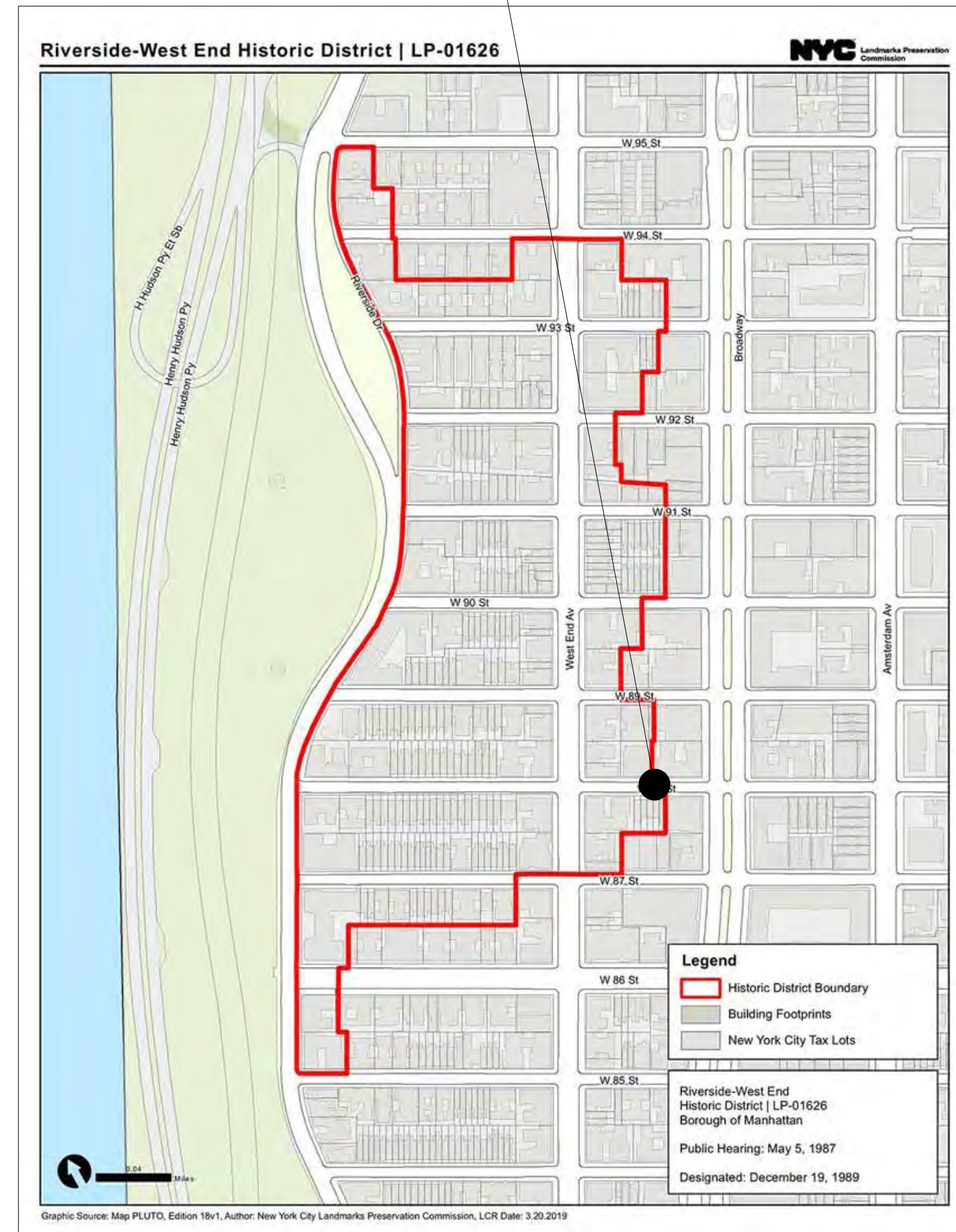


254 WEST 88TH STREET

PROPOSED ROOFTOP AND REAR ADDITION

254 W. 88TH STREET



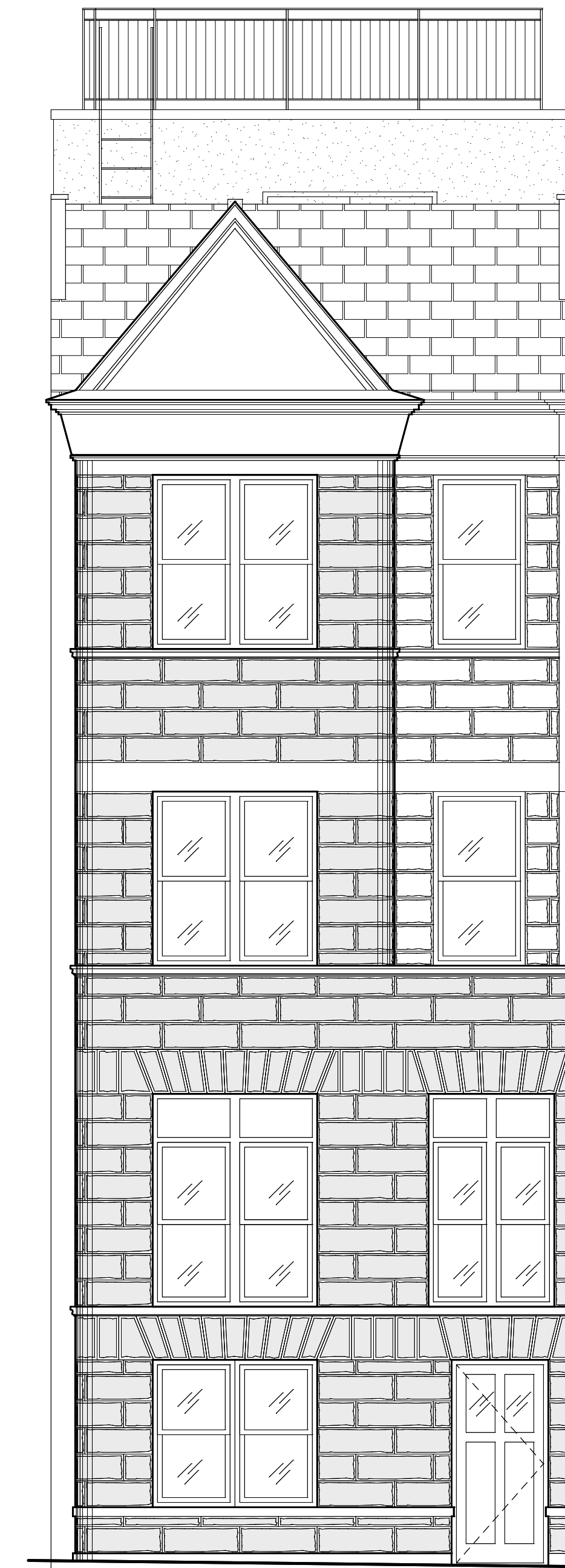
RIVER-SIDE WEST END HISTORIC DISTRICT MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)



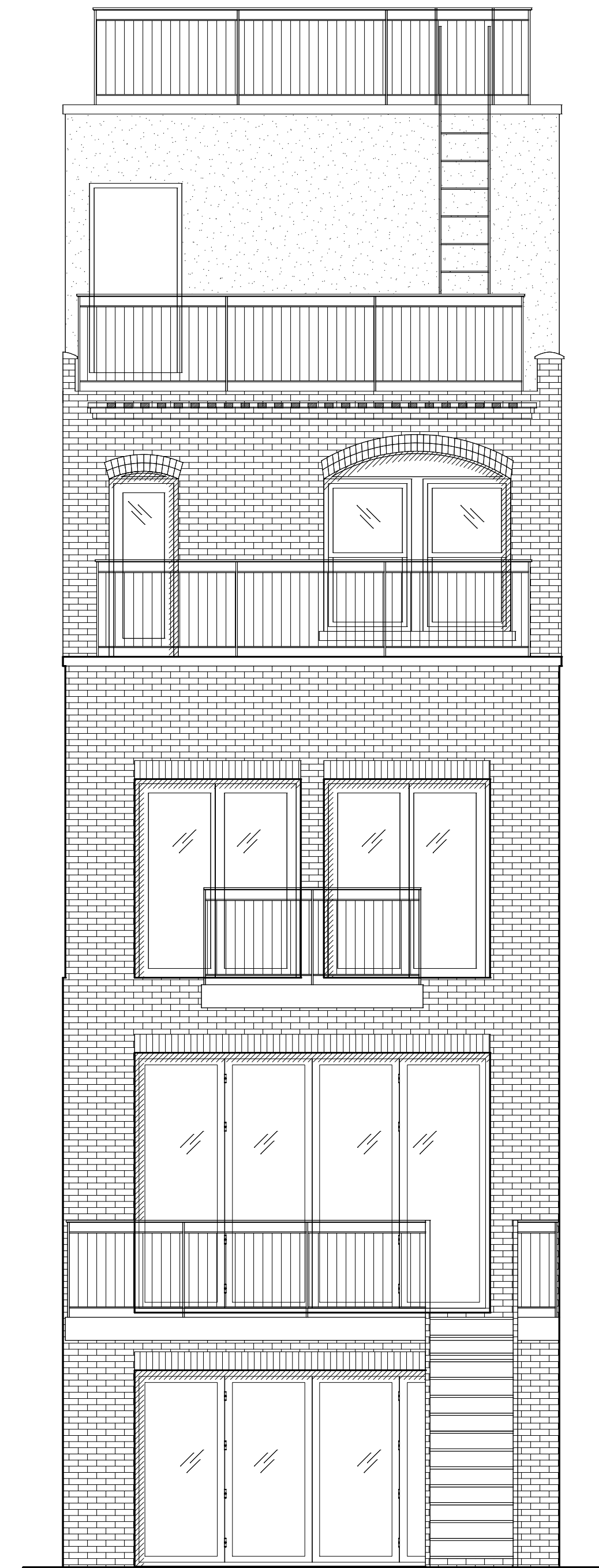
EXISTING NORTH FACADE



EXISTING SOUTH FACADE



PROPOSED NORTH ELEVATION



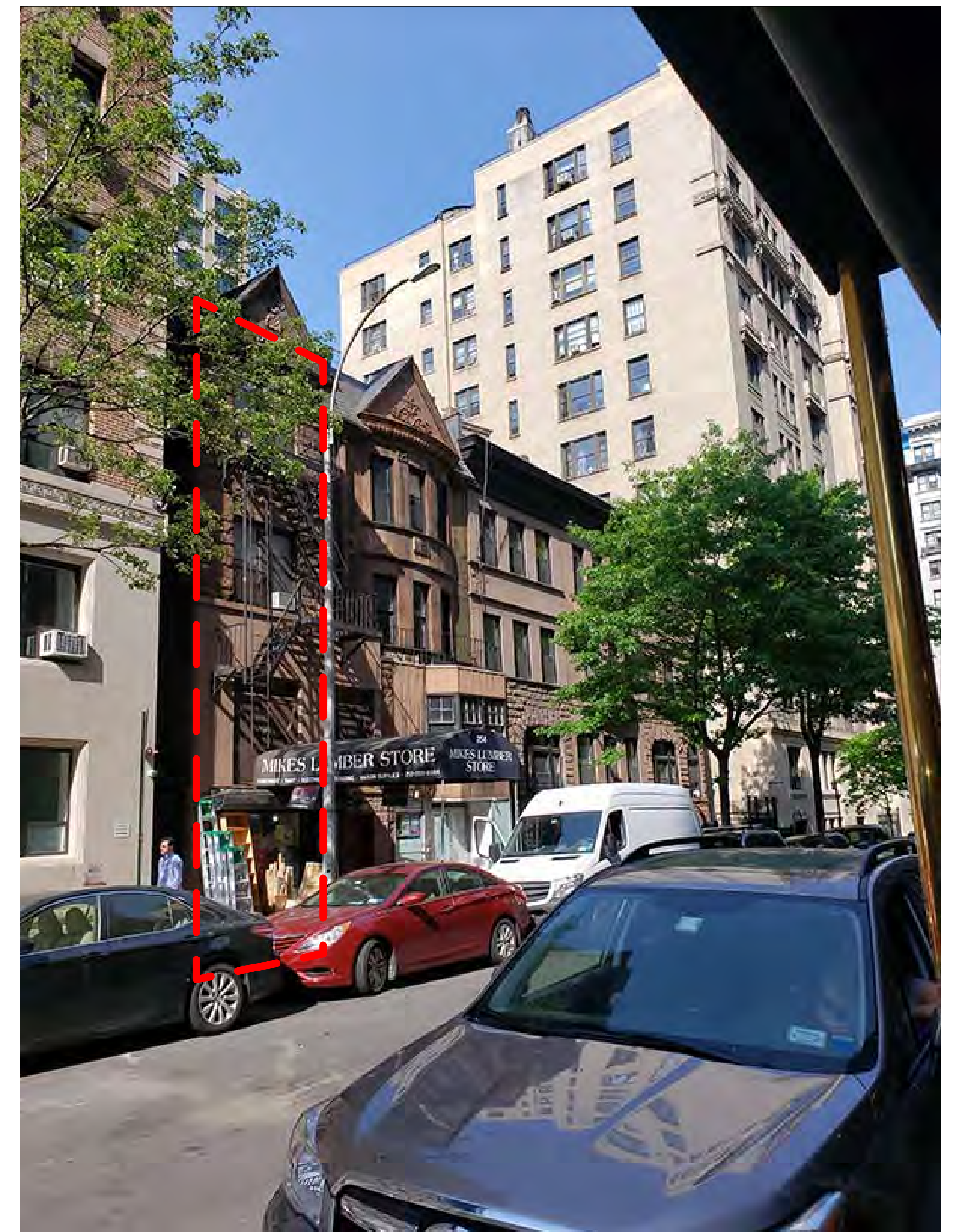
PROPOSED SOUTH ELEVATION

254 WEST 88TH STREET

STREETSCAPE



SOUTH SIDE OF WEST 88TH STREET, LOOKING EAST



SOUTH SIDE OF WEST 88TH STREET, LOOKING WEST

254 WEST 88TH STREET

STREETSCAPE



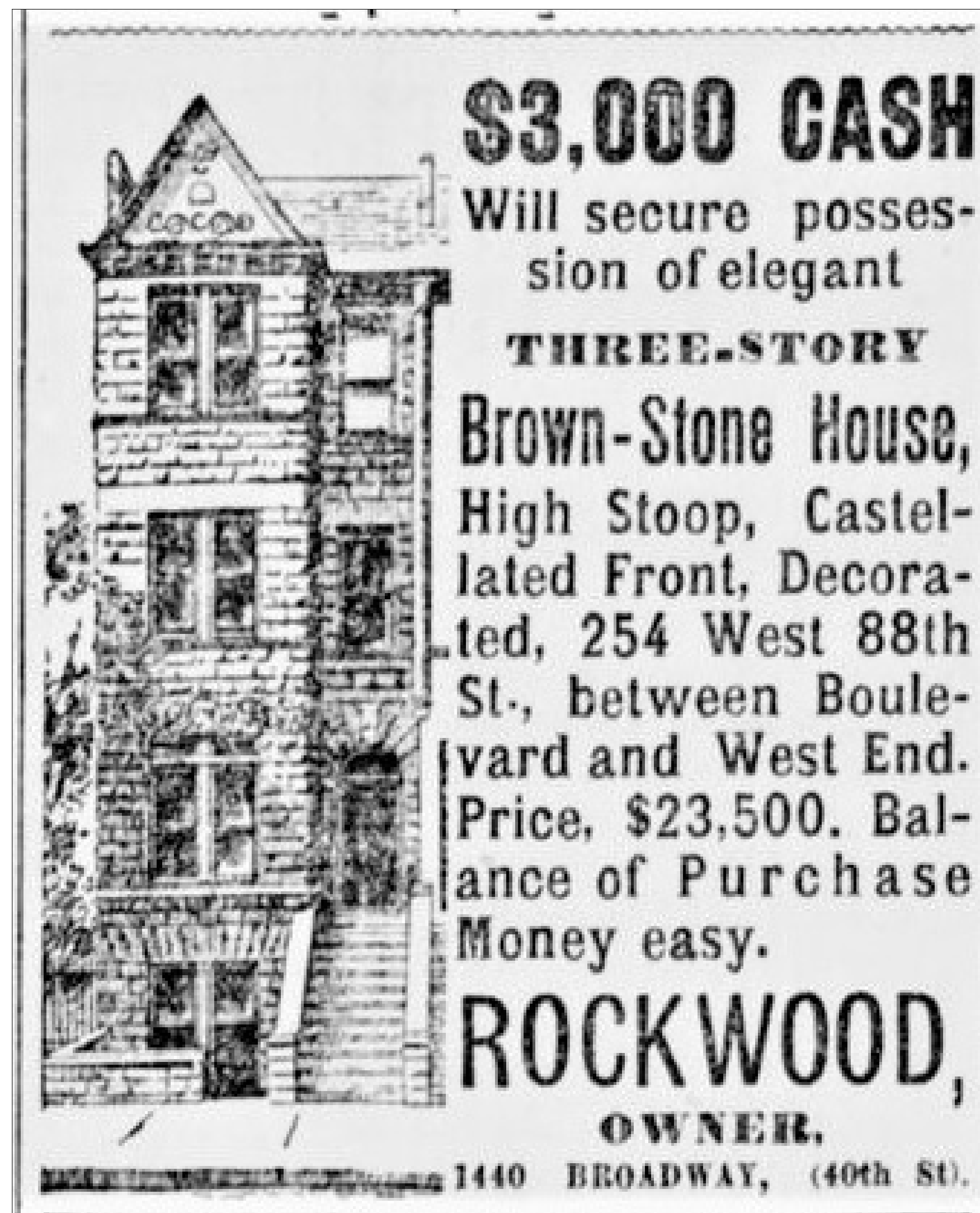
NORTH SIDE OF WEST 88TH STREET, LOOKING WEST



NORTH SIDE OF WEST 88TH STREET, LOOKING EAST

254 WEST 88TH STREET

HISTORIC PHOTOS



\$3,000 CASH
Will secure possession of elegant
THREE-STORY
Brown-Stone House,
High Stoop, Castellated Front, Decorated, 254 West 88th St., between Boulevard and West End. Price, \$23,500. Balance of Purchase Money easy.
ROCKWOOD,
OWNER,
1440 BROADWAY, (40th St).

