

117 W. 81st Street

Project Notes, in brief:

- Building was once a rooming house; arch's have been hired to convert the building to a single-family residence
- Façade
 - full restoration; replicating historical photo
- Rear Yard
 - existing RYA will be entirely removed and replaced
 - propose RYA is full width; extends from basement level to 3rd floor, inclusive; RYA then steps in 6ft at the 4th floor; RYA then steps in another 5'6" at penthouse level
 - proposed RYA will push out to the maximum allowed by zoning, leaving a 30ft deep rear yard, which the existing RYA encroaches upon
- Visibility
 - rear façade visible from 82nd Street
- Materials
 - Façade: brownstone; new double-hung wood windows
 - RYA: primarily brick to match existing; aluminum window systems separated by limestone spandrel panels for bsmt through 3rd floor, brick and window systems only for 4th floor through PH



HISTORICAL PHOTO (117 W 81ST ON LEFT)



STREET ELEVATION (117 WEST 81ST STREET)



STREET ELEVATION (117 WEST 81ST STREET)



NEIGHBOR'S REAR ELEVATION (121 WEST 81ST)



REAR ELEVATION (117 WEST 81ST STREET)



REAR ELEVATION (117 WEST 81ST STREET)

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL RIGHTS IN THESE ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnetteriley.com

CONSULTANTS

MEP
Fiskaa Engineering
576 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University Pl. 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsaapc.com

Expeditor
William Vitacco Associates, Ltd
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
16	May 2008	Landmarks Review
23	May 2008	Issue to Consultants
09	June 2008	Landmarks Meeting
12	June 2008	Landmarks Filing

Date	Issue	Date
Scale		
Project Name	Gibbons	
Project No.	2723	

Title
Ex'g Photos

Sheet

A-202



82ND STREET ELEVATION



81ST STREET ELEVATION

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL RIGHTS, IN-PROCESS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T: 212 594 4015
F: 212 594 2868
www.ronnettriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University PL 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com

Expeditor
William Vitacco Associates, Ltd
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

Date	Issue Date
------	------------

Scale

Project Name	Gibbons
--------------	---------

Project No.	2723
-------------	------

Title
Street Elevations

Sheet

A-204



G



H



I



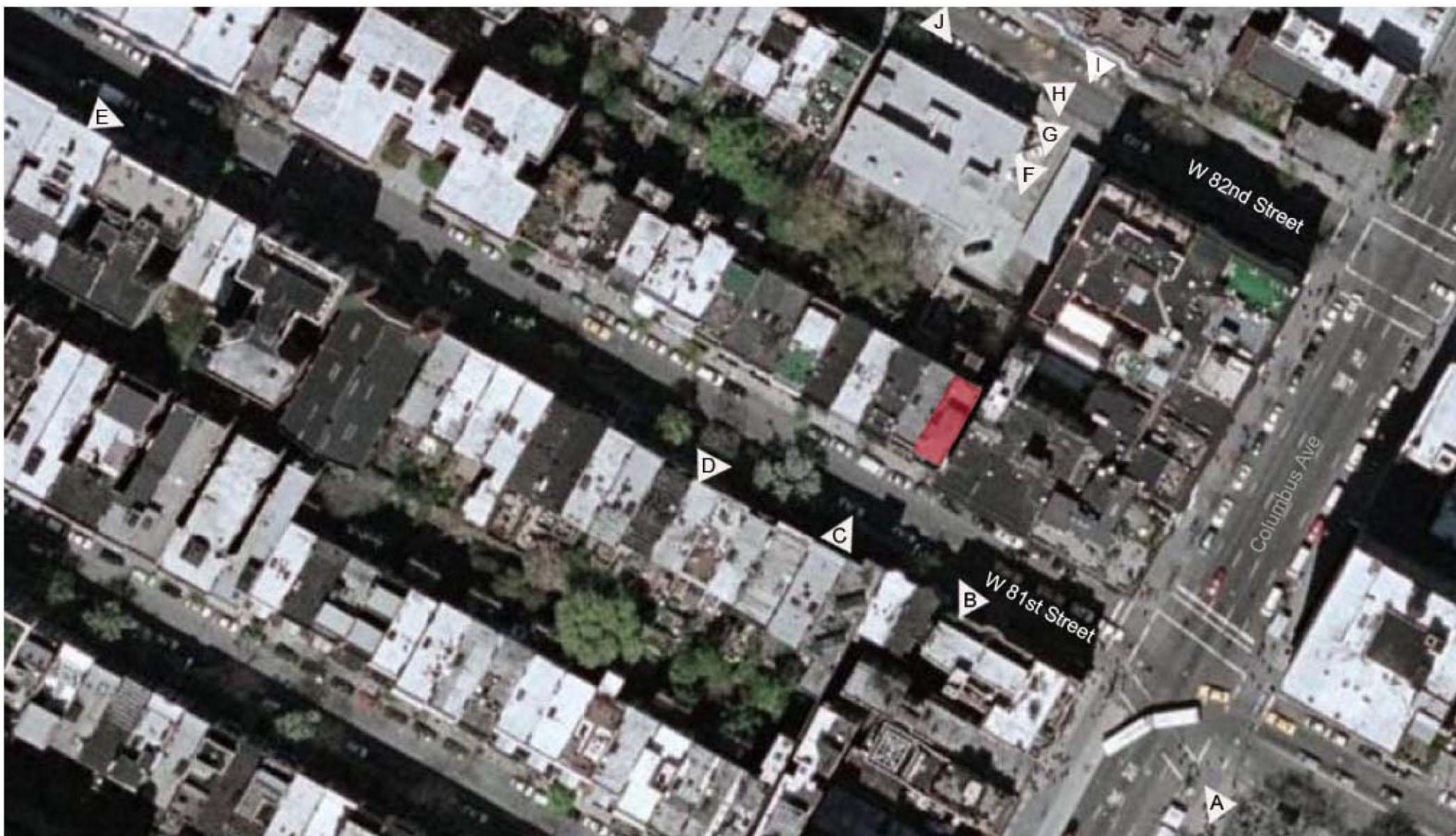
J

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008



F



A

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T: 212 594 4015
F: 212 594 2868
www.ronnettriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University Pl. 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsaac.com

Expeditor
William Vitacco Associates, Ltd.
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
16	May 2008	Landmarks Review
23	May 2008	Issue to Consultants
09	June 2008	Landmarks Meeting
12	June 2008	Landmarks Filing

