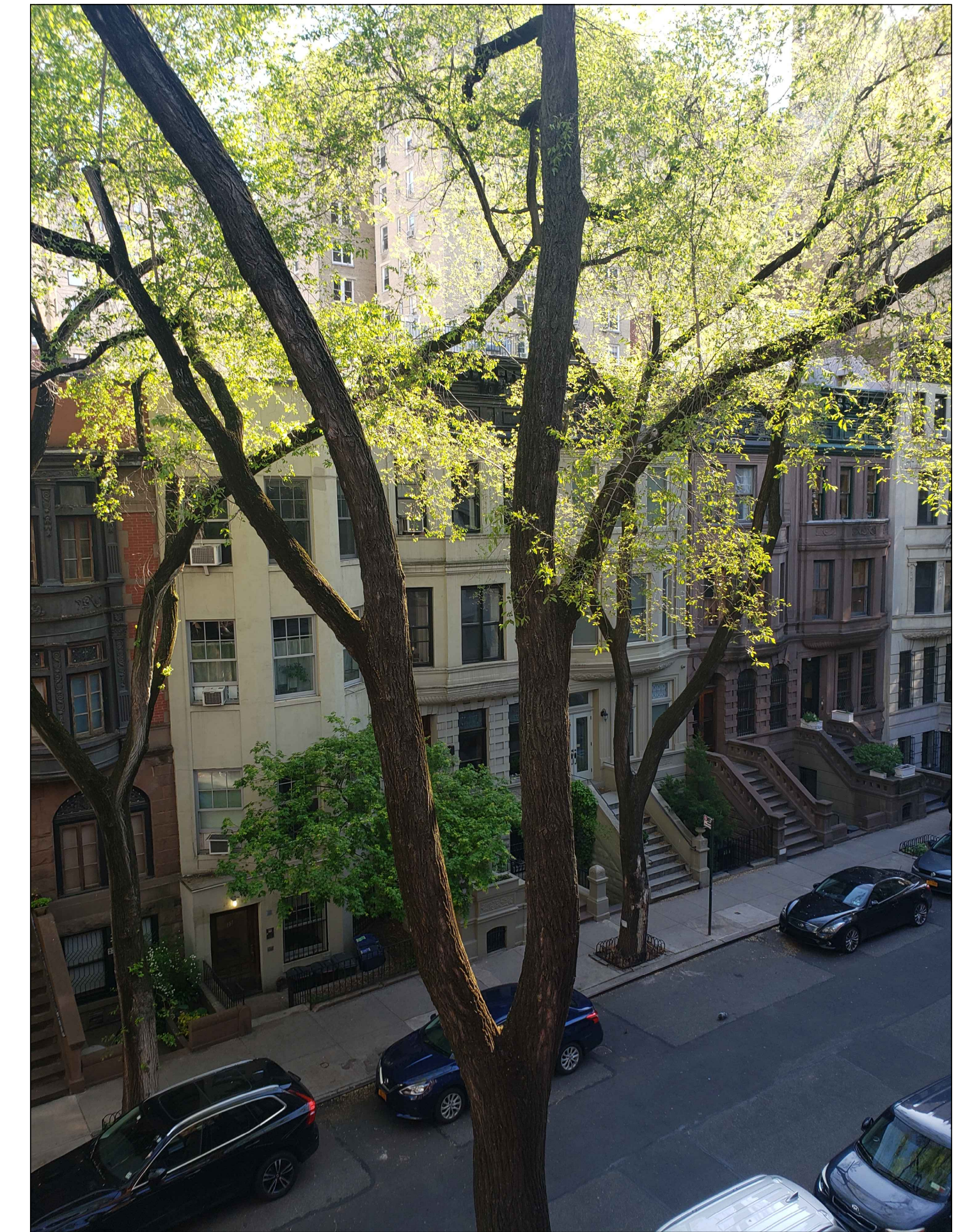
LOCATION CONTEXT



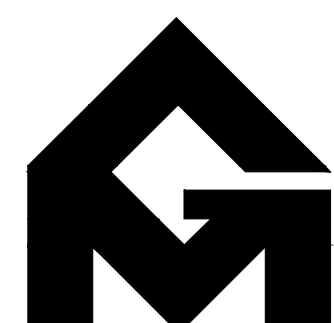
NORTH SIDE OF WEST 95TH STREET, LOOKING WEST



NORTH SIDE OF WEST 95TH STREET, LOOKING ACROSS



NORTH SIDE OF WEST 95TH STREET, LOOKING EAST



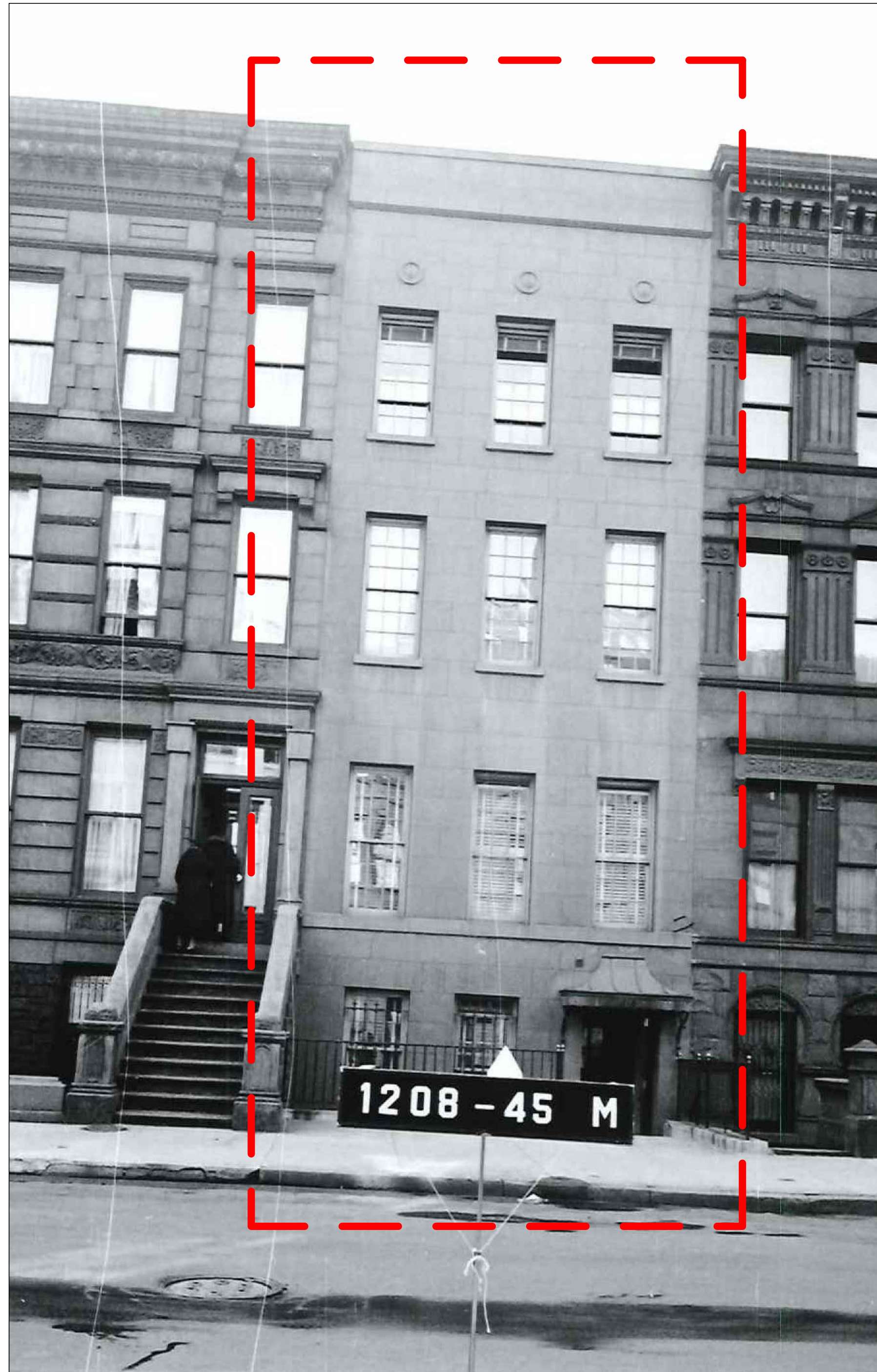
GRASSO-MENZIUSO ARCHITECTS
A.I.A.

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TEL: (212) 779-0257 FAX: (212) 779-9648



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HISTORIC PRESERVATION CONSULTING, LLC

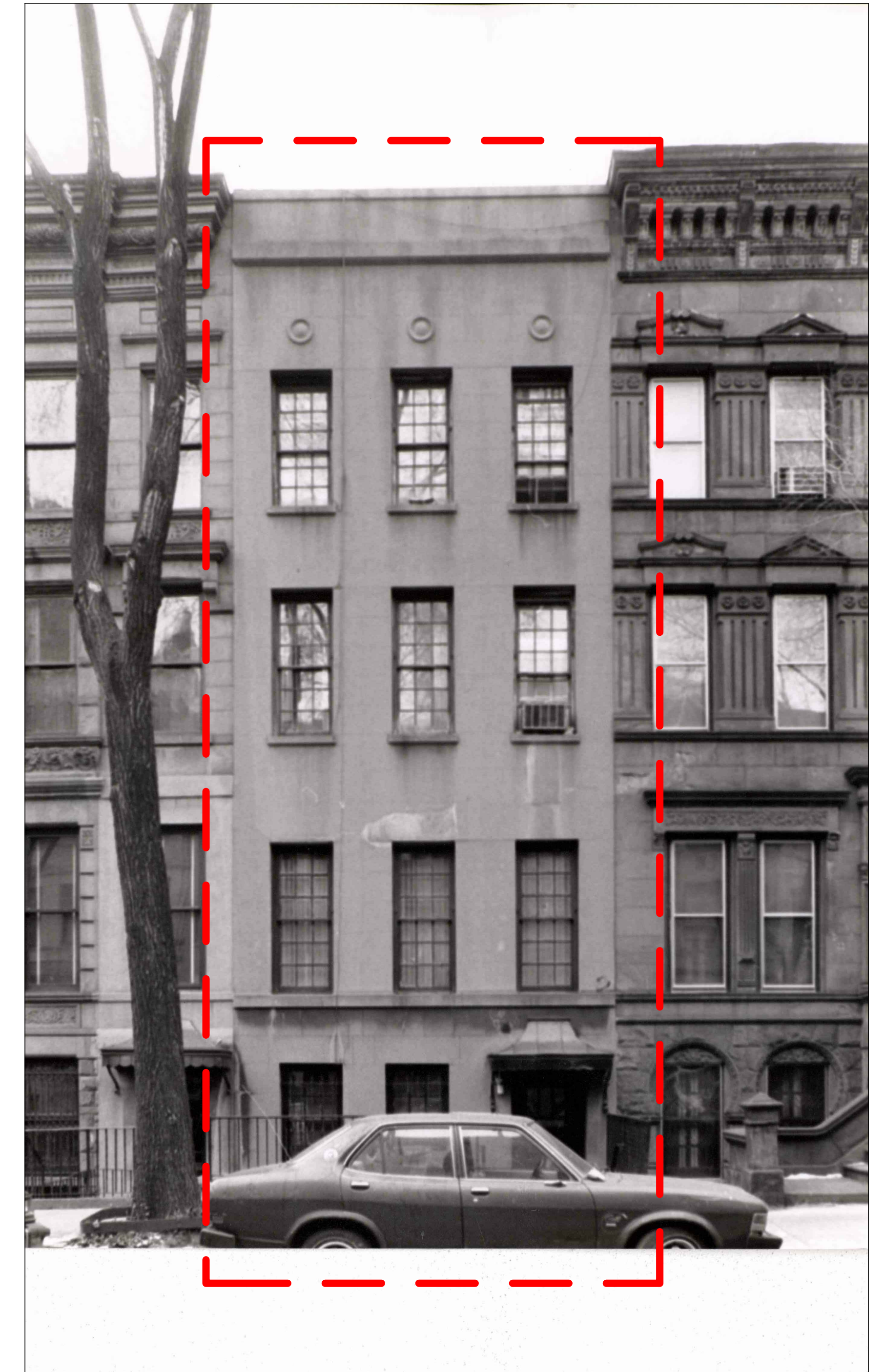
26 WEST 95TH STREET
HISTORIC PHOTOGRAPHS



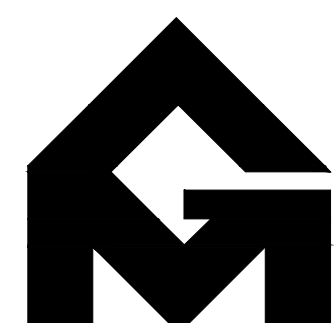
1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1930'S TAX PHOTO OF 28, 30 & 32 W. 95TH ST
(NYC MUNICIPAL ARCHIVE)



1990 DESIGNATION PHOTO (NYC LPC)



GRASSO-MENZIUSO ARCHITECTS
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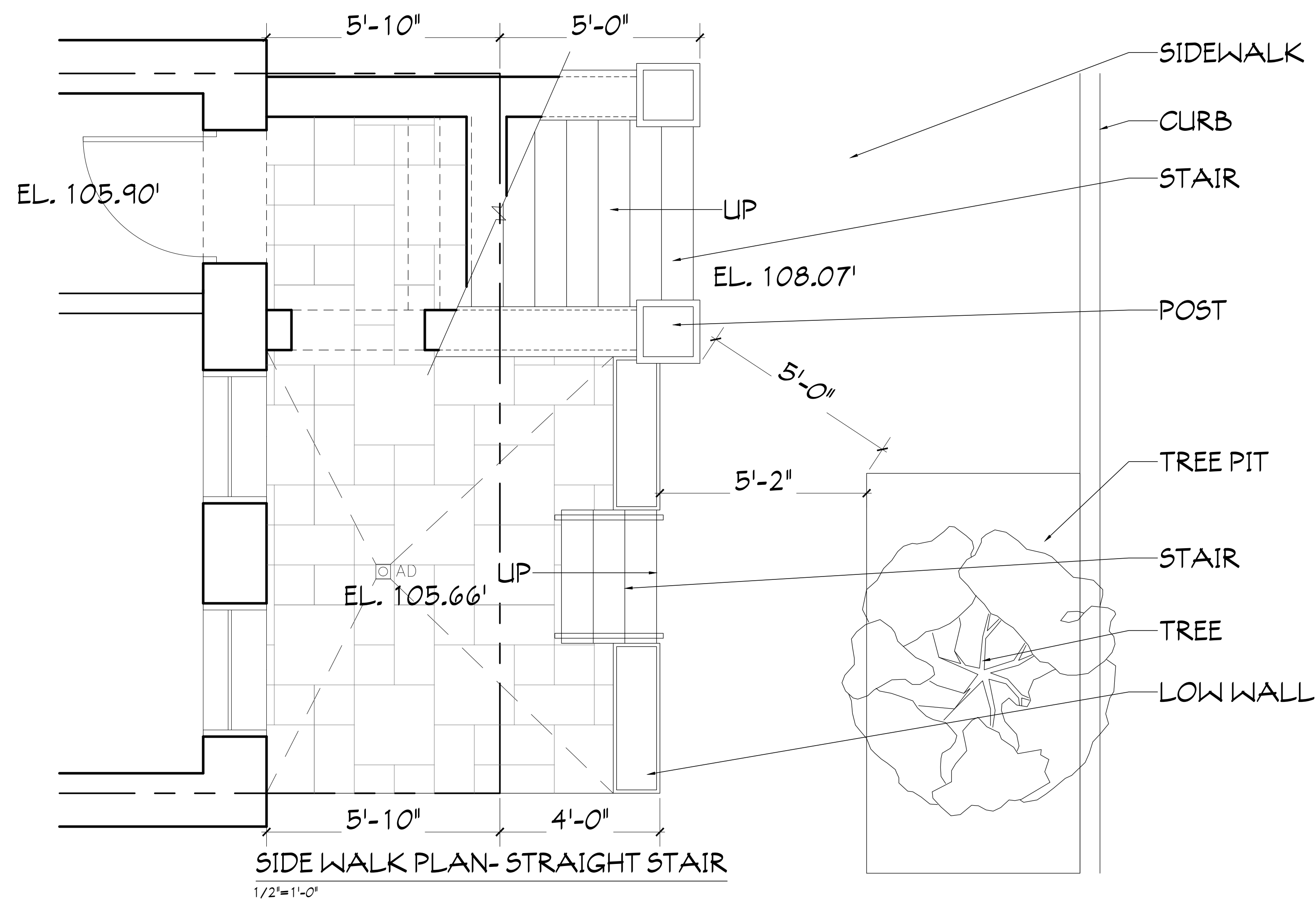
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 4

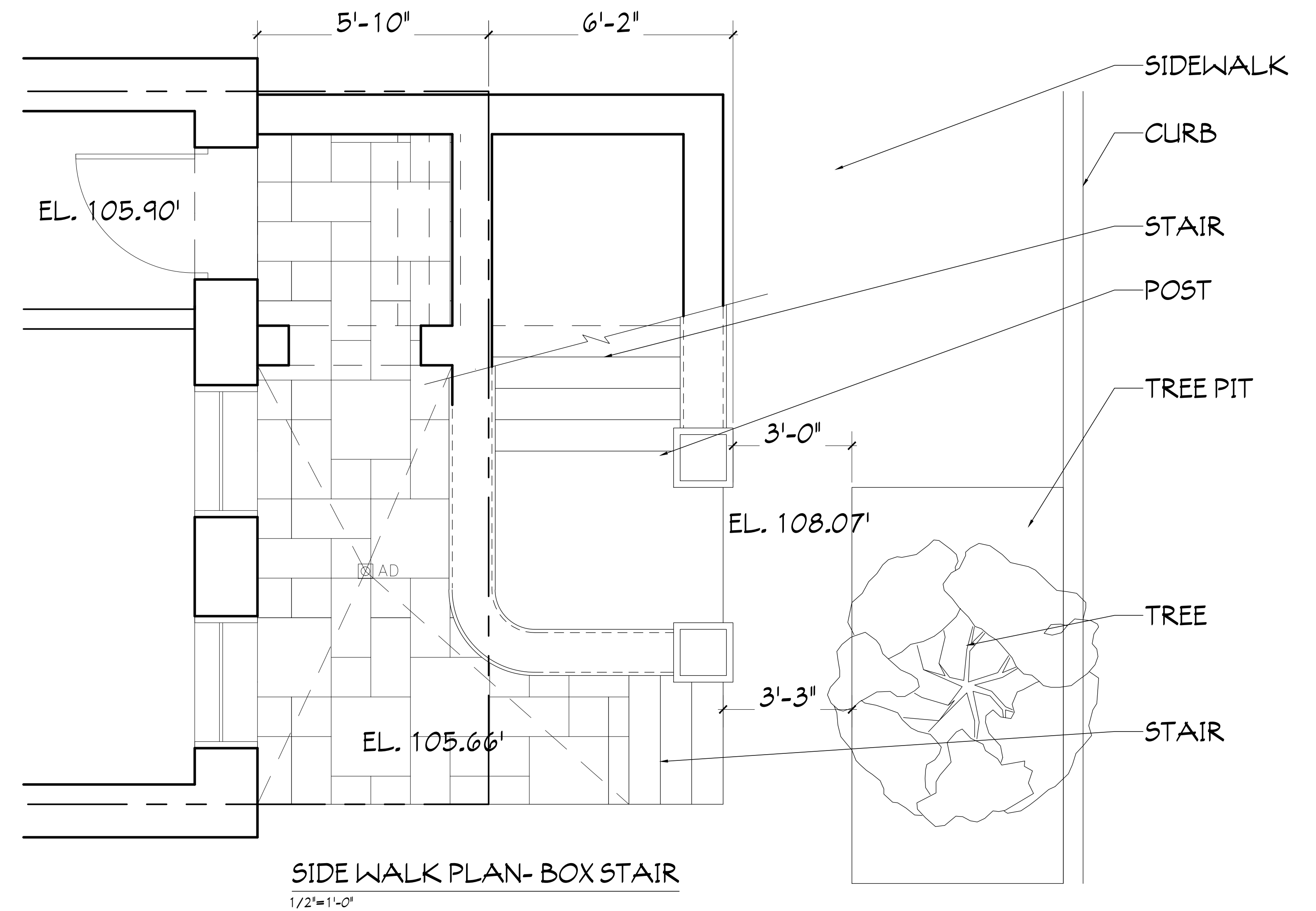
26 WEST 95TH STREET

SIDEWALK PLAN



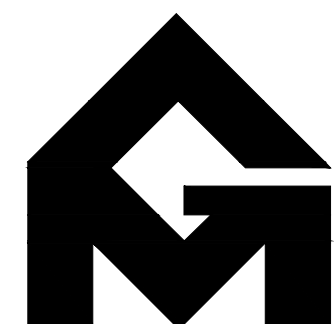
SIDE WALK PLAN- STRAIGHT STAIR

(CURRENTLY PROPOSED)



SIDE WALK PLAN- BOX STAIR

(DOES NOT COMPLY WITH
NECESSARY ADA
CLEARANCE BECAUSE OF
LOCATION OF TREE PIT)