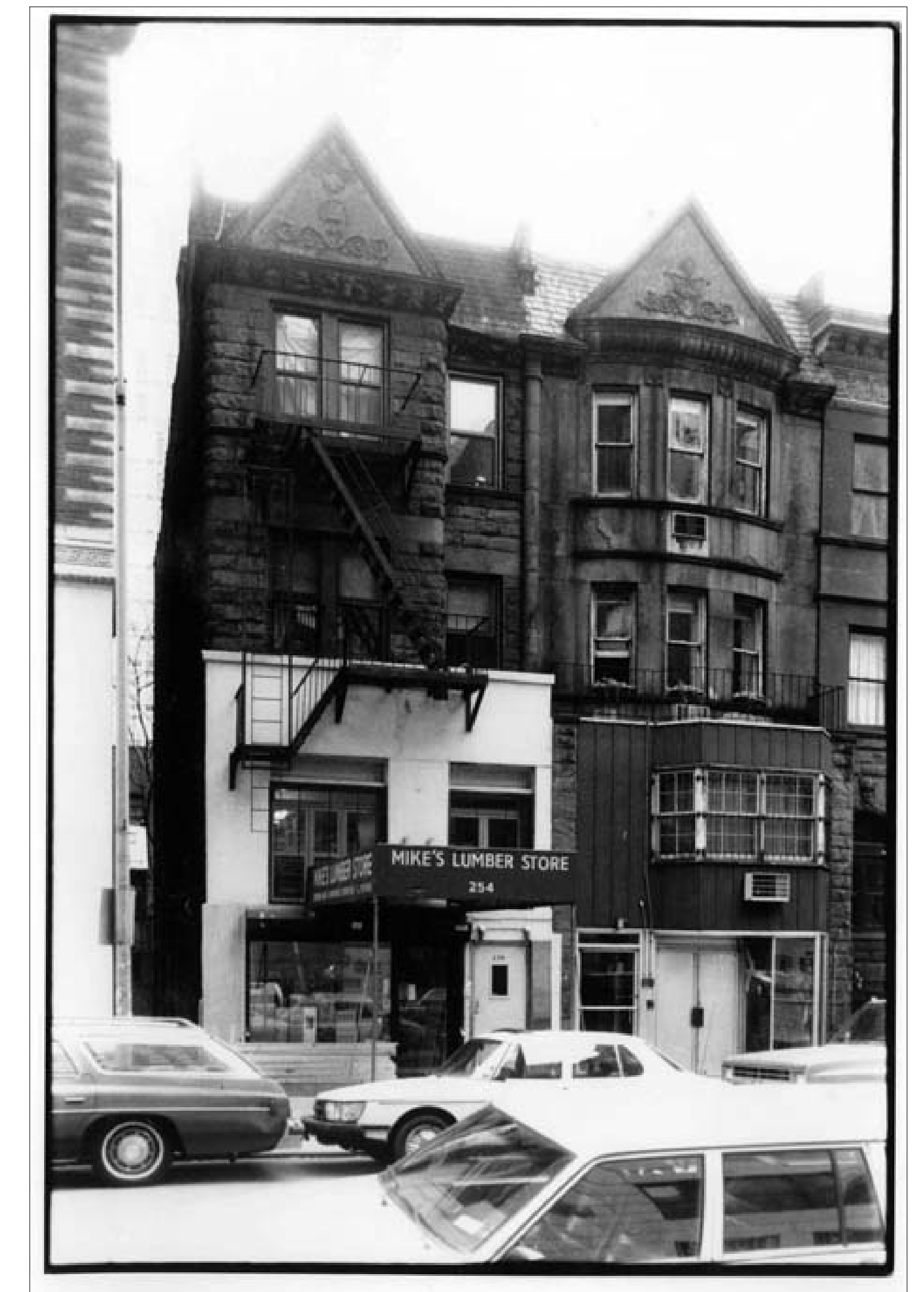
NEW YORK TRIBUNE, SEPT. 20, 1891



1930'S TAX PHOTO



1980'S TAX PHOTO



1988 DESIGNATION PHOTO

254 WEST 88TH STREET

EXISTING NORTH FACADE



NORTH FACADE LOOKING S.W



ENTRY

254 WEST 88TH STREET

EXISTING AND PROPOSED NORTH ELEVATION

\$3,000 CASH
 Will secure possession of elegant
THREE-STORY
Brown-Stone House,
 High Stoop, Castel-
 lated Front, Decora-
 ted, 254 West 88th
 St., between Boule-
 vard and West End.
 Price, \$23,500. Bal-
 ance of Purchase
 Money easy.
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 OWNER,
 1440 BROADWAY, (40th St).

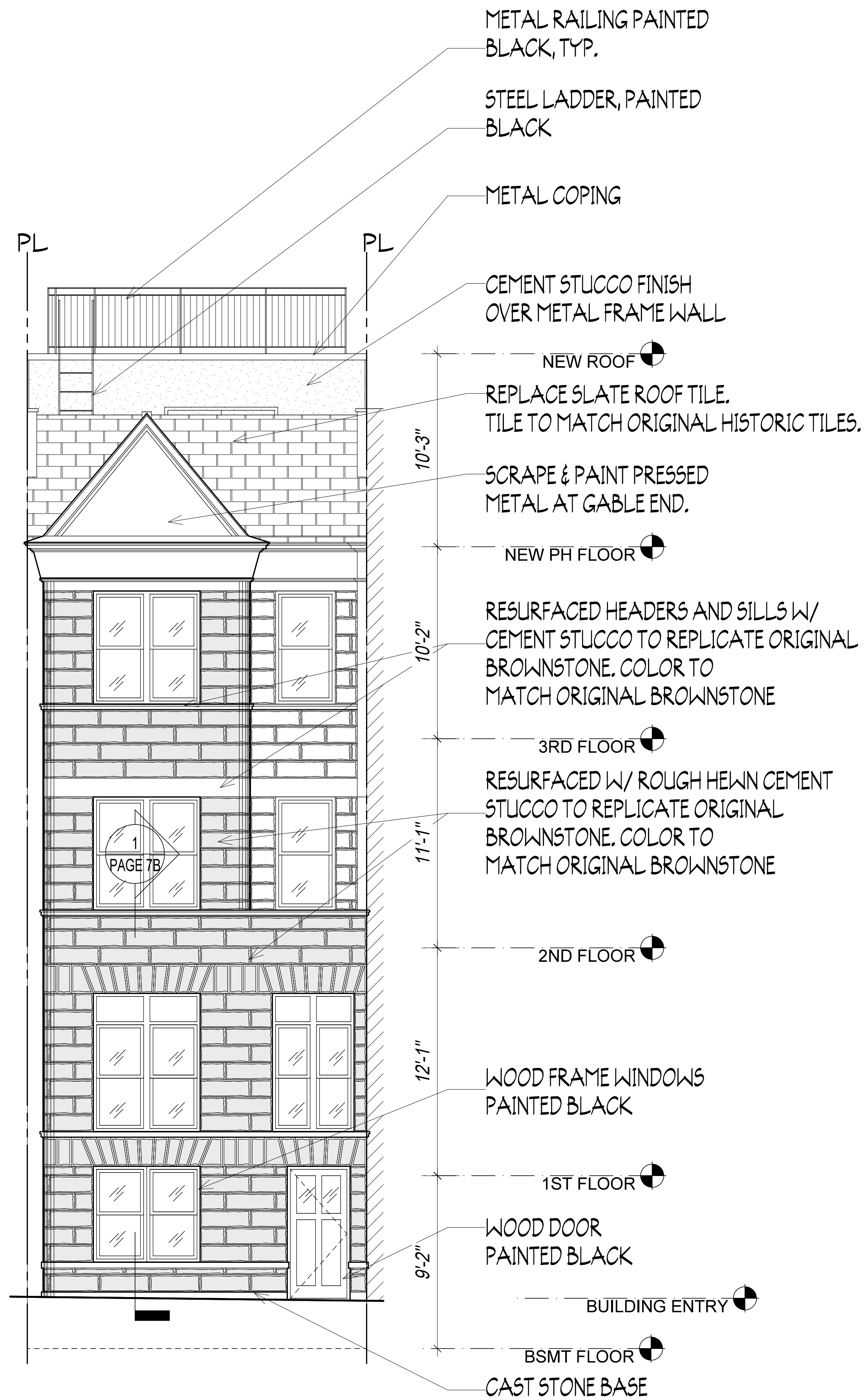
NEW YORK TRIBUNE, SEPT. 20, 1891



EXISTING NORTH FACADE

254 WEST 88TH STREET

FRONT FACADE RE-DESIGN



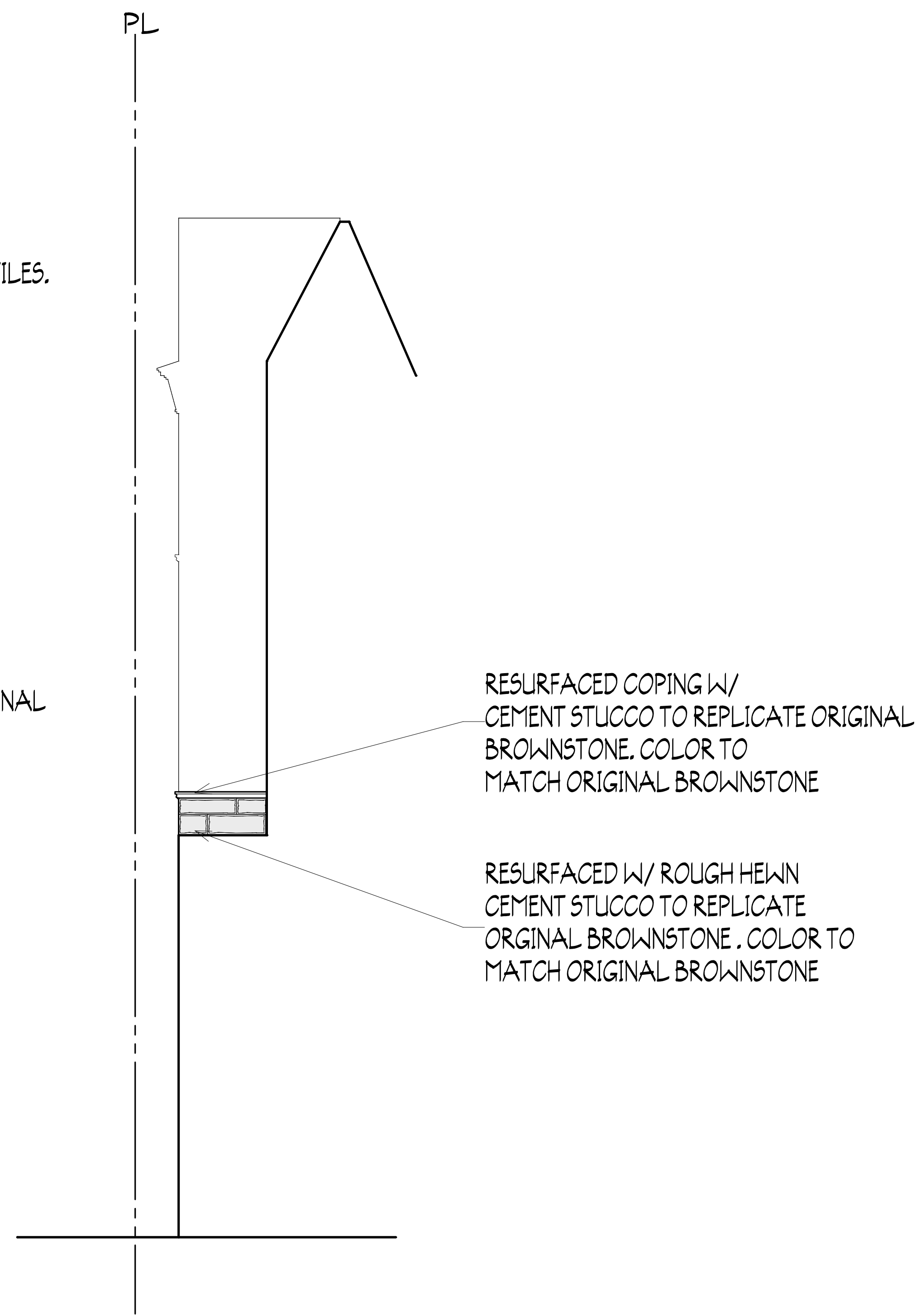
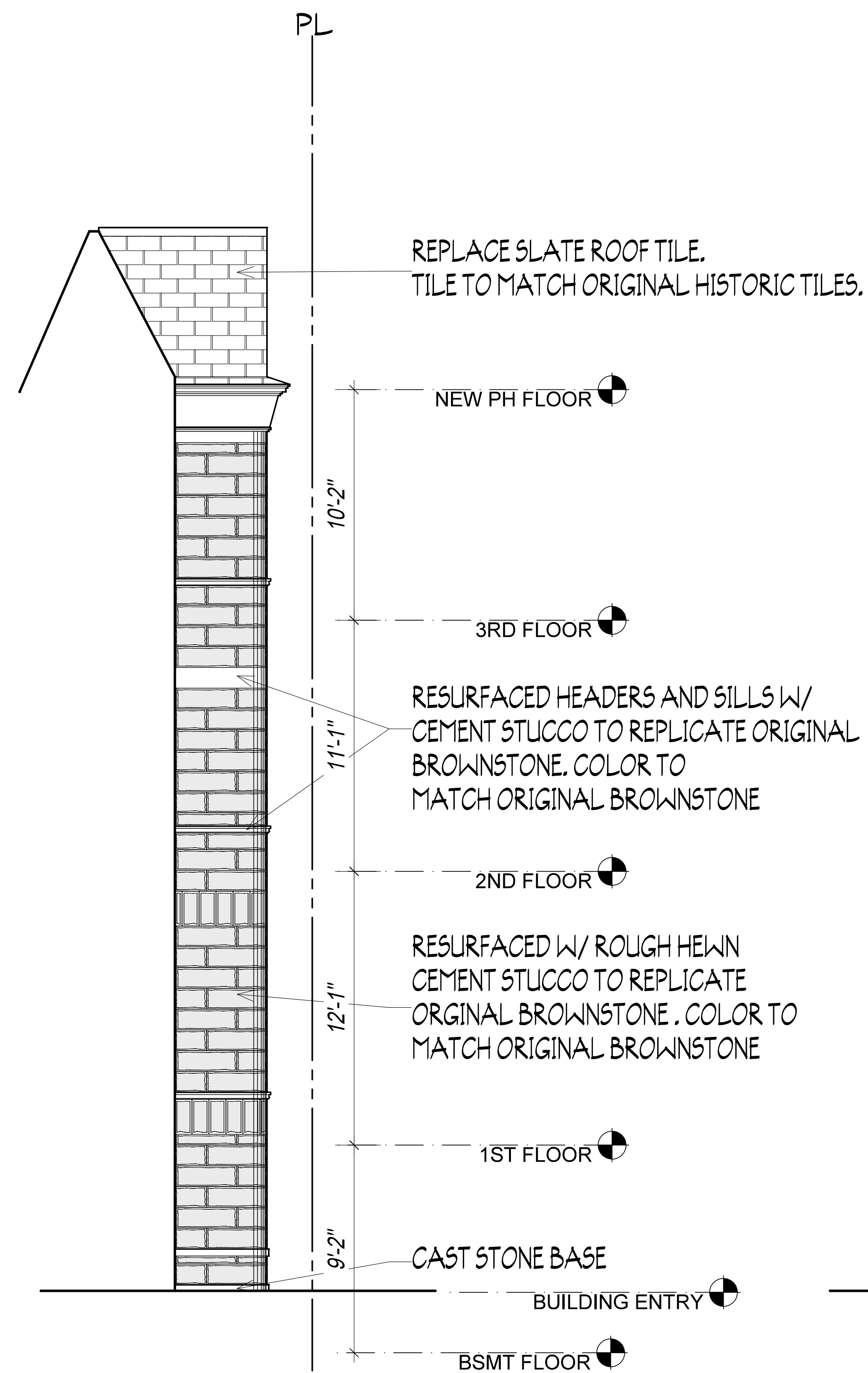
1 PROPOSED NORTH ELEVATION
1/4"=1'-0"