Date	Issue	Date
Scale		
Project Name	Gibbons	
Project No.	2723	

Title
Street Views

Sheet
A-203



E



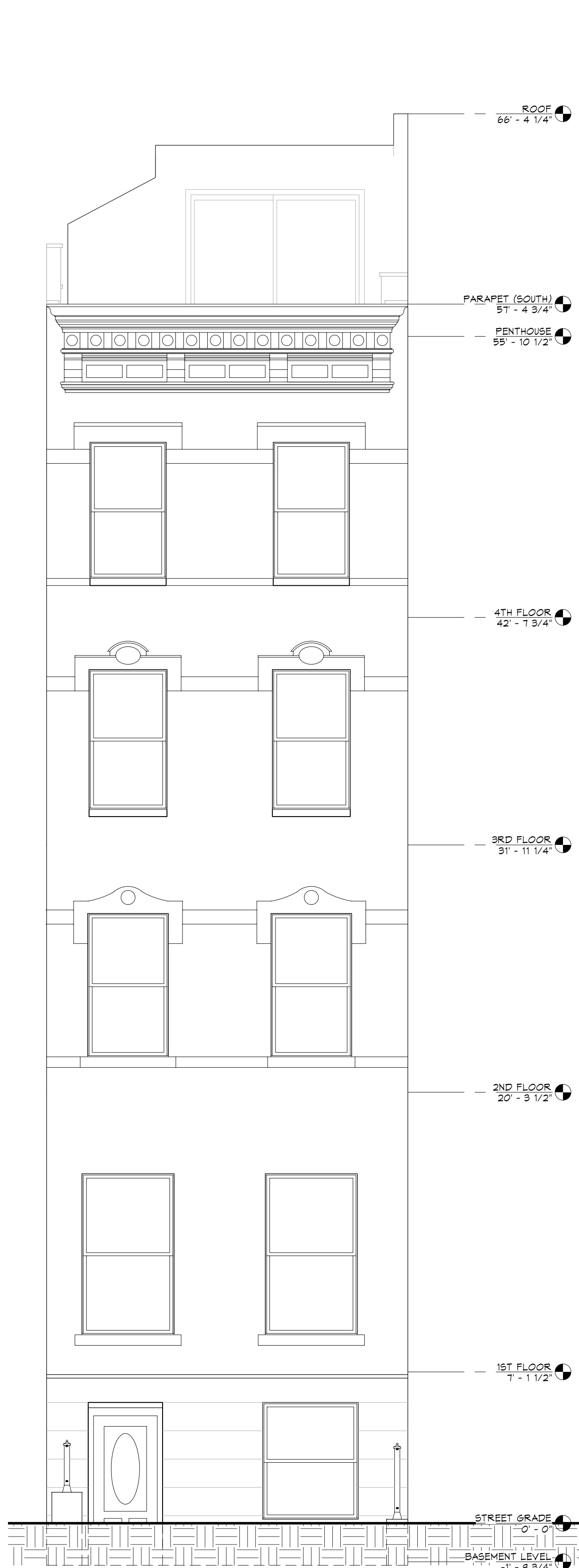
D



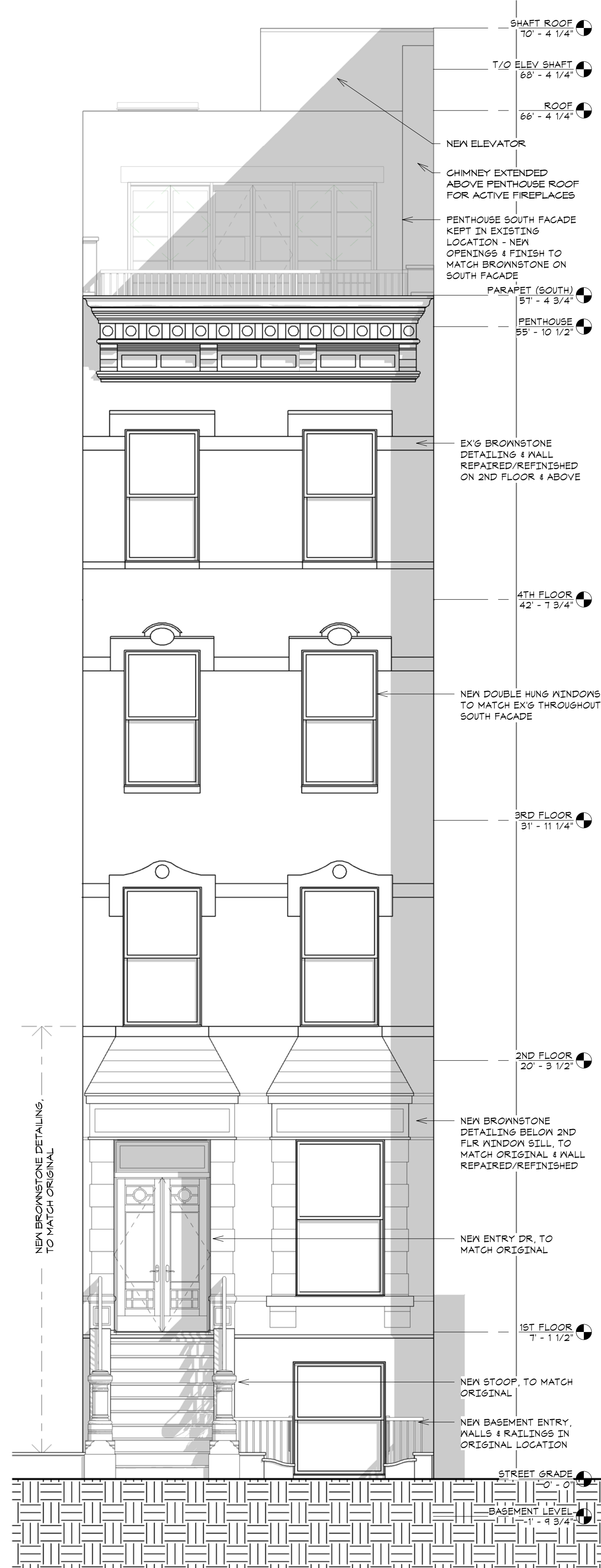
C



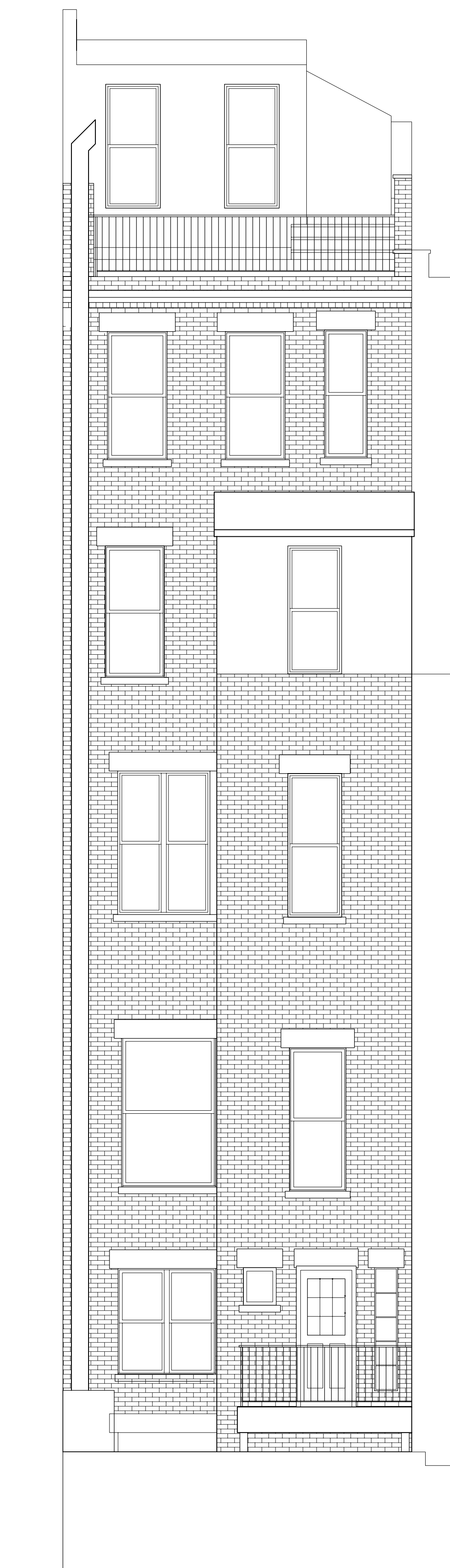
B



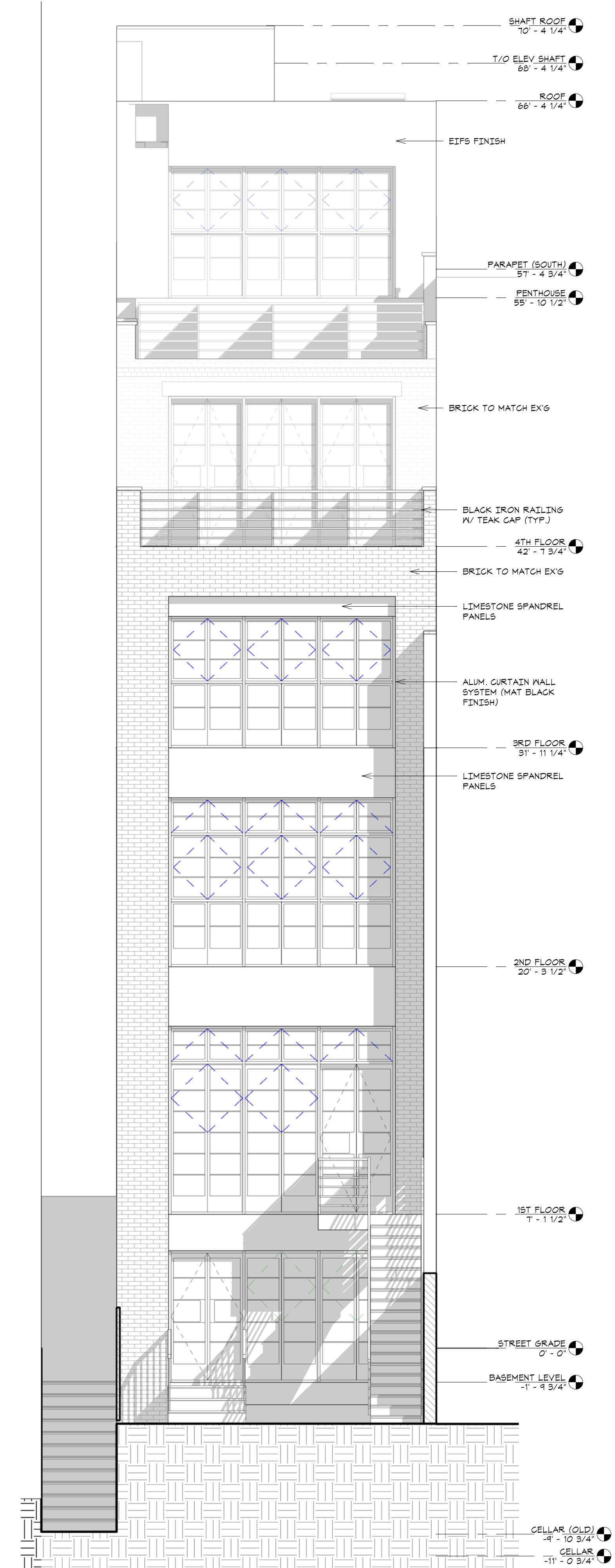
④ EX'G SOUTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



② EX'G NORTH ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL EX'G FINISHES, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnetteriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University Pl. 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsaac.com

Expeditor
William Vitacco Associates, Ltd.
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

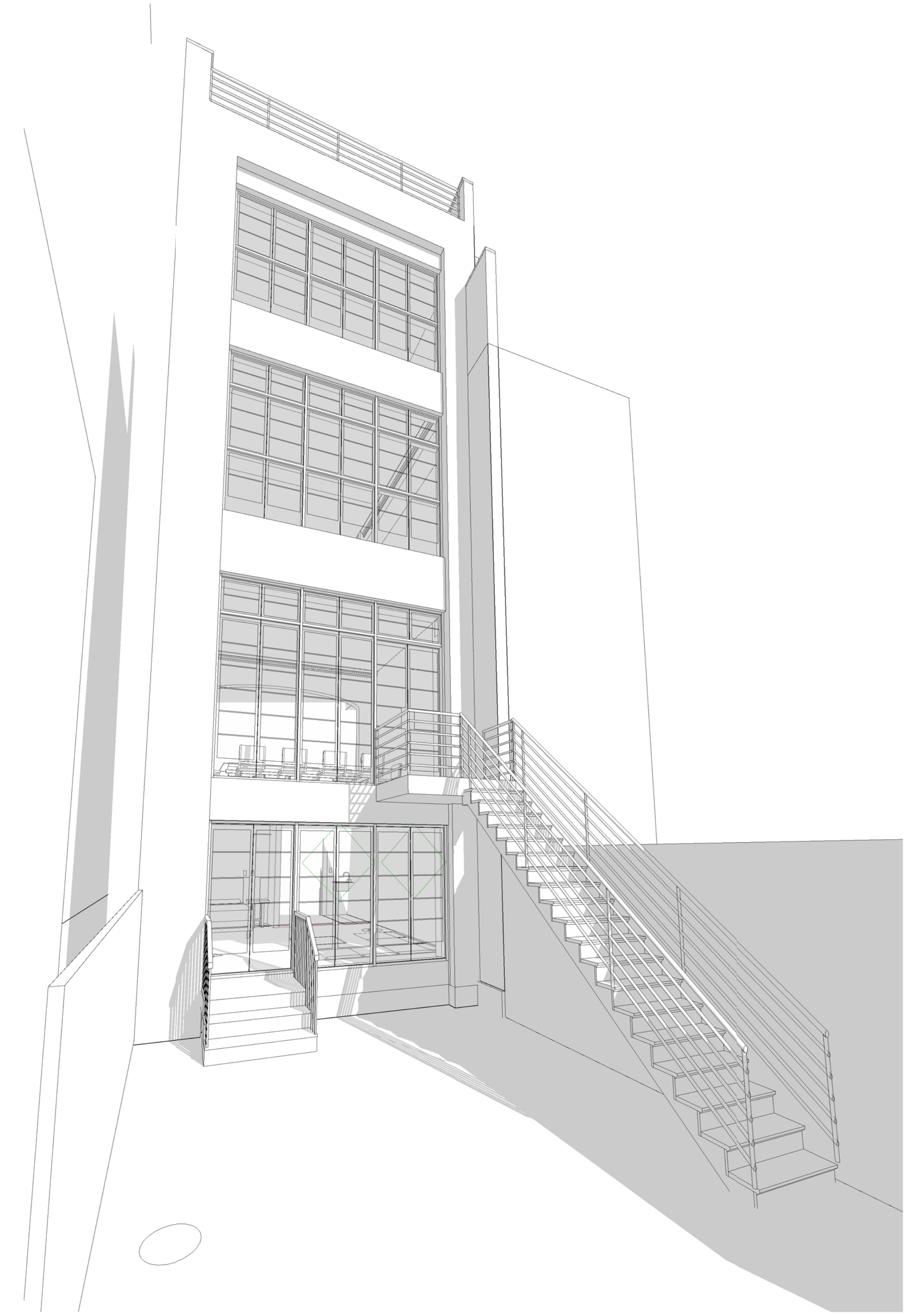
Rev	Date	Issue
16 May 2008		Landmarks Review
23 May 2008		Issue to Consultants
09 June 2008		Landmarks Meeting
12 June 2008		Landmarks Filing