GRASSO-MENZIUSO ARCHITECTS
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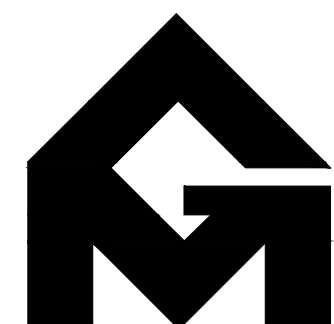
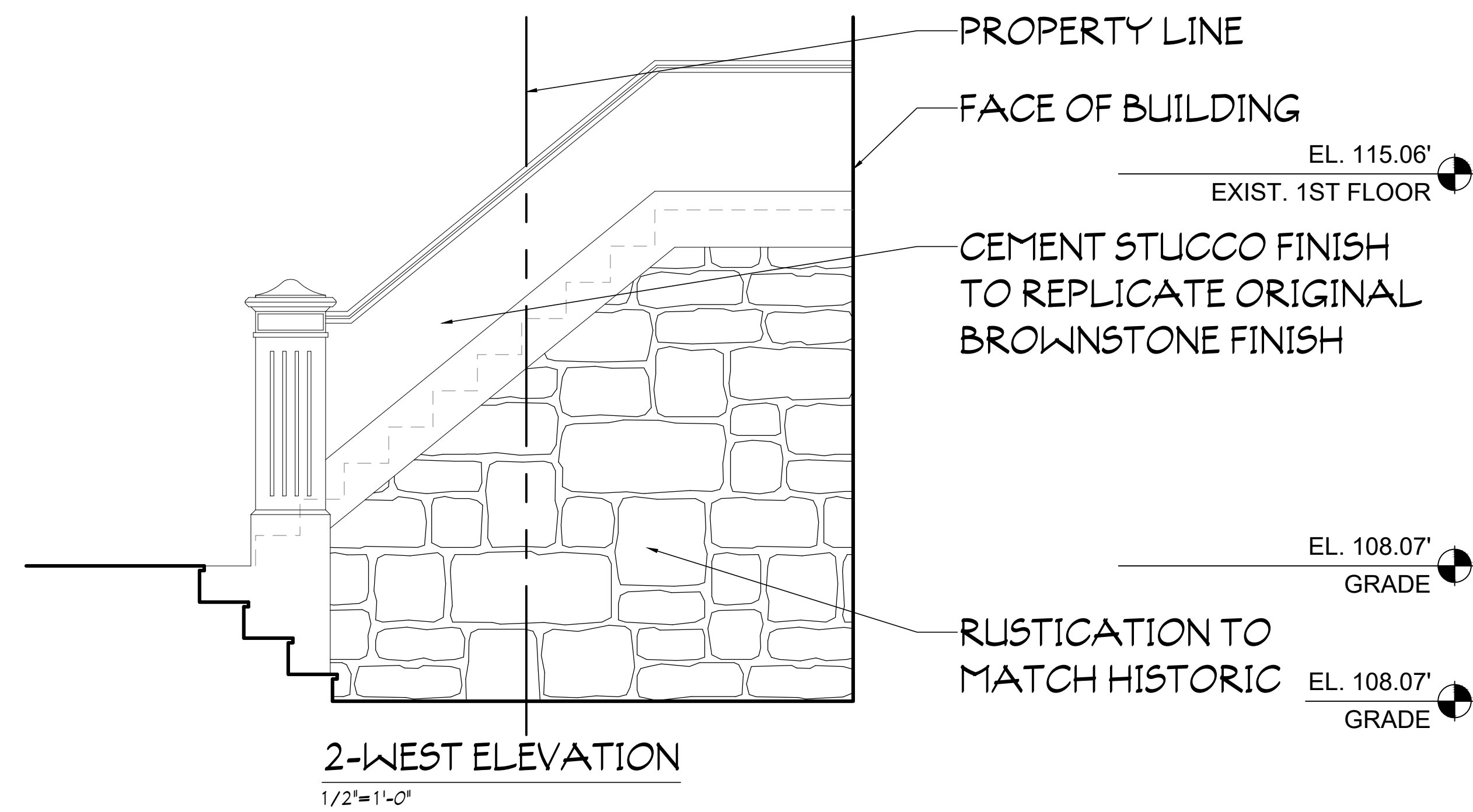
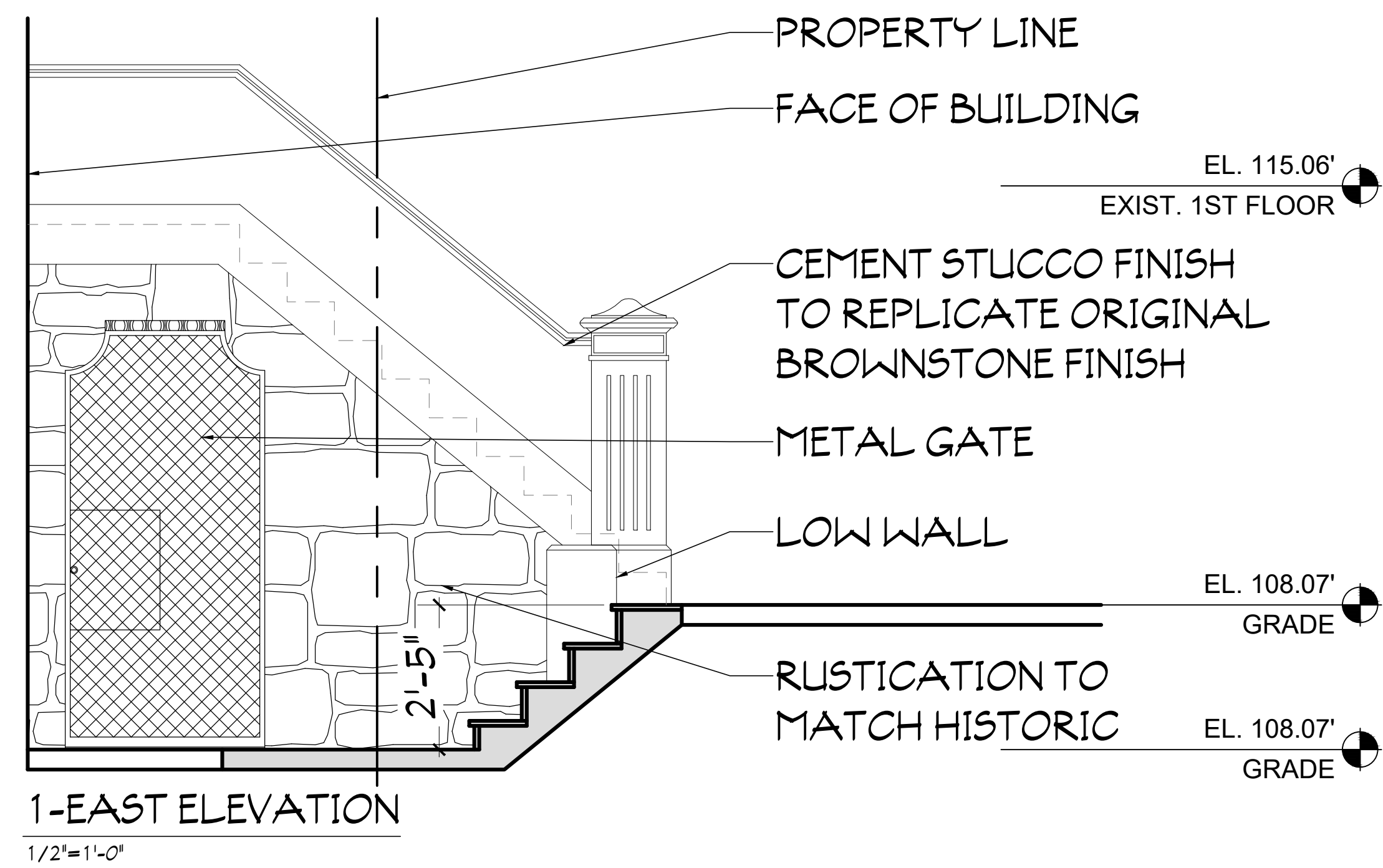
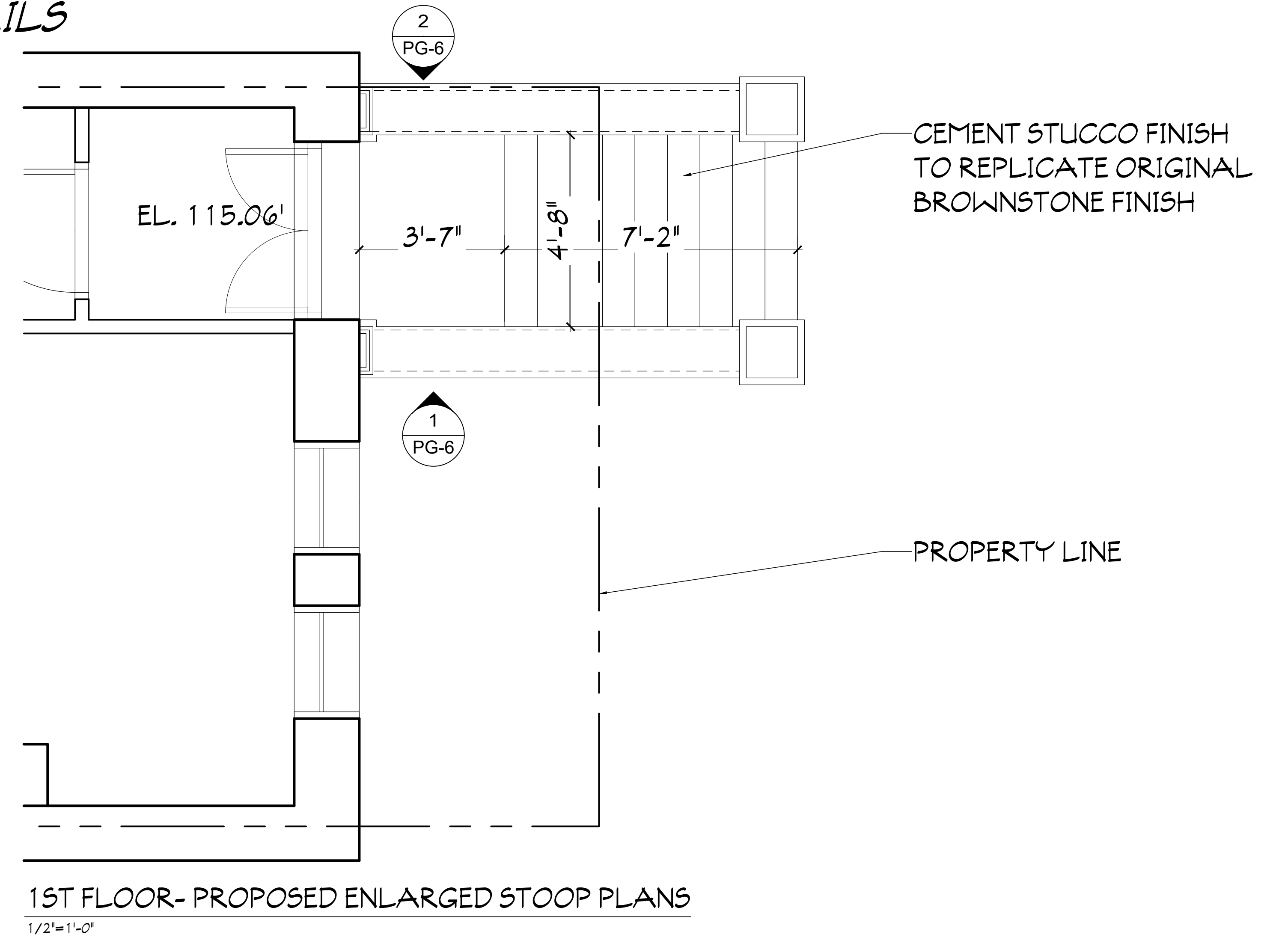
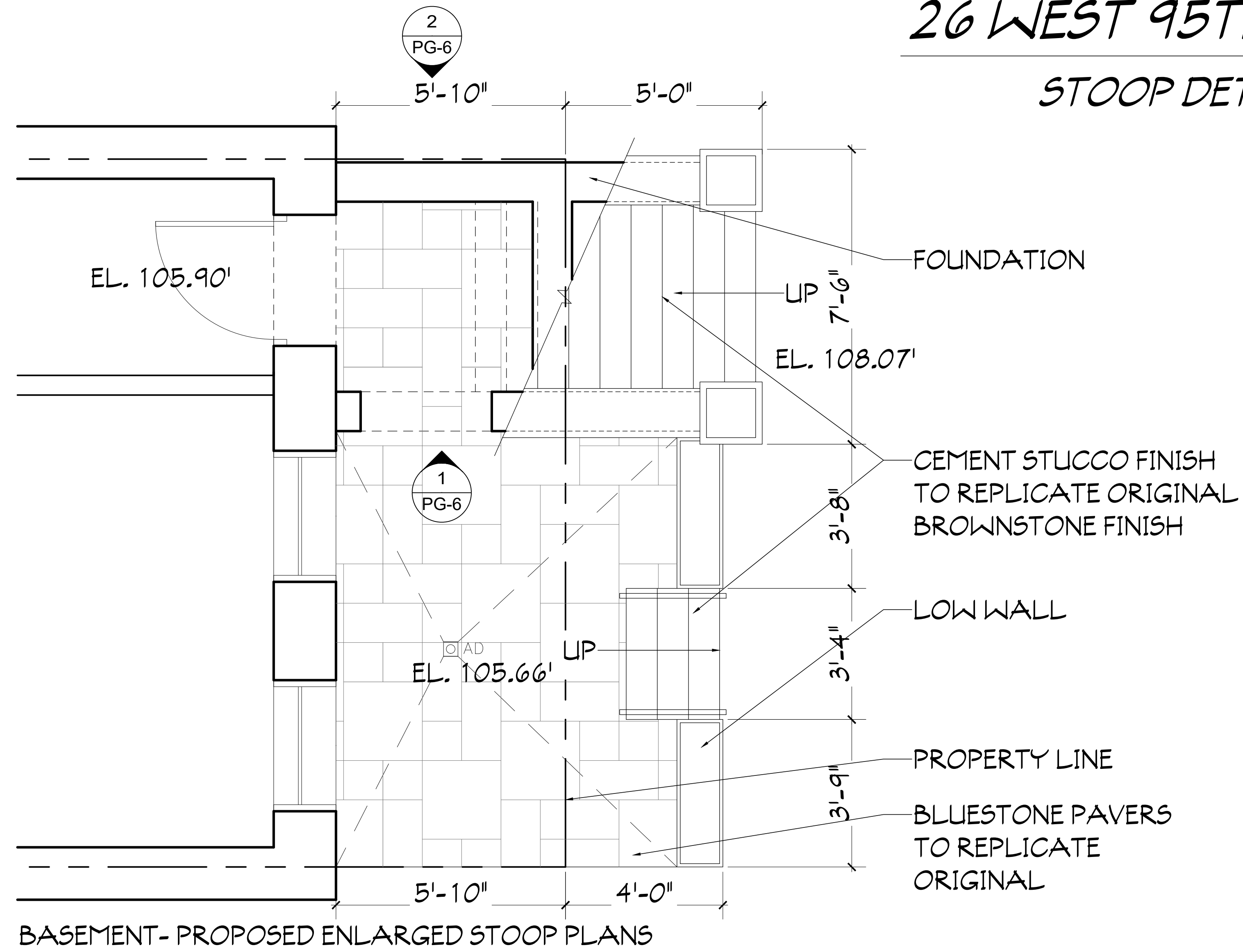
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

STOOP DETAILS



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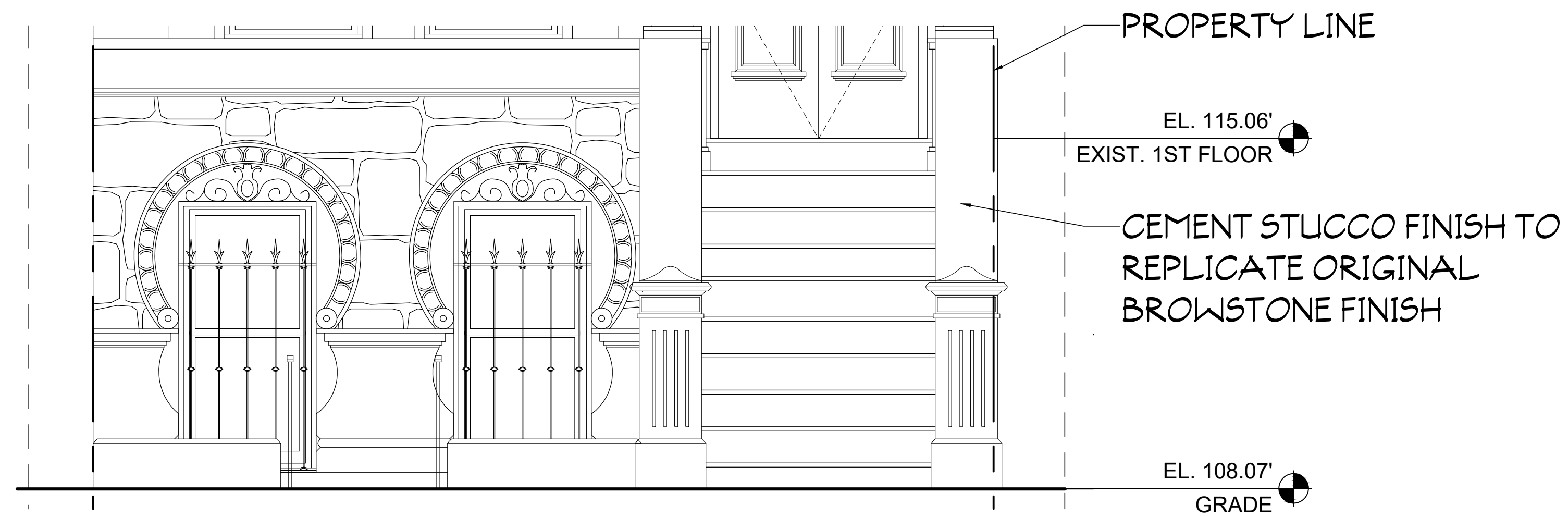


JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

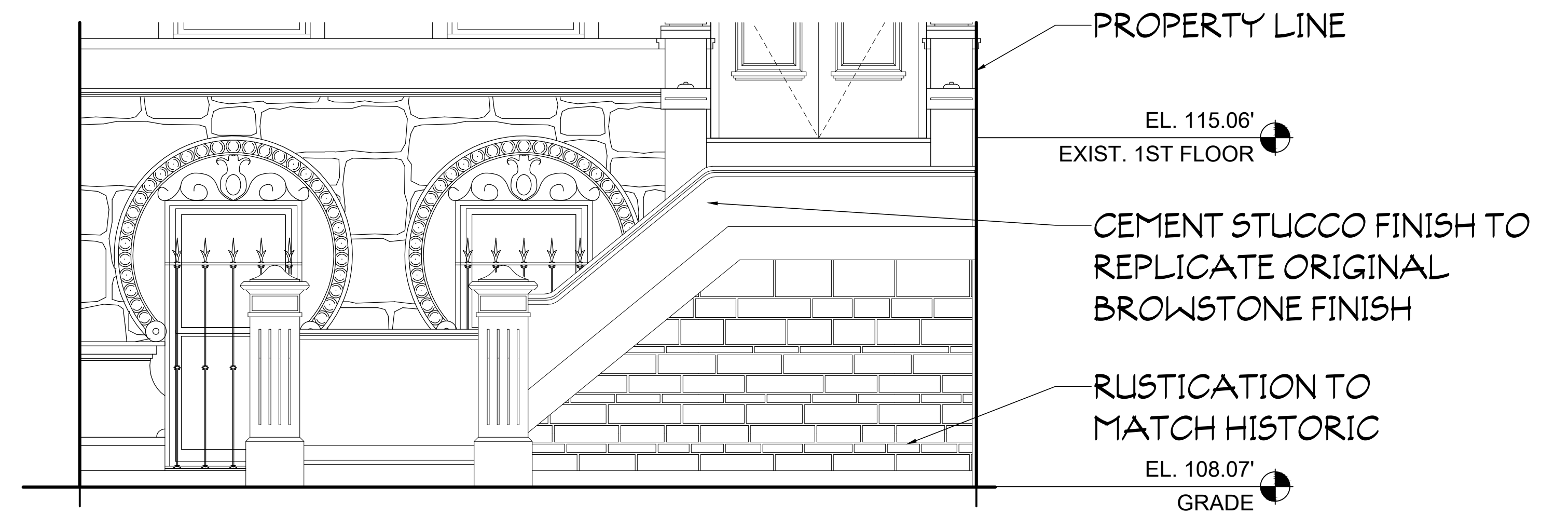
LANDMARKS PRESERVATION COMMISSION PRESENTATION

26 WEST 95TH STREET

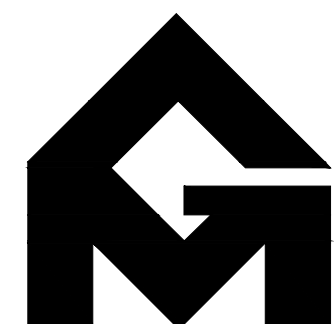
STRAIGHT STAIR VS BOX STAIR



STOOP ELEVATION W/ STRAIGHT STAIR
1/2"=1'-0"



STOOP ELEVATION W/ BOX STAIR
1/2"=1'-0"



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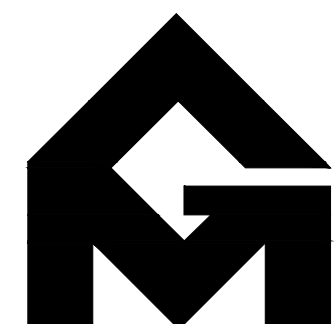
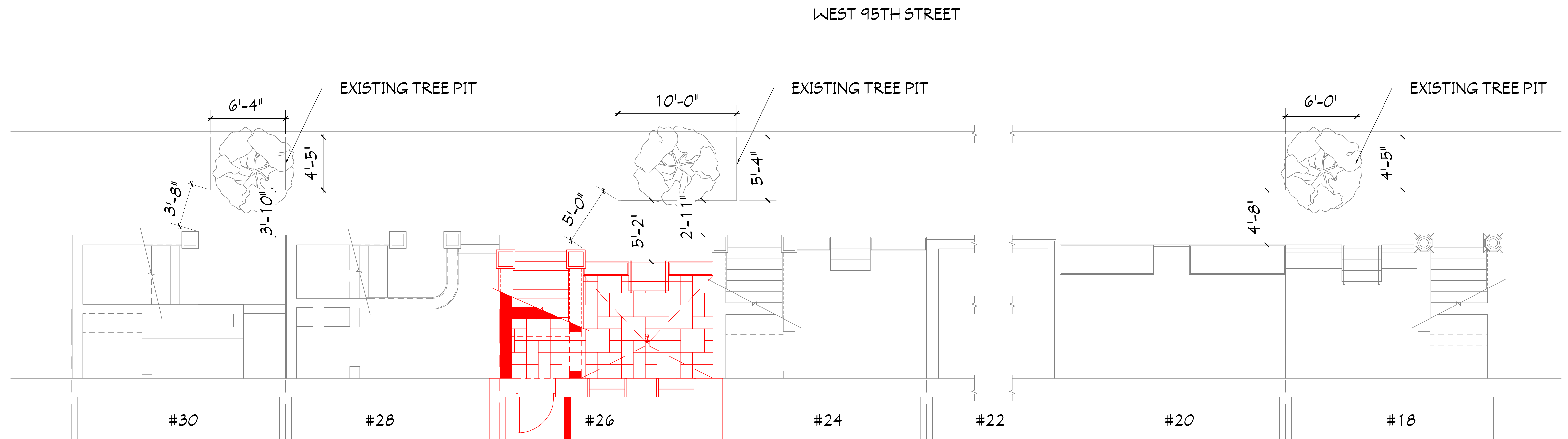
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 7

26 WEST 95TH STREET

SIDEWALK CONTEXT



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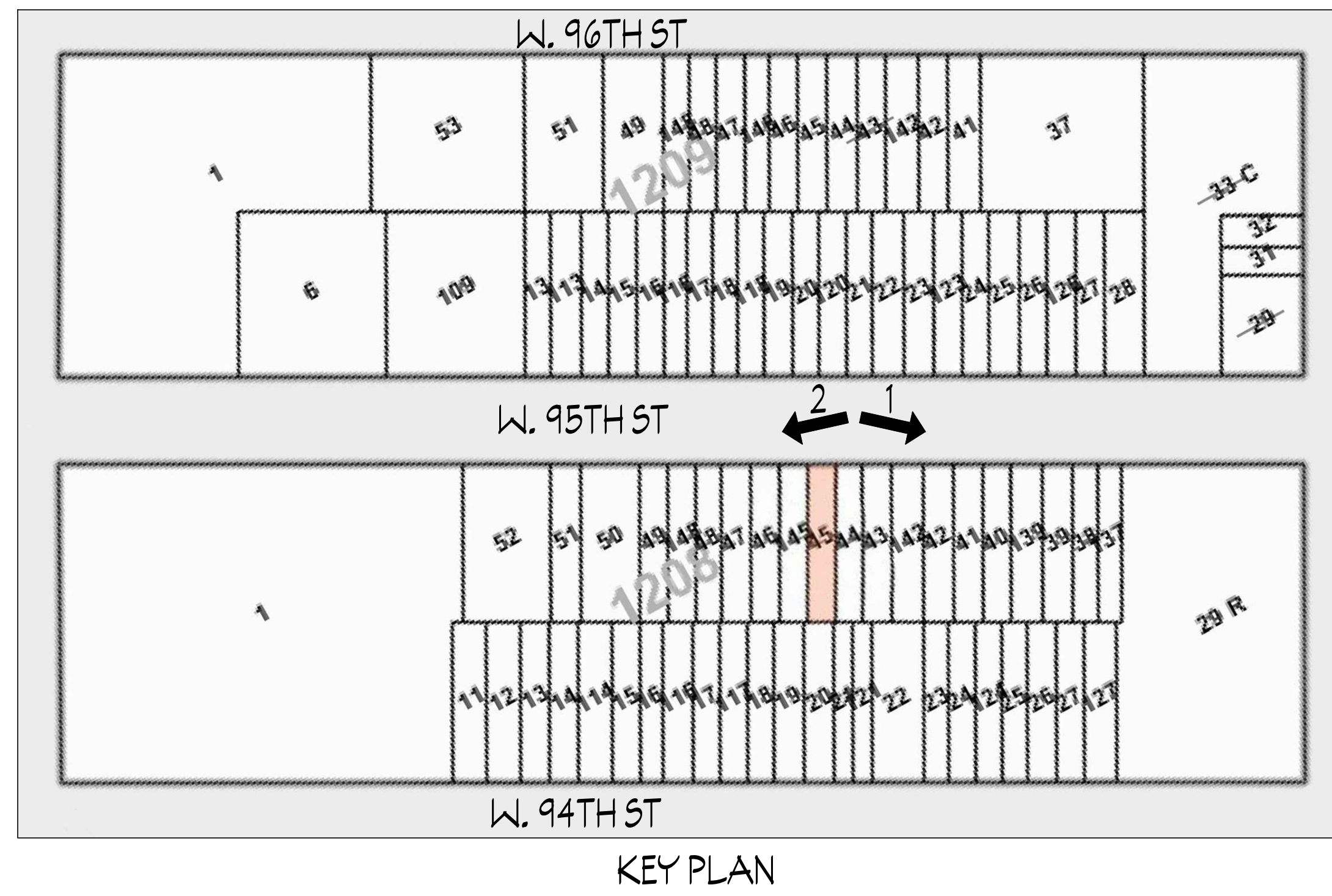
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 8