PARTIAL FRONT ELEVATIONS NEIGHBORING ROW HOUSES

254 WEST 88TH STREET

FRONT FACADE RE-DESIGN

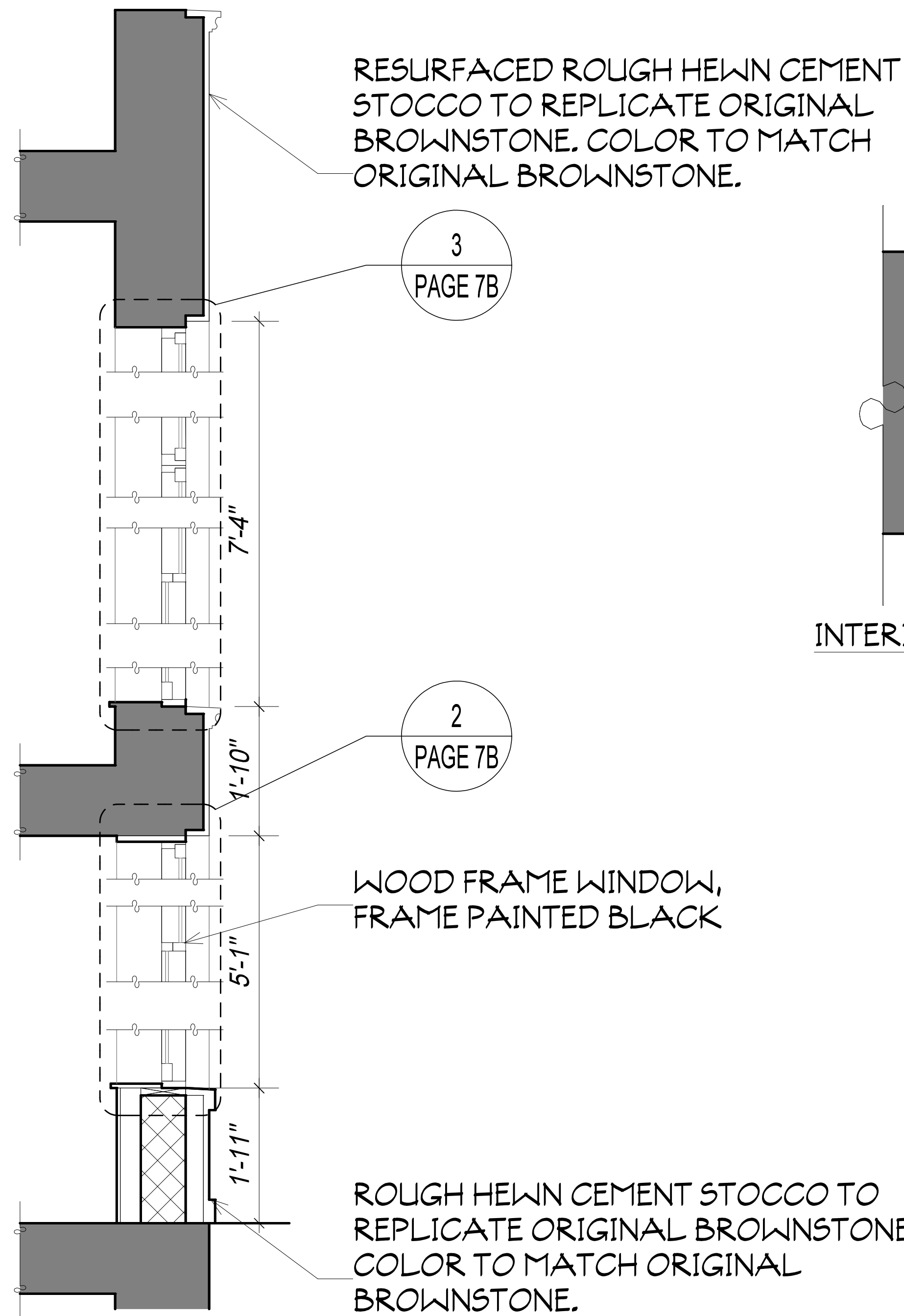


1 PROPOSED PARTIAL EAST ELEVATION
1/4"=1'-0"

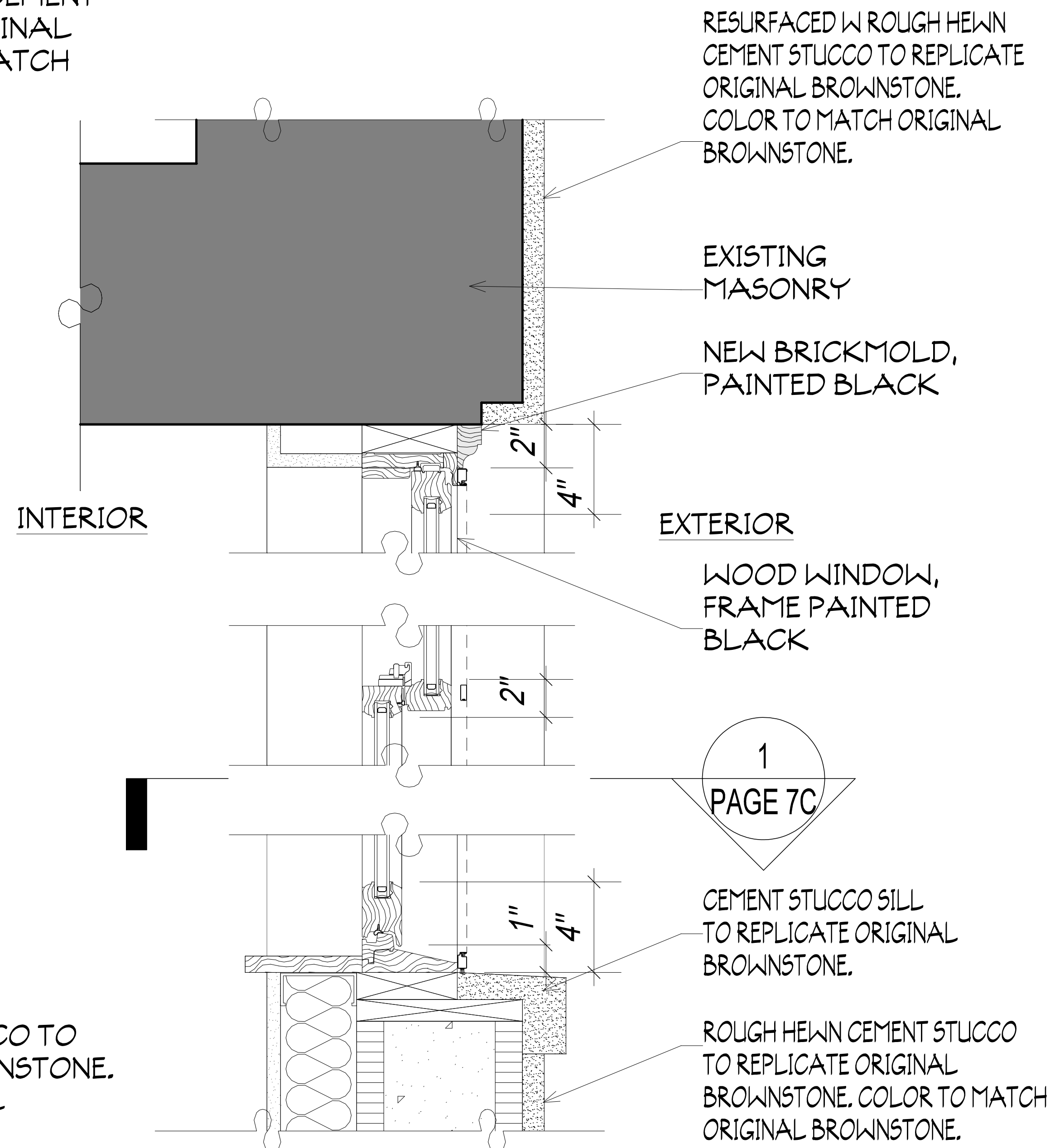
2 PROPOSED PARTIAL WEST ELEVATION
1/4"=1'-0"

254 WEST 88TH STREET

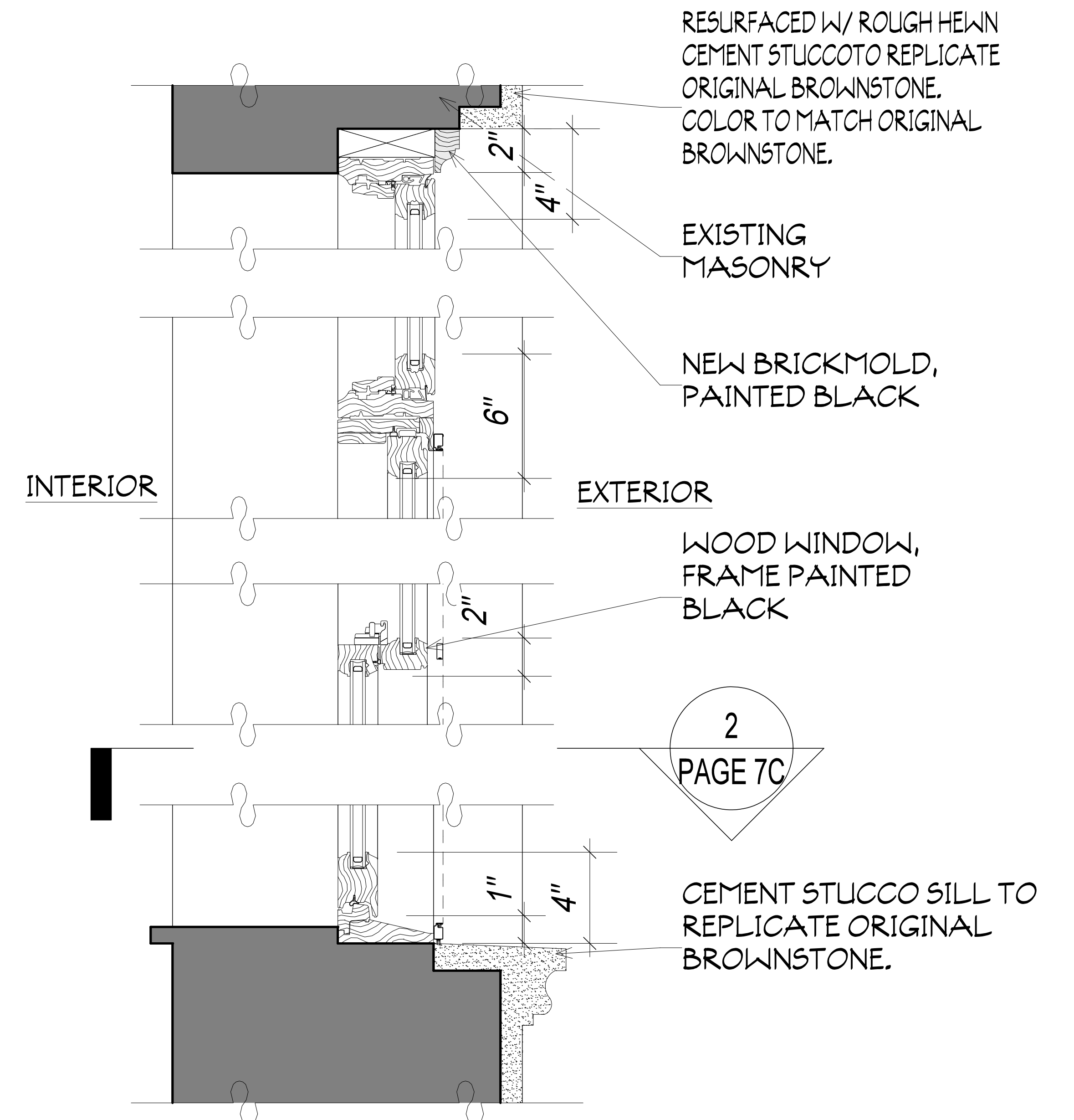
WINDOW DETAILS



1 WALL SECTION
1/4"=1'-0"



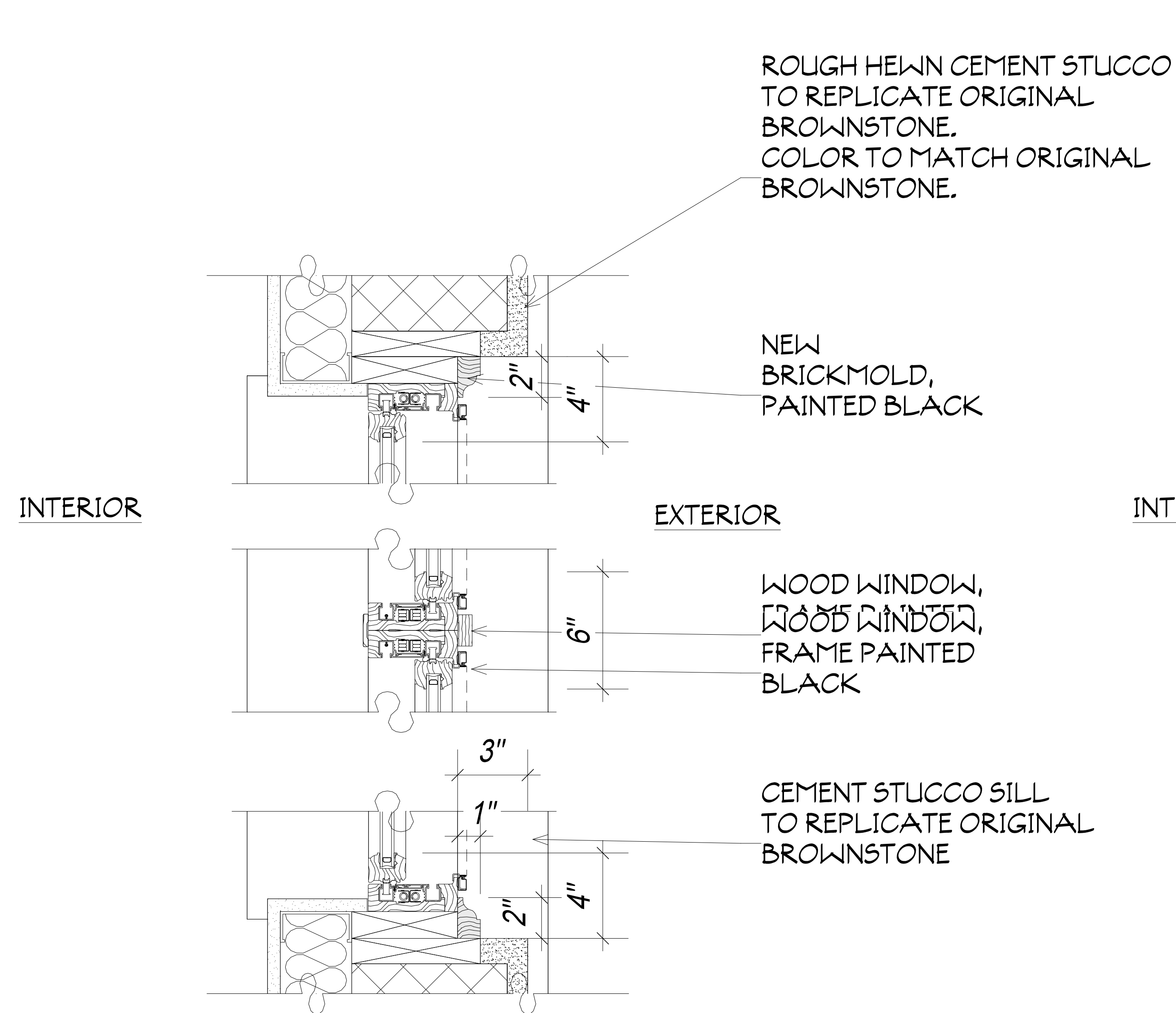
2 WINDOW SECTION DETAIL
1/4"=1'-0"



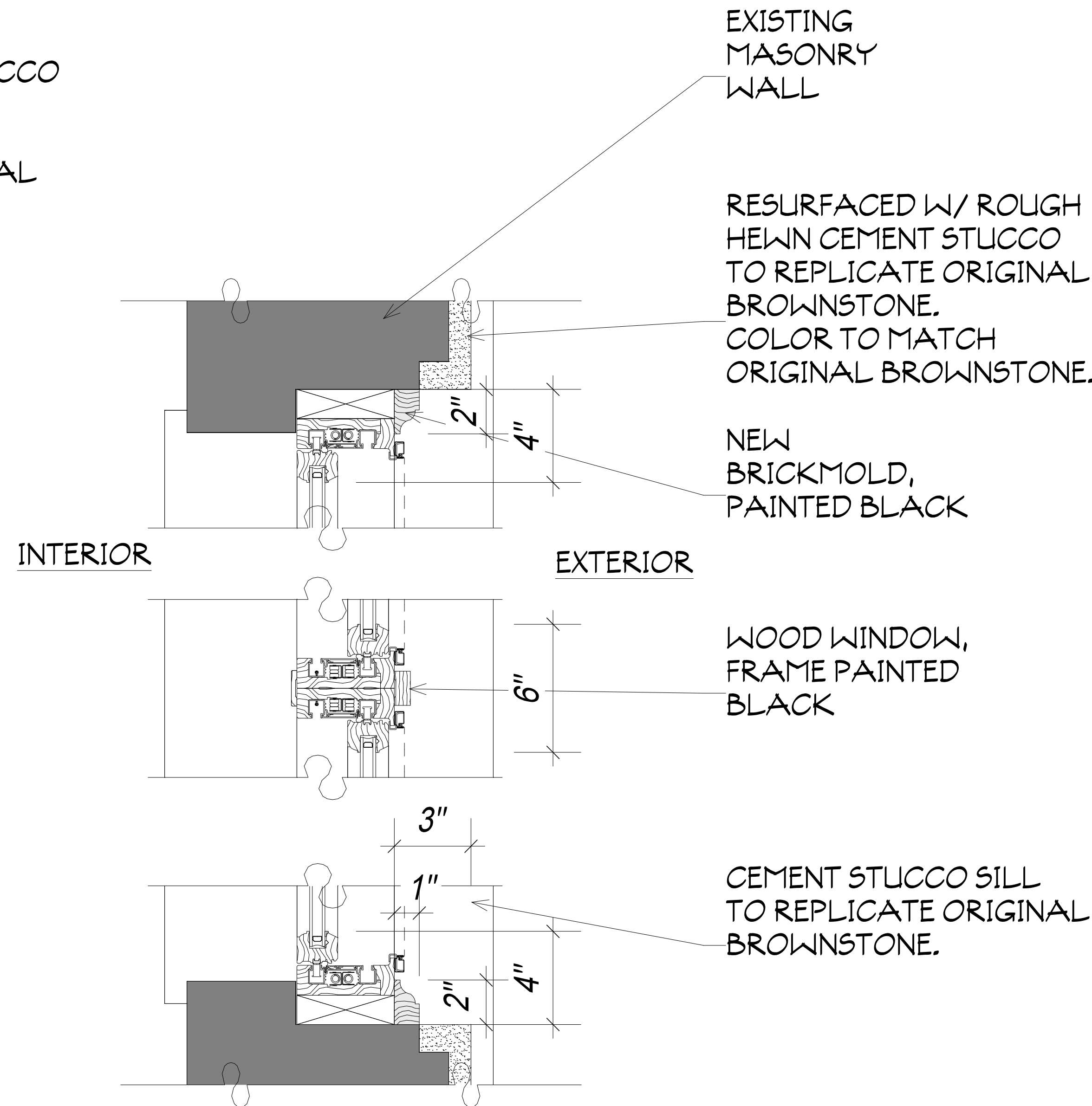
3 WINDOW SECTION DETAIL
3"=1'-0"