Date	Issue Date
Scale	1/4" = 1'-0"
Project Name	Gibbons
Project No.	2723

Title
Exterior
Elevations

Sheet

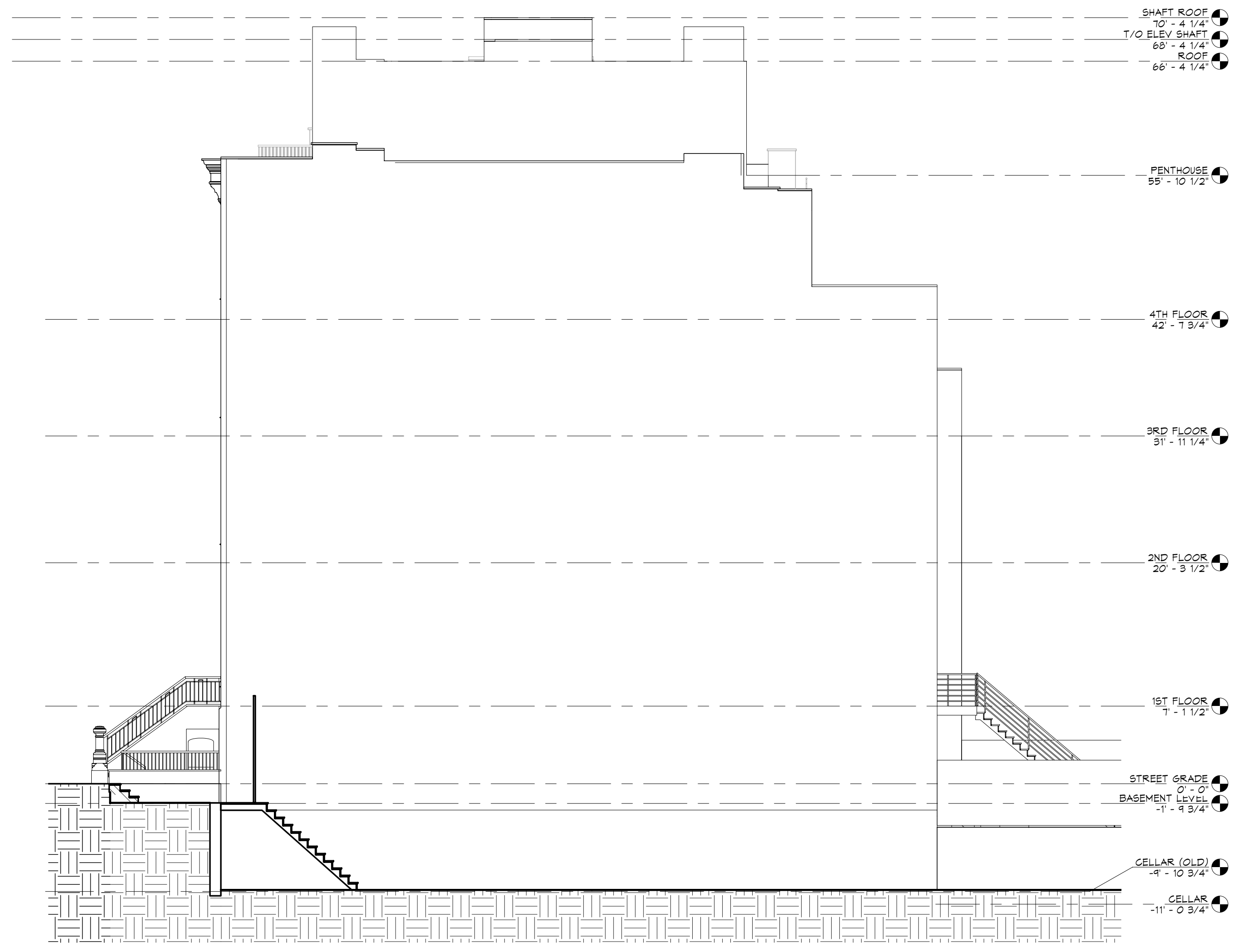
A-200



3 REAR YARD VIEW



2 STOOP PERSPECTIVE



1 EAST ELEVATION
1/8" = 1'-0"

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnettriley.com

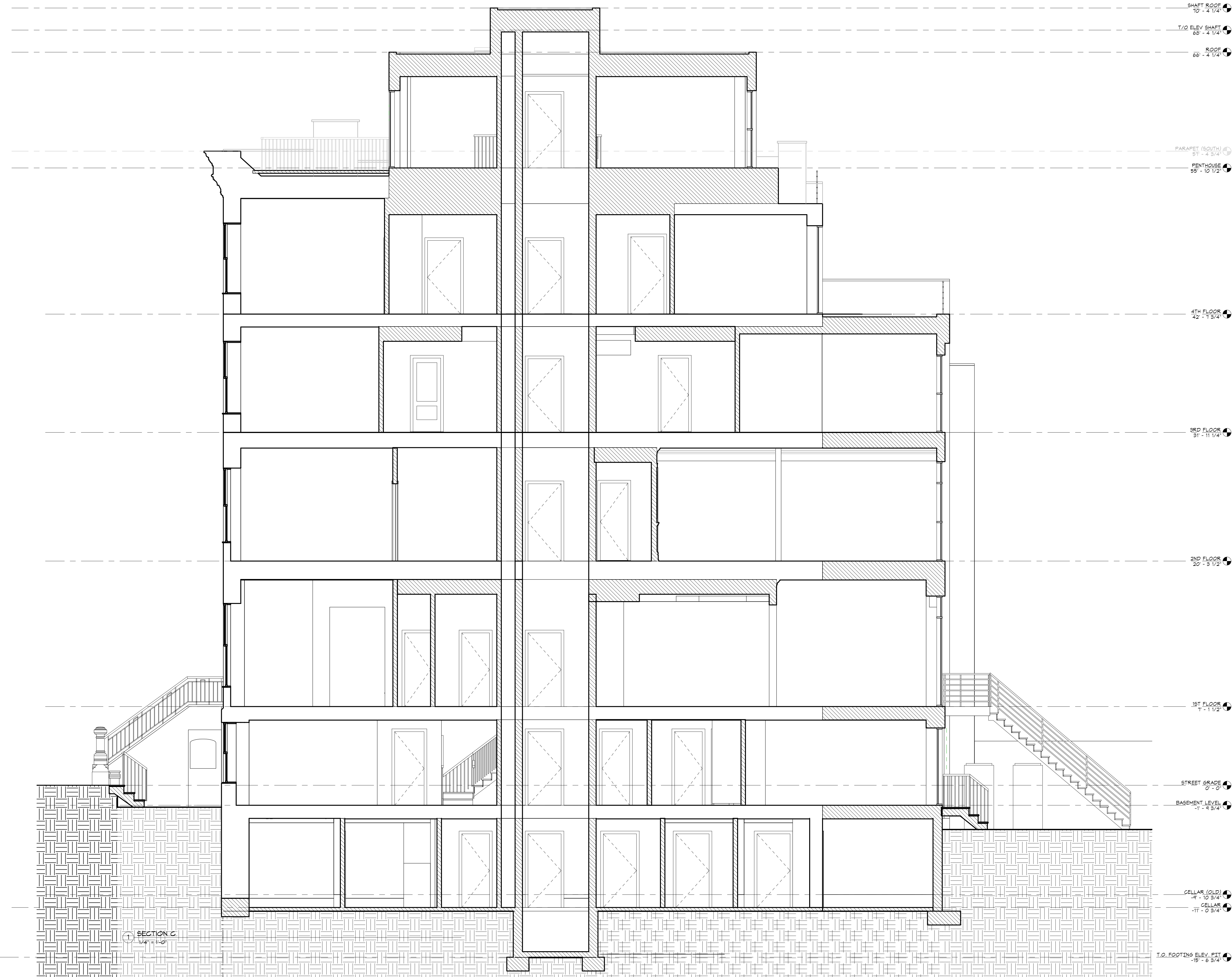
CONSULTANTS
MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com
Structural
Robert Silman Associates
88 University PL 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com
Expeditor
William Vitacco Associates, Ltd
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

Date	Issue	Date
Scale	1/8" = 1'-0"	
Project Name	Gibbons	
Project No.	2723	

Title
East Elevation &
Perspectives

Sheet
A-201



Jenny Gibbons &
Judy Rasmuson

Conditions
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, DEVELOPED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnettriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University PL 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com

Expeditor
William Vitacco Associates, Ltd.
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
16	May 2008	Landmarks Review
23	May 2008	Issue to Consultants
09	June 2008	Landmarks Meeting
12	June 2008	Landmarks Filing