26 WEST 95TH STREET

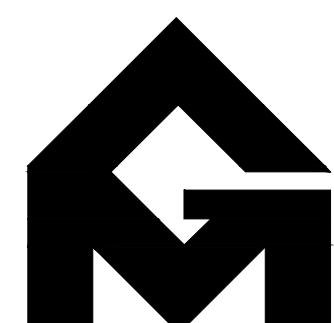
SIDEWALK VIEWS



1. SIDEWALK VIEW LOOKING EAST



2. SIDEWALK VIEW LOOKING WEST



GRASSO-MENZIUSO ARCHITECTS
A.I.A.
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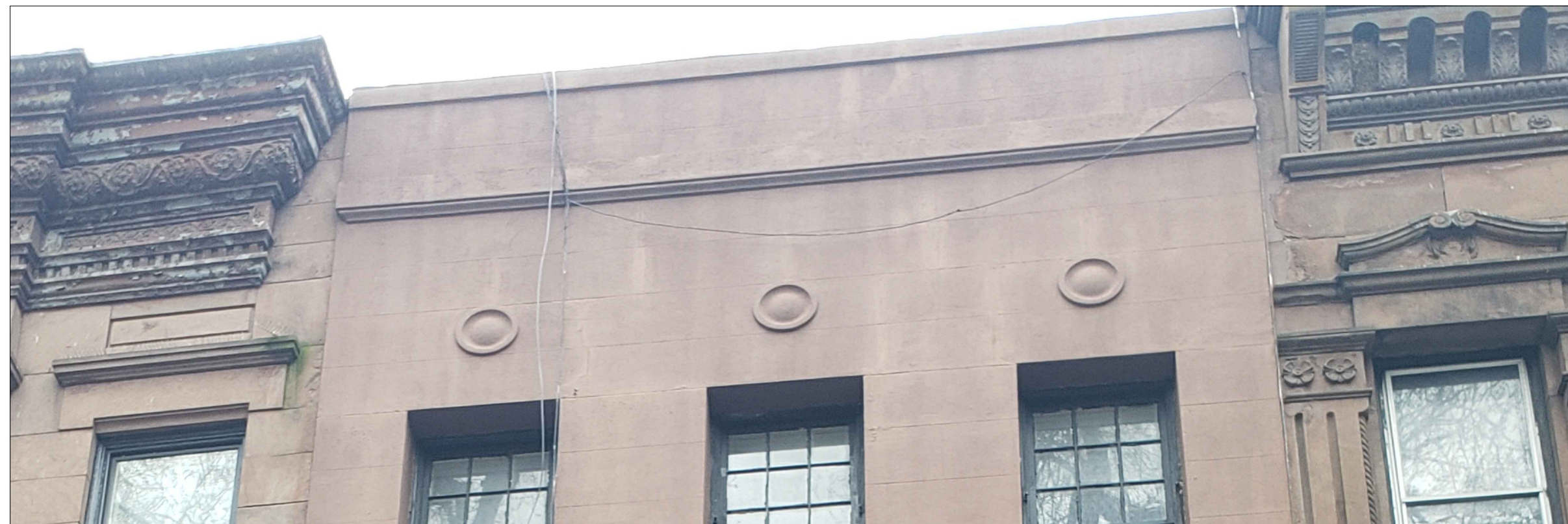


JACQUELINE PEU-DUVALON
HISTORIC PRESERVATION CONSULTING, LLC

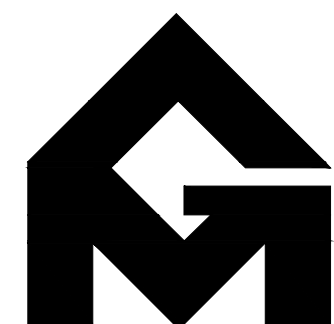
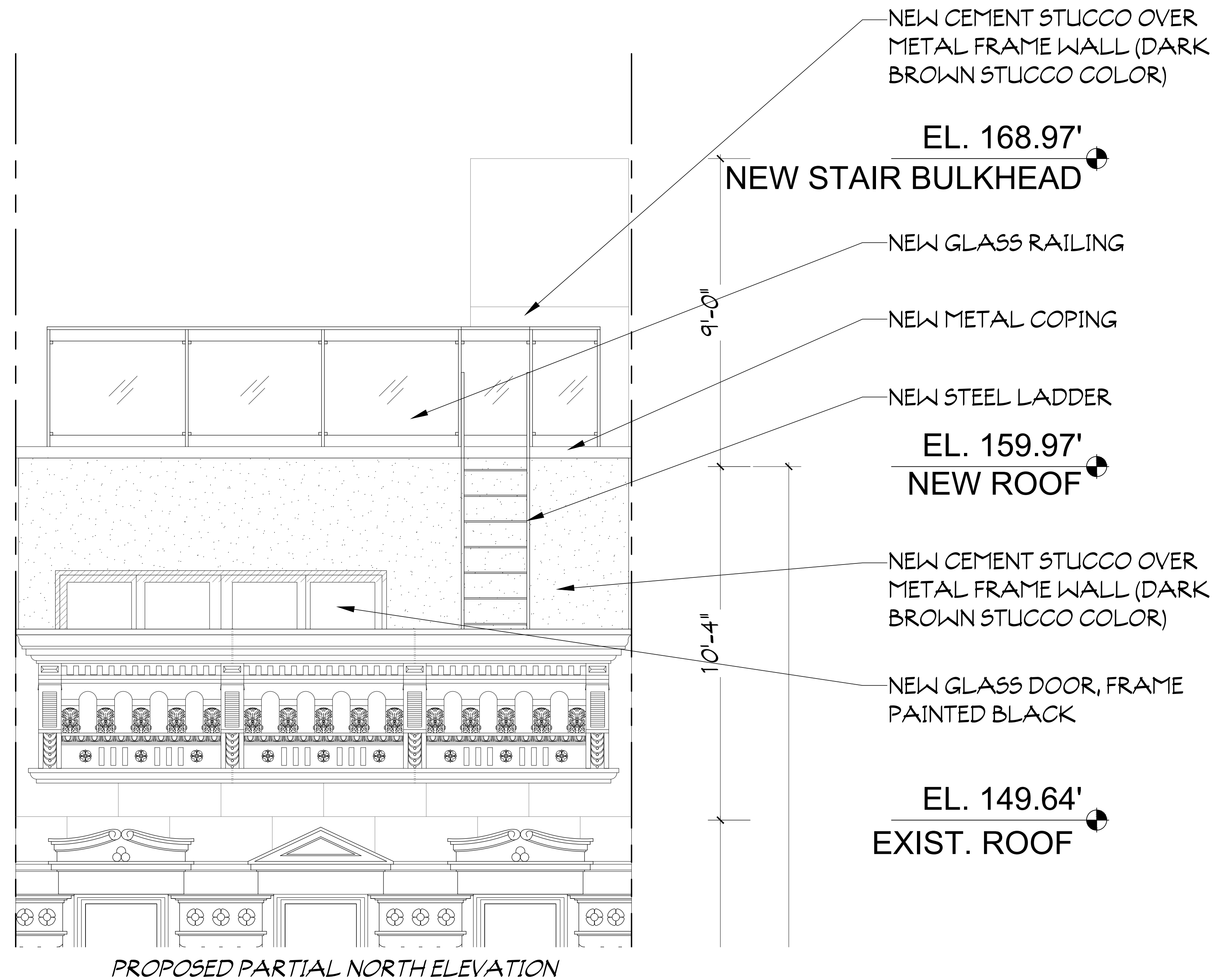
LANDMARKS PRESERVATION COMMISSION PRESENTATION

26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION



EXISTING PARTIAL NORTH ELEVATION ACTUAL



GRASSO-MENZIUSO ARCHITECTS
A.I.A.

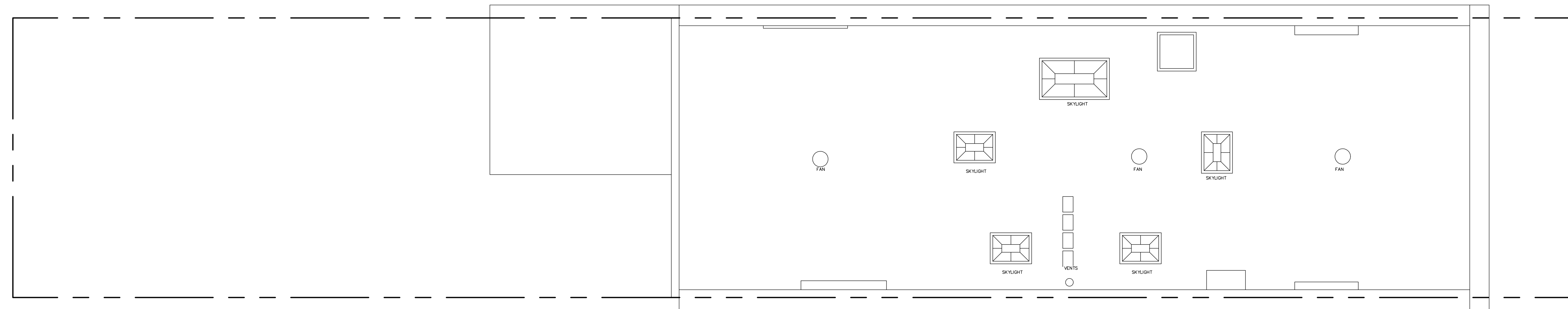
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

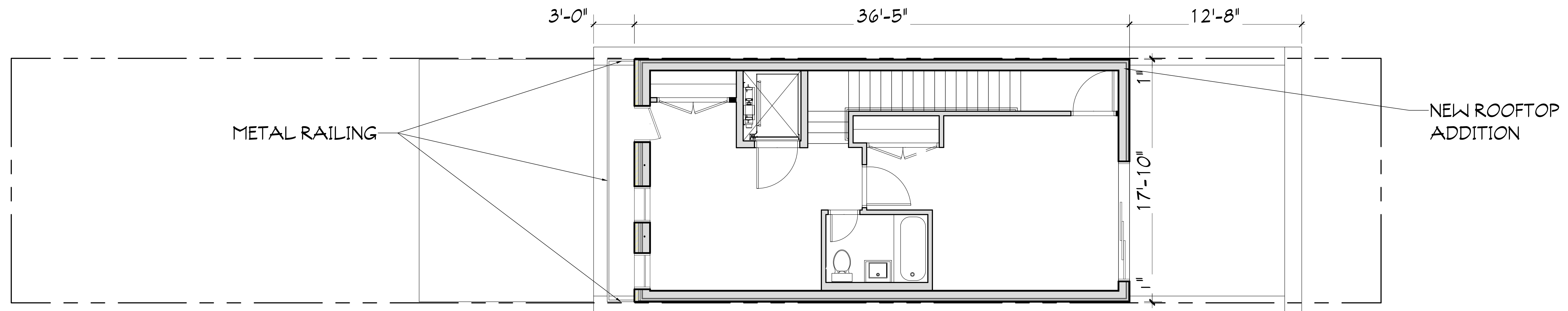
26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION



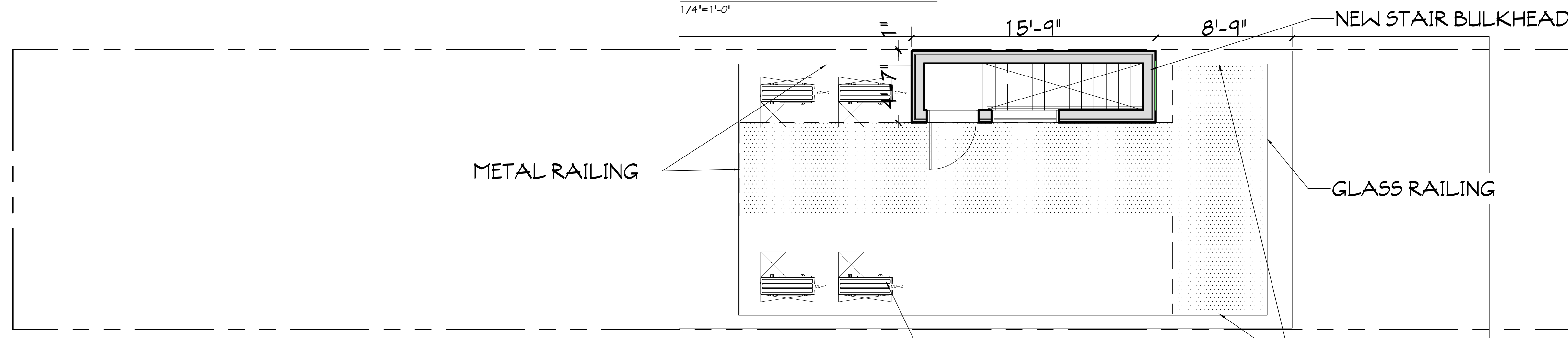
ROOF- EXISTING CONDITIONS

1/4" = 1'-0"



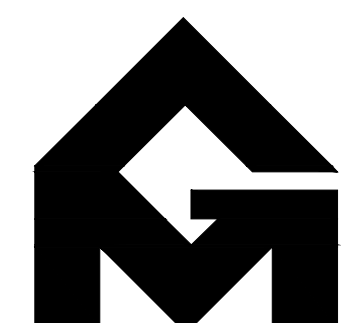
NEW ROOFTOP ADDITION

1/4" = 1'-0"



NEW ROOF

1/4" = 1'-0"



GRASSO-MENZIUSO ARCHITECTS
A.I.A.

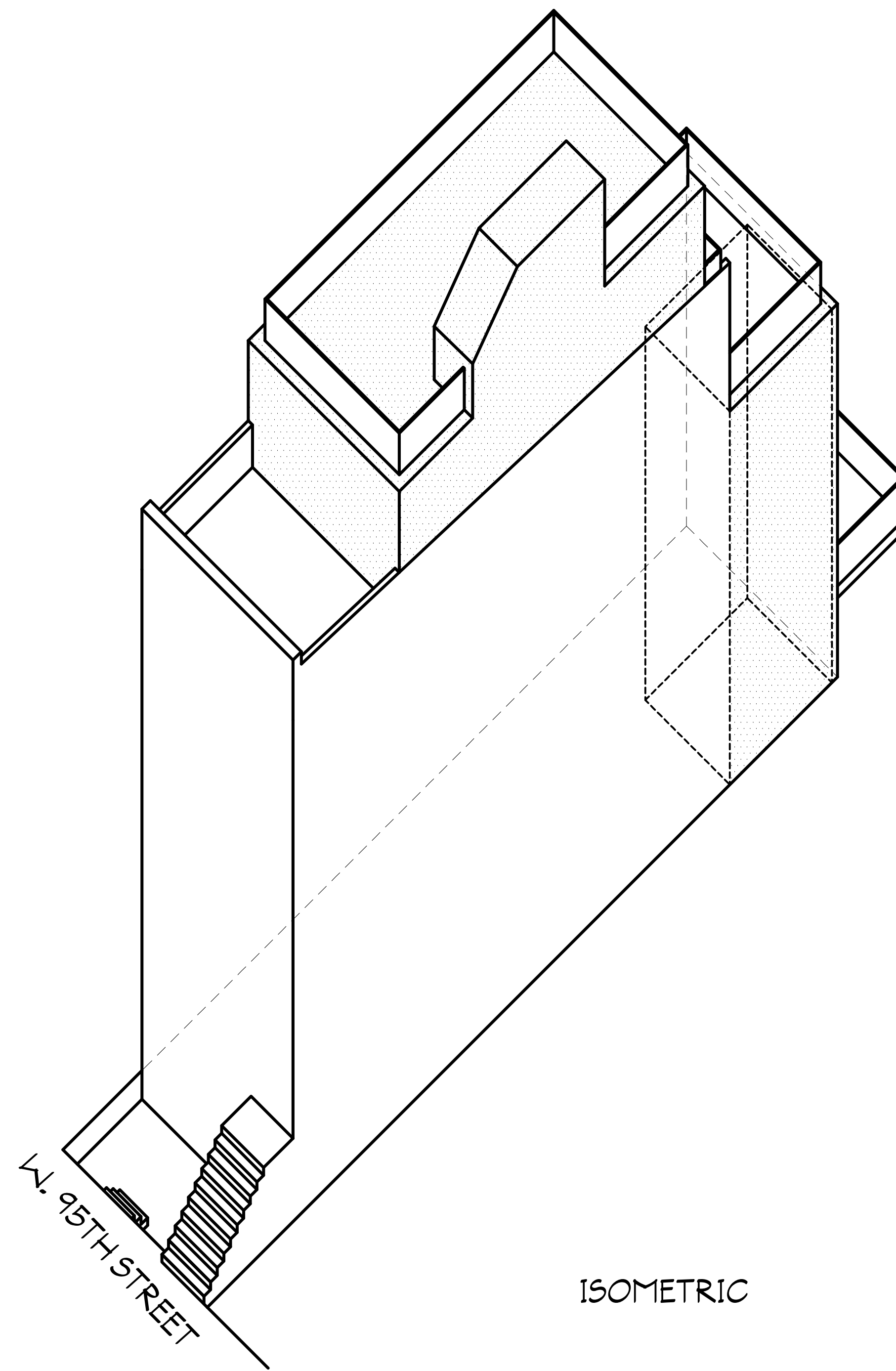
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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JACQUELINE PEU-DUVALLON
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LANDMARKS PRESERVATION COMMISSION PRESENTATION

26 WEST 95TH STREET
PROPOSED ROOFTOP ADDITION & EXISTING ROOFTOP CONDITION



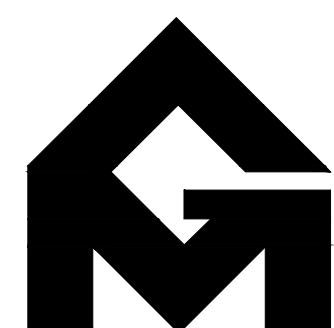
ISOMETRIC



26 W. 95TH ST- ROOF LOOKING NORTH



26 W. 95TH ST- ROOF LOOKING SOUTH



GRASSO-MENZIUSO ARCHITECTS
A.I.A

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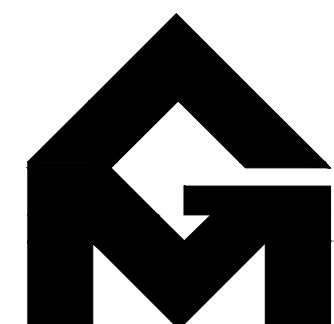
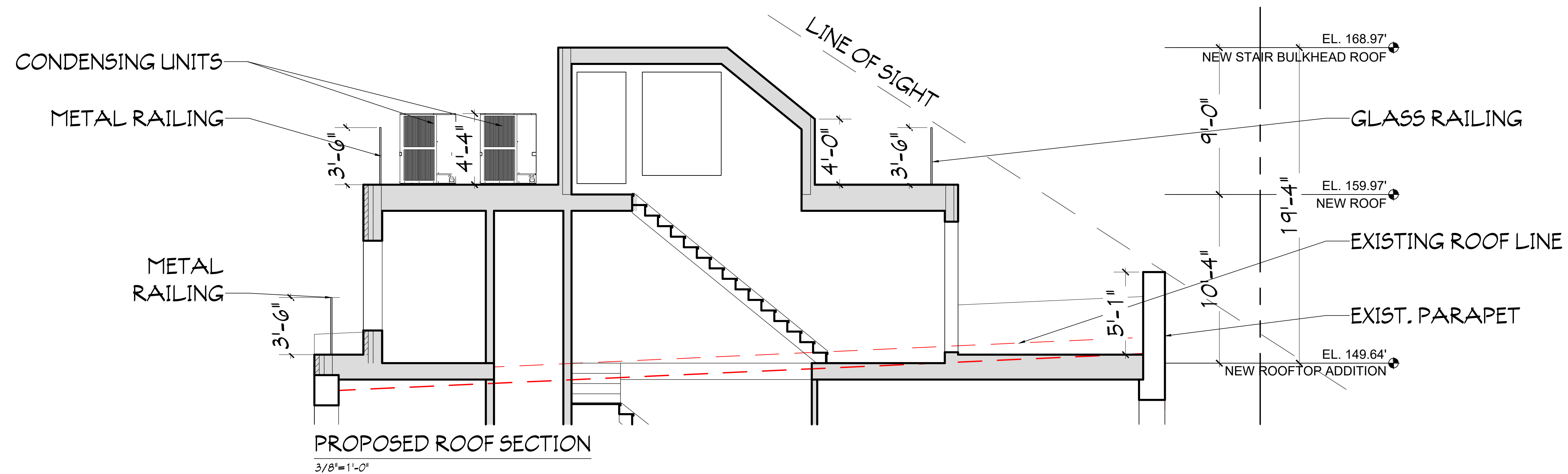
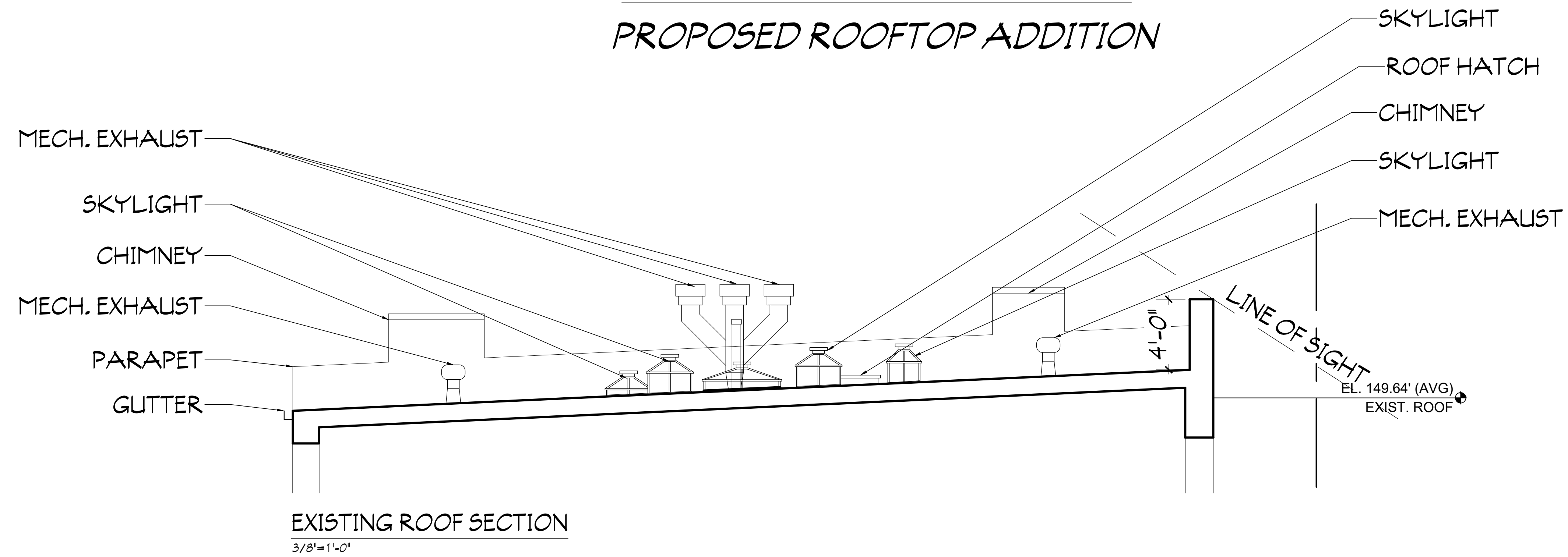
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HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 12

26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 13

26 WEST 95TH STREET

MOCK UP PHOTOS



LOOKING WEST FROM THE ROOF OF 24 W. 95TH STREET



LOOKING NORTHWEST FROM THE ROOF OF 24 W. 95TH STREET



LOOKING SOUTHWEST (W/ RAILING)



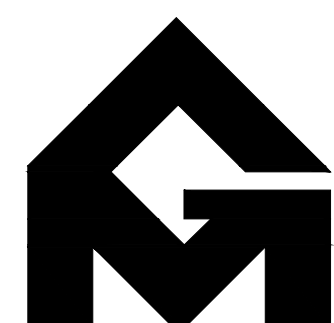
LOOKING SOUTH EAST (W/ RAILING)