254 WEST 88TH STREET

WINDOW DETAILS



1 WINDOW PLAN DETAIL
1/4"=1'-0"



2 WINDOW PLAN DETAIL
3"=1'-0"

254 WEST 88TH STREET

EXISTING ROOF



EXISTING ROOF, LOOKING SOUTH

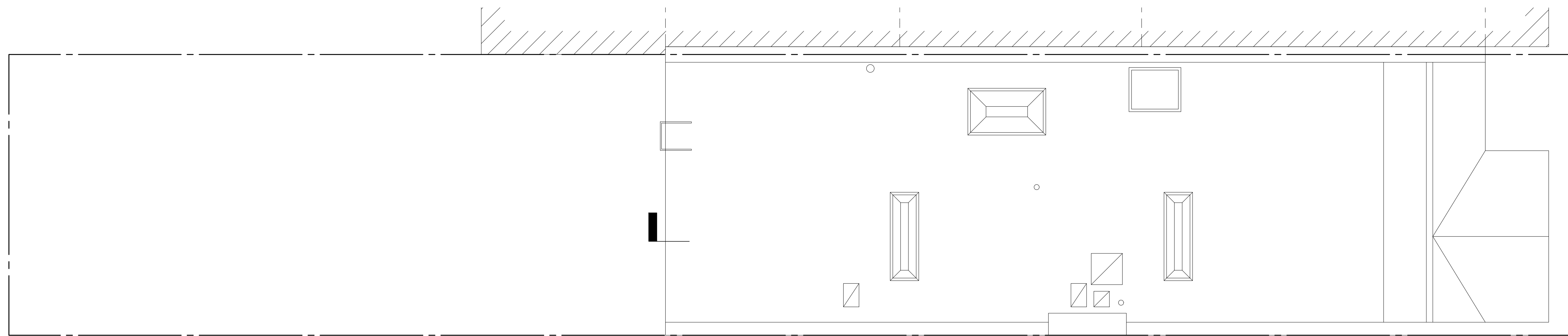


EXISTING ROOF, LOOKING SOUTH

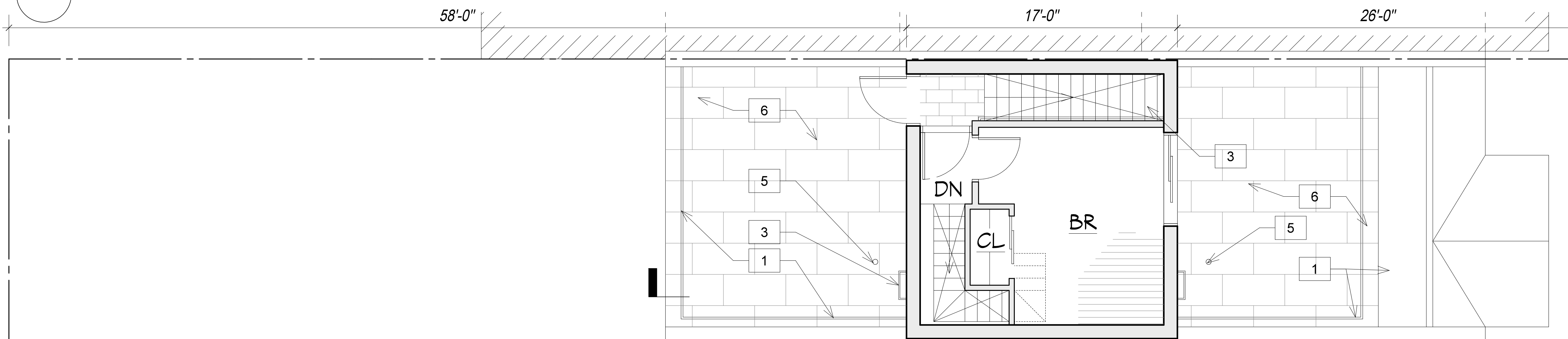
254 WEST 88TH STREET

PROPOSED ROOFTOP ADDITION

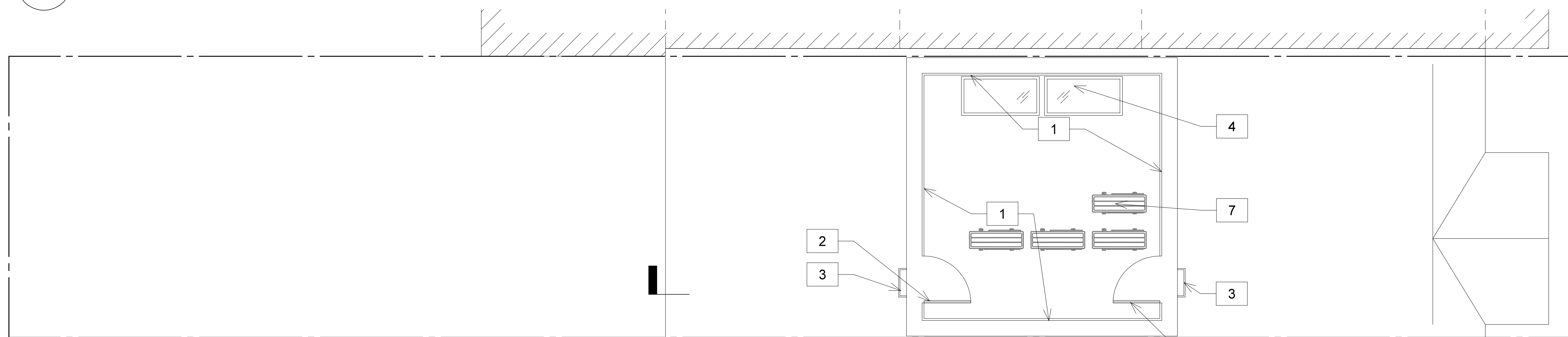
- KEYED NOTES**
1. NEW METAL RAILING
 2. METAL GATE
 3. NEW STEEL LADDER
 4. NEW SKYLIGHT, TYP.
 5. VENT STACK
 6. RUBBER PAVERS
 7. CONDENSER



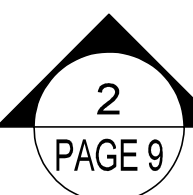
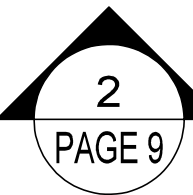
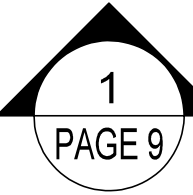
EXISTING ROOF PLAN



PROPOSED PENTHOUSE PLAN



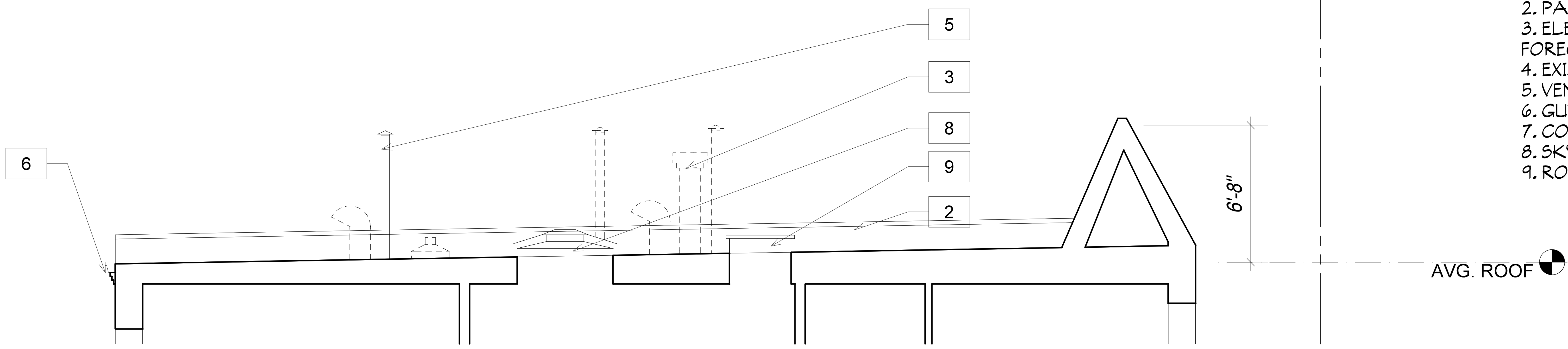
NEW ROOF



Y:\254 W 88TH STREET\PC\ADDITION & EXTENSION\PAGE 9

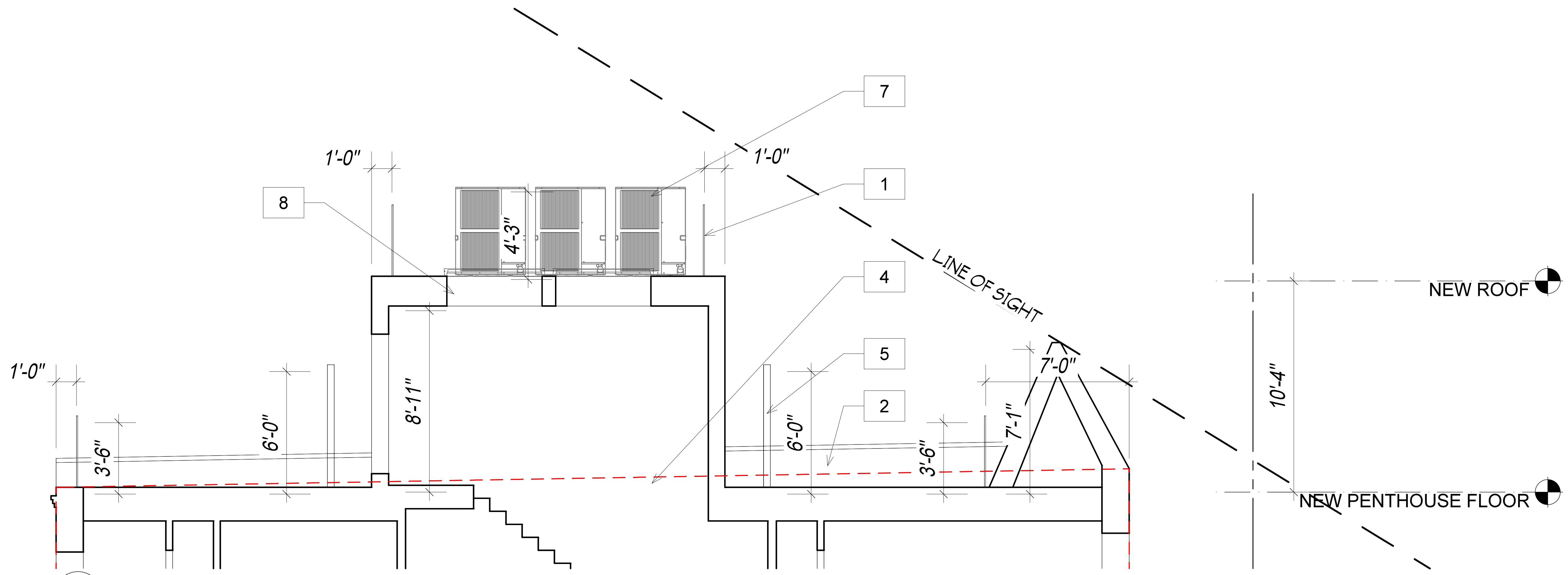
254 WEST 88TH STREET

PROPOSED ROOFROP ADDITION



1 EXISTING ROOF SECTION
3/8"=1'-0"

- KEYED NOTES**
1. METAL RAILING
 2. PARAPET BEYOND
 3. ELEMENT IN FOREGROUND (SEE PLAN)
 4. EXISTING ROOF LINE
 5. VENT STACK, TYP.
 6. GUTTER
 7. CONDENSER, TYP.
 8. SKYLIGHT
 9. ROOF HATCH



2 PROPOSED ROOF SECTION
3/8"=1'-0"

254 WEST 88TH STREET

ROOFTOPS NEXT DOOR



256 W. 88TH ST -SOUTH ELEVATION
N.T.S

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

254 WEST 88TH STREET

MOCK UP PHOTOS



ROOF- LOOKING SOUTH WEST



ROOF-LOOKING NORTH WEST



ROOF- LOOKING SOUTH EAST



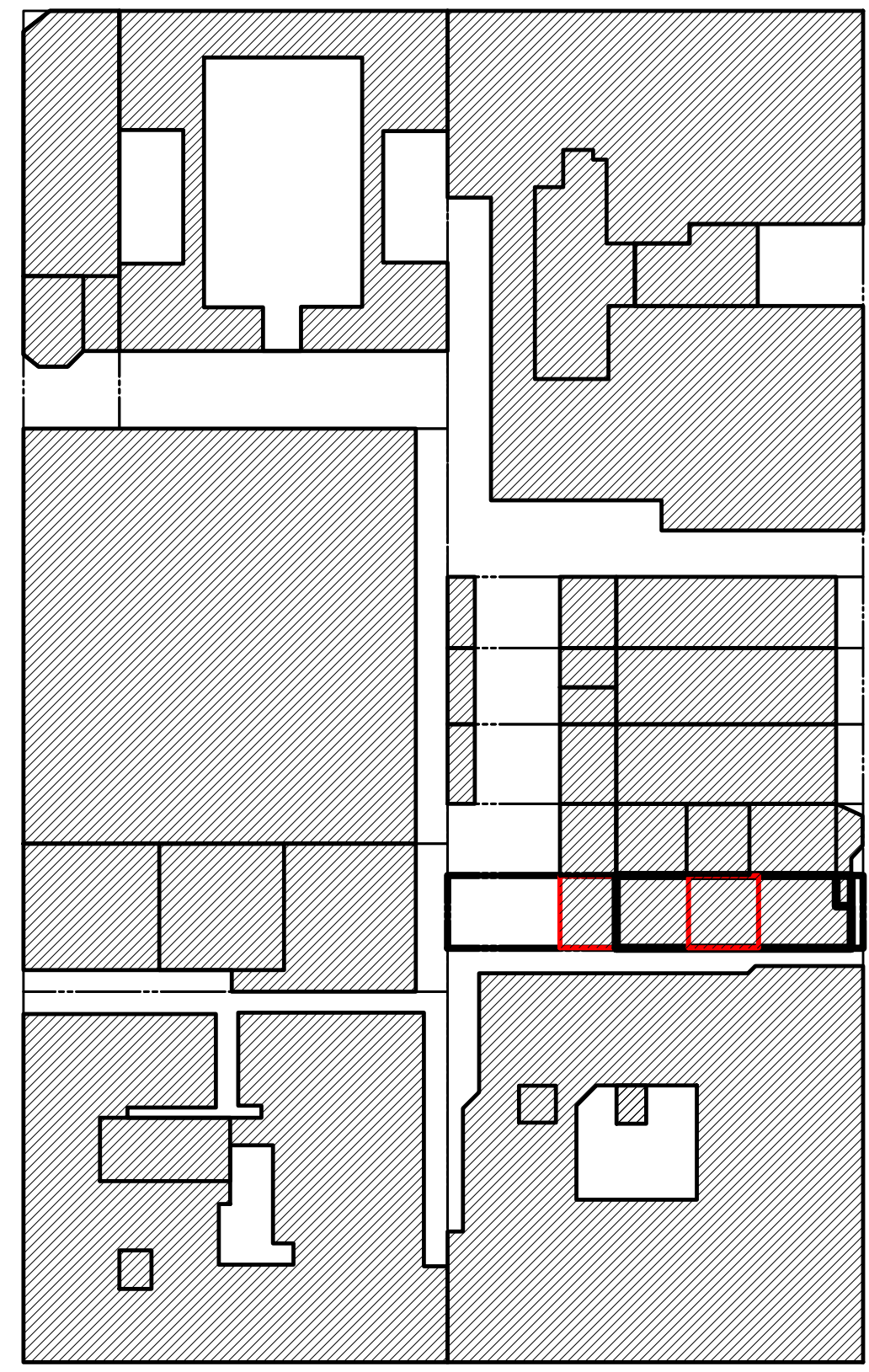
ROOF-LOOKING NORTH



TOP OF RAILING MOCK UP
THE MOCK UP CURRENTLY CONSTRUCTED
INCLUDES THE HEIGHT OF THE MECHANICAL UNITS.
TOP OF RAILING MOCK UP @ 15'-7" ABOVE ROOF
AS SHOWN ABOVE

254 WEST 88TH STREET

PHOTOS SHOWING THAT THE MOCK UP IS NOT VISIBLE FROM THE STREET"

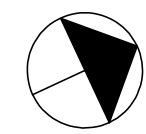


W. 88TH STREET

- 8
- 7
- 6
- 5
- 4+4 ZOON
- 3+3 ZOON
- 2+2 ZOON
- 1

BROADWAY

KEY PLAN
N.T.S.