Date	Issue Date
Scale	1/4" = 1'-0"
Project Name	Gibbons
Project No.	2723

Title
Section C
Sheet
A-302

ABBREVIATIONS

A.F.F.	Above Finish Floor
AP	Access panel
ACT	Acoustical Ceiling Tile
ADDL	Additional
ADJ	Adjacent, Adjustable
AC	Air Conditioning
ALUM	Aluminum
And	And
Angle	Angle
ANGD	Angled
ARCH, ARCHT	Architect(ural)
@	At
AKO	Axonometric
B	Base
BSMT	Basement
BM	Beam
BR	Bedroom
BTWN	Between
BLK'G	Blocking
BD	Board
B.S. & A.	But of Standards & Appeals
BOTT, B.O.	Bottom (of)
BLDG	Building
CABT	Cabinet, Cabinetry
CH	Ceiling Height
CPT	Carpet
CLG	Ceiling
CMU	Concrete Masonry Unit
CTR	Center
C	Center Line
CT	Ceramic Tile
CLST	Close
CLR	Clear
COL	Column
COORD	Coordinate
CONC	Concrete
COND	Condition
CONSTR	Construction
CONT	Contents
CORR	Corridor
DTL	Detail
DIA	Diameter
DIFF	Diffuser
DIM	Dimension
DR	Door
DBL	Double
DN	Down
DN	Dish Washer
DWR	Drawer
DWG	Drawing
EA	Each
EL	Elevation
ELEV	Elevator
ELEC	Electrical
ENGST	Encast
EQ	Equal
EX'G	Existing
EXT	Exterior
EXTR	Extruded
F.O.	Face of
FSN	Finish
FIN	Finish
FIXT	Fixture
FL	Floor
FLG	Flooring
FLUOR	Fluorescent
FPSC	Fire Proof Self-Closing Dr
FRMG	Framing
FT	Foot or Feet
FURR	Furring
GC	General Contractor
GL	Glass
GFI	Ground Fault Interrupter
GWB	Gypsum Wall Board
HC	Handcapped
HMR	Hardware
HWD	Hardwood
HDR	Handrail
HT	Height
HM	Hollow Metal
INCAND	Incandescent
INCL	Including
INT	Interior
JAN	Janitor
JT	Joint
LAMD	Laminated
LT	Light
LWT	Lightweight
LIN	Linear, Linen
LP	Lou Point
MFR	Manufacturer
MBR	Master Bedroom
MAT	Material
MAX	Maximum
MC	Medicine Cabinet
MTL	Metal
M	Water
MICRO	Microwave
MIN	Minimum
MIR	Mirror
MTD	Mounted
NEC	Necessary
NOM	Nominal
N.I.C.	Not in Contract
N.T.S.	Not to Scale
O.C.	On center
OP'G	Opening
OPP	Opposite
PT, PTD	Paint, Painted
PNL	Panel
PARTN, PTN	Partition
PLAS	Plaster
P. LAM	Plastic Laminate
P	Plate
PLUGS	Plugholes
PLY	Pluwood
QTY	Quantity
R	Relocated
RAD	Radiu, Radiator
RECT	Rectangular
REF	Refrigerator
REF	Reflected Ceiling Plan
REQD	Required
RM	Room
SCHED	Schedule
SECT	Section
SH	Shelf
STM	Similar
S.C.	Solid Core
SP	Solid Surfacing
SPEC	Specification
S.S.	Stainless steel
ST	Stone
STL	Steel
STN	Stain
STOR	Storage
STRUCT	Structural Structure
SURR	Surround
SUSP	Suspended
T	Tile
TEL	Telephone
TERR	Terrazzo
THK	Thick, Thickness
T.B.D.	To Be Determined
T & B	Top and Bottom
T.O.	Top of
TYP	Typical
U.O.N.	Unless Otherwise Noted
U/S	Underside
VCT	Vinyl Composition Tile
VERT	Vertical
VBN	Veneer
V.I.F.	Verify In Field
W	Width
W	Widh
W.C.	Water Closet
W/D	Washer/Dryer
WP	Waterproofing
WGT	Weight
WINDW	Window
WD	Wood

TENANT SAFETY NOTES

- GENERAL:
a. ALL WORK TO BE DONE IN ACCORDANCE W/ THE NYC BLDG CODE & ALL OTHER REGULATIONS & AGENCIES HAVING JURISDICTION.
b. THE DOOR FRAMES TO EACH ACCESS DOOR TO THE AREA OF WORK AND THE COMMON AREAS SHALL BE COVERED WITH MASONITE PANELS SO AS NOT TO DISTURB THE BUILDING. ALL FLOOR AREAS IN THE AREA OF WORK SHALL BE COVERED W/ MASONITE PANELS TO LIMIT NOISE AND VIBRATIONS.
c. ANY DAMAGES TO WALL AND FLOOR FINISHES IN ANY OF THE COMMON AREAS OF THE BUILDING AFFECTED BY THE WORK SHALL BE REPLACED BY GC.
d. GC TO PROVIDE ADEQUATE TEMPORARY BRACINGS AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
e. ALL DEMOLITION, REPAIRS, & ALTERATIONS TO BE DONE IN ACCORDANCE W/ THE NYC BUILDING CODE.
2. MEANS OF EGRESS:
a. ALL EX'G MEANS OF EGRESS FROM THE BLDG TO BE MAINTAINED CLEAR & FREE OF ALL OBSTRUCTIONS SUCH AS BLDG MATERIALS, TOOLS, ETC.
b. FIRE SAFETY:
i. ALL BLDG MATERIALS STORED AT THE CONSTR. AREA & OR ANY AREA OF THE BLDG ARE TO BE SECURED IN A LOCKED AREA IN AN ORDERLY FASHION. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GC.
ii. ALL FLAMMABLE MATERIALS ARE TO BE KEPT TIGHTLY SEALED IN THEIR WFRS CONTAINERS, TO BE KEPT AWAY FROM HEAT & IN AN ADEQUATELY VENTILATED SPACE.
c. ALL ELEC POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
d. ALL ELEC POWER IN THE CONSTR. AREA TO BE SHUT OFF AFTER WORKING HOURS.
e. GC, AT ALL TIMES, TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN THE BLDG, OR ANY FLAMMABLE GAS USED IN CONSTR.
4. DUST CONTROL, WORK HOURS, PROTECTION & NOISE:
a. GC SHALL TAKE PRECAUTIONS TO MINIMIZE & TO CONFINE TO THE IMMEDIATE CONSTR. AREA DEBRIS, DIRT & DUST FROM PERMEATING OTHER PARTS OF THE BUILDING DURING CONSTR. ALL MATERIALS AND RUBBISH WILL BE PLACED IN BARRELS OR BAGS BEFORE BEING REMOVED FROM THE AREA OF WORK.
b. DEBRIS, DUST & DIRT TO BE CLEANED UP & CLEARED FROM THE BLDG REGULARLY TO AVOID ANY EXCESSIVE ACCUMULATION.
c. WORK HOURS ARE ESTABLISHED AS STIPULATED IN THE ALTERATION AGREEMENT. ANY LOUD CONSTR. NOISES ARE TO BE PERFORMED AFTER 10AM, IF AT ANY TIME, THE MANAGING AGENT NOTIFIES GC OF DISTURBANCE CAUSED BY CONSTR. THE GC SHALL CORRECT THOSE CONDITIONS AS SOON AS POSSIBLE.
5. CONSTRUCTION THAT REQUIRES INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING, SHALL BE COORDINATED BETWEEN GENERAL CONTRACTOR AND BUILDING MANAGEMENT AND SHALL NOT DELAY SCHEDULE.