LOOKING NORTHEAST FROM THE ROOF OF 28 W. 95TH STREET



LOOKING NORTHEAST FROM THE ROOF OF 28 W. 95TH STREET



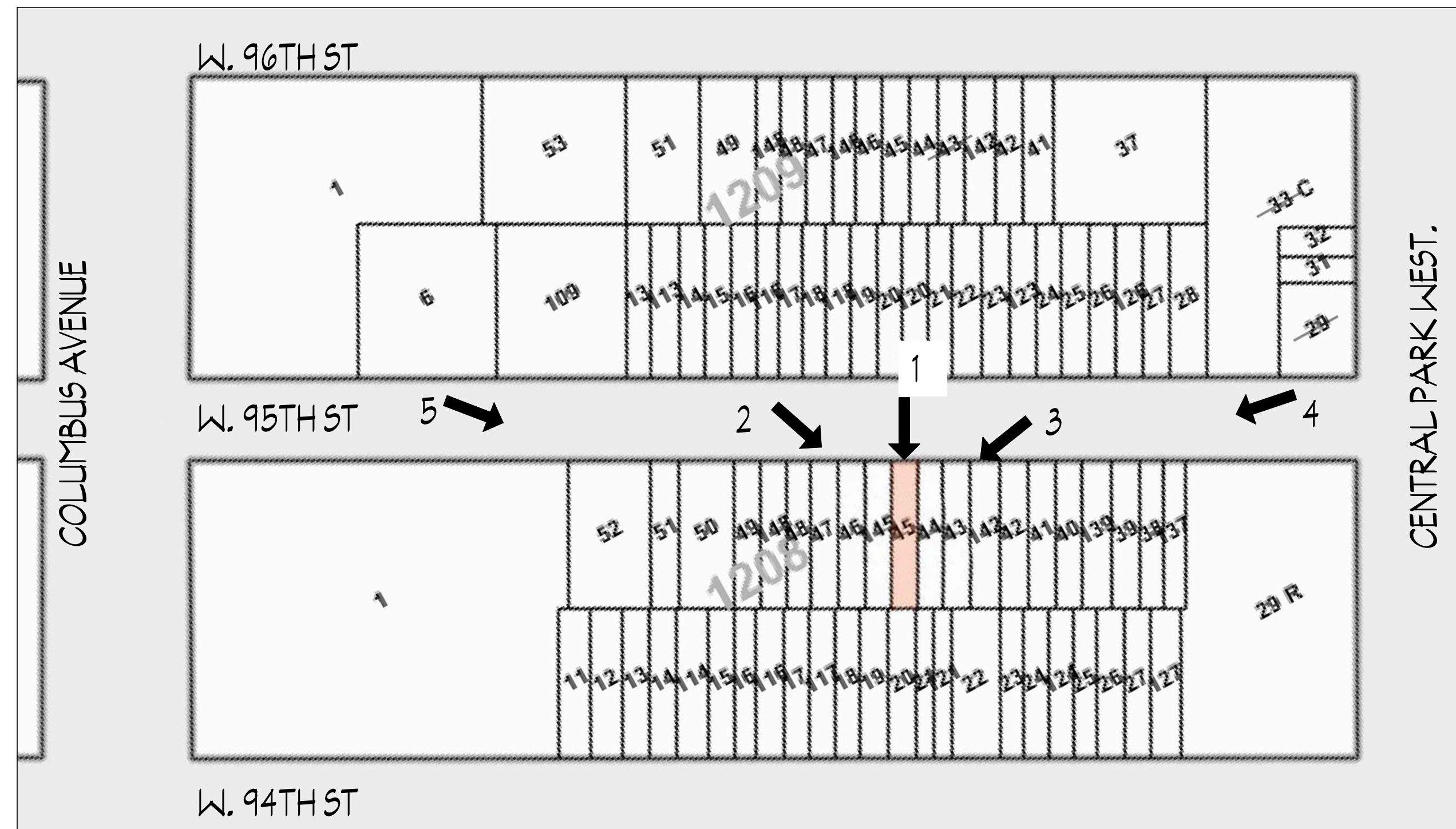
GRASSO-MENZIUSO ARCHITECTS
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26 WEST 95TH STREET

MOCK UP VISIBILITY PHOTOS



KEY PLAN



1. DIRECTLY ACROSS THE STREET



2. FROM THE WEST ON W. 95TH STREET



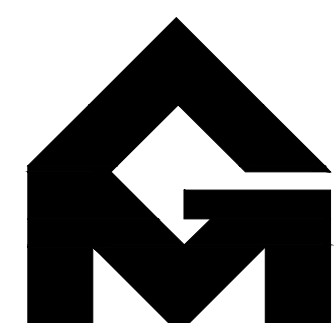
3. FROM THE EAST ON W. 95TH STREET



4. LOOKING WEST FROM NEAR CENTRAL PARK WEST



5. LOOKING EAST FROM NEAR COLUMBUS AVENUE



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HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

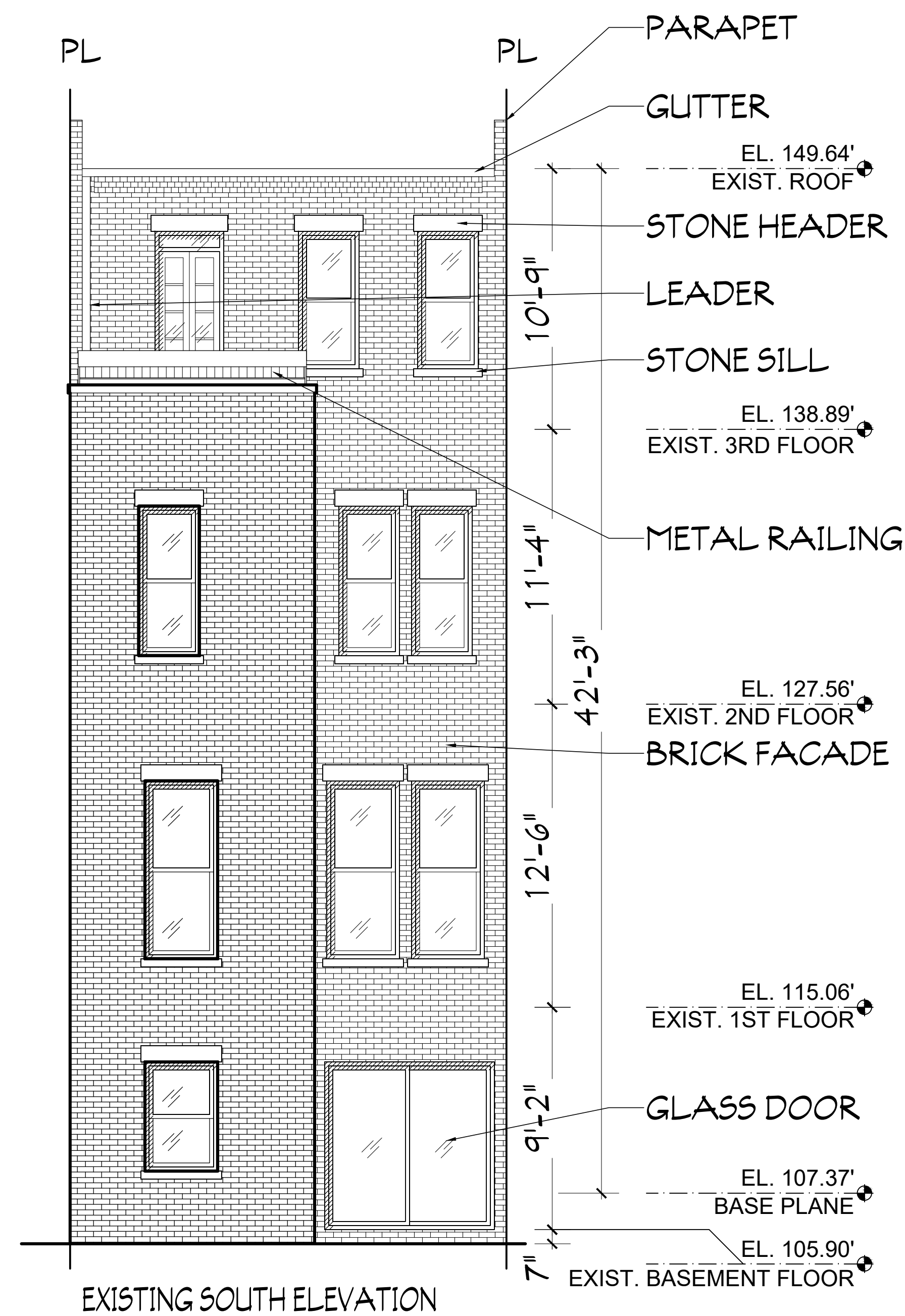
PAGE 15

26 WEST 95TH STREET

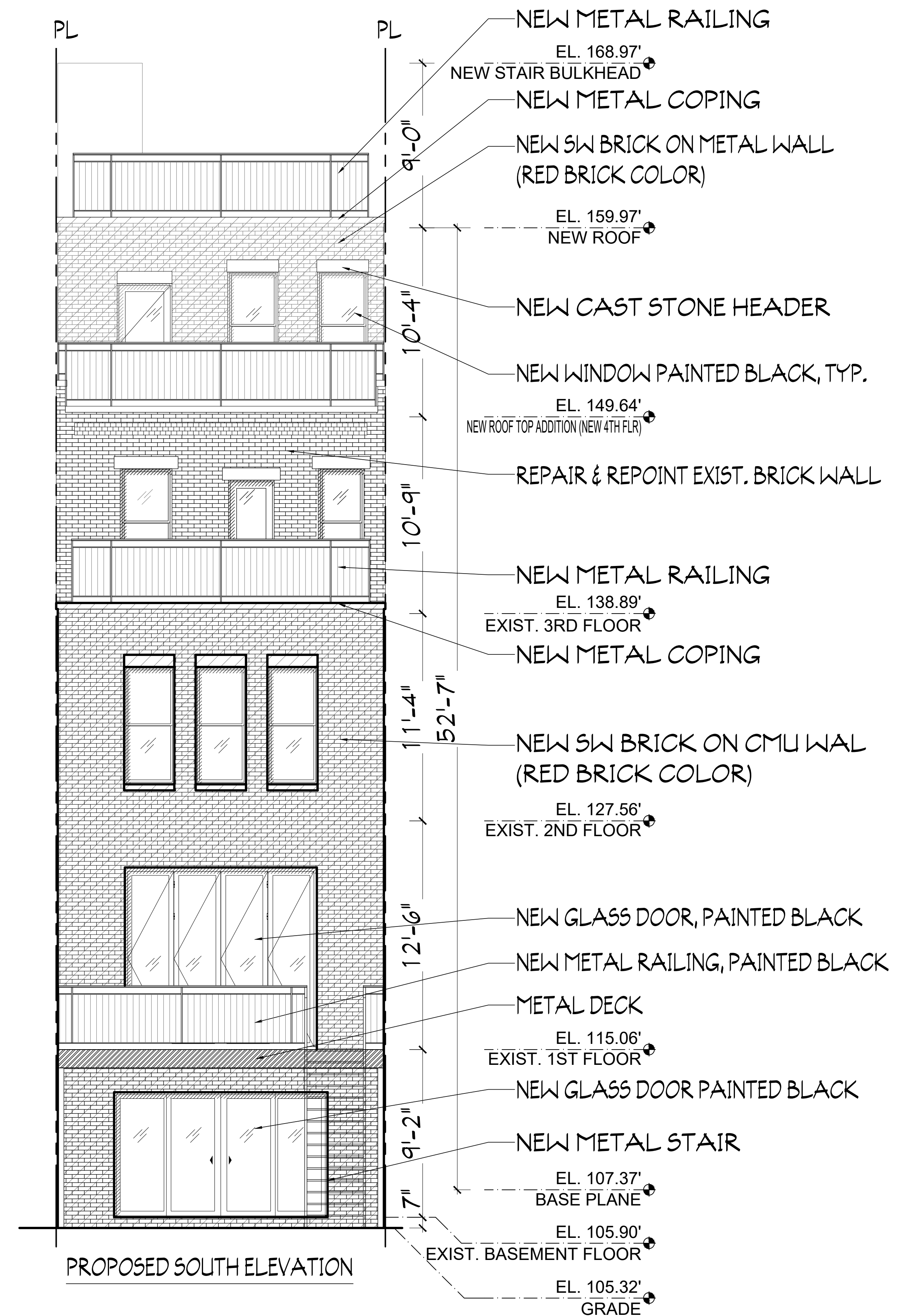
PROPOSED REAR ADDITION



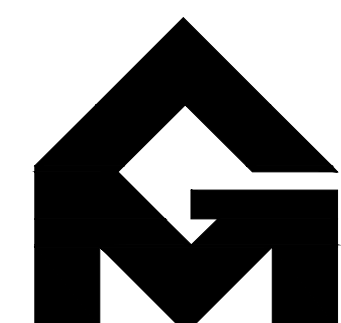
26 W. 95TH STREET- EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



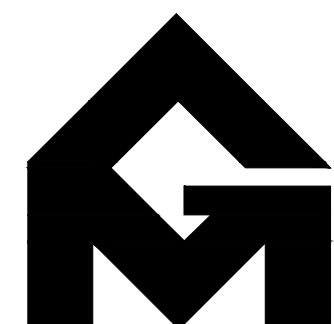
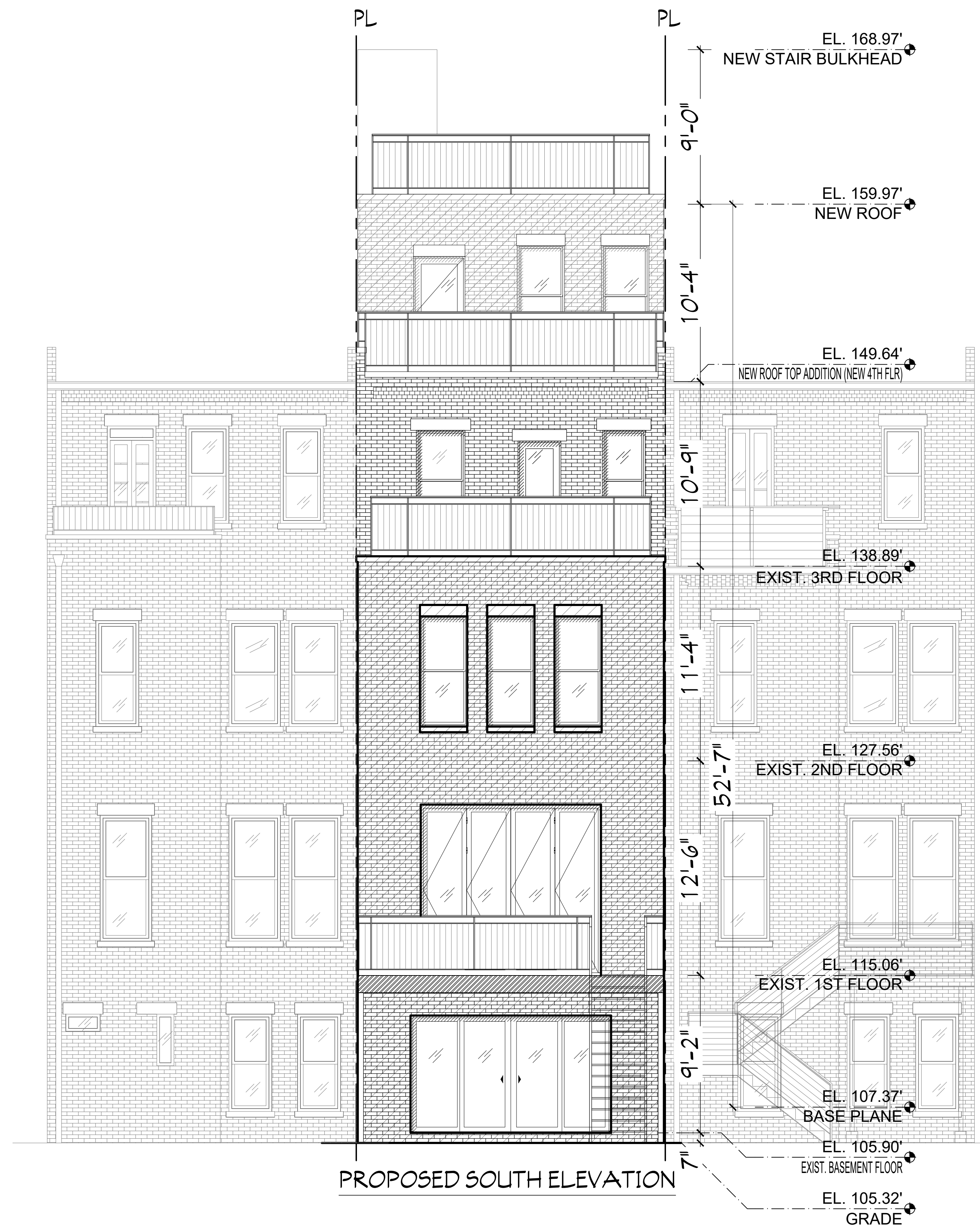
GRASSO-MENZIUSO ARCHITECTS
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26 WEST 95TH STREET

REAR ADDITION CONTEXT



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26 WEST 95TH STREET
REAR FACADE EXISTING CONDITIONS



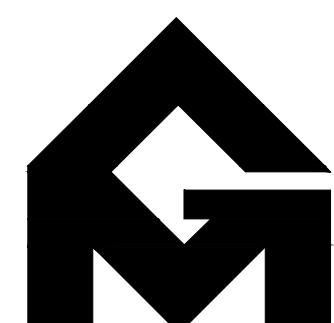
REAR FACADE EXISTING CONDITIONS- UPPER HALF



REAR FACADE EXISTING CONDITIONS- SETBACK FLOOR



REAR FACADE EXISTING CONDITIONS- LOWER HALF



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HISTORIC PRESERVATION CONSULTING, LLC

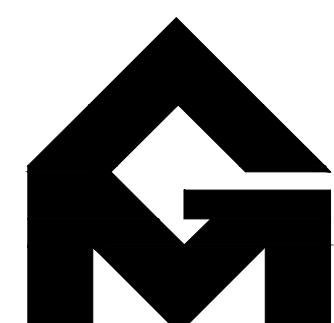
26 WEST 95TH STREET
INTERIOR BLOCK CONDITIONS



REAR FACADE EXISTING CONDITIONS- UPPER HALF



REAR FACADE EXISTING CONDITIONS- SETBACK FLOOR



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HISTORIC PRESERVATION CONSULTING, LLC

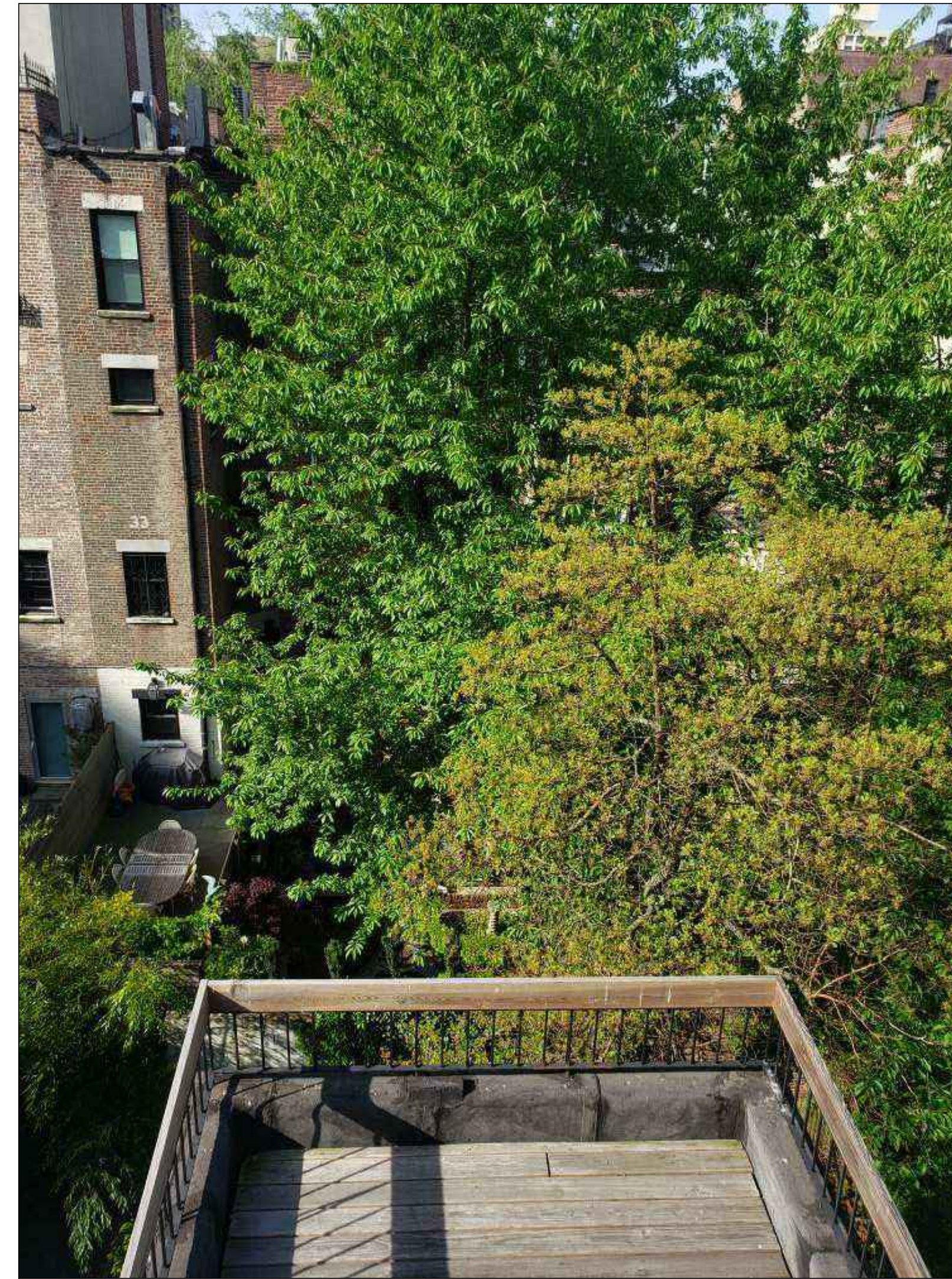
LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 19