1



2



2-ZOOM



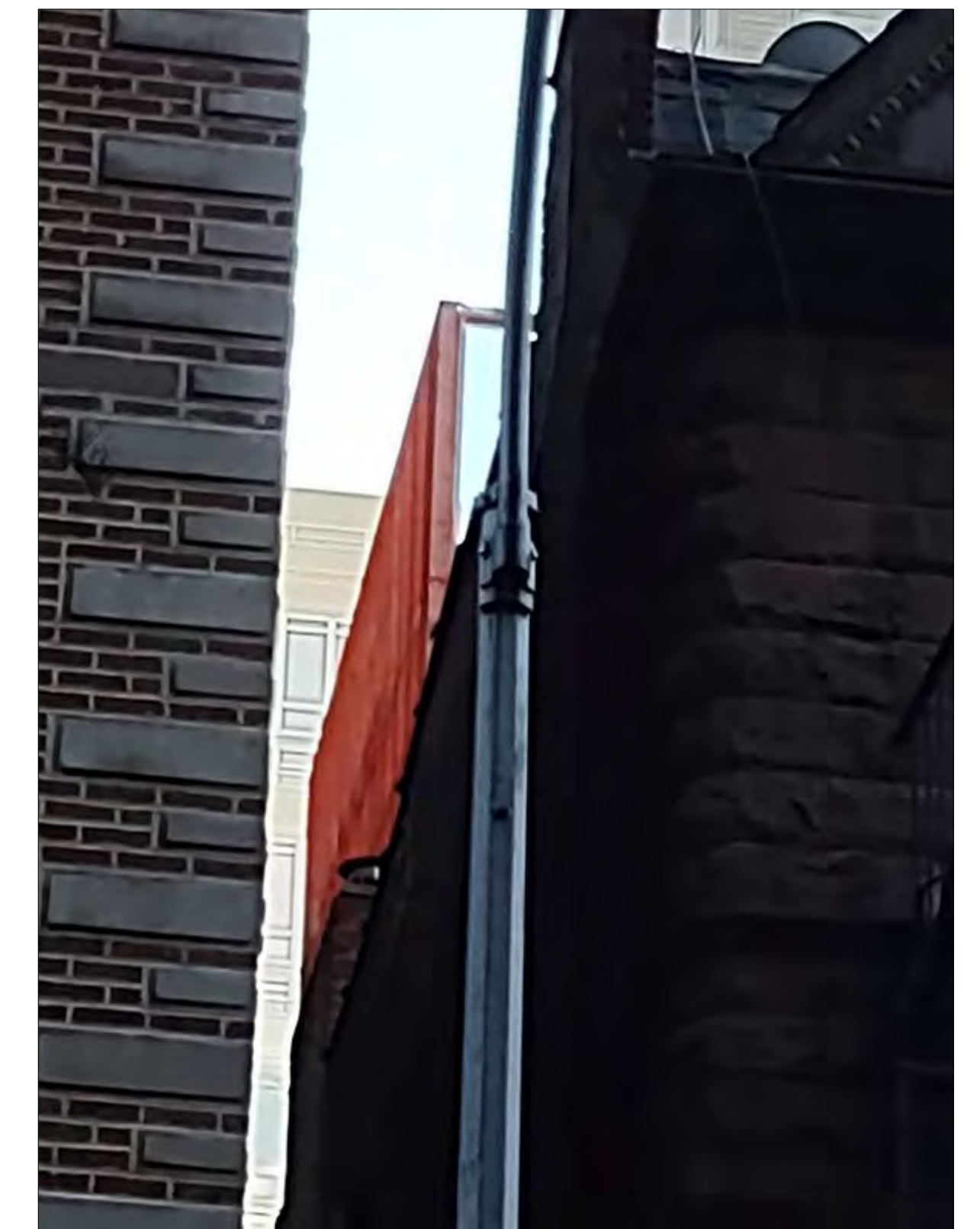
3



3-ZOOM



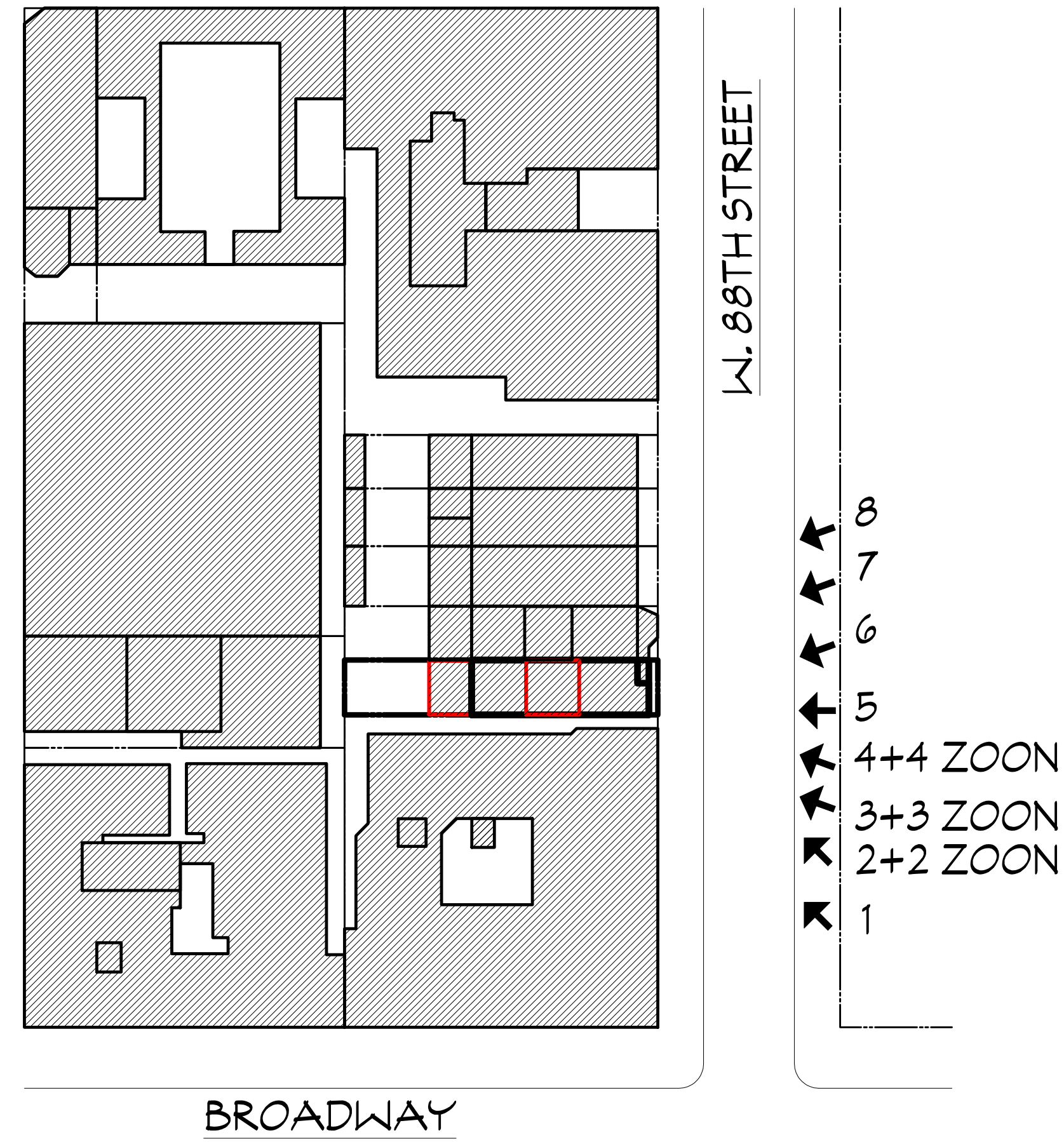
4



4-ZOOM

254 WEST 88TH STREET

PHOTOS SHOWING THAT THE MOCK UP IS NOT VISIBLE FROM THE STREET"



5



6



7



8

254 WEST 88TH STREET

EXISTING REAR ELEVATION



EXISTING SOUTH FACADE



EXISTING BRICK CORBEL



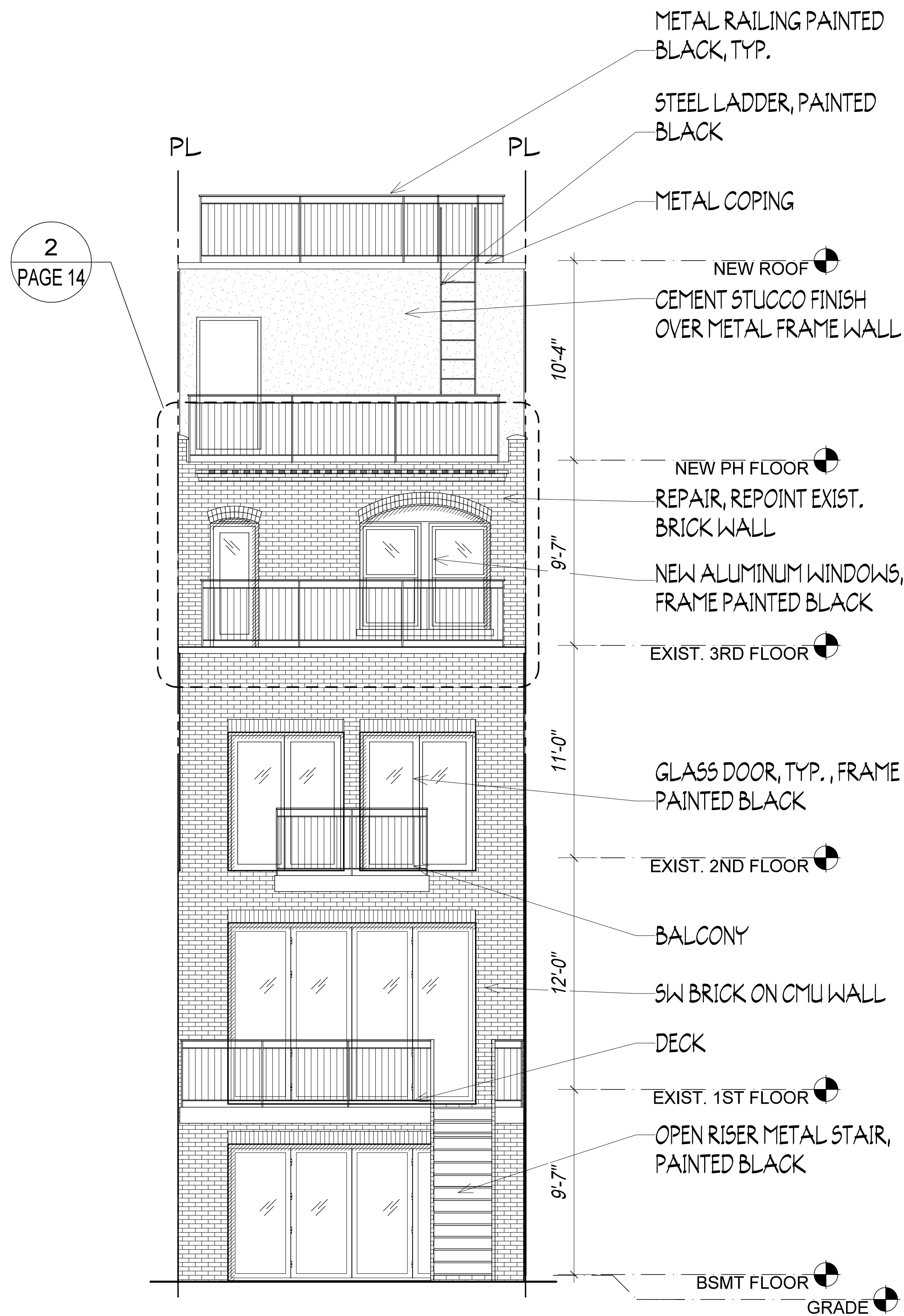
EXISTING ARCHED WINDOW

254 WEST 88TH STREET

PROPOSED REAR ADDITION

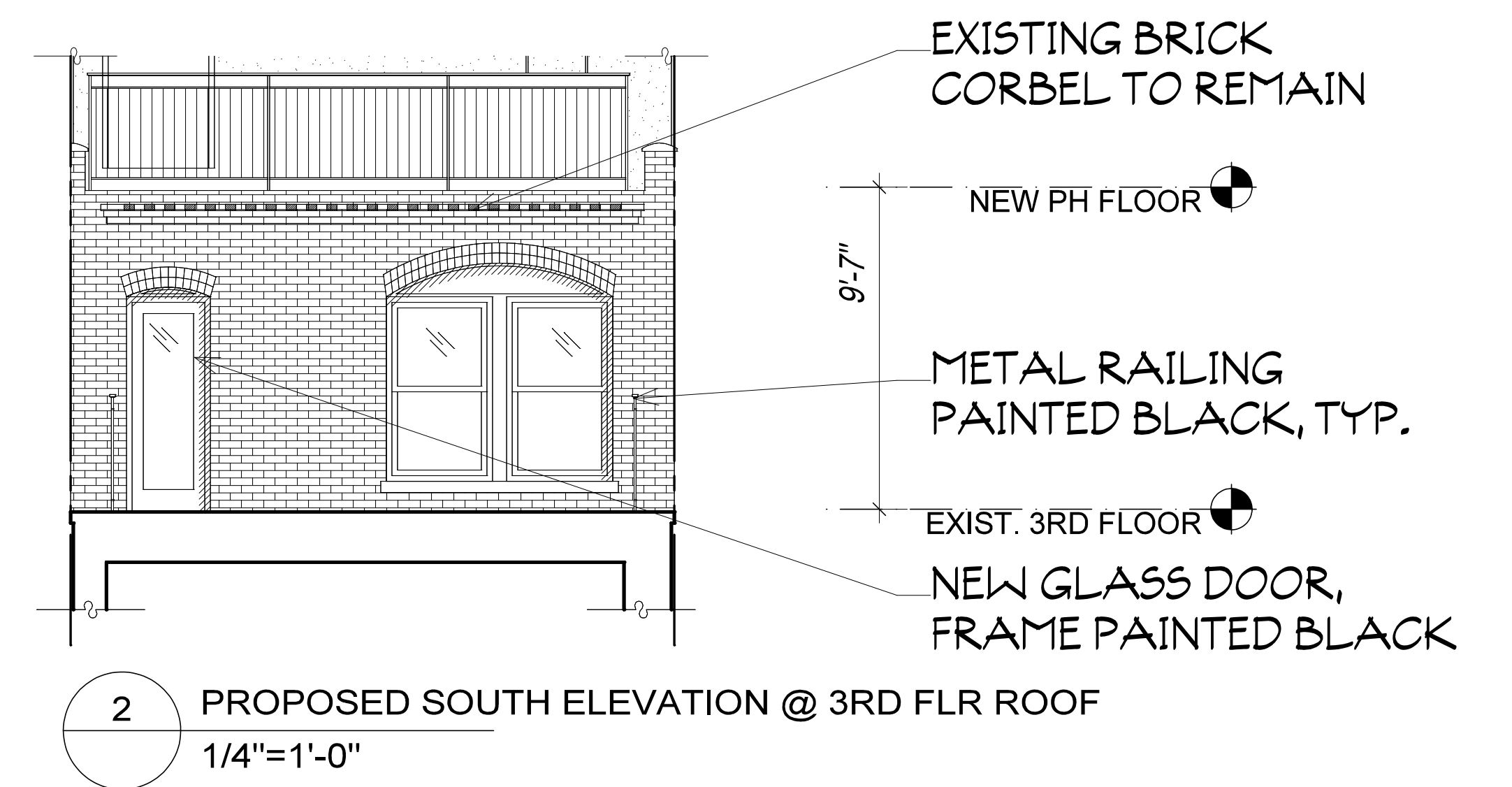


EXISTING SOUTH FACADE



2
PAGE 14

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



2 PROPOSED SOUTH ELEVATION @ 3RD FLR ROOF
1/4"=1'-0"

254 WEST 88TH STREET

EXISTING AND PROPOSED SOUTH ELEVATIONS



CEMENT STUCCO FINISH OVER METAL FRAME WALL

REPAIR, REPOINT EXIST. BRICK WALL

SW BRICK ON CMU WALL

#258

#256

#254

#258

#256

#254

EXISTING SOUTH ELEVATION
1/4"=1'-0"

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

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

254 WEST 88TH STREET

ISOMETRIC VIEW

LEGEND

- EXISTING BUILDING ———
- NEW ADDITION/ EXTENSION ▭
- EXISTING TO BE REMOVED - - -

256 W. 88TH STREET

(ROOF ADDITION APPROVED UNDER
CERTIFICATE OF APPROPRIATENESS
22-06274)

256 W. 88TH STREET
(PROPOSED ADDITIONS)

W. 88TH STREET

ISOMETRIC VIEW
N.T.S

Y:\254 W 88TH STREET\PC\ADDITION & EXTENSION\PAGE 16

254 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



REAR ADDITIONS AT THE NEIGHBORING HOUSES TO THE WEST OF 254 WEST 88TH STREET

254 WEST 88TH STREET

INTERIOR BLOCK CONDITIONS



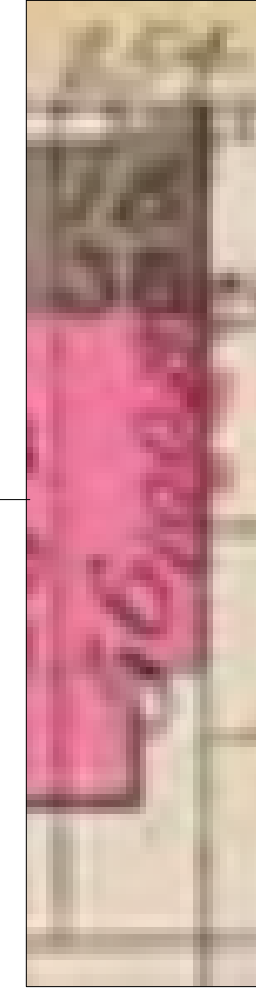
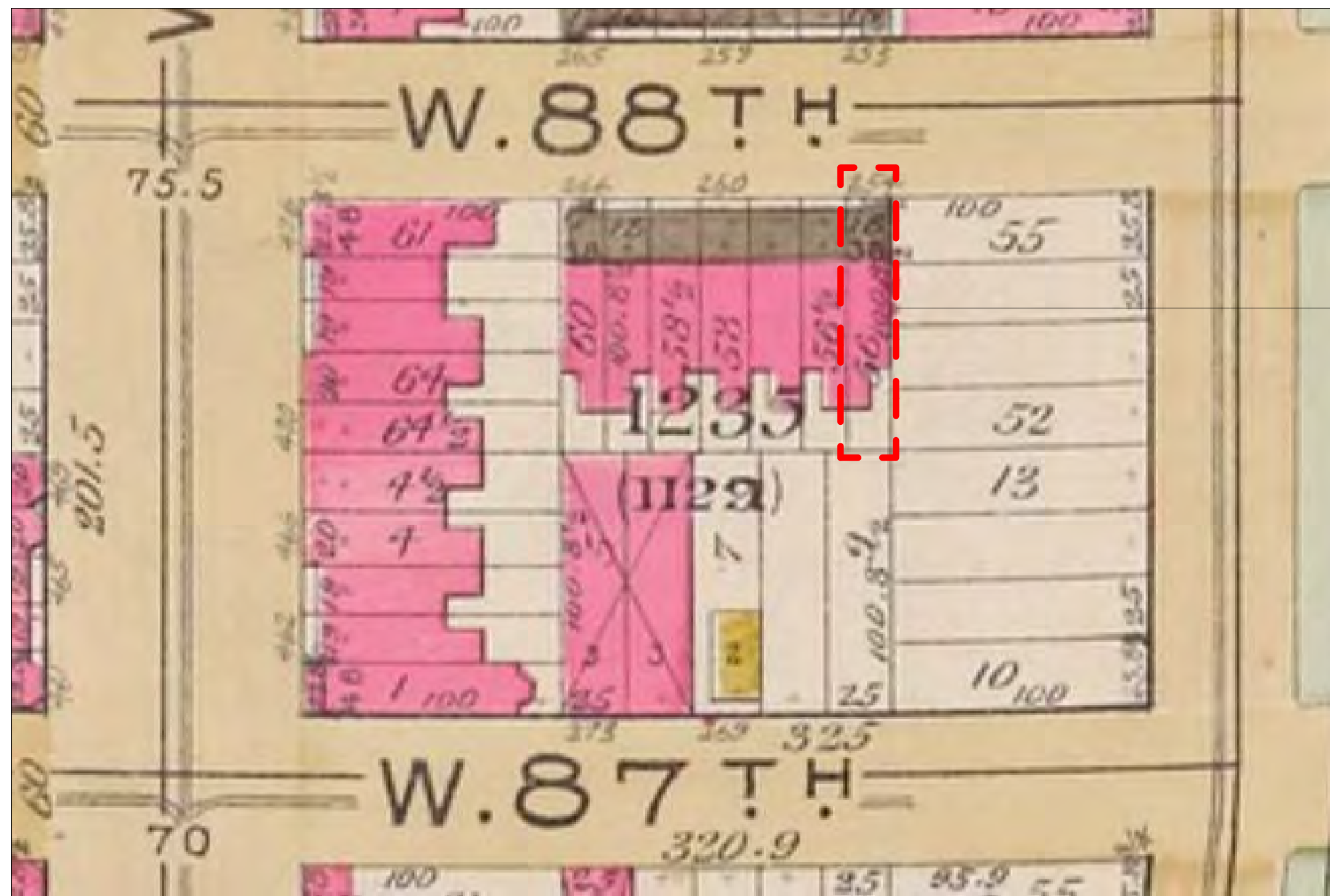
INTERIOR BLOCK LOOKING EAST