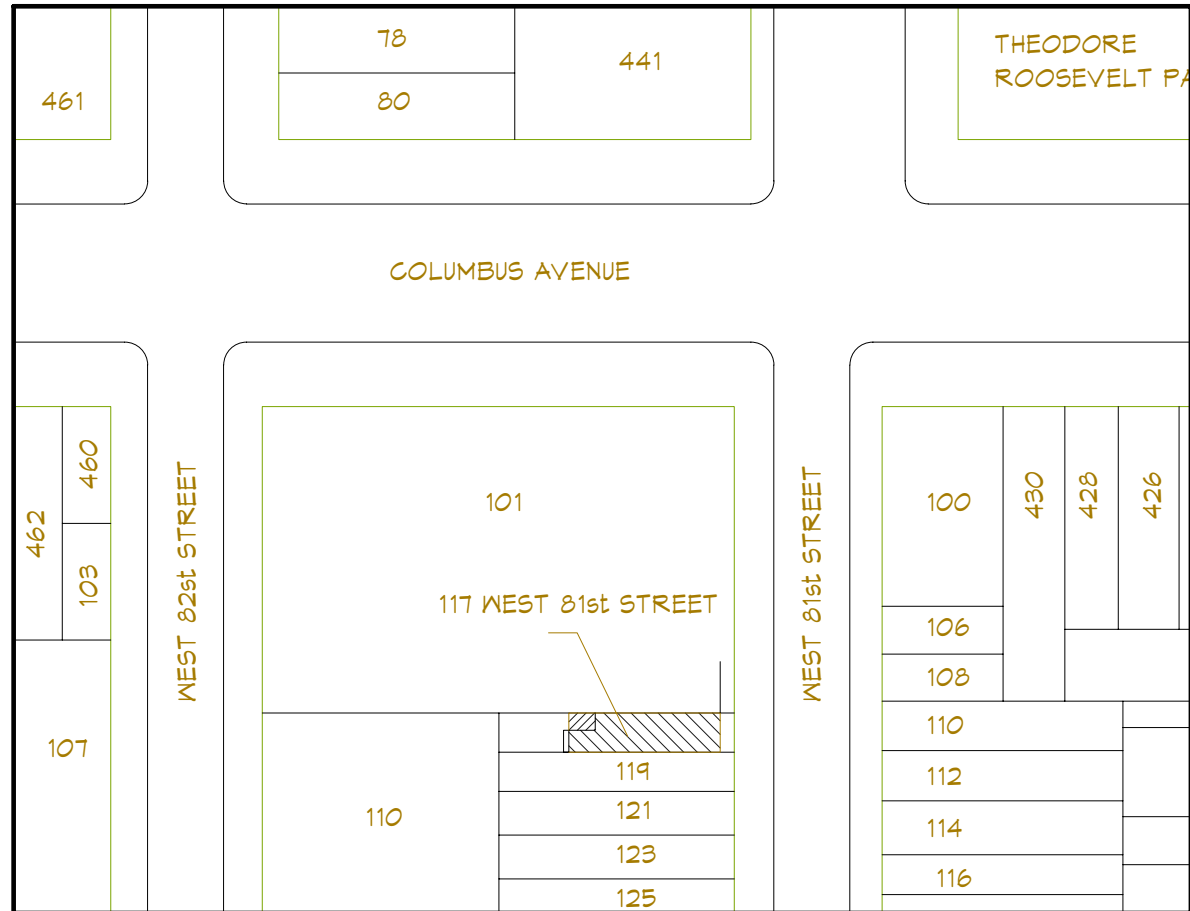
BUILDING DEPT NOTES

- THIS ENTIRE CONSTRUCTION IS FOR A OCCUPANCY.
- ALL DOORS MUST COMPLY WITH NYC REGULATIONS REGARDING INCOMBUSTIBLE MATERIALS
- ALL WOOD TO BE USED IN THE CONST. SHALL BE FIRE RETARDANT TREATED WOOD IN ACCORDANCE W/ SECT 1.2.3.1, SECTION 10.9.2.6 AND 21-328 OF THE NEW YORK CITY BLDG CODE.
- FIRESTOPPING SHALL BE AS REQD BY NEW YORK CITY BLDG CODE SECT 21-345.
- ALL INTERIOR FINISHES SHALL COMPLY W/ THE NEW YORK CITY BLDG CODE SECT 21-348.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONST AND SERVICE EQUIP SHALL COMPLY W/ THE NEW YORK CITY BLDG CODE SECT 21-130 TO 21-191.
- ALL ELECTRICAL WORK SHOWN TO BE FILED UNDER SEPARATE APPLICATION BY THE ELECTRICIAN WITH THE BUREAU OF ELECTRICAL CONTROL.
- ALL WORK MUST COMPLY W/ LOCAL LAWS 58/81 AND ADA.

GENERAL NOTES

- SCOPE OF WORK SHALL NOT BE LIMITED BY THE DWG'S, BUT SHALL INCLUDE ANY & ALL WORK NEC TO FACILITATE THE INTENT OF THE DOCUMENTS.
- GC SHALL CHECK & VERIFY ALL DIMS, NOTES & CONDS SHOWN ON DWGS @ SITE BEFORE ANY CONST WORK IS STARTED AND SHALL NOTIFY ARCH OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING. ALL WORK TO BE DONE IN ACCORDANCE W/ CODE, ARTICLE 19, AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- ALL DIMS ARE TO FINISH FACE U.O.N.
- DO NOT SCALE DWGS. DIMS GOVERN. LARGE SCALE DETAILS GOVERN SMALL SCALE.
- ALL PLAN DIMENSIONS ARE TO THE NEAREST 1/4".
- GC MUST COMPLY WITH ALL RULES & REGULATIONS OF AGENCIES HAVING JURISDICTION. THIS COMPLIANCE INCLUDES BUT IS NOT LIMITED TO ALL CITY, STATE, & FEDERAL CONST, SAFETY, SANITARY LAWS, STATUTES, CODES, & ORDINANCES, & BLD STD SPEC'S. GC SHALL SECURE & PAY FOR ALL REQUIRED PERMITS & INSPECTIONS NECESSARY FOR PROPER EXECUTION & COMPLETION OF WORK.
- ALL SHUT-OFF VALVES SHALL BE ACCESSIBLE BY ACCESS PANEL.
- GC IS REQUIRED TO COORDINATE ALL WORK AND DELIVERIES WITH BUILDING MANAGEMENT AND SECURITY.
- ALL ELECTRICAL AND PLUMBING WORK TO BE PERFORMED BY LICENSED CONTRACTORS.
- ALL CORRESPONDENCE AND PROJECT COMMUNICATION TO BE THROUGH ARCHITECT.
- EX'G FINISHES TO REMAIN, U.O.N. PREP ALL SURFACES AS REQD. TO RECEIVE NEW FINISHES INTERIOR FINISHES SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE, SECTION 21-348.
- FIRE SEGREGATION TO COMPLY WITH SECTION 21-339.
- ROOMS AND SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE SUBCHAPTER 12, ARTICLE 1 AND SECTION 5.14.2 OF THE BUILDING CODE OF THE CITY OF NEW YORK. HVAC TO BE UNDER SEPARATE AMENDMENT (STATEMENT 'B').
- FIRE RATED DOORS SHALL BEAR THE LABEL OF THE BOARD OF STANDARD AND APPEALS OR THE M.E.A. DIVISION.
- PLUMBING FIXTURES SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
- 'PROVIDE' MEANS TO FURNISH AND INSTALL, 'SUPPLIED BY OWNER' MEANS MAIN MATERIAL TO BE SUPPLIED BY OWNER AND CONTRACTOR TO INSTALL AS DIRECTED, AND 'NIC' MEANS FURNISHED AND INSTALLED BY OTHERS.
- CLIENT SITE VISITS ARE TO BE ORGANIZED W/ ARCH & GC.
- PLUMBING FIXTURES SHALL BE INSTALLED AND PLUMBED TO FULL WORKING ORDER.
- GC TO PROVIDE BLOCKING AT ALL NECESSARY AREAS - INCLUDING AT GRAB BARS, AT HANGING FURNITURE AND MILLWORK, ACCESSORIES AND APPLIANCES
- THE OVERLOADING OF FLOORS WITH BUILDING MATERIALS IS PROHIBITED.
- CUTTING, TRENCHING, CHANNELING FLOOR, OR CORE DRILLING MUST BE REVIEWED WITH ARCHITECT PRIOR TO WORK.
- ALL METAL FRAMES, FOR DOORS AND WINDOWS, IN A NET APPLICATION, SHALL BE CLASS 1.
- COMMERCIAL PROJECTS SHALL HAVE EXIT LIGHTS AND SIGNS AT ALL EXITS AND AS REQUIRED UNDER STATE AND LOCAL REGULATIONS INCLUDING SECTION G26-601.0.L.L.-76 AND ARTICLES 21-381 AND 21-383 OF THE BUILDING CODE OF NEW YORK CITY.
- ALL PARTITIONS OF PUBLIC CORRIDORS, HALL PASSAGES, AND OTHER PERMANENT PARTITIONS TO BE OF 1 HOUR FIRE RESISTIVE RATINGS WITH 3/4 HOUR APPROVED TYPE DOOR.
- HUNG CEILING TO CONFORM WITH SECTION 8.4.10.5 AND 21-348 OF THE CITY OF NEW YORK BUILDING CODE FOR CLASS 1 FIREPROOFING.
- ALL METAL STUD PARTITIONS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 8.4.1.4. AND 8.4.1.5. AND SECTION 8.4.3.2 OF NEW YORK CITY BUILDING CODE.
- THE FOLLOWING, BUT NOT LIMITED TO, ARE SUBJECT TO CONTROLLED INSPECTIONS:
MECHANICAL VENTILATION: (TO BE PERFORMED BY LICENSED ENGINEER)
FIRE STOPPING (AS REQUIRED BY LICENSED ARCHITECT)
FINAL INSPECTION (BY LICENSED ARCHITECT)

2 SECTIONAL PERSPECTIVE B



1 Site Plan
1 : 1000
MAP: 5D
ZONING DISTRICT: R2b (VERIFY)
BLOCK: 01212
LOT: 0021

DRAWING LIST

A-000	General Notes, Drawing List, & Zoning Anal.
A-100	Demolition Plans
A-110	Cellar, Garden & 1st Floor Construct. Plans
A-111	2nd, 3rd, 4th Floor Construct. Plans
A-112	Penthouse Construction Plan
A-120	Cellar, Garden, 1st Fir Reflected Ceiling Plans
A-121	2nd, 3rd, 4th Floor Reflected Ceiling Plans
A-122	Penthouse Reflected Ceiling Plan
A-130	Cellar, Garden, 1st Fir Furniture & Power Plans
A-131	2nd, 3rd, 4th Fir Furniture & Power Plans
A-132	Penthouse Furniture & Power Plan
A-200	Exterior Elevations
A-201	East Elevation & Perspectives
A-202	Ex'g Photos
A-203	Street Views
A-204	Street Elevations
A-205	Unnamed
A-301	Section B
A-302	Section C
A-401	Int. Elevations - Garden & 1st Fir
A-402	Int. Elevations - 1st Fir
A-403	Int. Elevations - Kitchen
A-404	Int. Elevations - 2nd Fir
A-405	Int. Elevations - 3rd Fir
A-406	Int. Elevations - 4th Fir
A-407	Int. Elevations - Penthouse
A-600	Schedules & Moulding Details

DRAWING SYMBOLS

	Drawing No.		TITLE SCALE
	COLUMN LINES		SECTION KEY
	INTERIOR ELEVATION		ROOM NAME AND NUMBER
	AREA OF SPACE		DETAIL KEY
	DOOR NUMBER		WINDOW NUMBER
	PARTITION TYPE		ACCESSORY NUMBER
	REVISION NUMBER		FIRE EXTINGUISHER
	DIMENSION		DATUM CONTROL ELEVATION
	MAIN ENTRY		ALTERNATE ENTRY
	NORTH ARROW		ELECTRICAL PANEL
	EX'G DEVICE TO REMAIN		NEW DEVICE IN NEW LOCATION
	RELOCATION OF EX'G DEVICE		NEW DEVICE IN EX'G LOCATION
	HEIGHT OF DEVICE		

BUILDING LEGEND

	EX'G TO REMAIN
	EXTENT OF DEMOLITION
	NEW WALL CONSTRUCTION
	NEW PARTIAL HEIGHT WALL CONSTRUCTION
	HIDDEN
	OVERHEAD
	FURNITURE

Jenny Gibbons & Judy Rasmuson

Conditions
ALL LEGAL, LEGAL, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH LEGAL, LEGAL, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnetteriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University Pl. 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com