26 WEST 95TH STREET
INTERIOR BLOCK CONDITIONS



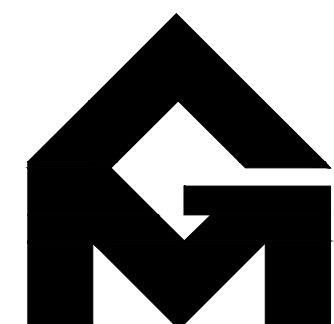
LOOKING SOUTHEAST FROM ATOP THE ROOF AT
26 W. 95TH STREET



LOOKING SOUTH FROM ATOP THE ROOF AT
26 W. 95TH STREET



LOOKING SOUTH WEST FROM ATOP THE ROOF AT
26 W. 95TH STREET



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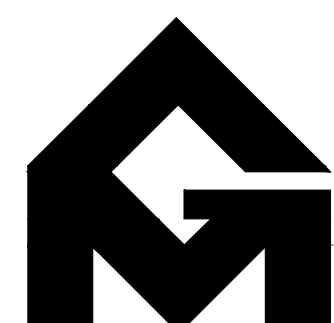
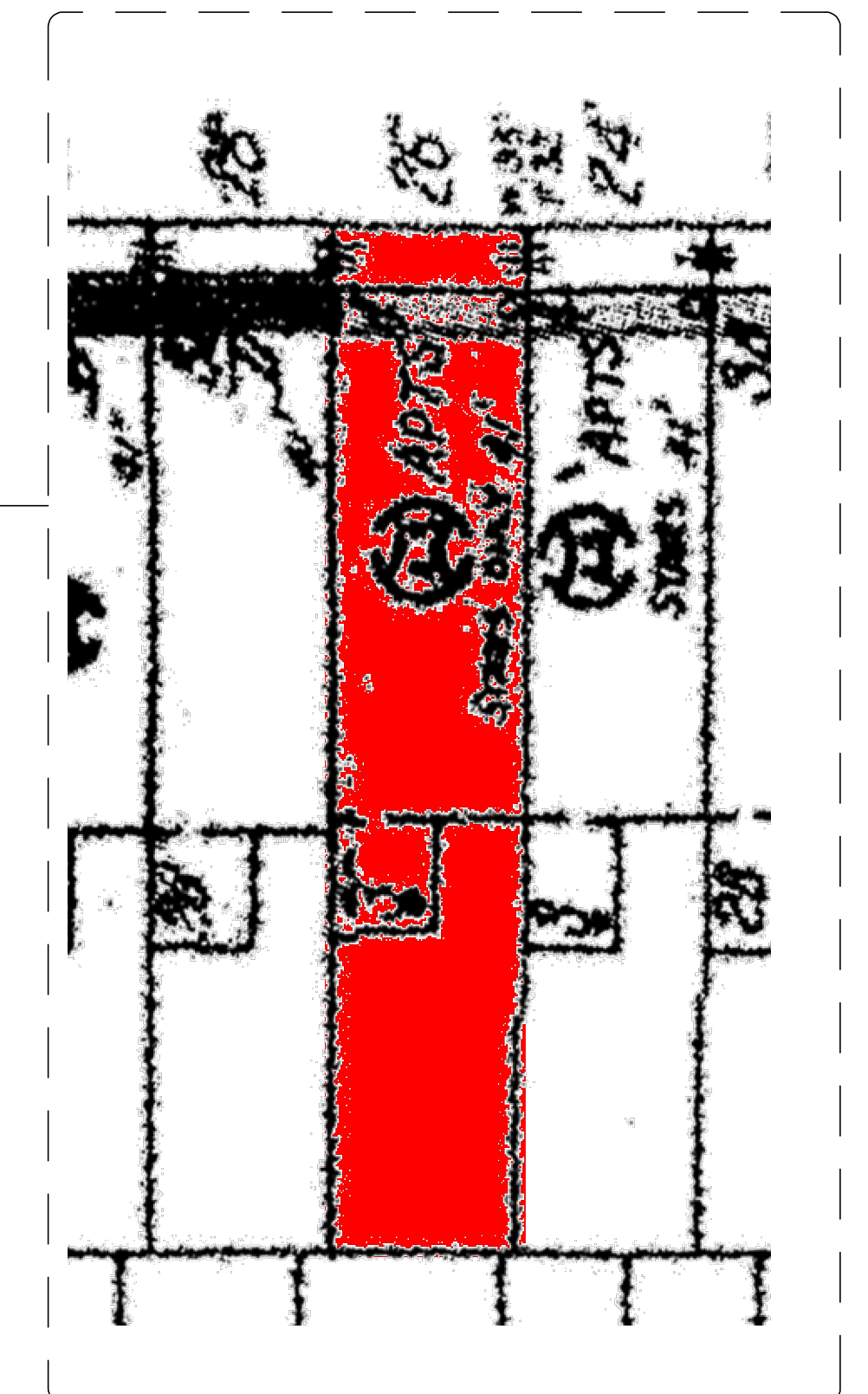
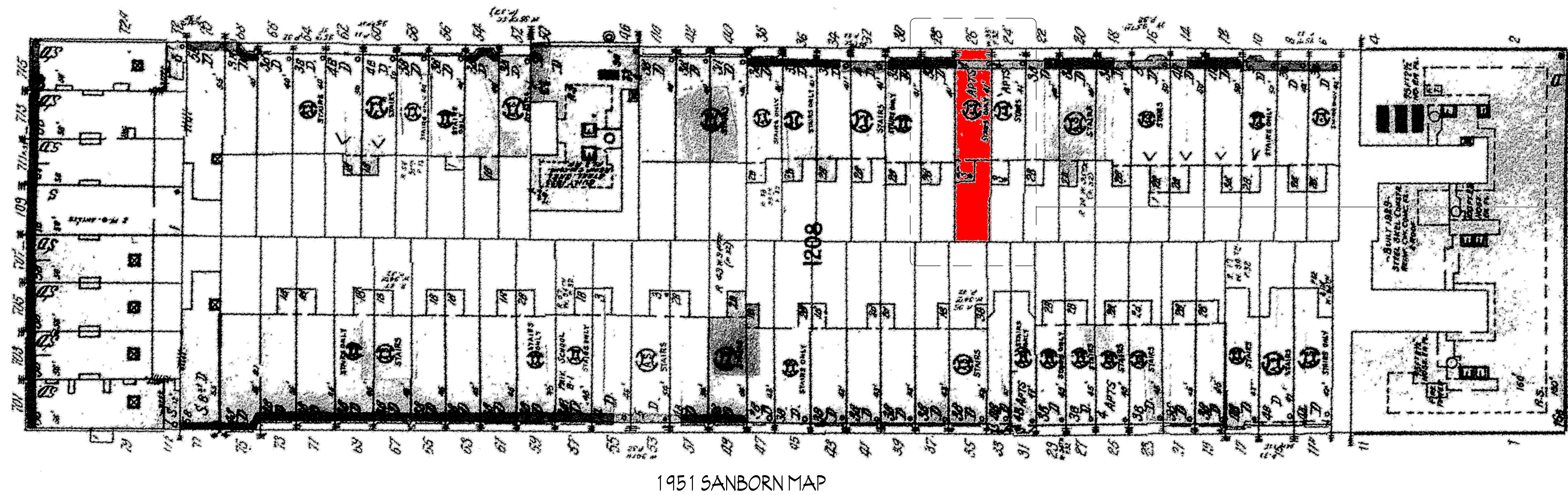
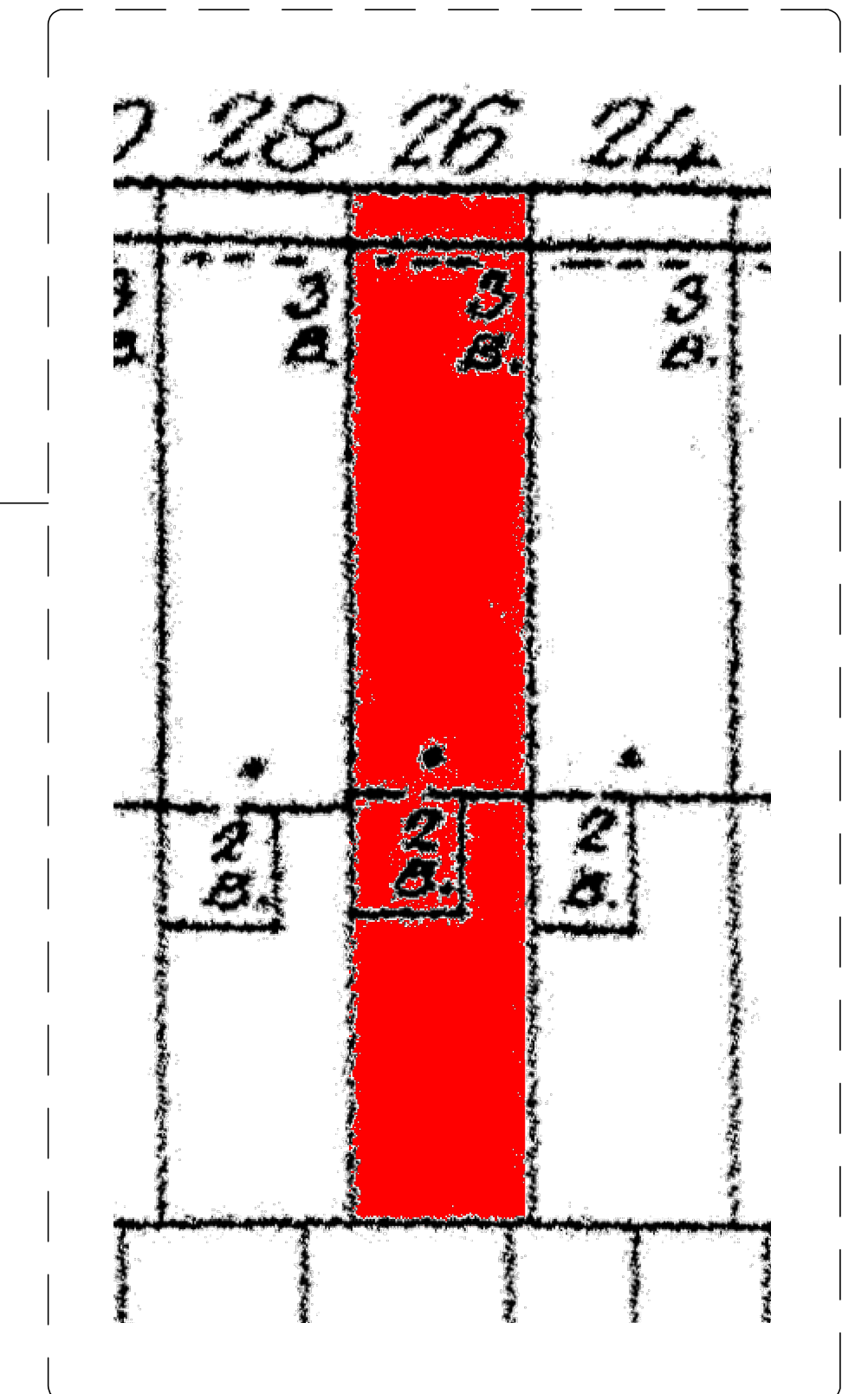
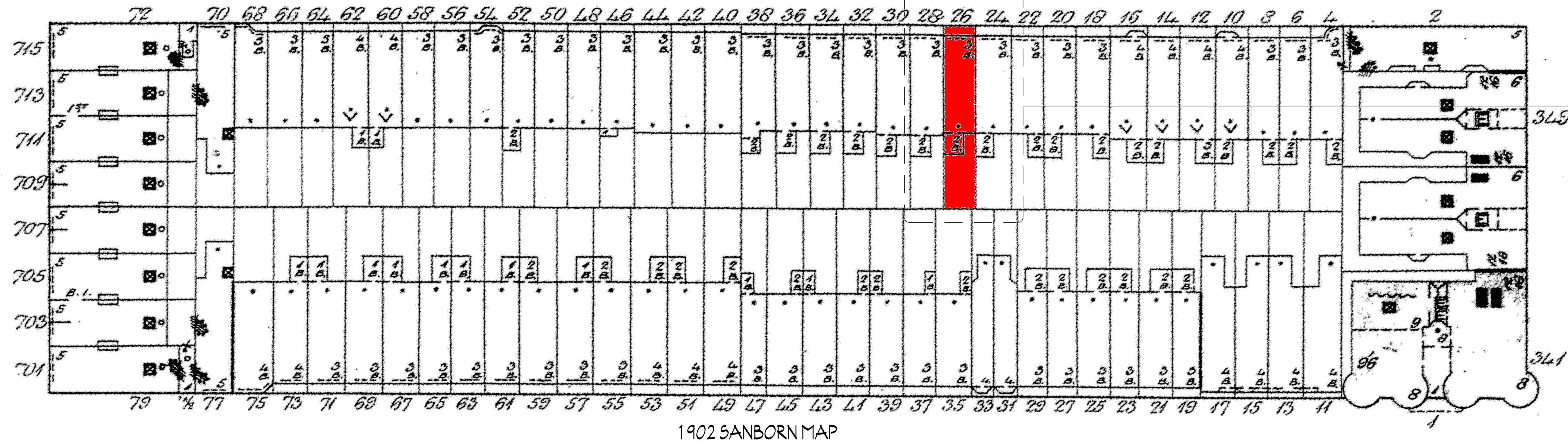


JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

HISTORIC MAPS

 SITE



GRASSO-MENZIUSO ARCHITECTS
A.I.A.
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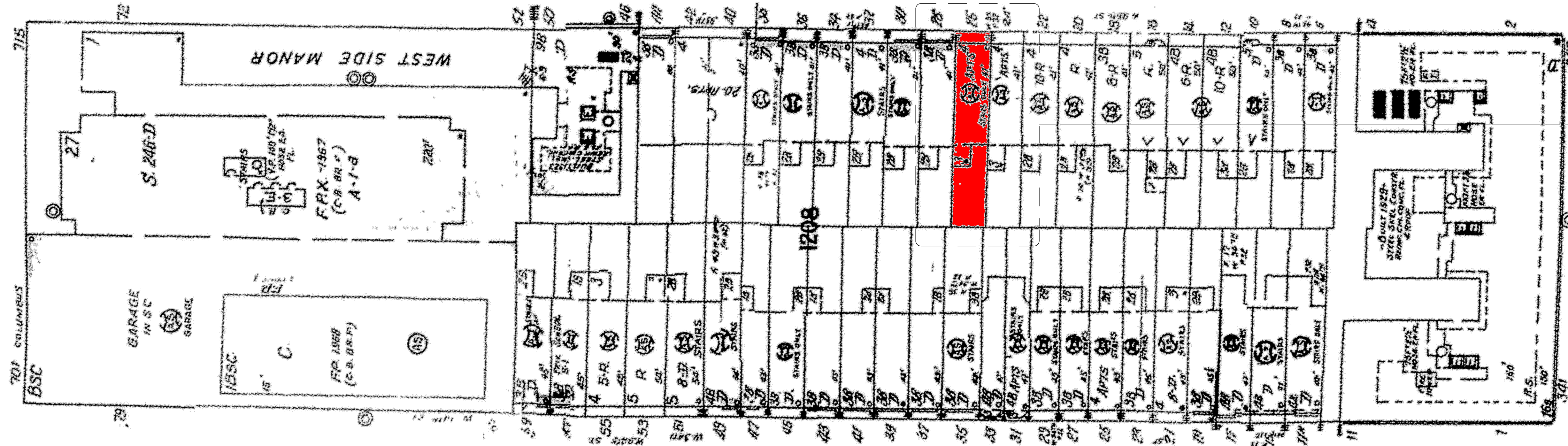


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HISTORIC PRESERVATION CONSULTING, LLC

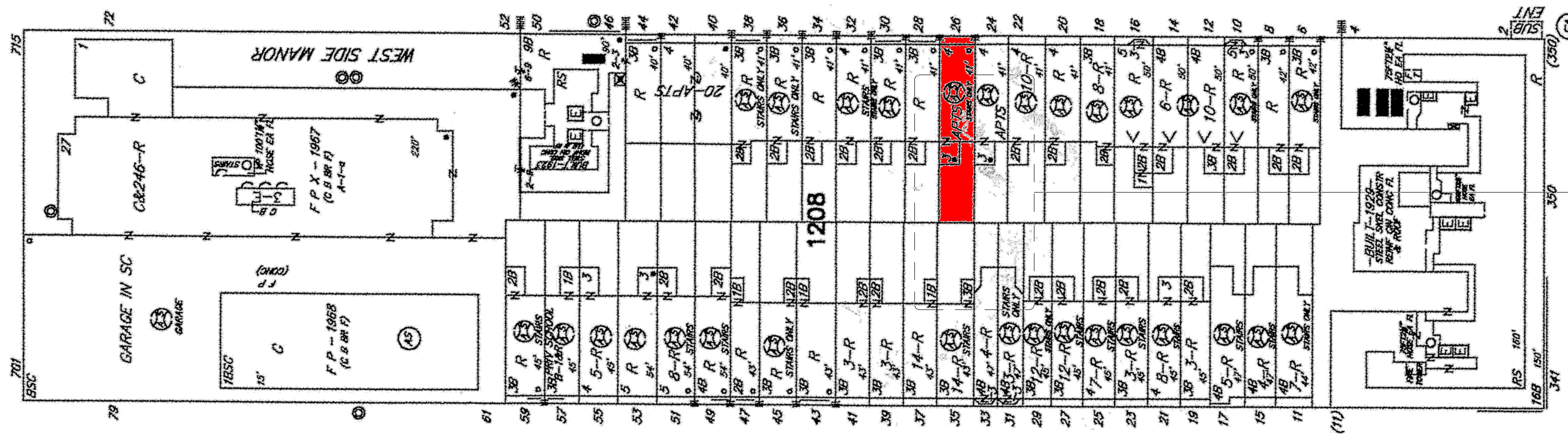
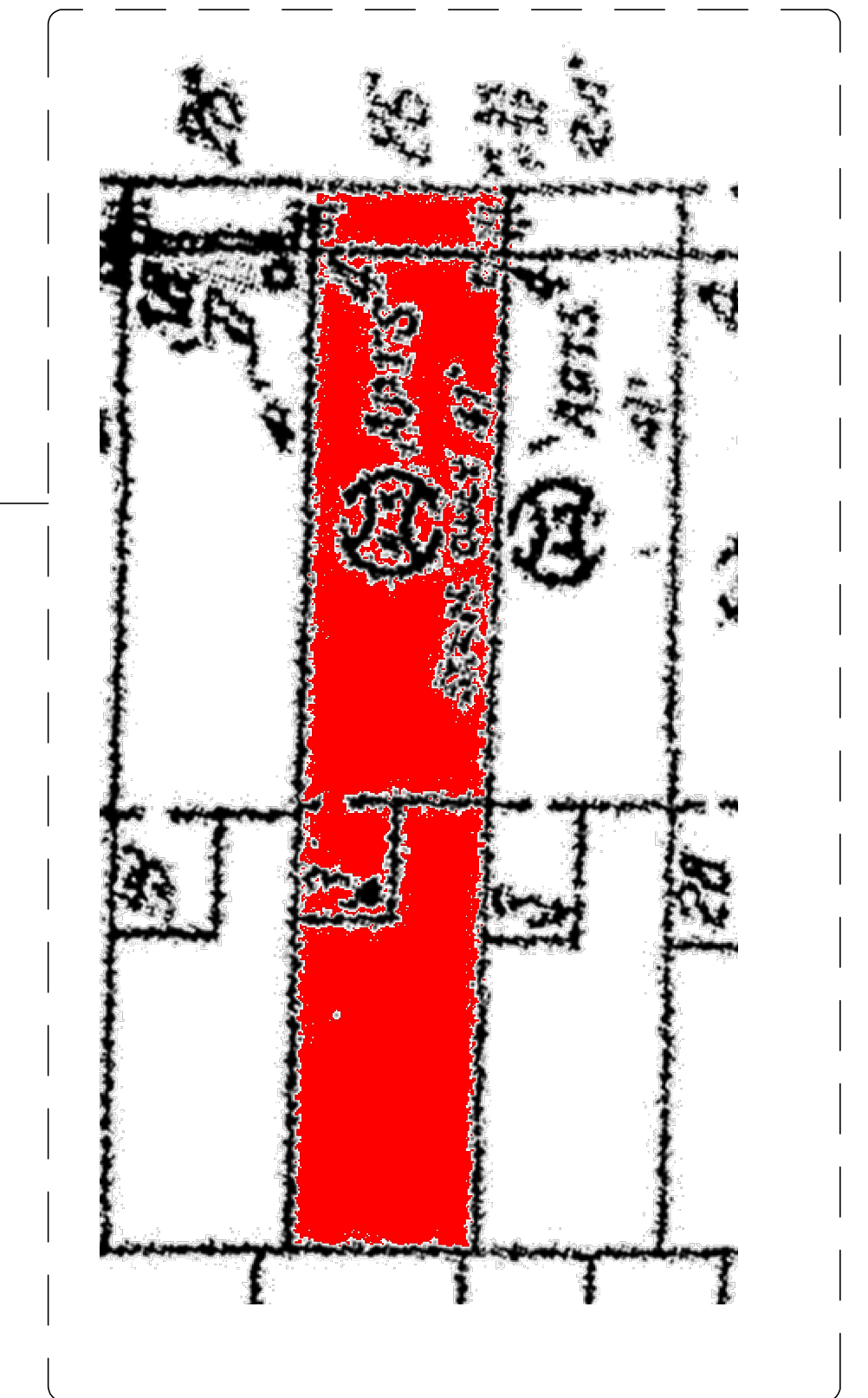
26 WEST 95TH STREET

HISTORIC MAPS

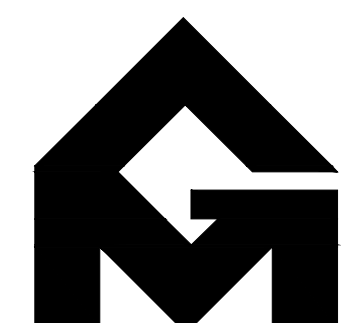
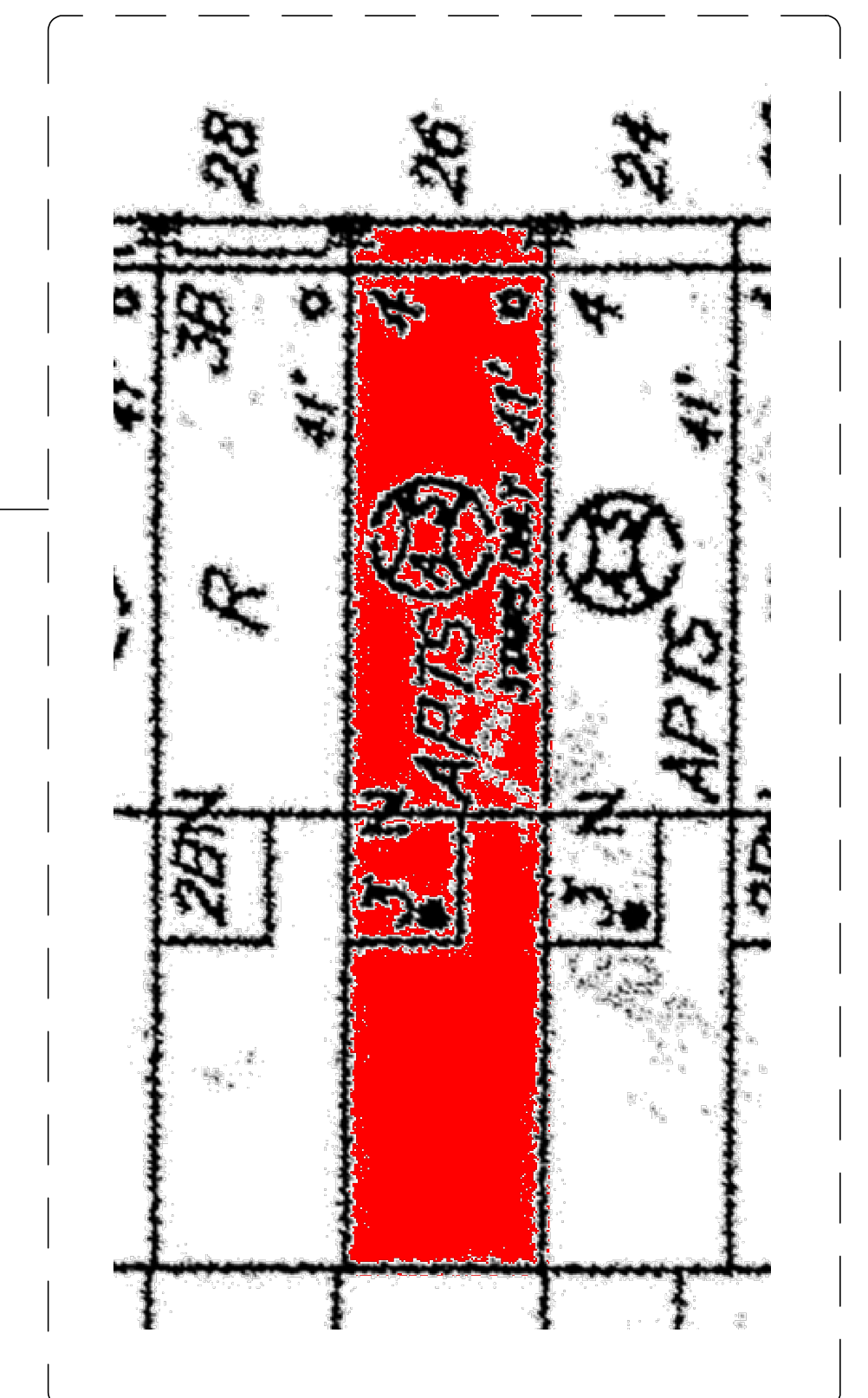
■ SITE



1980 SANBORN MAP



2005 SANBORN MAP



GRASSO-MENZIUSO ARCHITECTS
A.I.A.