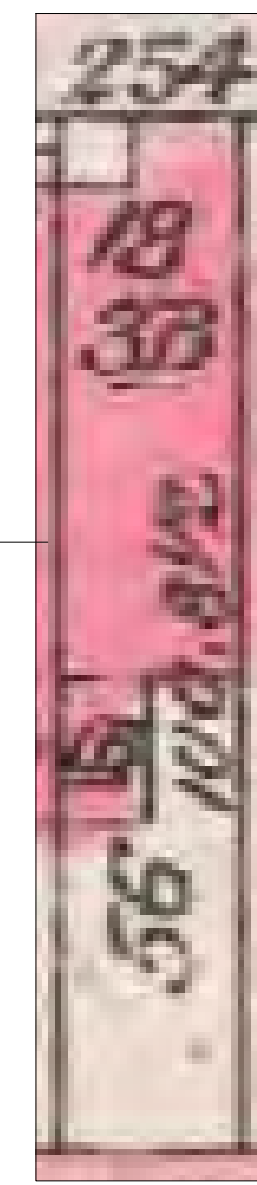
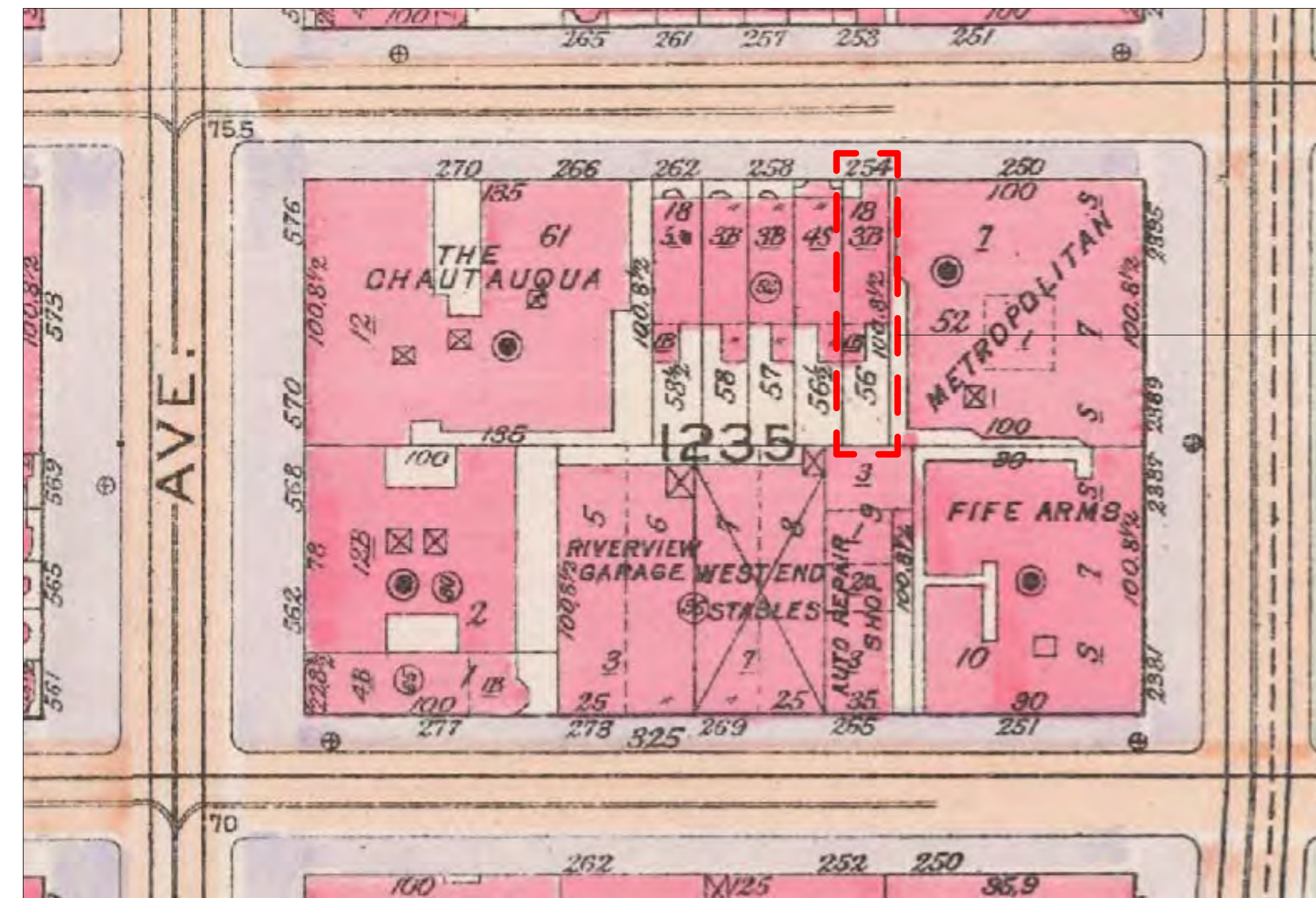
EXISTING REAR ADDITIONS AT ROWHOUSES TO THE WEST

254 WEST 88TH STREET

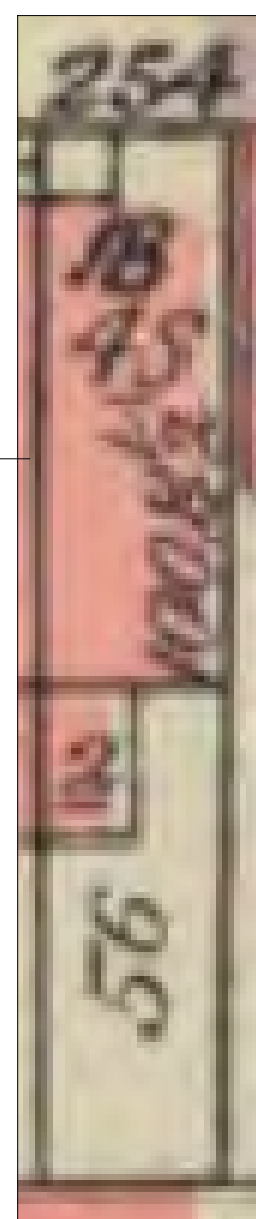
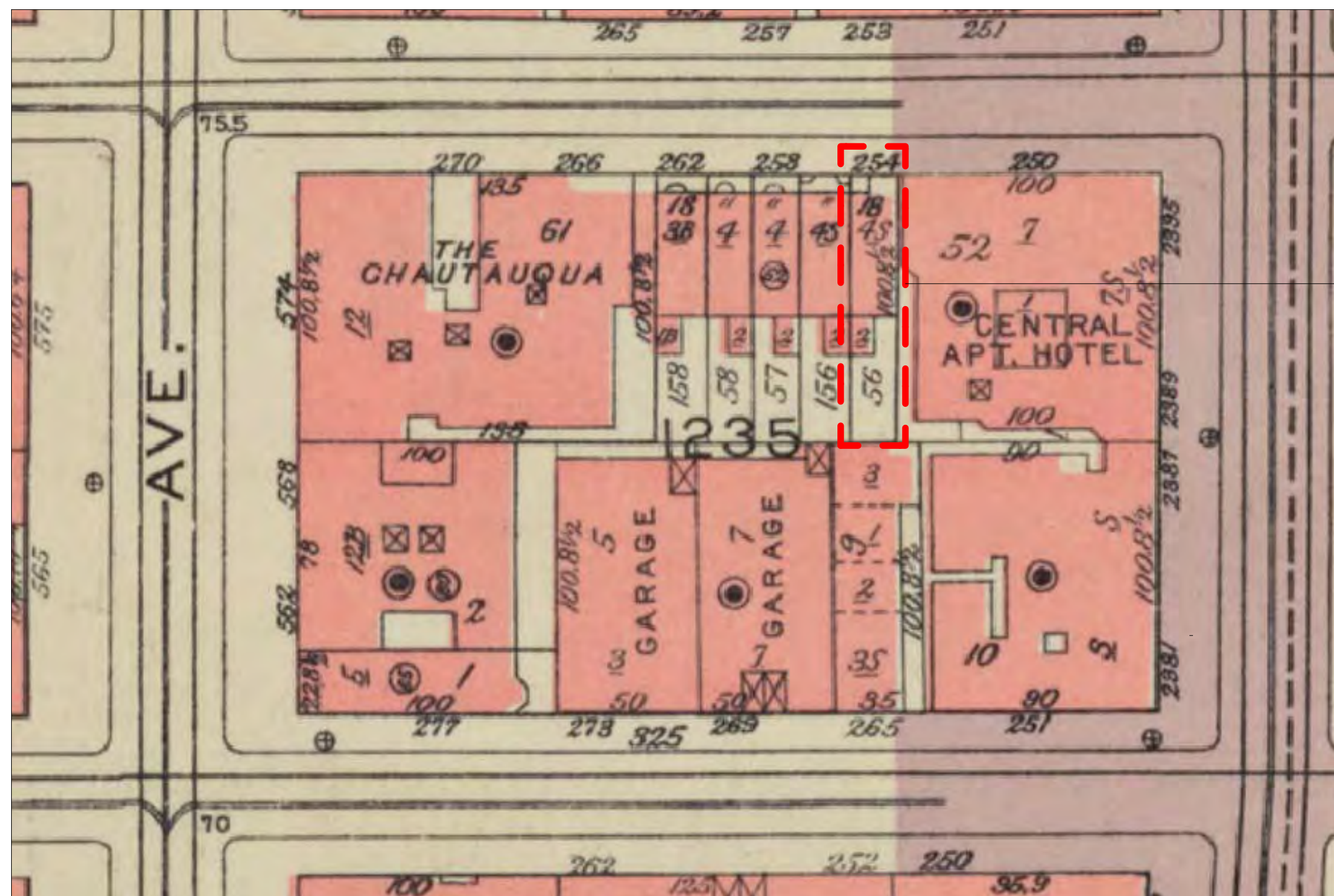
HISTORIC MAPS