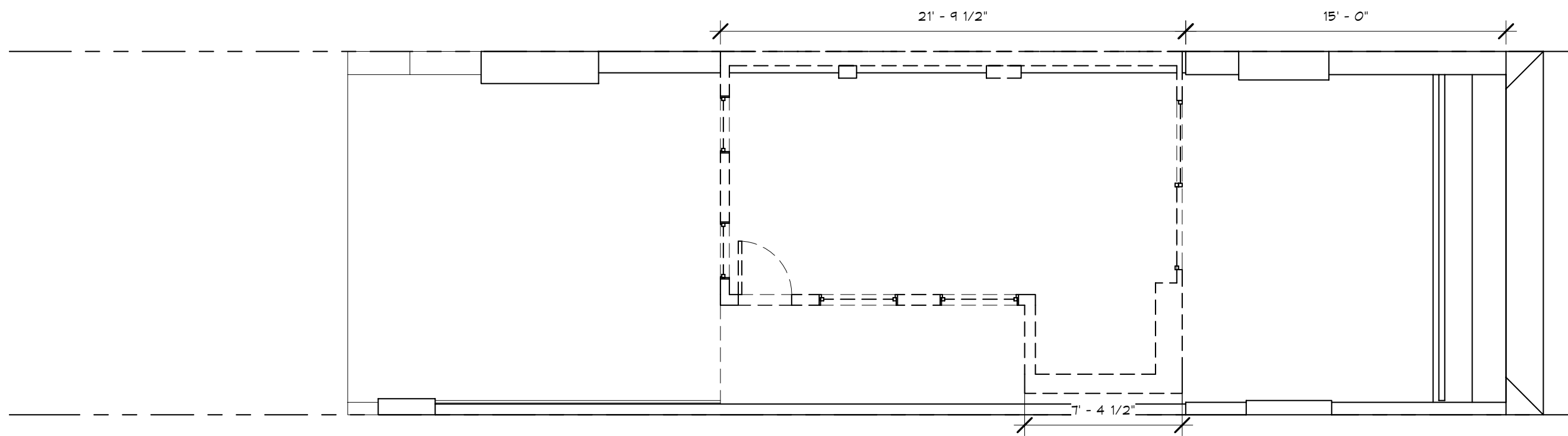
Expeditor
William Vitacco Associates, Ltd
291 Broadway 18th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

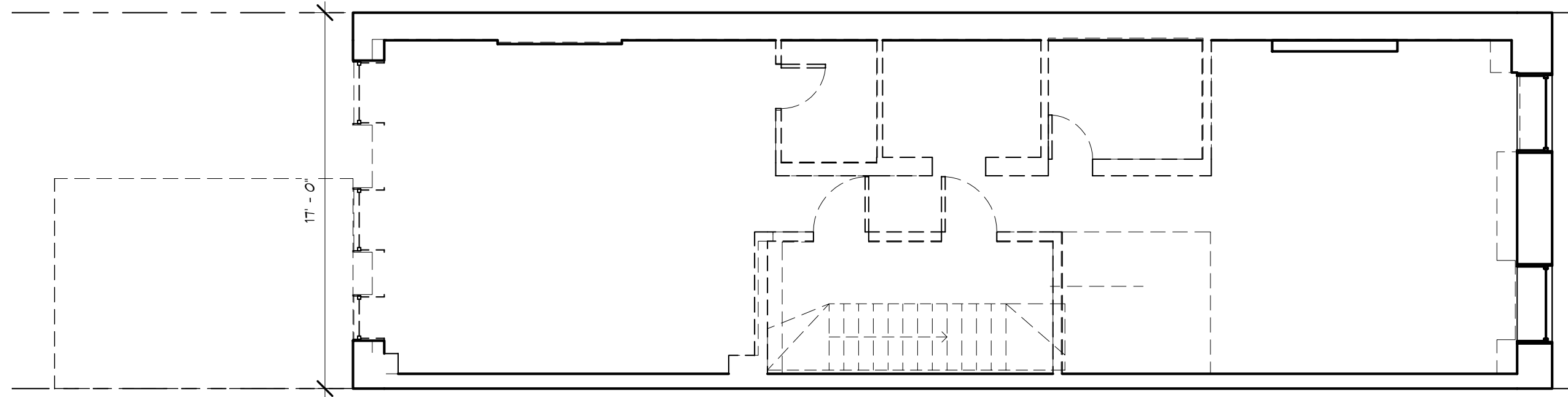
Date	Issue Date
Scale	1 : 1000
Project Name	Gibbons
Project No.	2723

Title
General Notes,
Drawing List, &
Zoning Anal.
Sheet

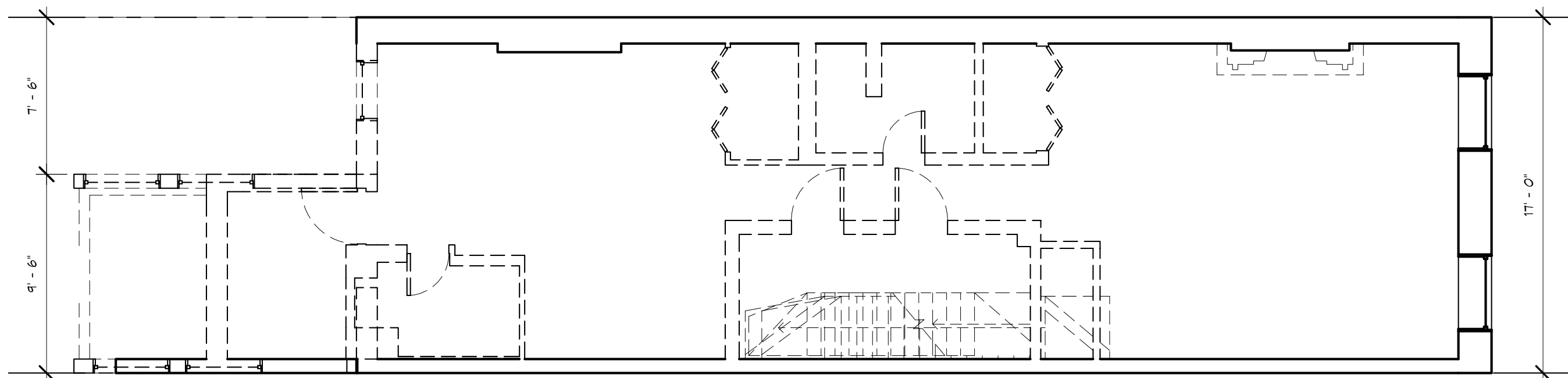
A-000



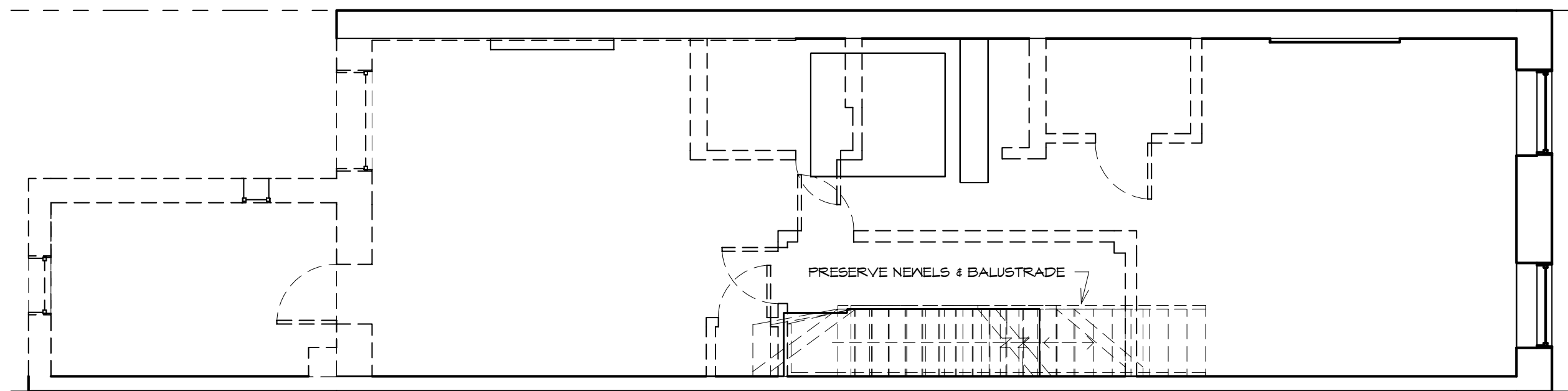
7 PENTHOUSE DEMOLITION PLAN
3/16" = 1'-0"



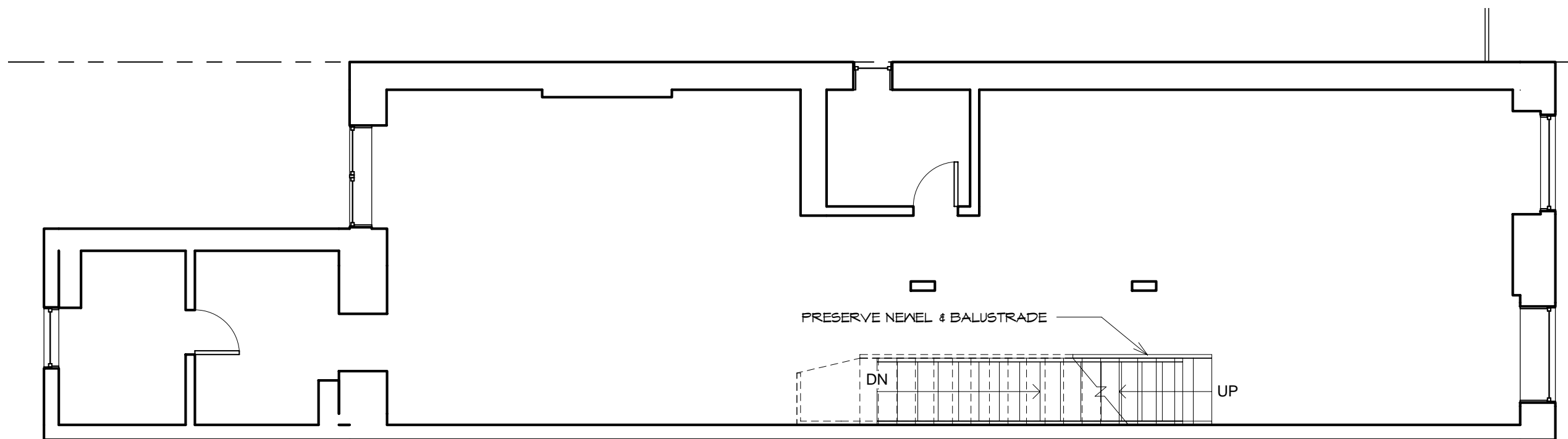
6 4TH FLOOR DEMOLITION PLAN
3/16" = 1'-0"