350 SEVENTH AVENUE, N.Y., 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



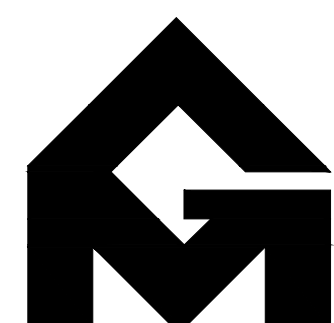
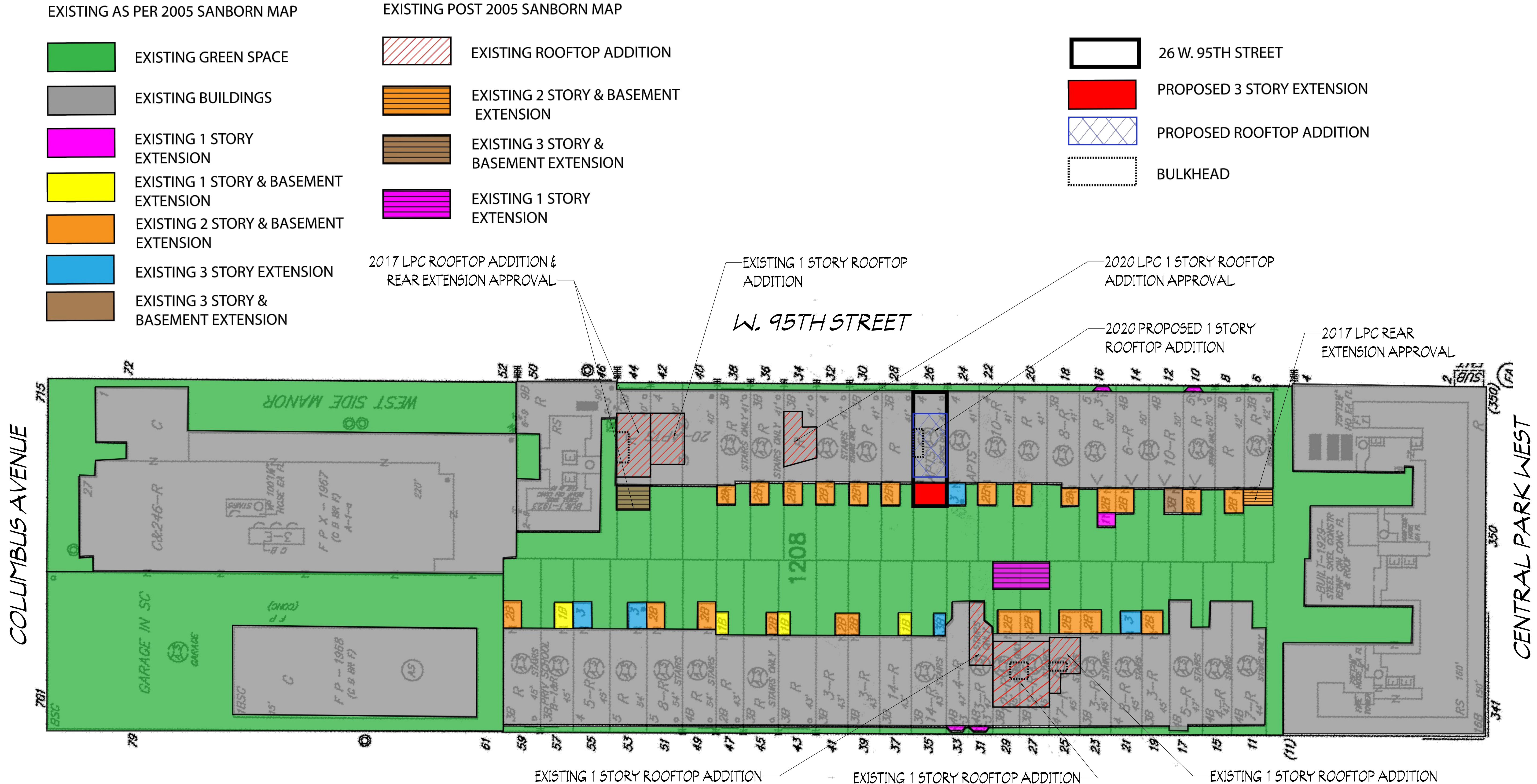
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 22

26 WEST 95TH STREET

PROPOSED BLOCK PLAN



GRASSO-MENZIUSO ARCHITECTS
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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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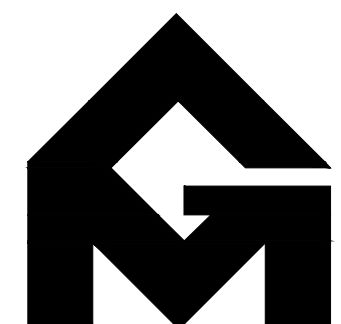
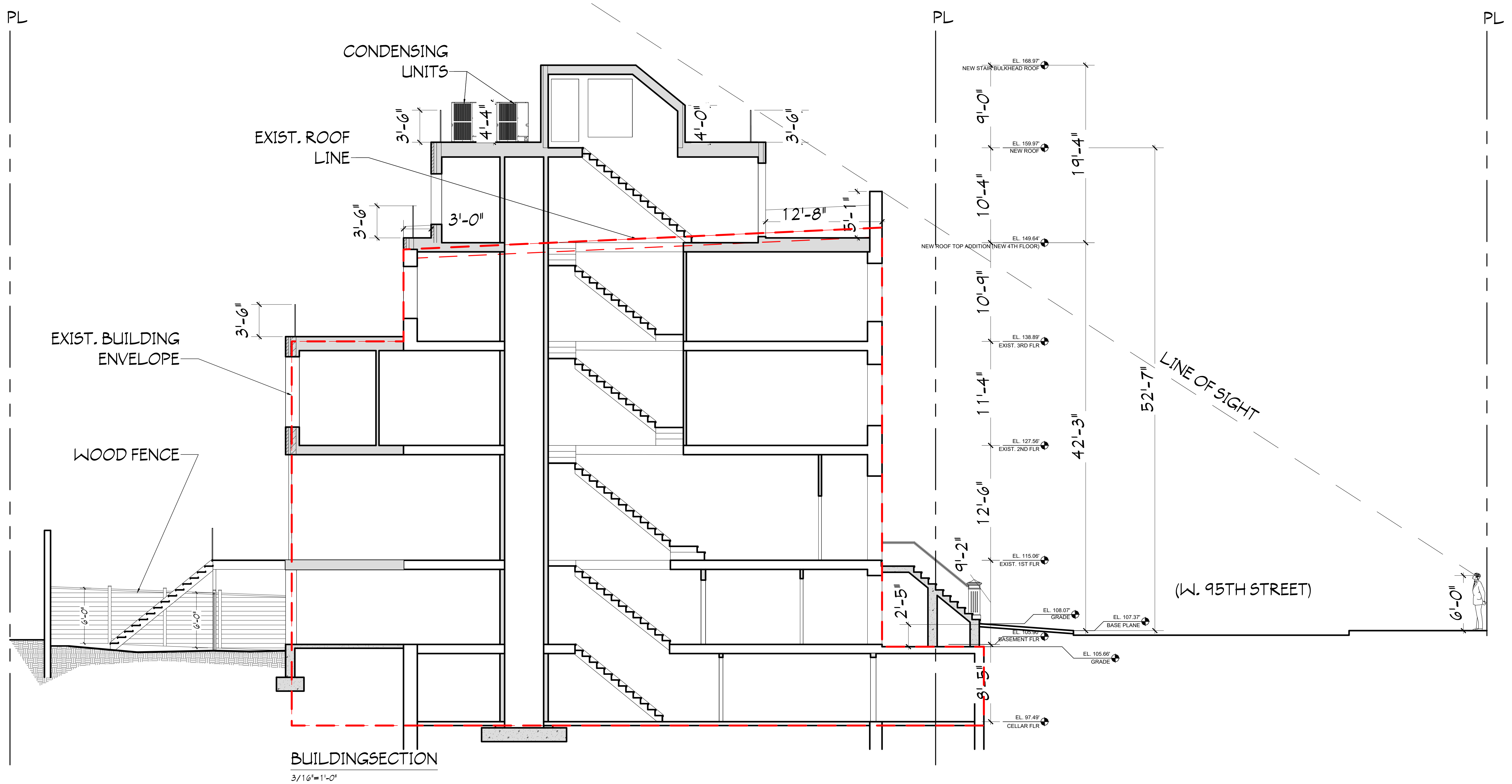


JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

W. 94TH STREET

26 WEST 95TH STREET

PROPOSED BUILDING SECTION



GRASSO-MENZIUSO ARCHITECTS
A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



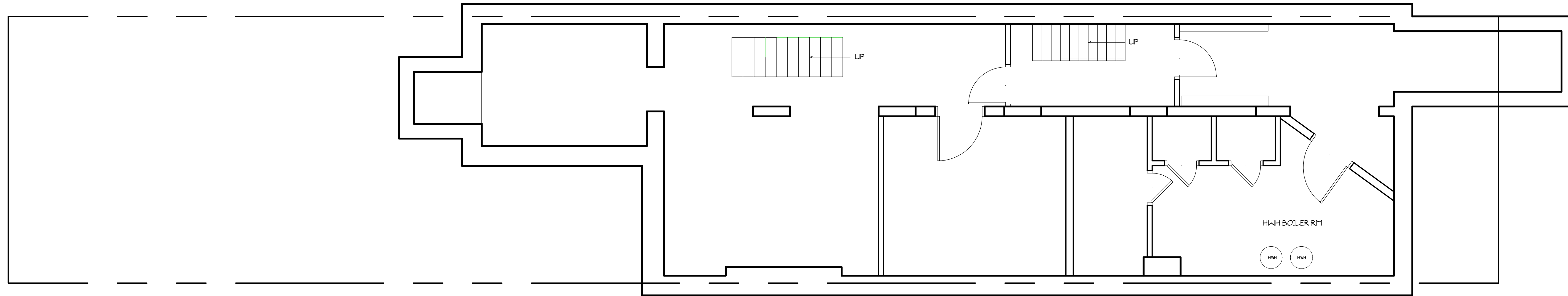
JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

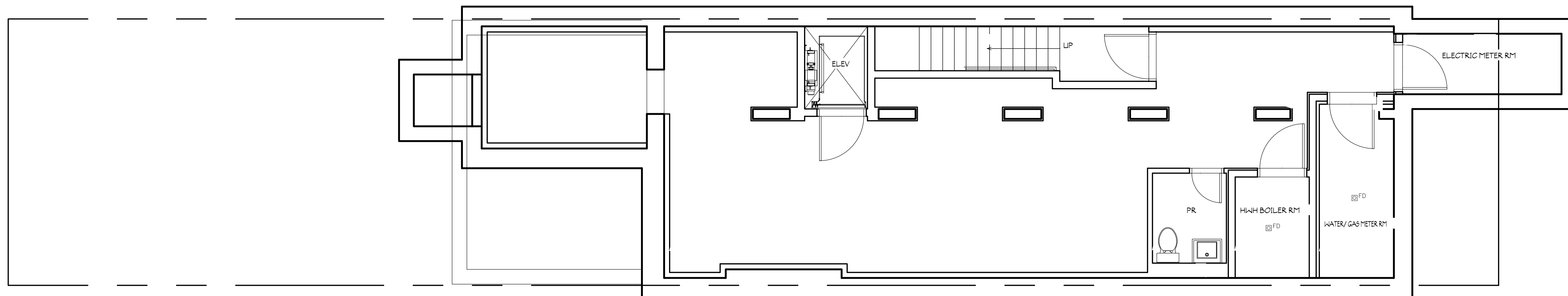
PAGE 24

26 WEST 95TH STREET

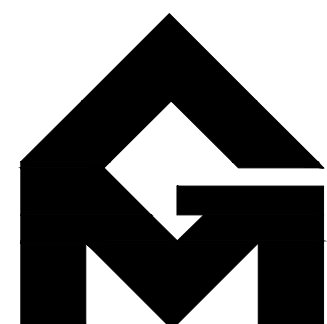
CELLAR



CELLAR- EXISTING CONDITIONS PLAN
1/4" = 1'-0"



CELLAR- PROPOSED CONDITIONS PLAN
1/4" = 1'-0"



GRASSO-MENZIUSO ARCHITECTS
A.I.A

350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



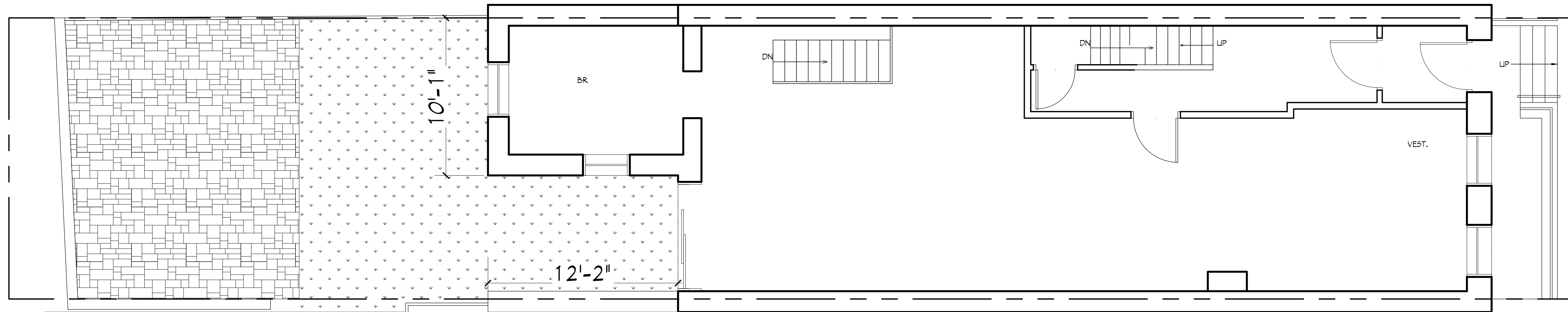
JACQUELINE PEU-DUVALON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 25

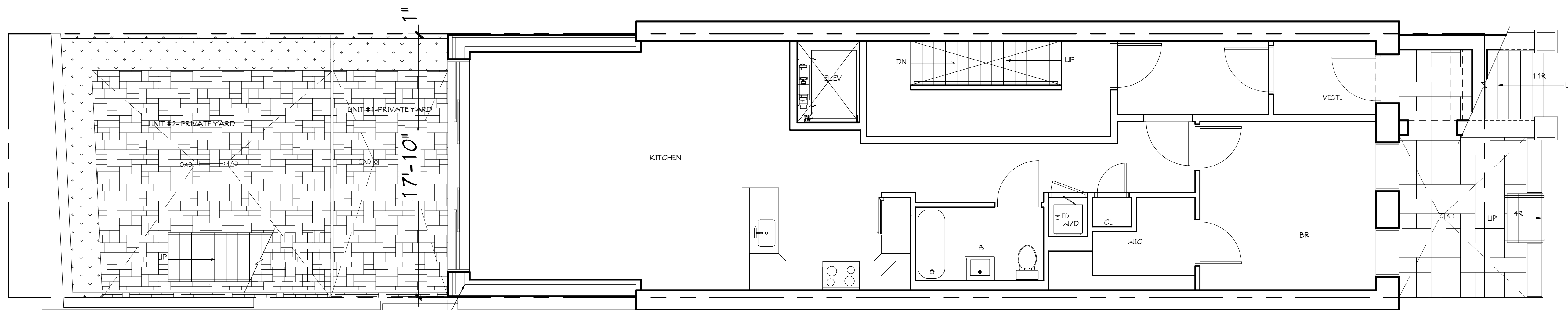
26 WEST 95TH STREET

EXCAVATION AT BASEMENT



BASEMENT- EXISTING CONDITIONS PLAN

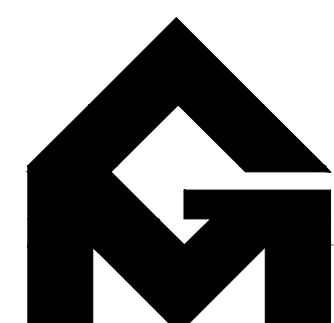
1/4" = 1'-0"



BASEMENT- PROPOSED CONDITIONS PLAN

1/4" = 1'-0"

NEW EXTENSION



GRASSO-MENZIUSO ARCHITECTS
A.I.A.

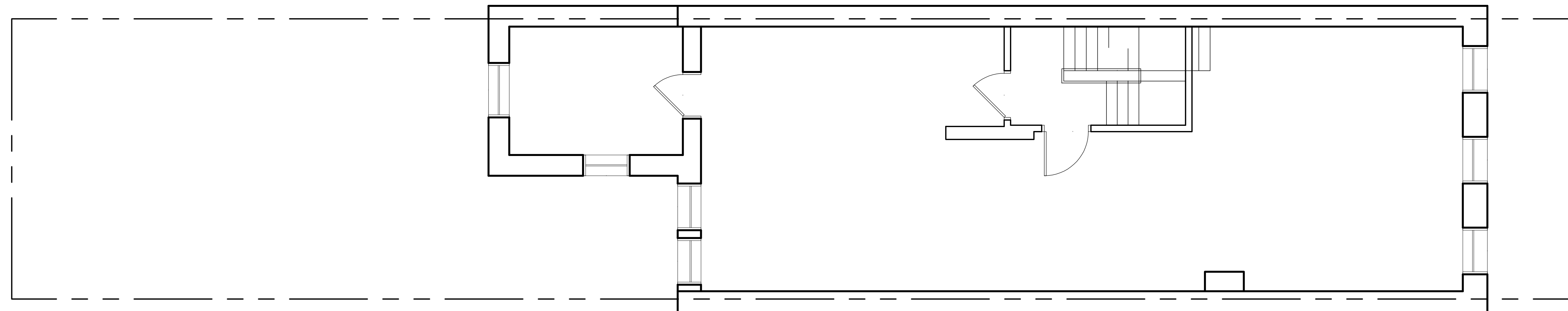
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

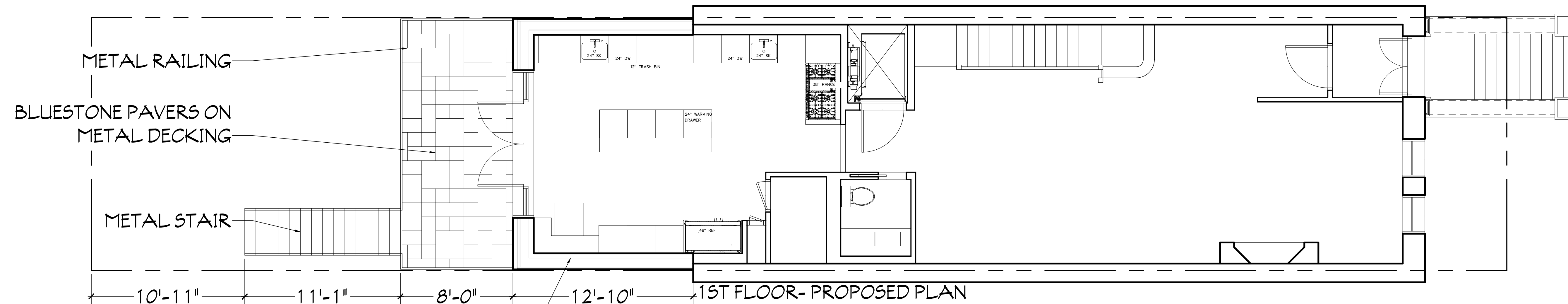
26 WEST 95TH STREET

EXCAVATION AT BASEMENT



1ST FLOOR- EXISTING PLAN

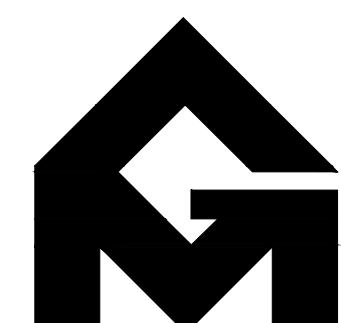
1/4" = 1'-0"



1ST FLOOR- PROPOSED PLAN

1/2" = 1'-0"

NEW EXTENSION



GRASSO-MENZIUSO ARCHITECTS
A.I.A

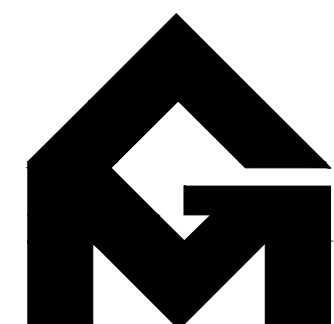
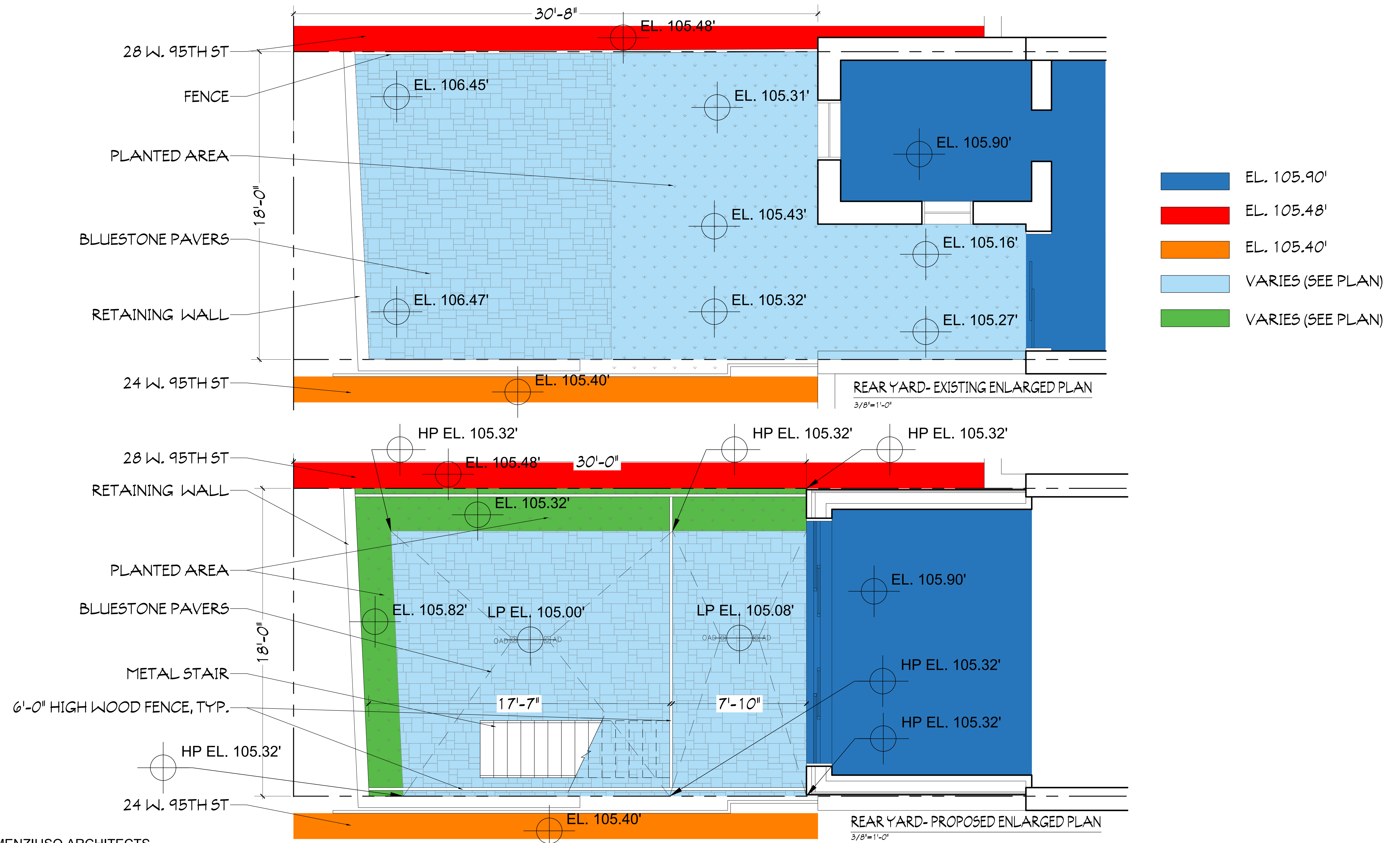
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