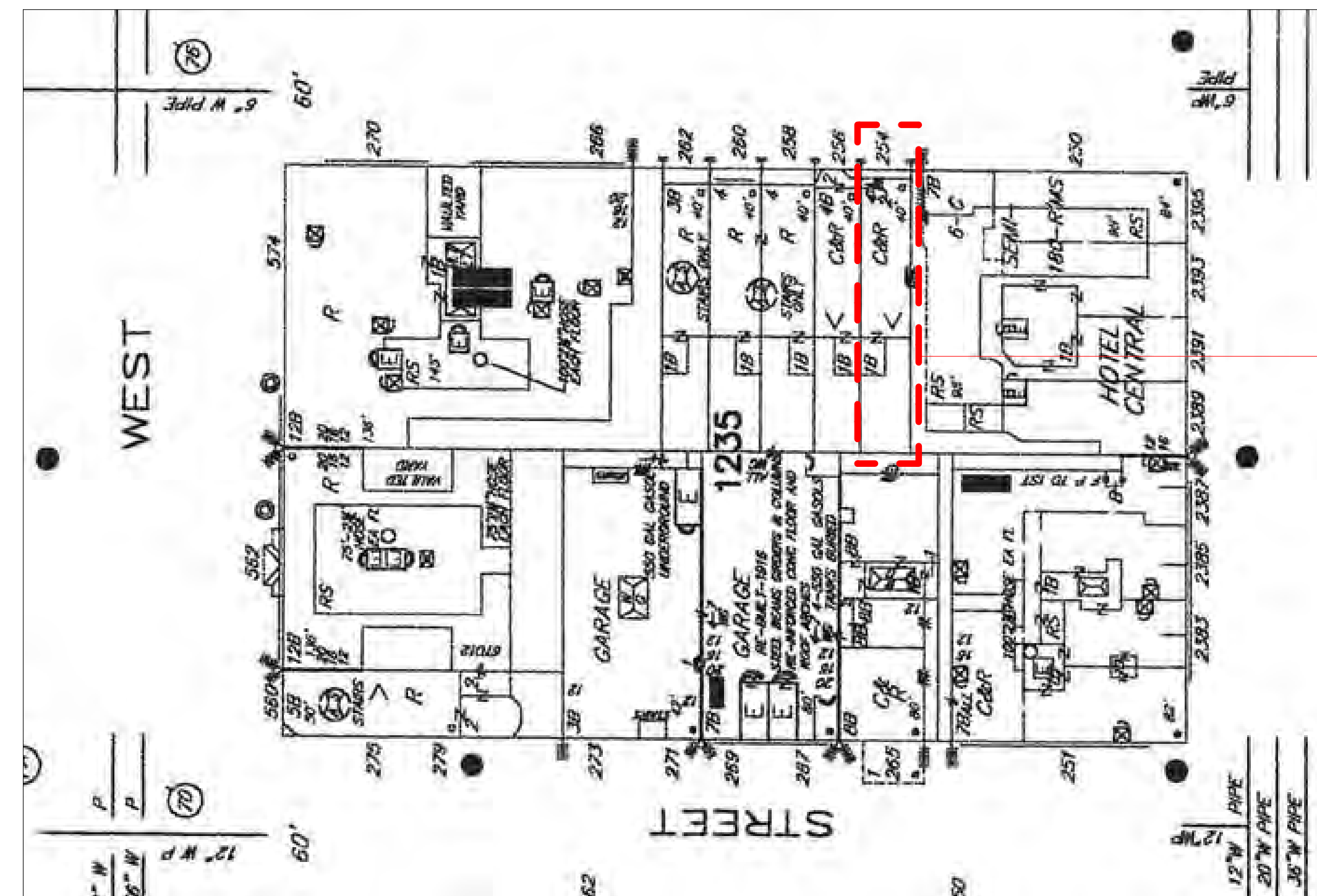
1891 BROMLY MAP



1916 BROMLY MAP



1955 BROMLY MAP




2005 SANBORN MAP

254 WEST 88TH STREET

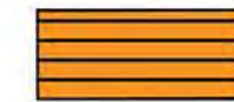
EXISTING BLOCK PLAN

EXISTING AS PER 2005 SANBORN MAP

 EXISTING 1 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP

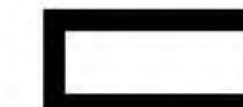
 EXISTING 1 STORY EXTENSION

 EXISTING 3 STORY EXTENSION

 EXISTING 4 STORY EXTENSION

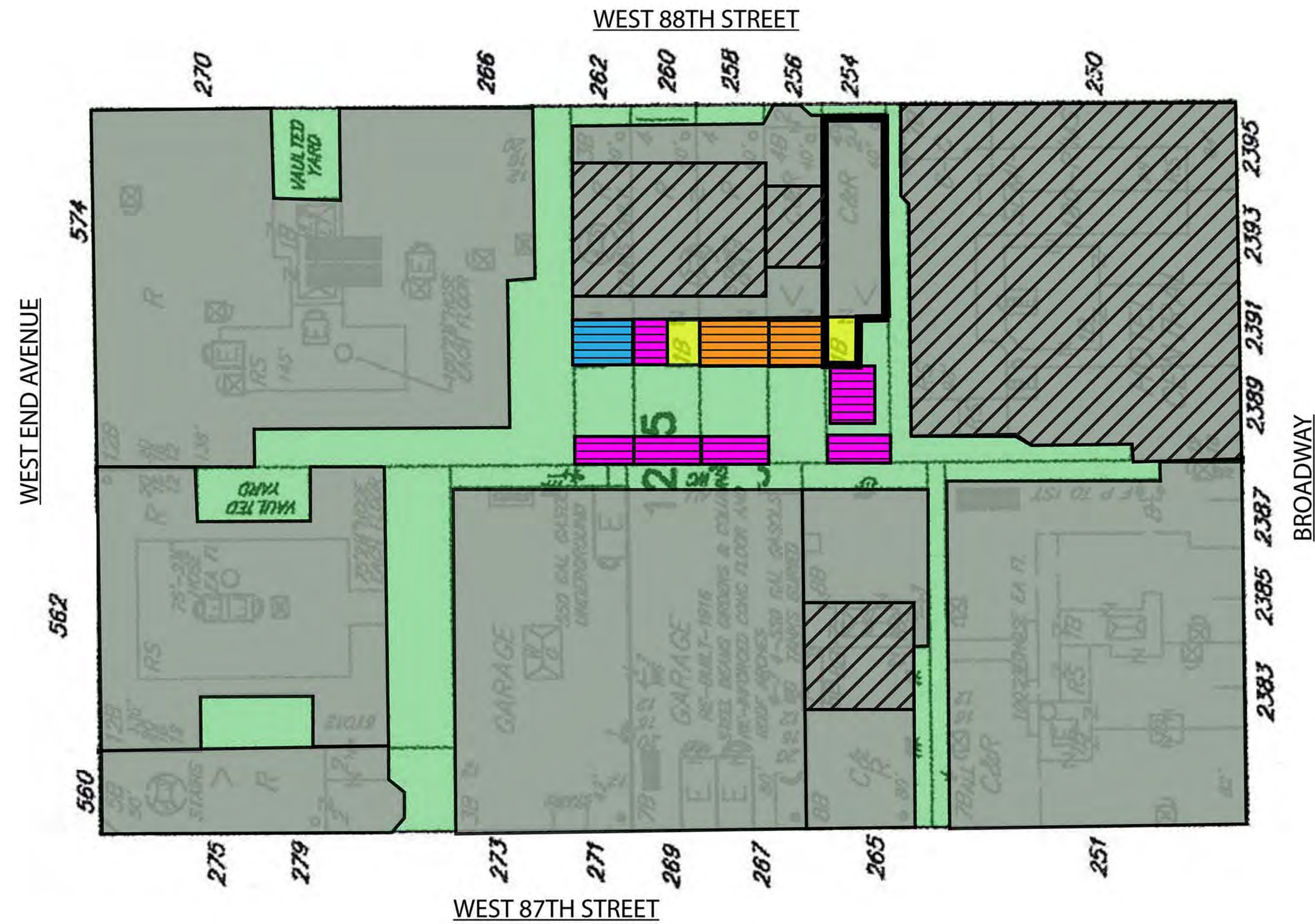
 EXISTING 1 STORY ROOFTOP ADDITION

LEGEND

 254 W. 88TH STREET

 EXISTING BUILDINGS

 GREEN SPACE



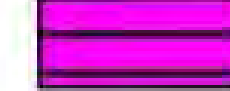
254 WEST 88TH STREET

PROPOSED BLOCK PLAN

EXISTING AS PER 2005 SANBORN MAP

 EXISTING 1 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP


 EXISTING 1 STORY EXTENSION

 EXISTING 3 STORY EXTENSION

 EXISTING 4 STORY EXTENSION


 EXISTING 1 STORY ROOFTOP ADDITION

PROPOSED ADDITION/ EXTENSION

 PROPOSED 3 STORY EXTENSION

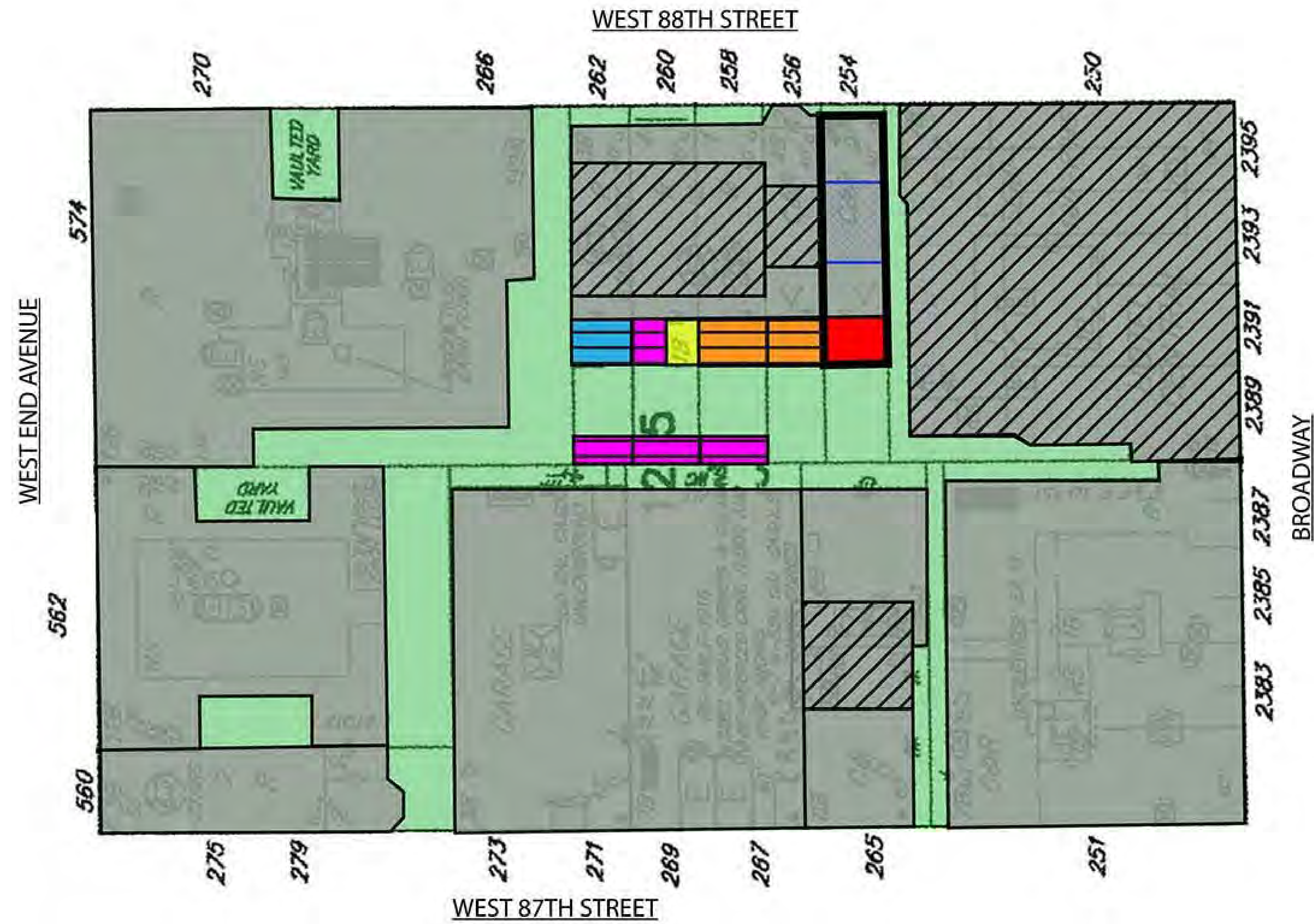
 PROPOSED 1 STORY ROOFTOP ADDITION

LEGEND

 254 W. 88TH STREET

 EXISTING BUILDINGS