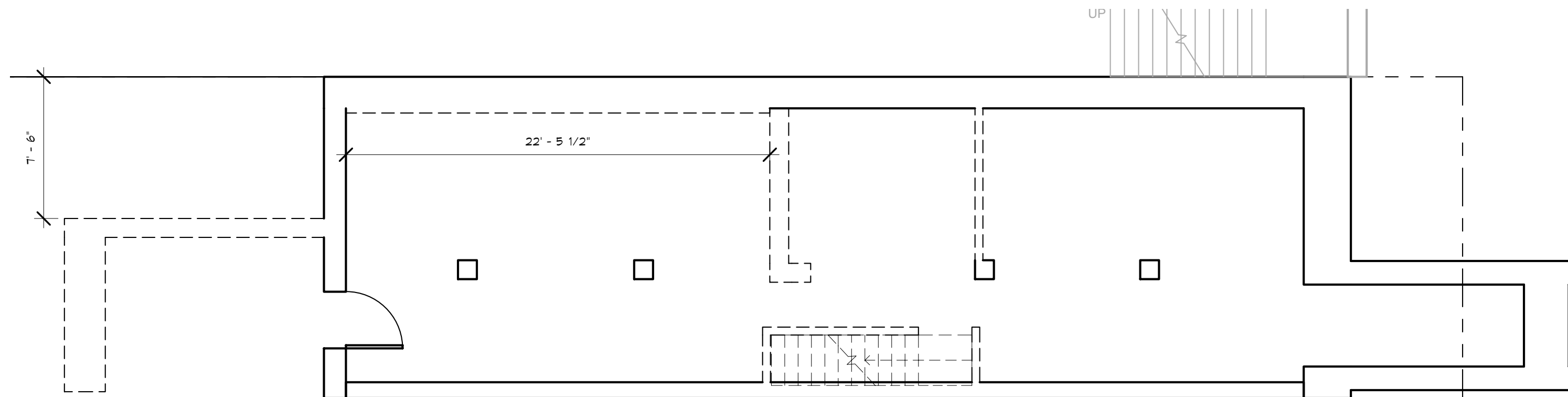
5 3RD FLOOR DEMOLITION PLAN
3/16" = 1'-0"



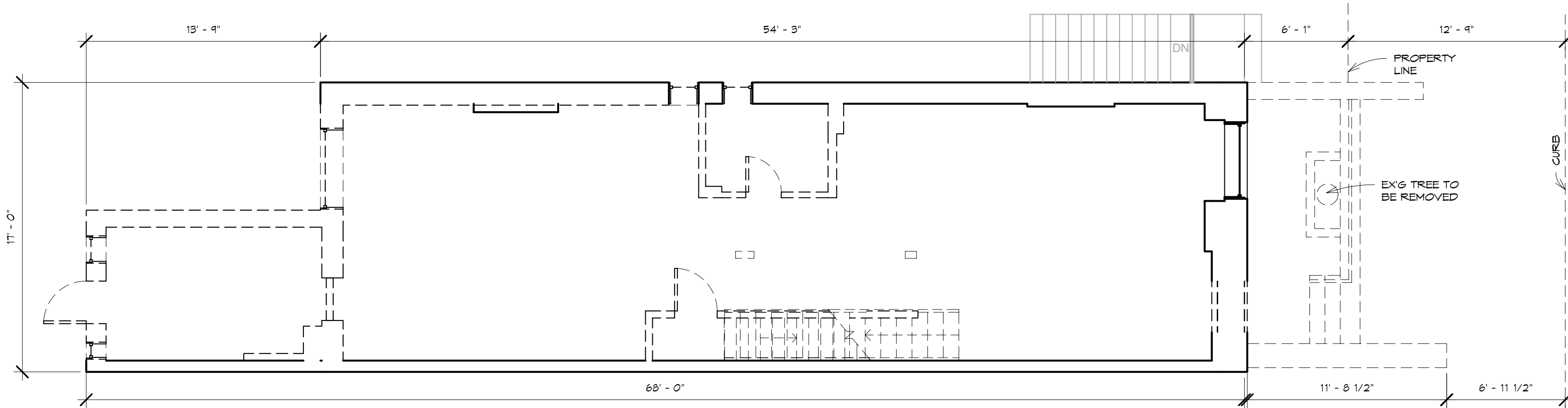
4 2ND FLOOR DEMOLITION PLAN
3/16" = 1'-0"



3 1ST FLOOR DEMOLITION PLAN
3/16" = 1'-0"



1 CELLAR DEMOLITION PLAN
3/16" = 1'-0"



2 BASEMENT DEMOLITION PLAN
3/16" = 1'-0"

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL REVISIONS, REVISIONS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T: 212 594 4015
F: 212 594 2868
www.ronnetteriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University PL 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rssapc.com

Expeditor
William Vitacco Associates, Ltd
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

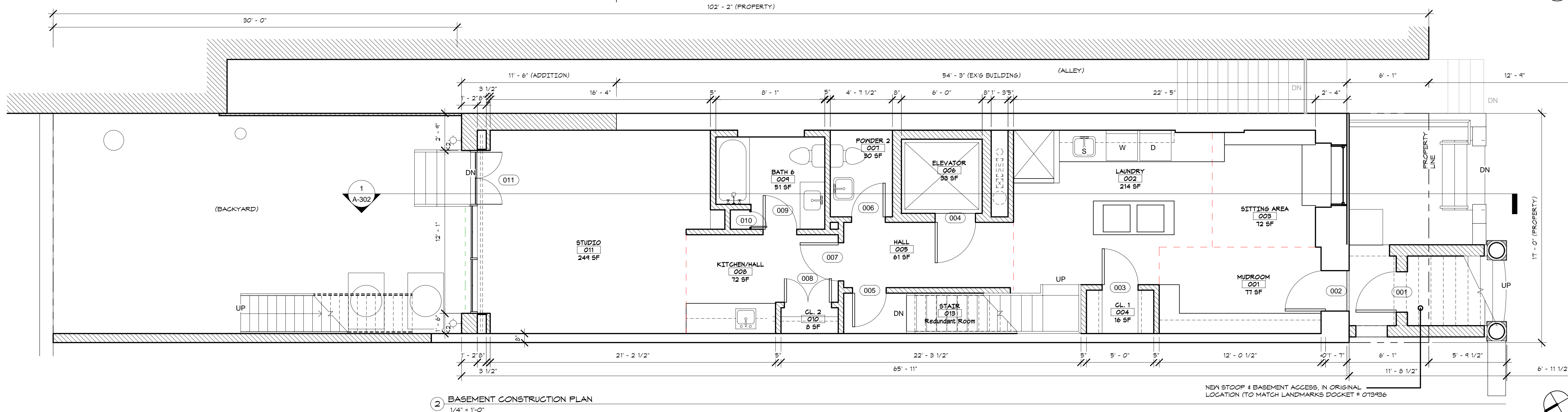
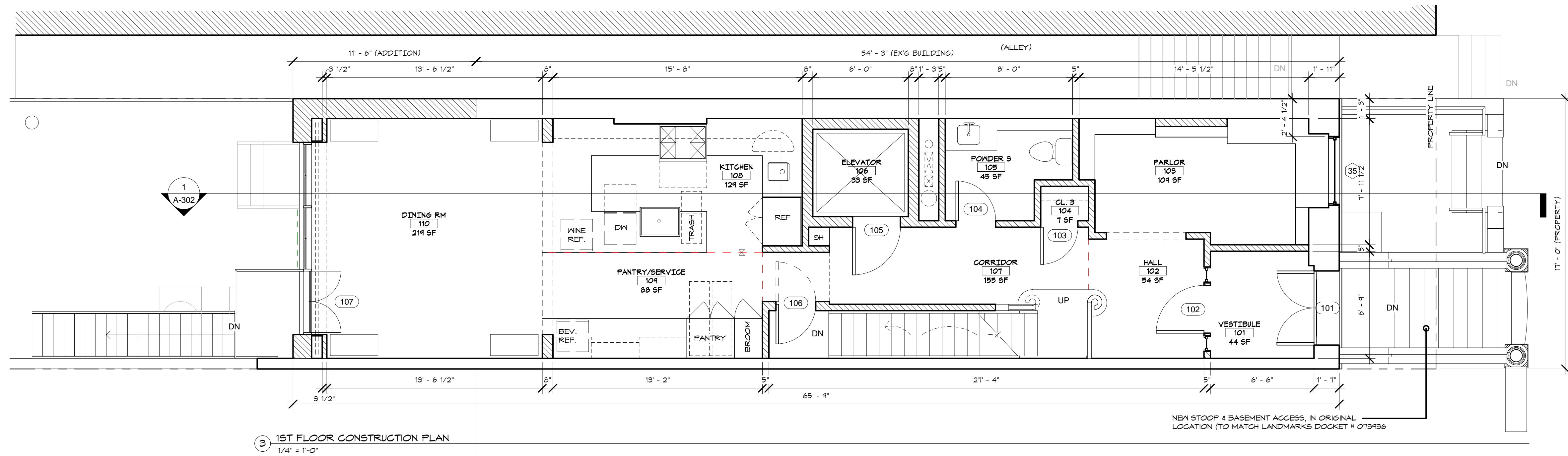
Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