EXISTING AND PROPOSED REAR YARD CONDITIONS



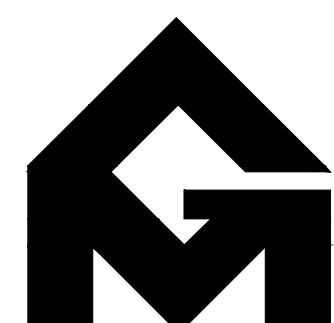
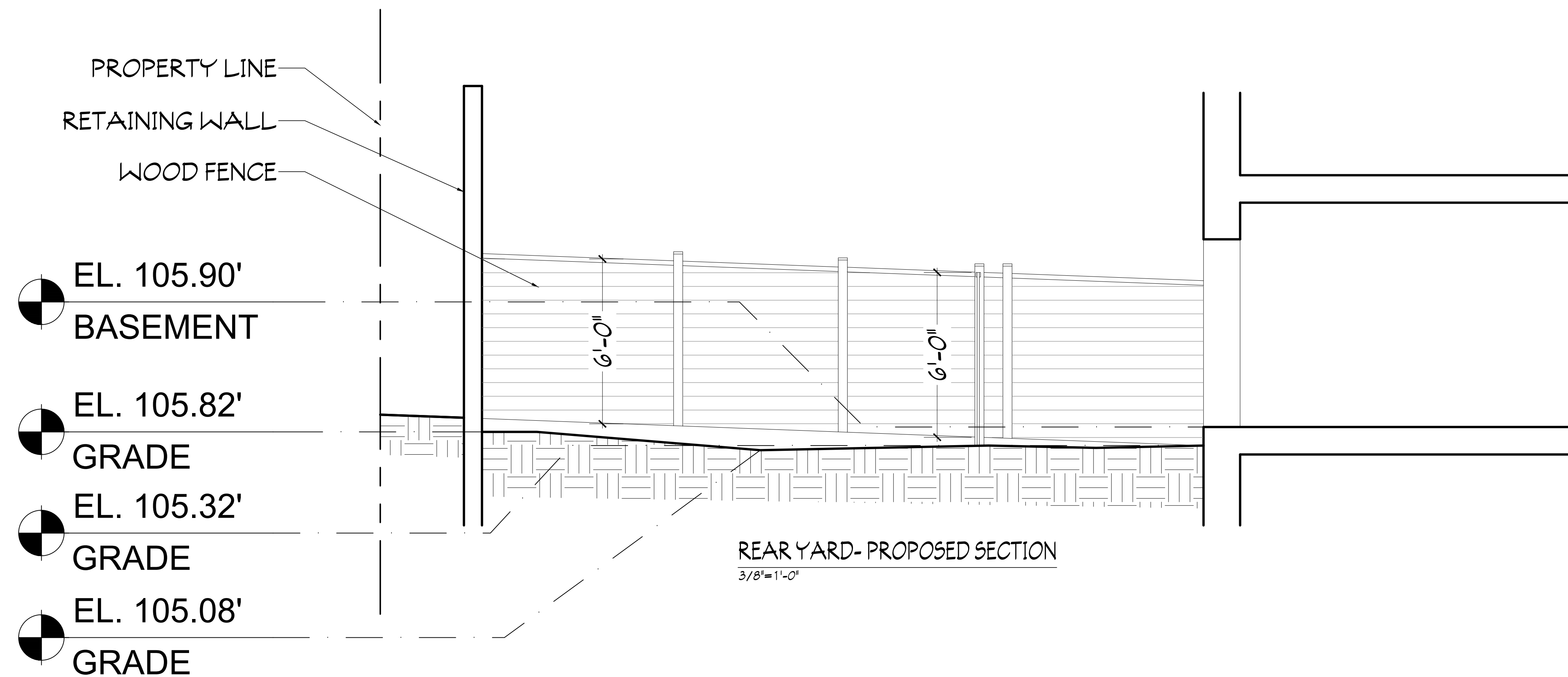
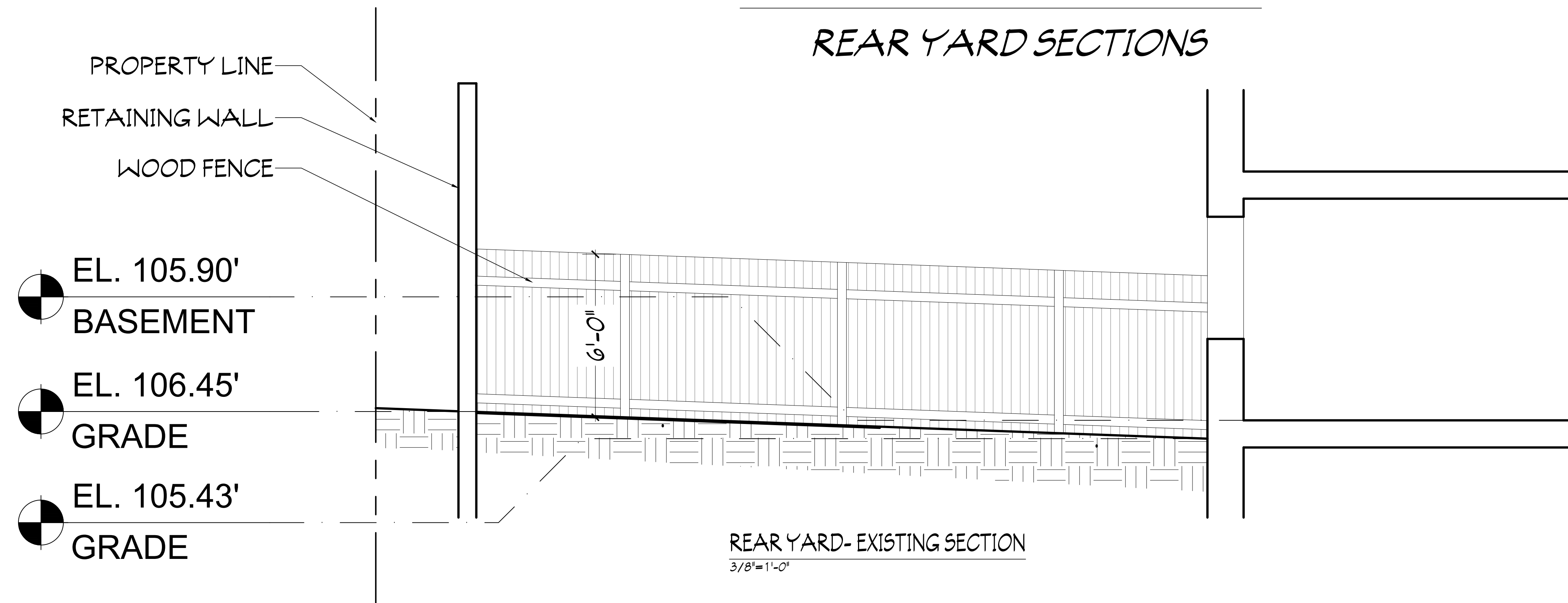
GRASSO-MENZIUSO ARCHITECTS
A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



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26 WEST 95TH STREET

REAR YARD SECTIONS



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JACQUELINE PEU-DUVALLO
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

EXISTING REAR YARD CONDITIONS



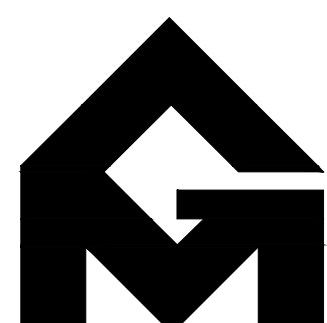
LOOKING SOUTHEAST



LOOKING SOUTH FROM ATOP THE ROOF AT
26 W. 95TH STREET



LOOKING SOUTH WEST FROM ATOP THE ROOF AT
26 W. 95TH STREET

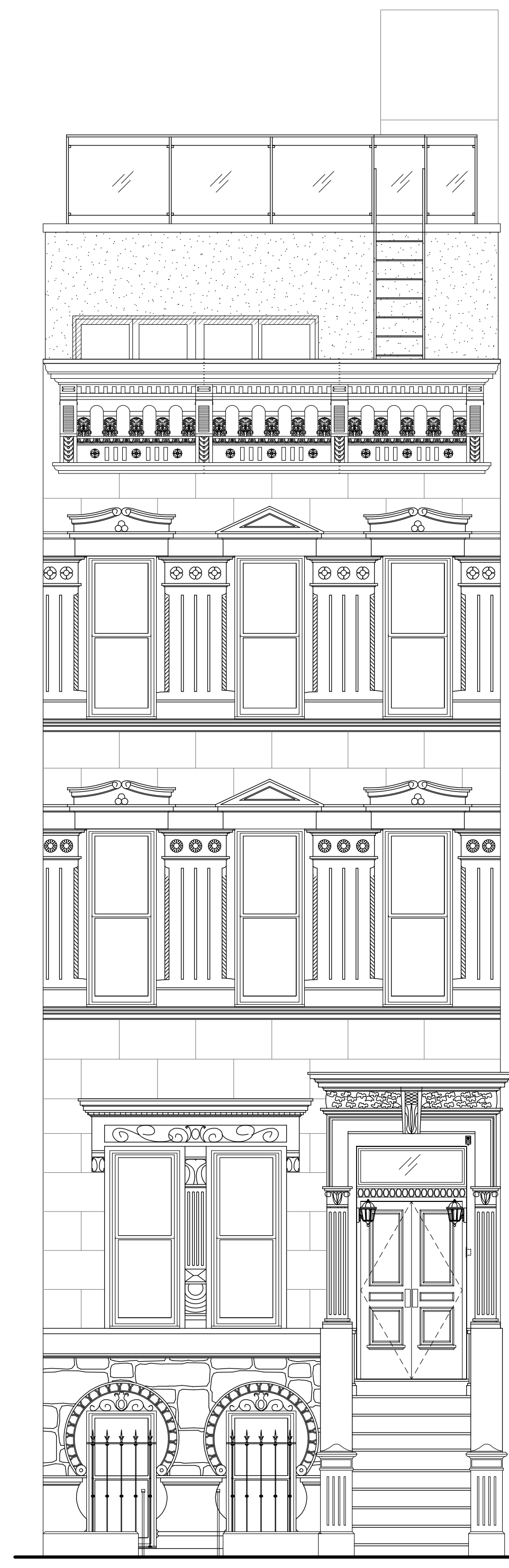


GRASSO-MENZIUSO ARCHITECTS
A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

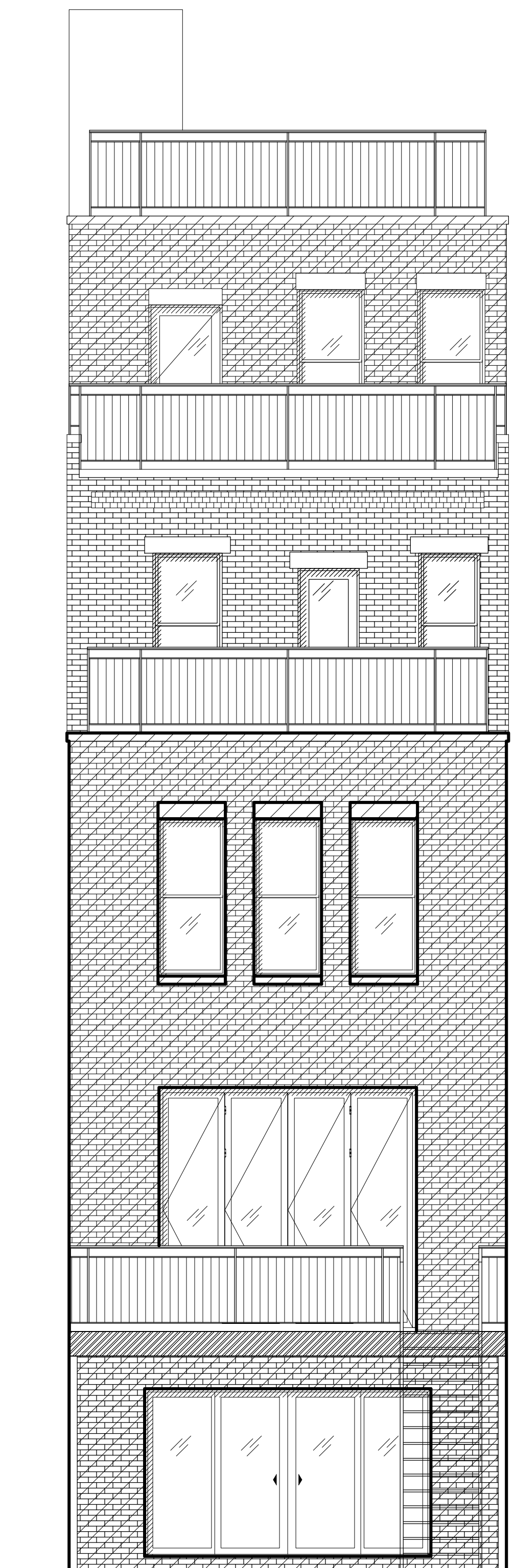


JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

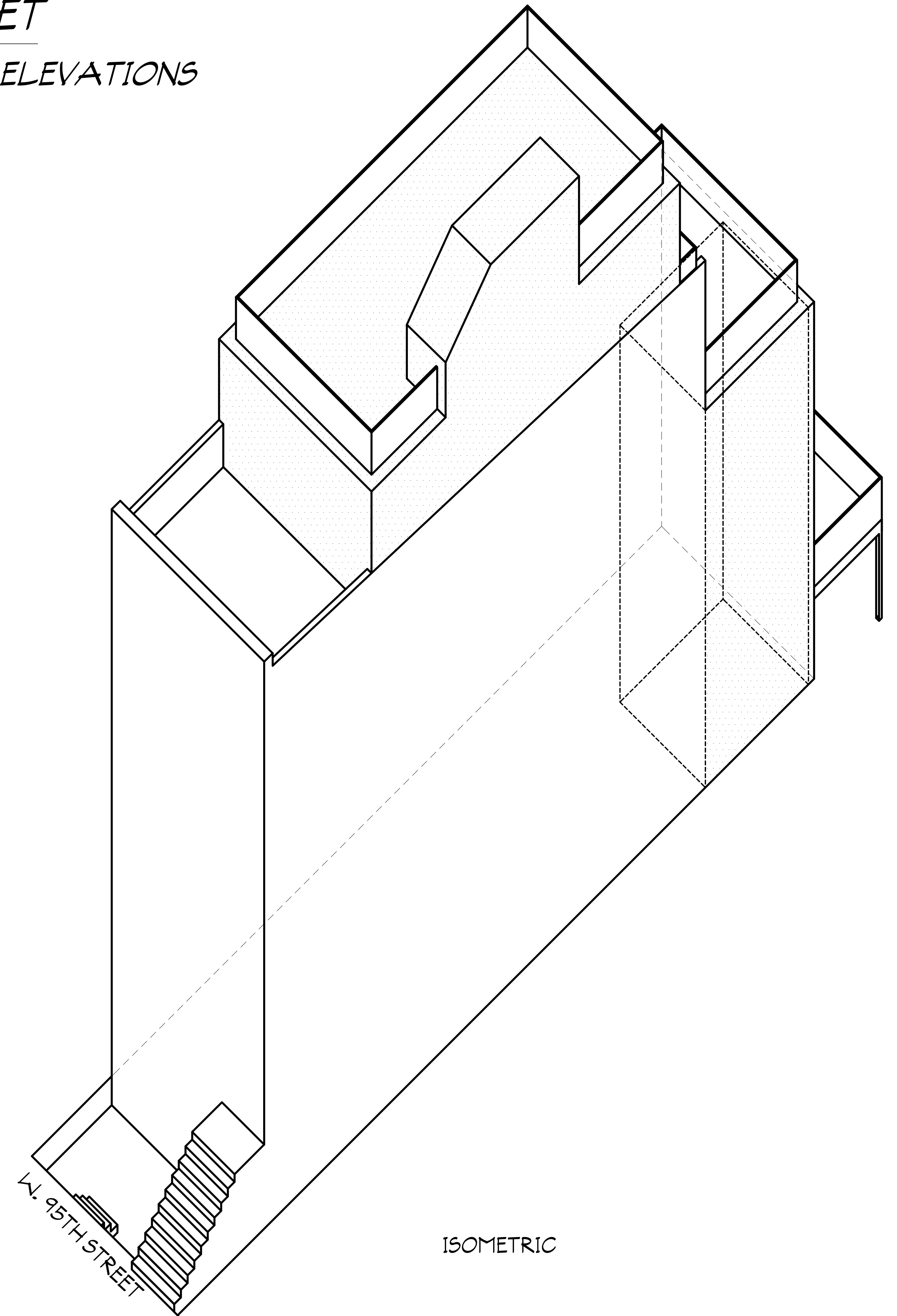
26 WEST 95TH STREET
ISONOMETRIC VIEW AND PROPOSED ELEVATIONS



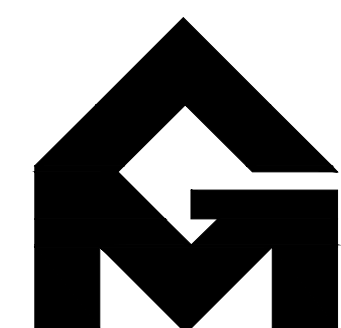
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



ISONOMETRIC



GRASSO-MENZIUSO ARCHITECTS
 A.I.A.

350 SEVENTH AVENUE, N.Y., N.Y. 10001
 TEL: (212) 779-0257 FAX: (212) 779-9648

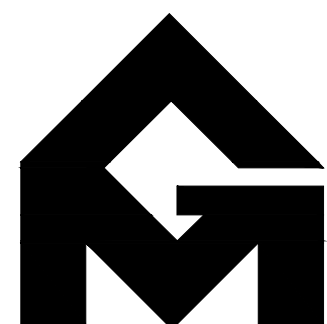


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 HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION

26 WEST 95TH STREET

APPENDIX

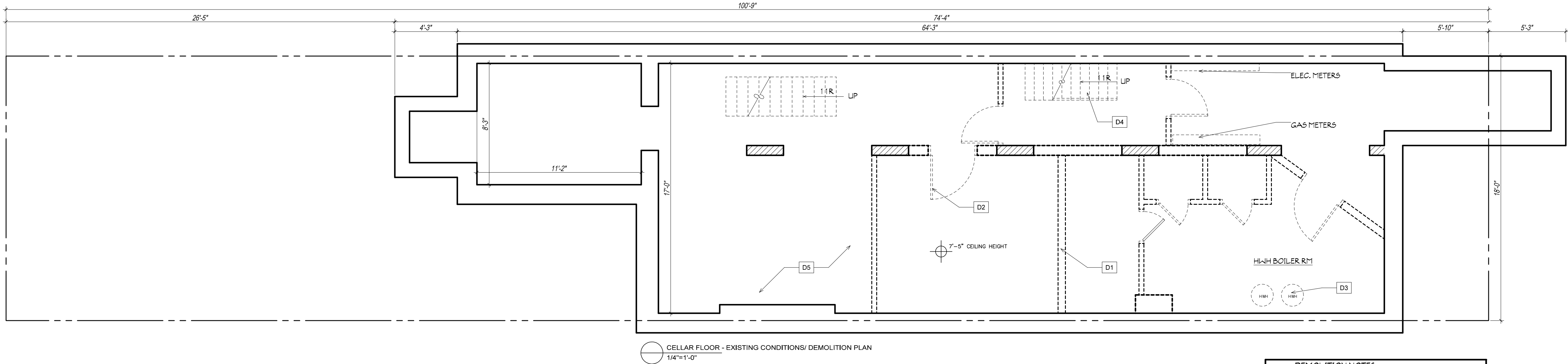


GRASSO-MENZIUSO ARCHITECTS
A.I.A

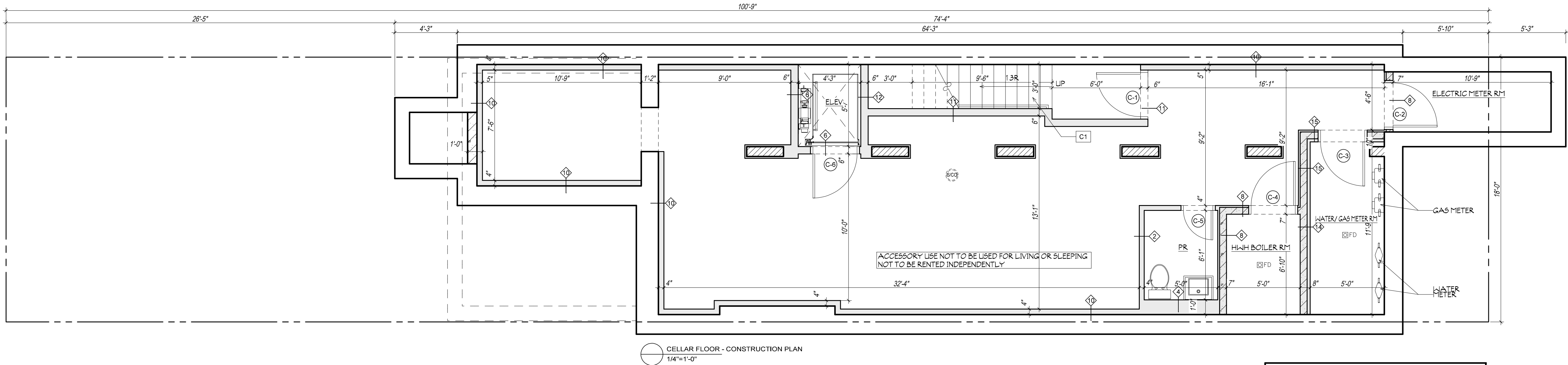
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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HISTORIC PRESERVATION CONSULTING, LLC



DEMOLITION NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D4	STAIR TO BE REMOVED AS PER PLAN, TYP.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.



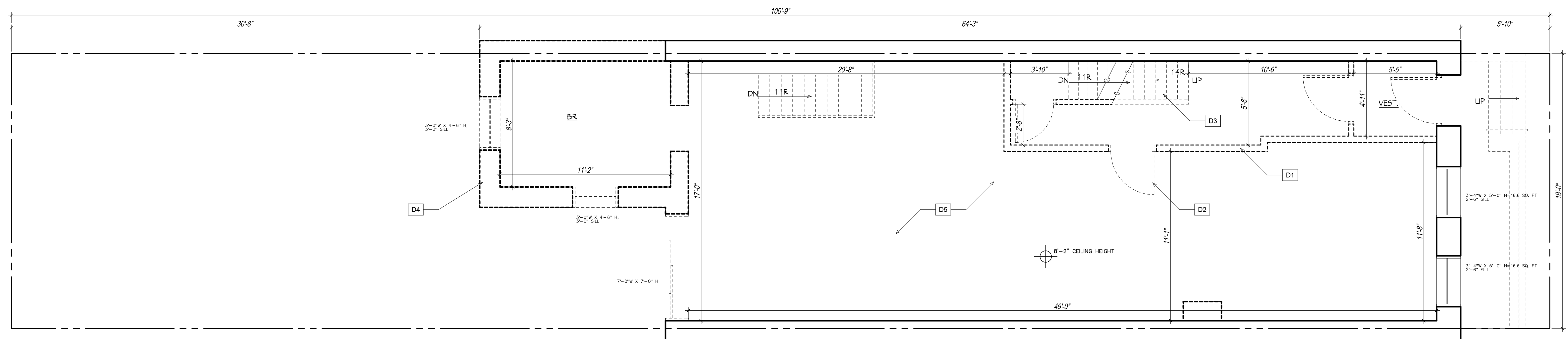
F.4 GAS METER ROOM VENTILATION (2014 FGO)
ANY ONE OF THE FOLLOWING METHODS SHALL BE CONSIDERED SUFFICIENT TO PROVIDE PROPER VENTILATION TO A ROOM OR SPACE IN WHICH A GAS METER(S) IS INSTALLED: AN OPENING TO THE OUTSIDE AIR IN THE WALL OF SUCH ROOM OR SPACE PROVIDED THE FREE AREA OF THE OPENING IS NOT LESS THAN 30 SQUARE INCHES (19 321 MM²). A DUCT HAVING A GROSS-SECTION AREA OF AT LEAST 50 SQUARE INCHES (32 522 MM²) OF FREE AREA AND A MAXIMUM LENGTH OF 15 FEET (4572 MM) LEADING TO THE OUTSIDE AIR. IF A LONGER DUCT IS REQUIRED DUE TO THE BUILDING CONSTRUCTION, THE AREA OF THE DUCT SHOULD BE INCREASED ACCORDINGLY, SUBJECT TO THE APPROVAL OF THE COMMISSIONER. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE MEANS OF VENTILATION FOR THE GAS METER ROOM OR SPACE BE FROM AN ADJOINING ROOM OR SPACE WITHIN THE BUILDING. THE ABOVE REQUIREMENT IS NOT APPLICABLE TO ONE- AND TWO-FAMILY DWELLINGS, SINCE THE GAS METER IS AVAILABLE FOR CONTINUOUS SUPERVISION.

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.