Date	Issue Date
Scale	3/16" = 1'-0"
Project Name	Gibbons
Project No.	2723

Title
Demolition Plans

Sheet

A-100

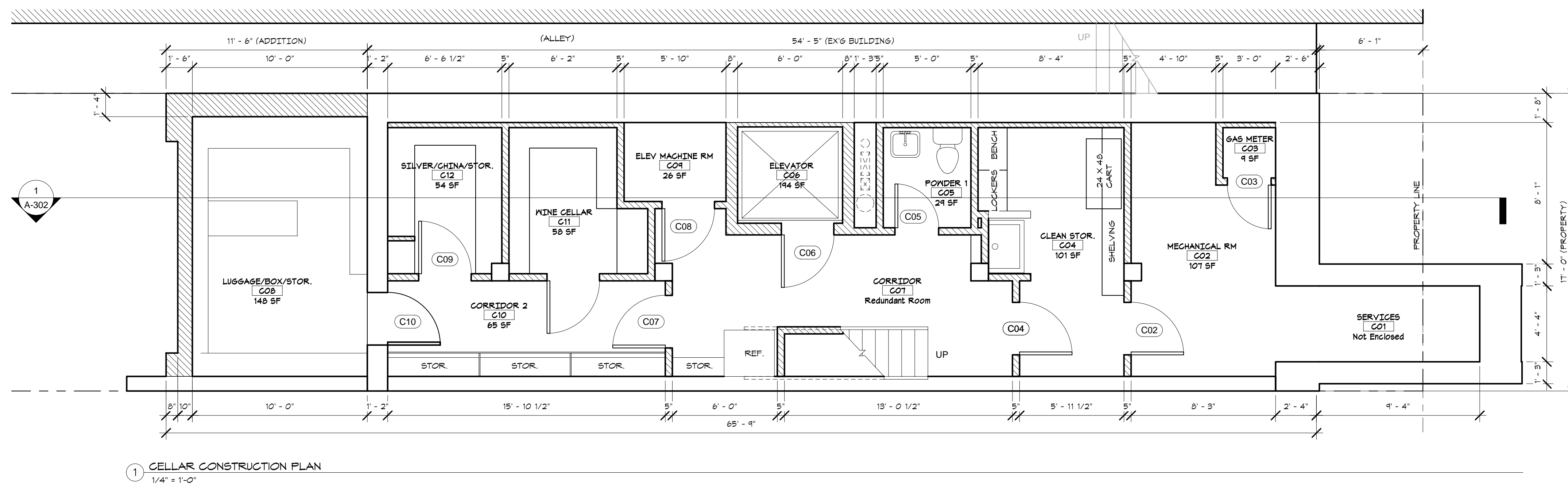


- CONSTRUCTION PLAN NOTES

1. ALL EXPOSED, EXS SURFACES, INCLUDING WALLS AND CEILINGS, SHOULD BE SKIN COATED TO MATCH SIMILAR QUALITY OF NEW PARTITIONS.
2. SUPPLY COPPER PLUMBING TO EQUIPMENT AS REQUIRED.
3. PATCH EXISTING PLASTER SURFACES WHICH HAVE BEEN CHANNELLED FOR ELECTRICAL OR OTHER INVASIVE WORK. PREPARE AND PAINT WALLS TO MATCH EXISTING FINISH WORK.
4. REPAIR EXISTING WOOD FLOOR AND BASE TRIM TO MATCH EXISTING FLOOR AND BASE IN ROOMS WHERE PARTITION LOCATIONS HAVE BEEN CHANGED OR WHERE DOOR OPENINGS HAVE BEEN MODIFIED. PROVIDE WOOD STRIP BOARDS IN FLOORS TO MATCH EXISTING BOARDS.
5. ALL CLOSET POLES TO BE MINIMUM OF 1 1/4" DIA. WITH A MINIMUM OF ONE SHELF. U.O.N. HEIGHTS TO BE VERIFIED BY OWNER. PROVIDE INTERMEDIATE SUPPORTS AS REQUIRED.
6. ALL RATED PARTITIONS SHALL EXTEND TO THE SLAB ABOVE. CEILING HANGERS PARTITIONS SHALL BE BRACED TO THE SLAB ABOVE.
7. ALL STONE COUNTERTOPS TO BE 1 1/4" SOLID THICKNESS, U.O.N.

BUILDING LEGEND

- _____ DENOTES EX'G TO REMAIN
 — — — — — DENOTES EXTENT OF DEMOLITION
 // // // // DENOTES NEW WALL CONSTRUCTION
 // // // // DENOTES NEW PARTIAL HEIGHT
 WALL CONSTRUCTION
 - - - - - HIDDEN
 — — — — — OVERHEAD
 - - - - - FURNITURE



Jenny Gibbons &
Judy Rasmuson

Conditions

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RONNETTE RILEY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.

Copyright Ronnette Riley Architect 2008

Ronnette Riley *Architect*

Empire State Building
 350 Fifth Avenue #7401
 New York, NY 10118
 T 212 594 4015
 F 212 594 2868
www.ronnetteriley.com

CONSULTANTS

MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9600
www.fiskaaengineering.com

Structural
Robert Silman Associates
88 University Pl. 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com

Expeditor
William Vitacco Associates, Ltd.
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

Date	Issue Date
Scale	1/4" = 1'-0"
Project Name	Gibbons
Project No.	2723

Title
Cellar, Garden &
1st Floor
Construct. Plans
Sheet

A-110

Jenny Gibbons &
Judy Rasmuson

Conditions
ALL RIGHTS, INTERESTS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, RONNETTE RILEY ARCHITECT AND WERE CREATED, DEVISED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RONNETTE RILEY ARCHITECT.
Copyright Ronnette Riley - Architect 2008

Ronnette Riley *Architect*

■
Empire State Building
350 Fifth Avenue #7401
New York, NY 10118
T 212 594 4015
F 212 594 2868
www.ronnettriley.com

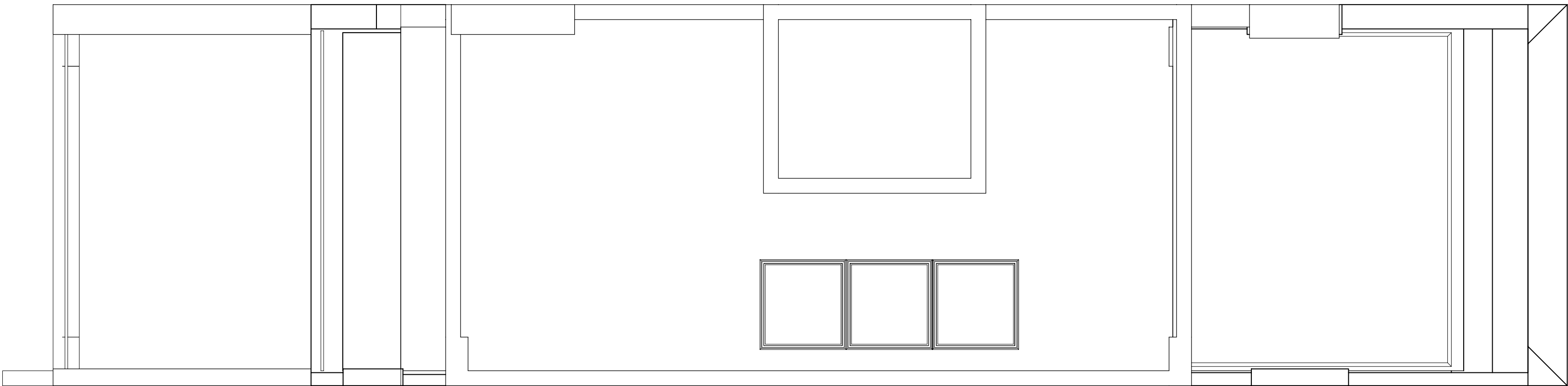
CONSULTANTS
MEP
Fiskaa Engineering
575 Eighth Ave 7th Floor
New York, NY 10018
T: (212) 736-9600
F: (212) 736-9020
www.fiskaaengineering.com
Structural
Robert Silman Associates
88 University PL 10th Floor
New York, NY 10003
T: (212) 620-7970
F: (212) 620-8157
www.rsapc.com
Expeditor
William Vitacco Associates, Ltd
291 Broadway 19th Floor
New York, NY 10007
T: (212) 791-4528
F: (212) 513-0637
www.vitacco.com

Rev	Date	Issue
	16 May 2008	Landmarks Review
	23 May 2008	Issue to Consultants
	09 June 2008	Landmarks Meeting
	12 June 2008	Landmarks Filing

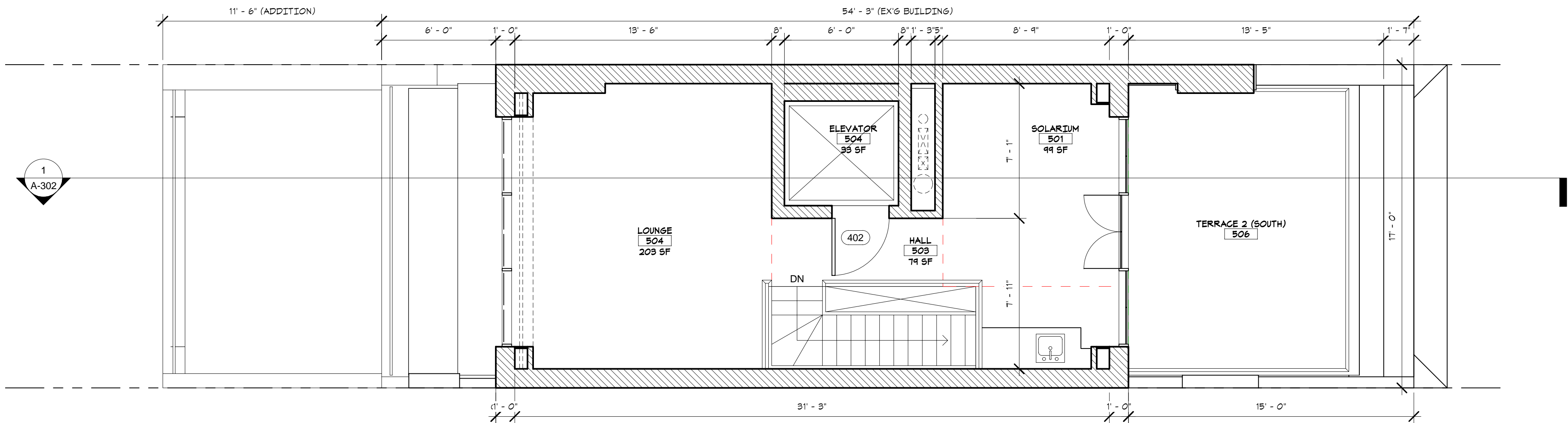
Date	Issue Date
Scale	1/4" = 1'-0"
Project Name	Gibbons
Project No.	2723

Title
**Penthouse
Construction Plan**

Sheet
A-112



2 ROOF PLAN
1/4" = 1'-0"



1 PENTHOUSE CONSTRUCTION PLAN
1/4" = 1'-0"