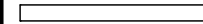

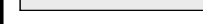
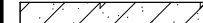

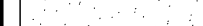



CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
	DOOR TYPE-SEE DOOR SCHEDULE
	WINDOW TYPE-SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET

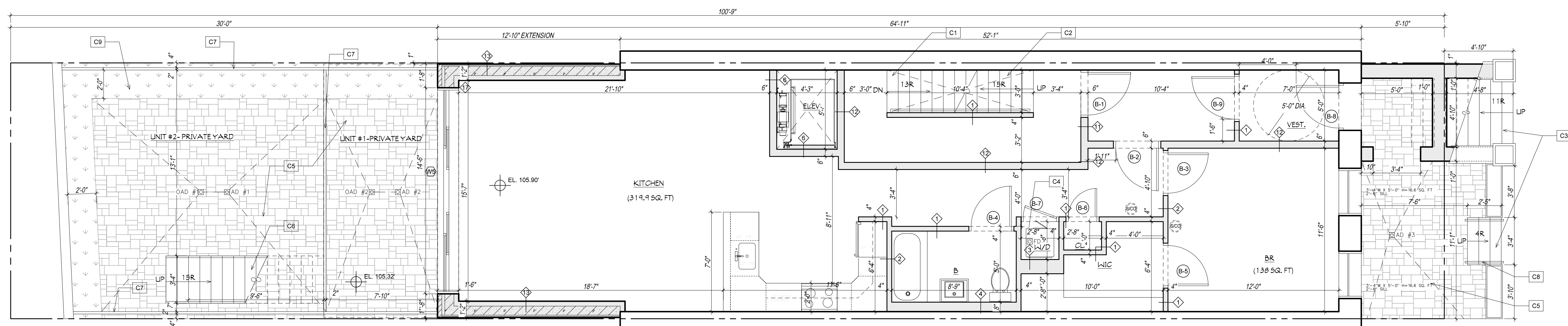
NO.	DATE	REVISION
 GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: CELLAR PLAN		PROJECT NO.: 0000 DATE: 1.3.20 SCALE: AS NOTED DWG BY: NC SHEET: 0 OF 0
LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		
BIS DOC NO.		
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BASEMENT FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
	DOOR TYPE- SEE DOOR SCHEDULE
	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

DEMOLITION NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP.



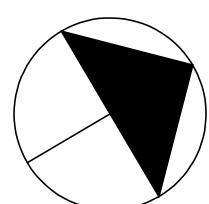
 BASEMENT FLOOR - CONSTRUCTION PLAN
1/4" = 1'-0"

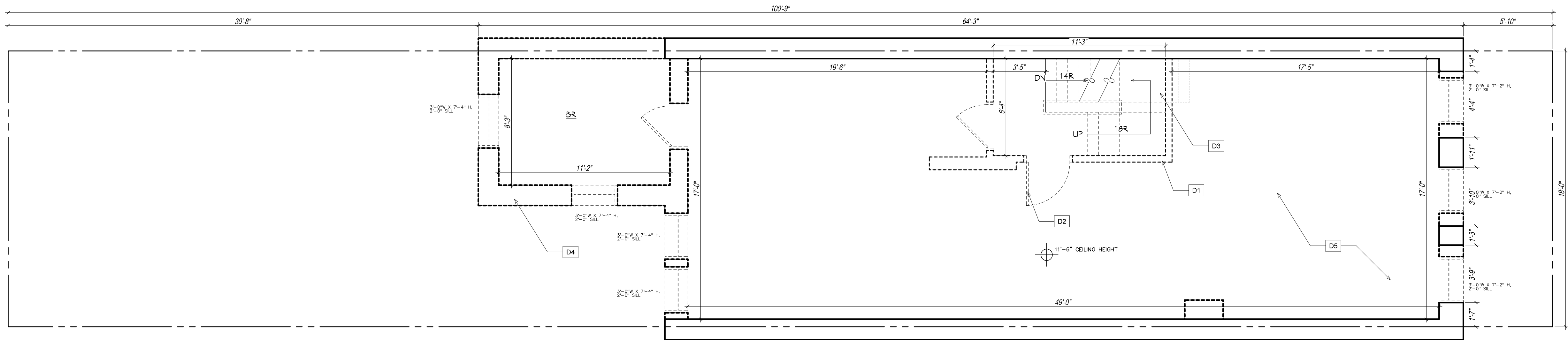
INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
B	RR	138	13.8	6.9	33.2	16.6
	KITCHEN	319.9	31.9	15.9	46.8	48

REQUIRED LIGHT	=	10%
REQUIRED AIR	=	5%

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	NEW WOOD TAIR, 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW SANDSTONE STAIR, 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	ELECTRIC, VENTLESS DRYER
C5	BLUE STONE PAVERS
C6	NEW STEEL TAIR, 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C7	NEW 6'-0" HIGH WOOD FENCE
C8	METAL RAILING
C9	PLANTED AREA

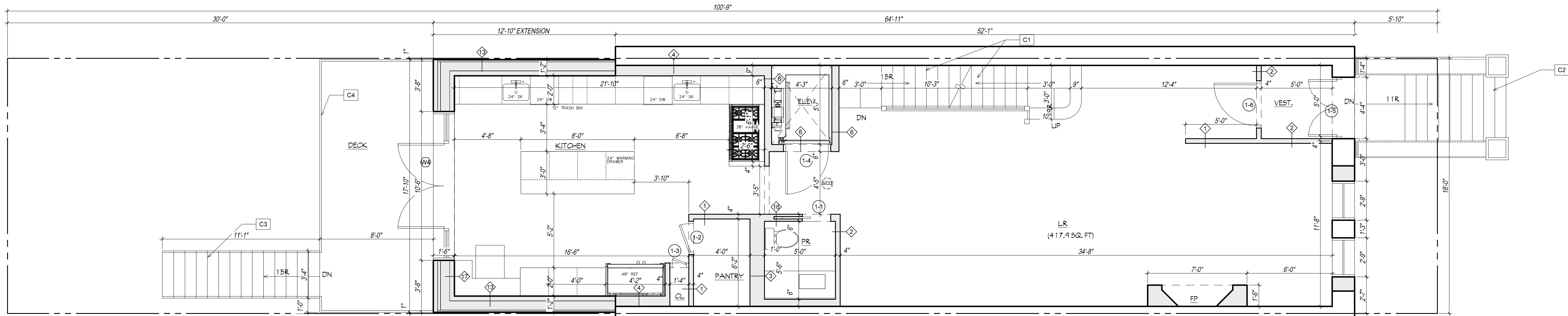
NO.	DATE	REVISION
 <p>GRASSO-MENZIUSO ARCHITECTS A.I.A.</p> <p>350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648</p>		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: BASEMENT FLOOR PLAN		PROJECT NO: 0000 DATE: 1.3.20 SCALE: AS NOTED DWG BY: N A-102.00
LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		SHEET: 0 OF 0





1ST FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP.



1ST FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	LR	417.9	41.7	20.8	43	21.5

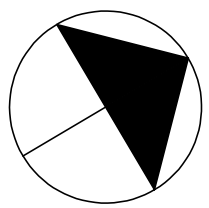
REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

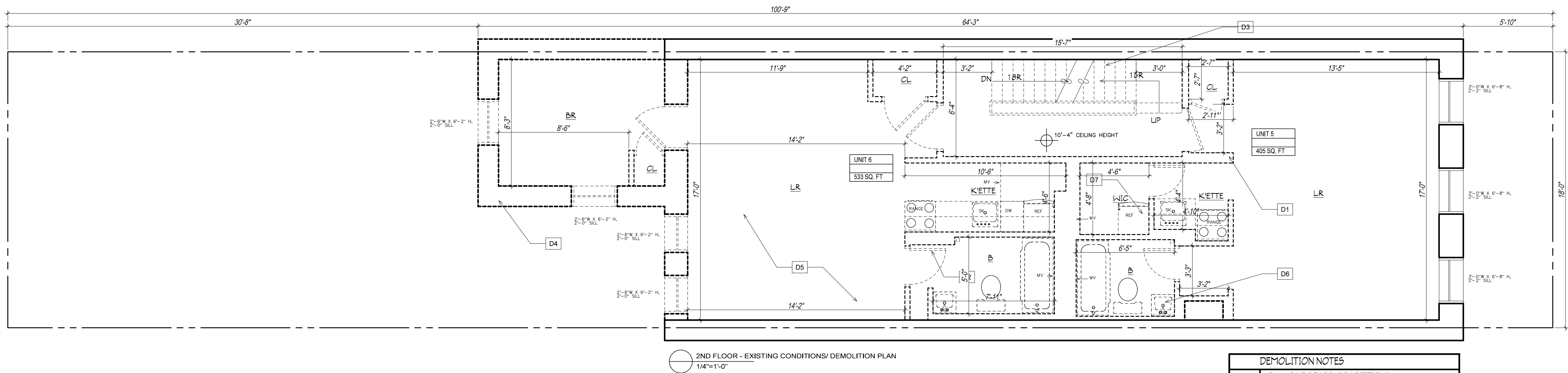
CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	NEW SANDSTONE STAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW STEEL TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	NEW 3'-6" HIGH METAL RAILING

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
	DOOR TYPE-SEE DOOR SCHEDULE
	WINDOW TYPE-SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET

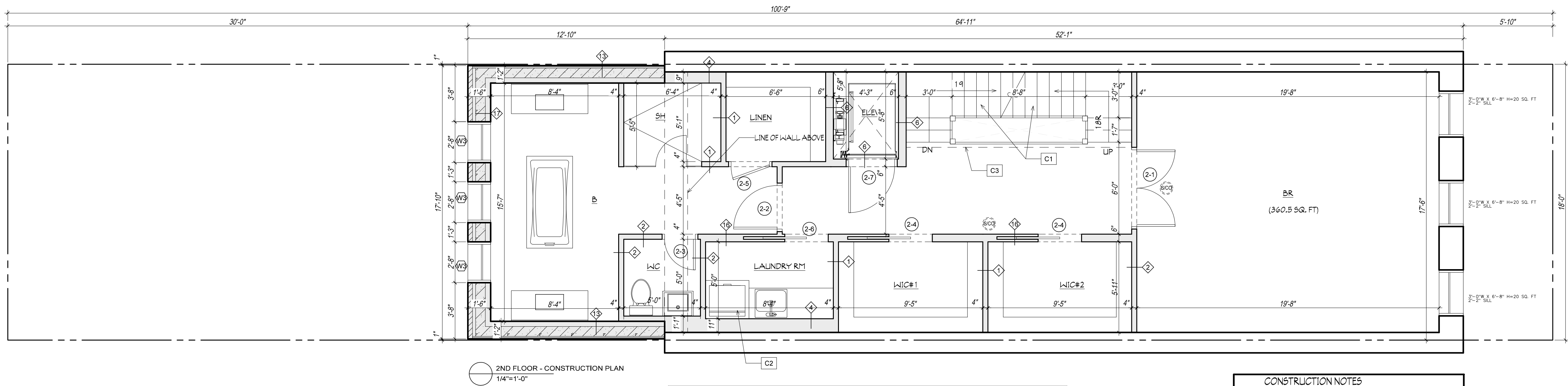
NO.	DATE	REVISION
 GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 1ST FLOOR PLAN		
LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		
BIS DOC. NO.		
PROJECT NO.	0000	
DATE	1.3.20	
SCALE	AS NOTED	
DWG. BY:	NC	
A-103.00		SHEET: 0 OF 0
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2ND FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP.
D6	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D7	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.



2ND FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR	360.5	36	18	60	30

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD TAIL 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC VENTLESS DRYER
C3	12" DROP ARCH (1 HOUR RATED)
C4	

CONSTRUCTION LEGEND	
-----	EXISTING PARTITION TO BE REMOVED
=====	EXISTING PARTITION TO REMAIN
=====	NEW PARTITION-SEE PLANS
=====	CONCRETE BLOCK
=====	CONCRETE
=====	BRICK
=====	SMOKE DETECTOR/CO DETECTOR
=====	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
=====	DOOR TYPE-SEE DOOR SCHEDULE
=====	WINDOW TYPE-SEE WINDOW SCHEDULE
=====	NO WORK IN THIS AREA

WEST 95TH STREET

NO. DATE REVISION



GRASSO-MENZIUSO ARCHITECTS

A.I.A.

350 SEVENTH AVENUE, N.Y., N.Y. 10001

TEL: (212) 779-0257 FAX: (212) 779-9648

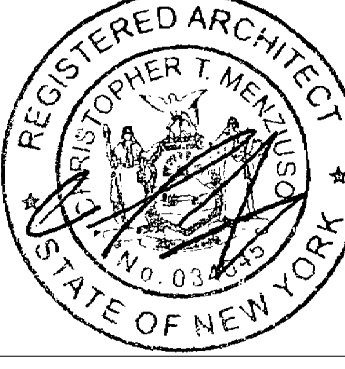
STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

TITLE:
2ND FLOOR PLAN

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

BIS DOC NO.



PROJECT NO: 0000

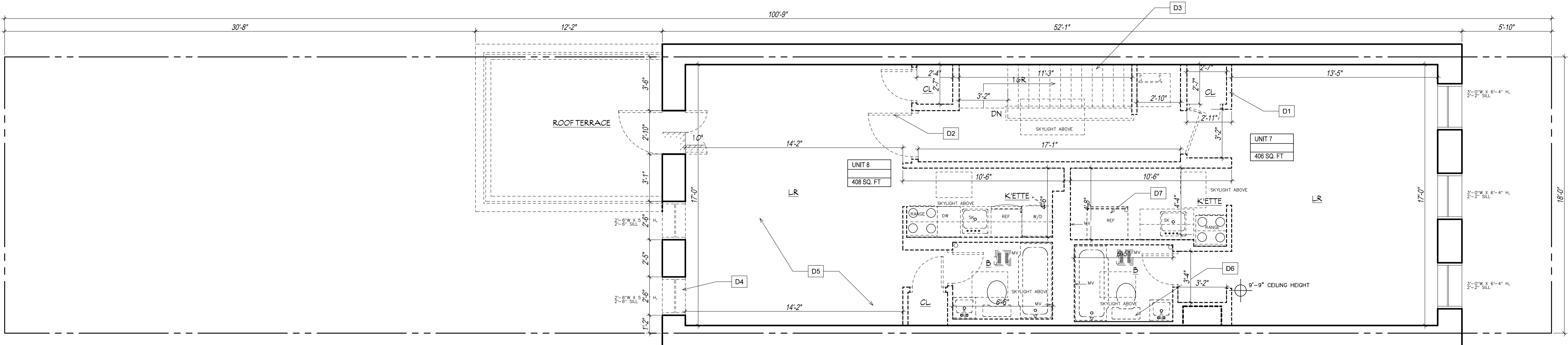
DATE: 1.3.20

SCALE: AS NOTED

DWG BY: NO

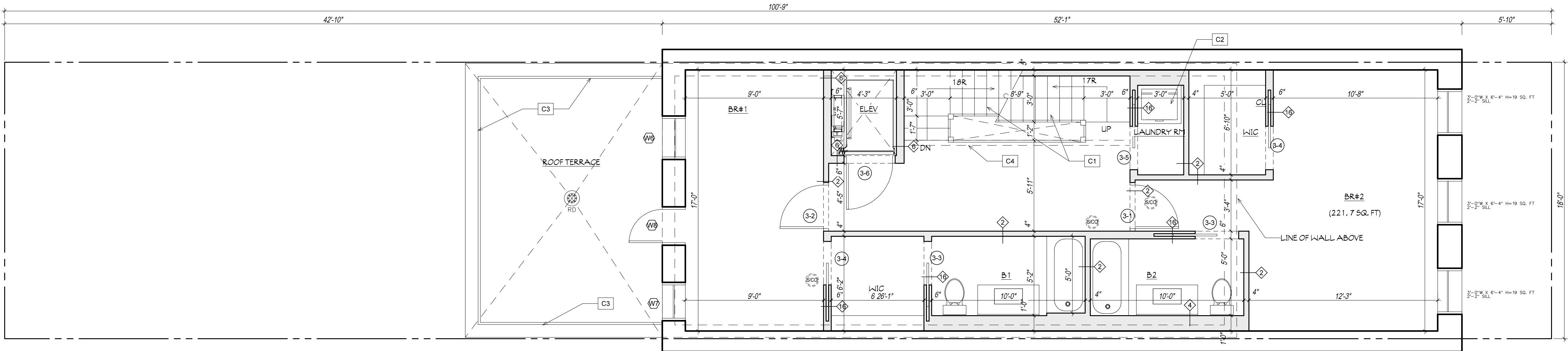
SHEET: 0 OF 0

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3RD FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	WINDOWS TO BE REMOVED AS PER PLAN, TYP.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP.
D6	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D7	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.



3RD FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"


INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR#1	203.2	20.3	10.1	28.6	27.7
	BR#2	221.7	22.1	11	57	28.5

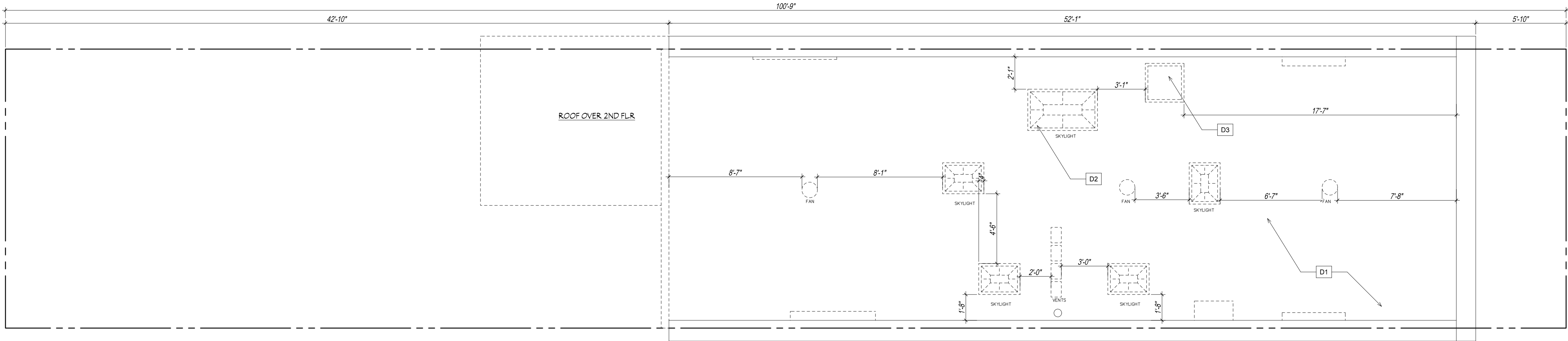
REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD T&R 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC, VENTLESS DRYER
C3	3'-6" HIGH METAL RAILING
C4	12" DROP ARCH (1 HOUR RATED)

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
	DOOR TYPE-SEE DOOR SCHEDULE
	WINDOW TYPE-SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

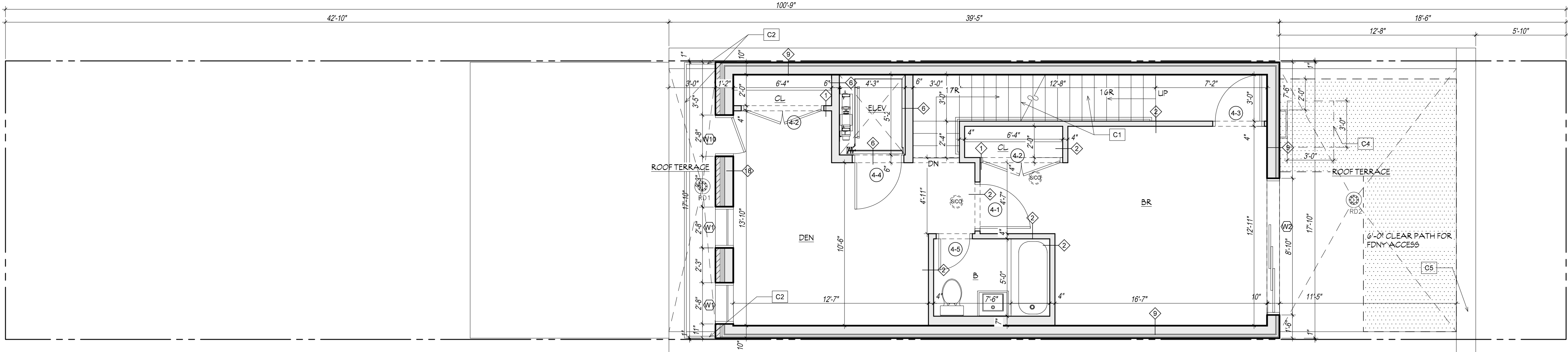
WEST 95TH STREET

NO.	DATE	REVISION
 GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 3RD FLOOR PLAN		PROJECT NO: 0000 DATE: 8.31.20 SCALE: AS NOTED DWG BY: SAM
LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		A-105.00 SHEET: 0 OF 0
BIS DOC. NO.		
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ROOF - EXISTING CONDITIONS/DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	ROOF ING TO BE REMOVED THROUGH
D2	SKYLIGHT TO BE REMOVED, TYP.
D3	HATCH TO BE REMOVED, TYP.



NEW ROOF TOP ADDITION(NEW 4TH FLOOR)- CONSTRUCTION PLAN
1/4"=1'-0"



INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR	132.5	13.2	6.6	17.7	44.4
	DEN	174.2	17.4	8.7	27.8	27.1

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR. 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	3'-6" HIGH METAL RAILING
C3	LADDER ACCESS CLEARANCE
C4	EXISTING PARAPET

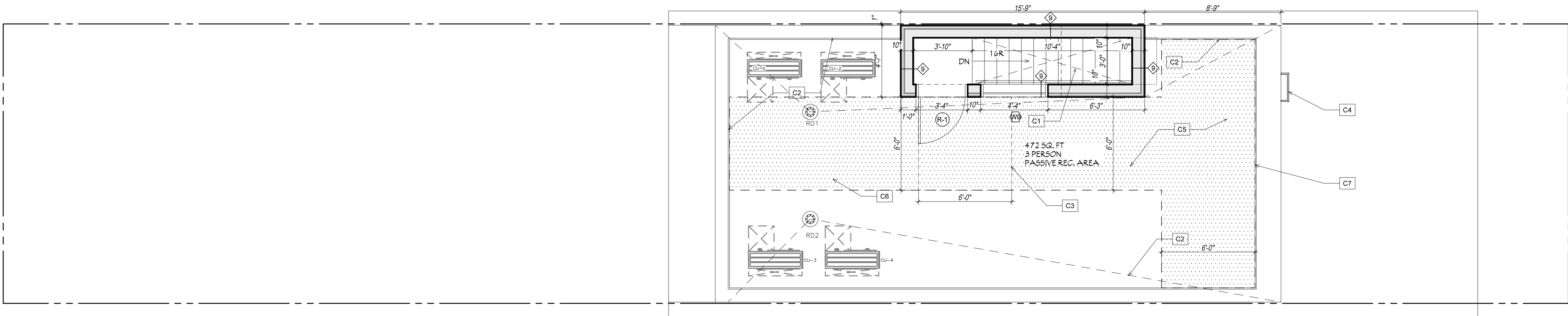
CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
	DOOR TYPE-SEE DOOR SCHEDULE
	WINDOW TYPE-SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET

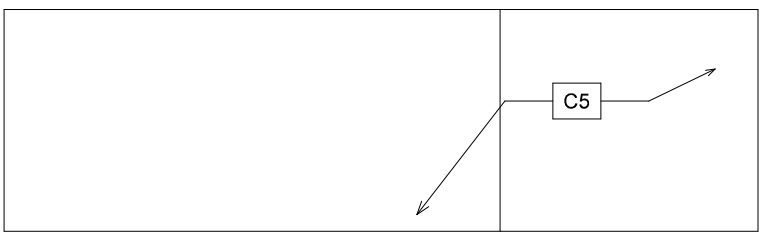
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STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
		
TITLE: NEW ROOF TOP ADDITION (NEW 4TH FLOOR)		
PROJECT NO: 0000 DATE: 1.3.20 SCALE: AS NOTED DWG BY: NC		
LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		
SHEET: 0 OF 0		
BIS DOC NO.		
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CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
	SMOKE DETECTOR/CO DETECTOR
	PARTITION TYPE-SEE PARTITION TYPES SCHEDULE
	DOOR TYPE-SEE DOOR SCHEDULE
	WINDOW TYPE-SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET





NEW ROOF- CONSTRUCTION PLAN
1/4"=1'-0"



STAIR BULKHEAD- CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	3'-6" METAL RAILING.
C3	ROOF ACCESS LANDING
C4	STEEL LADDER
C5	GLASS 1'x1' ROOFING
C6	6'-0" CLEAR PATH FOR FDNY ACCESS
C7	3'-6" GLASS RAILING

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STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
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LOCATION: 26 WEST 95TH STREET NEW YORK, NEW YORK		PROJECT NO: 0000 DATE: 1.3.20 SCALE: AS NOTED DWG BY: NC A-107.00 SHEET: 0 OF 0
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