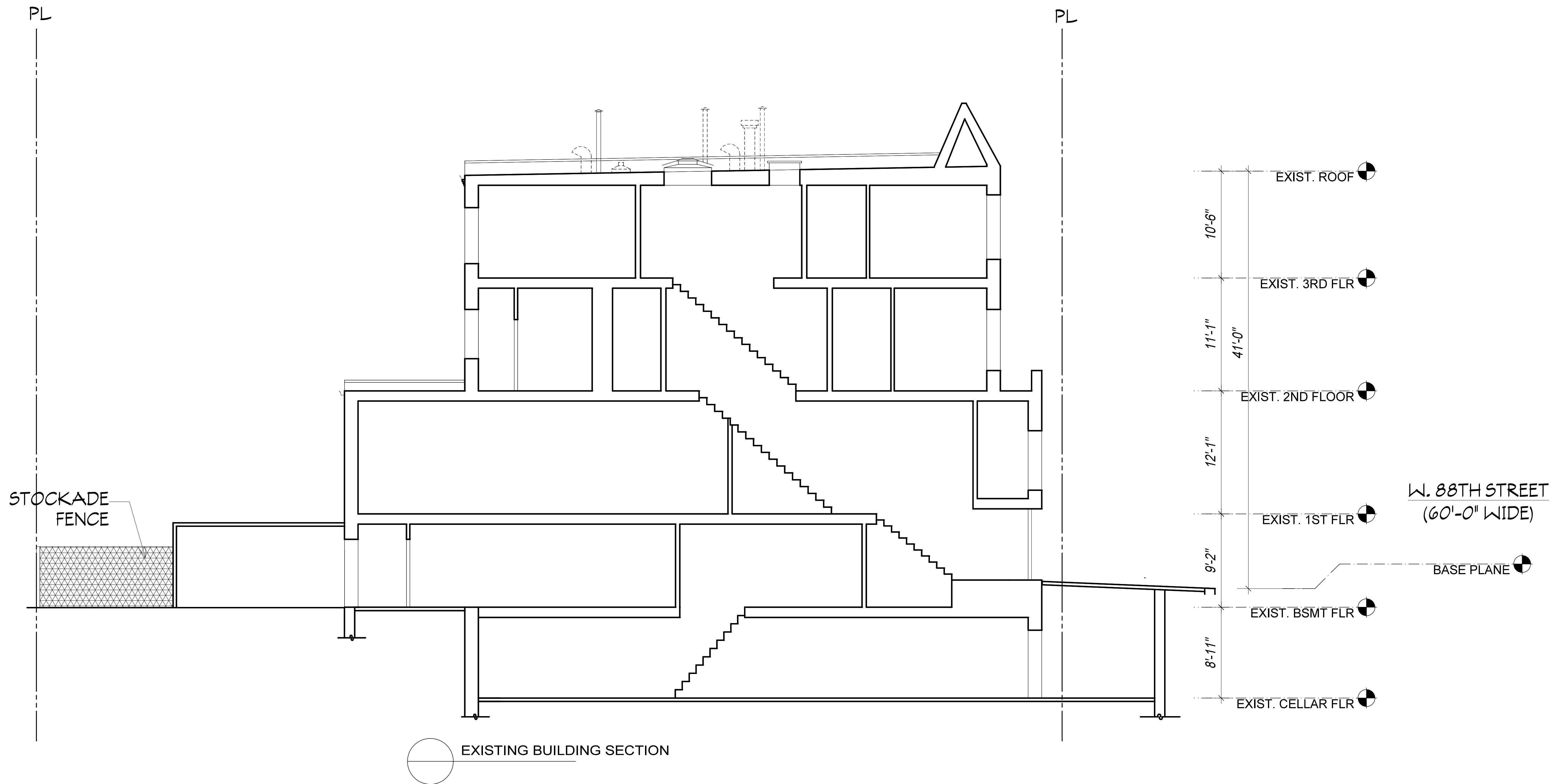
 GREEN SPACE



Y:\254 W 88TH STREET\PC\ADDITION & EXTENSION\PAGE 22

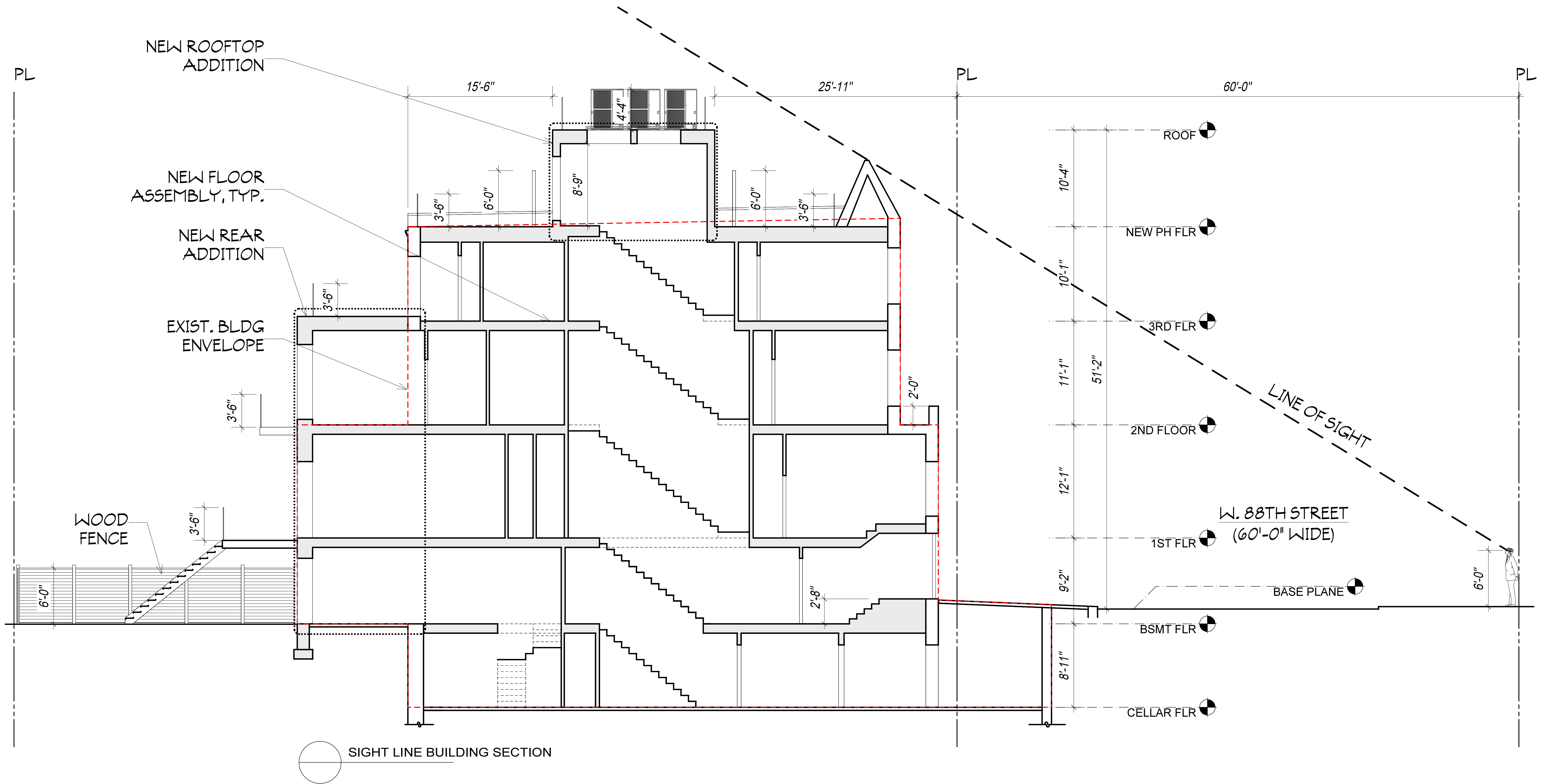
254 WEST 88TH STREET

EXISTING BUILDING SECTION



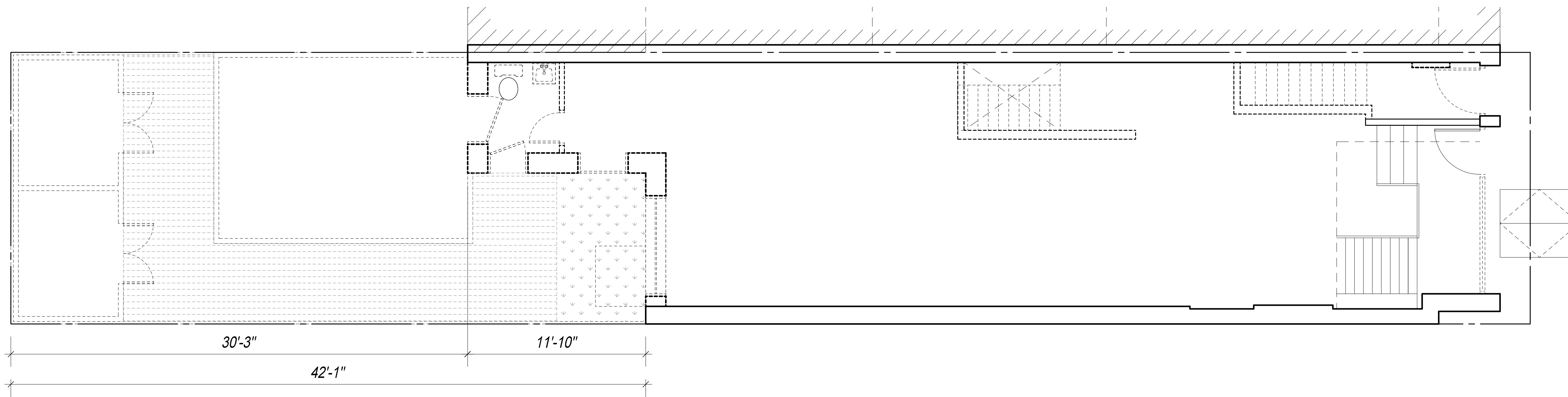
254 WEST 88TH STREET

PROPOSED BUILDING SECTION



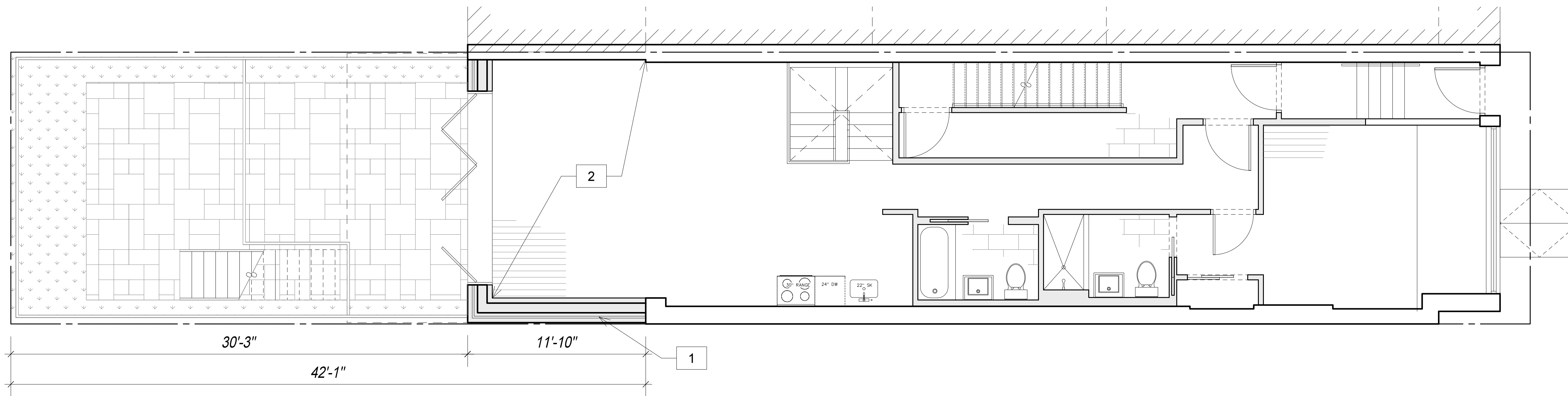
254 WEST 88TH STREET

EXCAVATION AT BASEMENT



- KEYED NOTES**
1. NEW EXTENSION
2. SLAB ON GRADE

BASEMENT EXISTING CONDITIONS PLAN

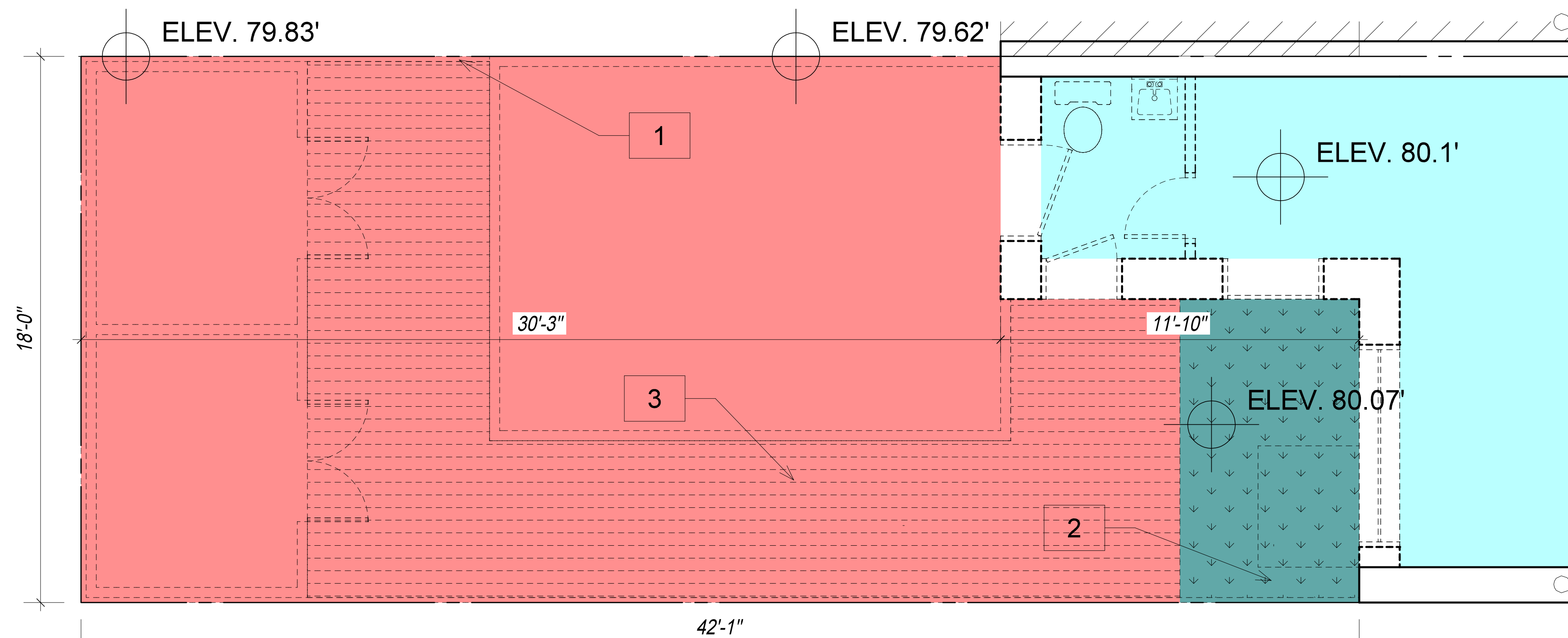


BASEMENT PROPOSED CONDITIONS PLAN

254 WEST 88TH STREET

EXISTING AND PROPOSED REAR YARD CONDITIONS

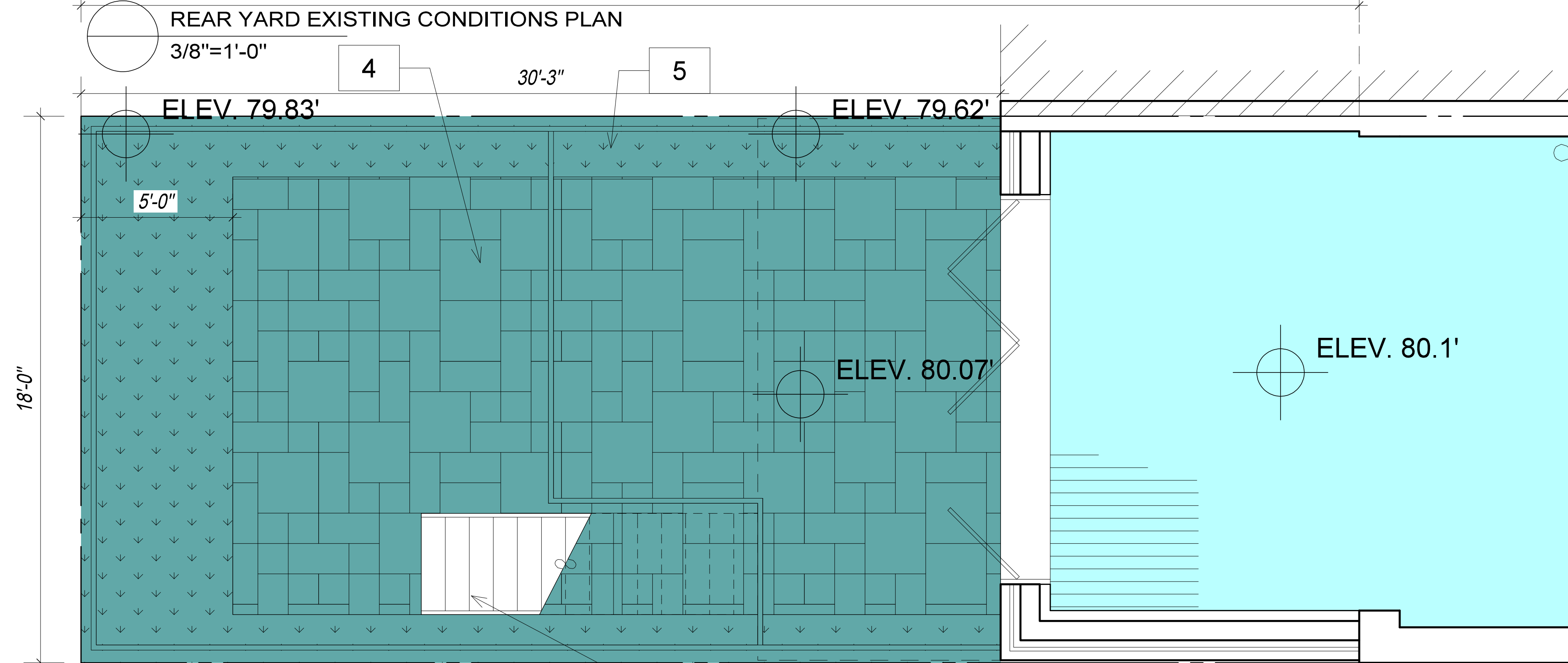
- KEYED NOTED
1. STOCKADE FENCE, TYP.
 2. PLANTED AREA
 3. WOOD DECK
 4. INTERLOCKING PAVERS
 5. WOOD FENCE, TYP.
 6. METAL STAIR
 7. NEW TREE



REAR YARD EXISTING CONDITIONS PLAN
3/8"=1'-0"



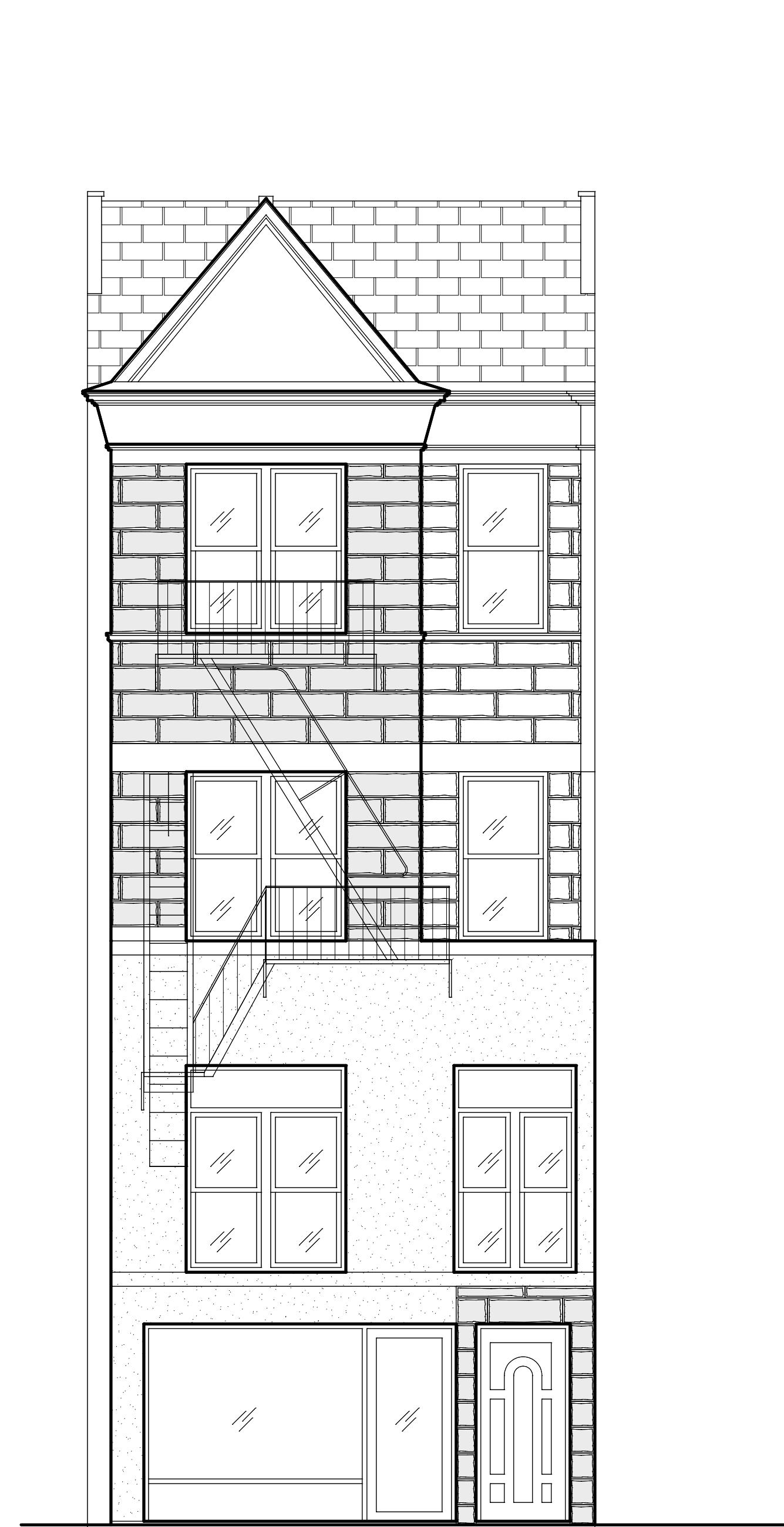
EXISTING REAR YARD



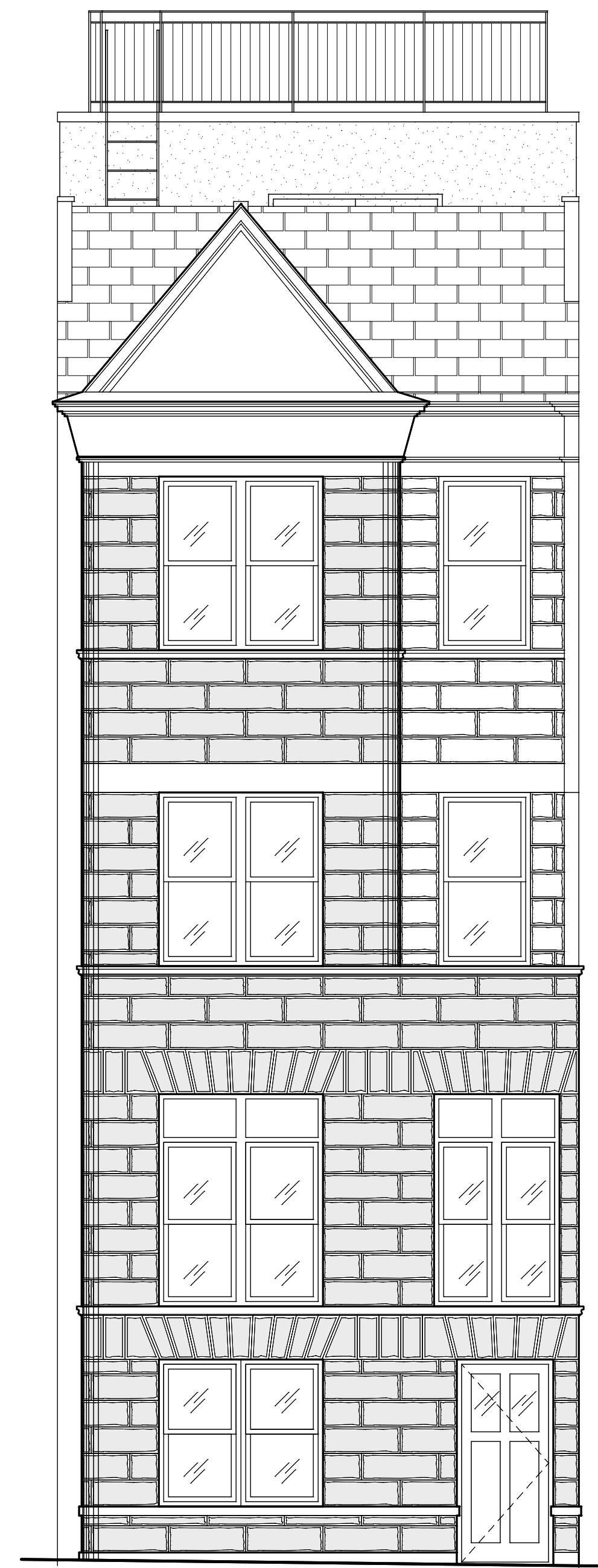
REAR YARD PROPOSED CONDITIONS PLAN
3/8"=1'-0"

254 WEST 88TH STREET

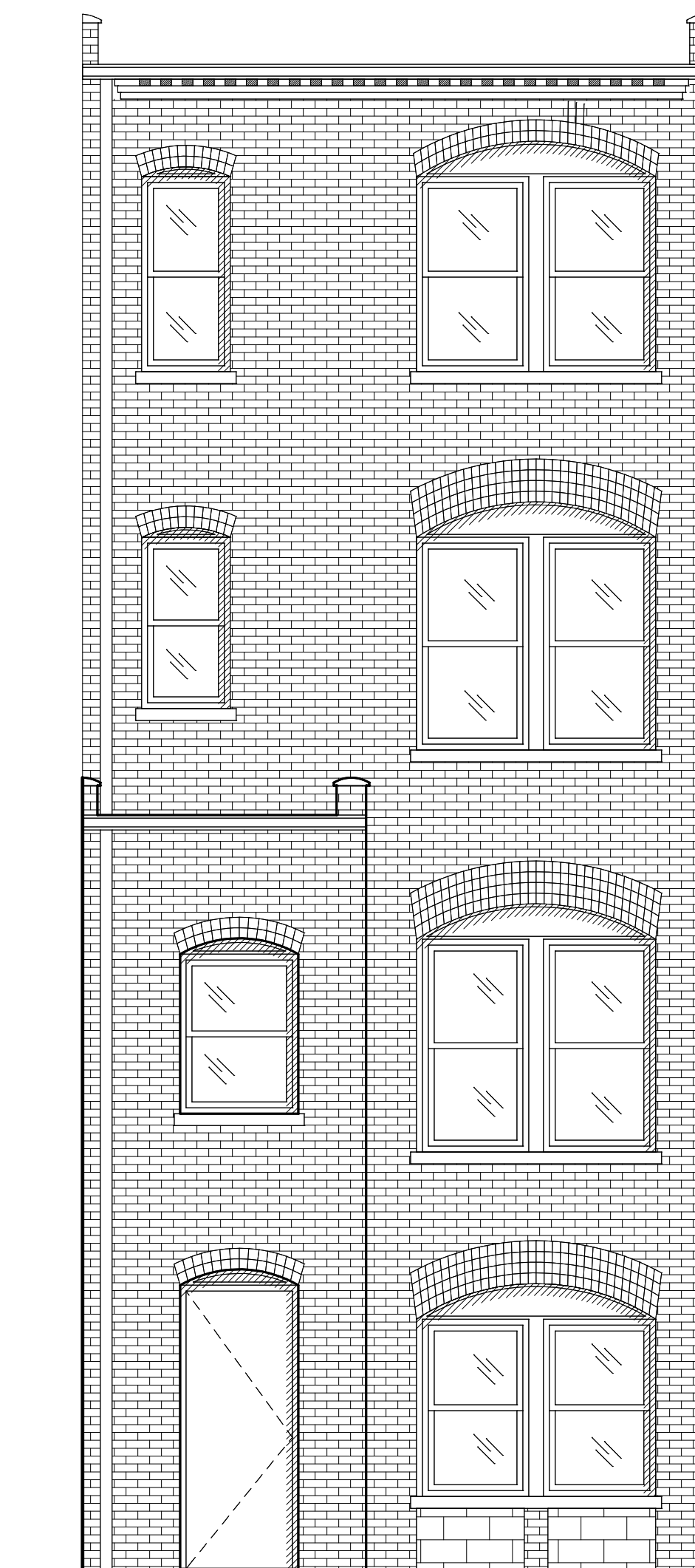
EXISTING & PROPOSED ELEVATIONS



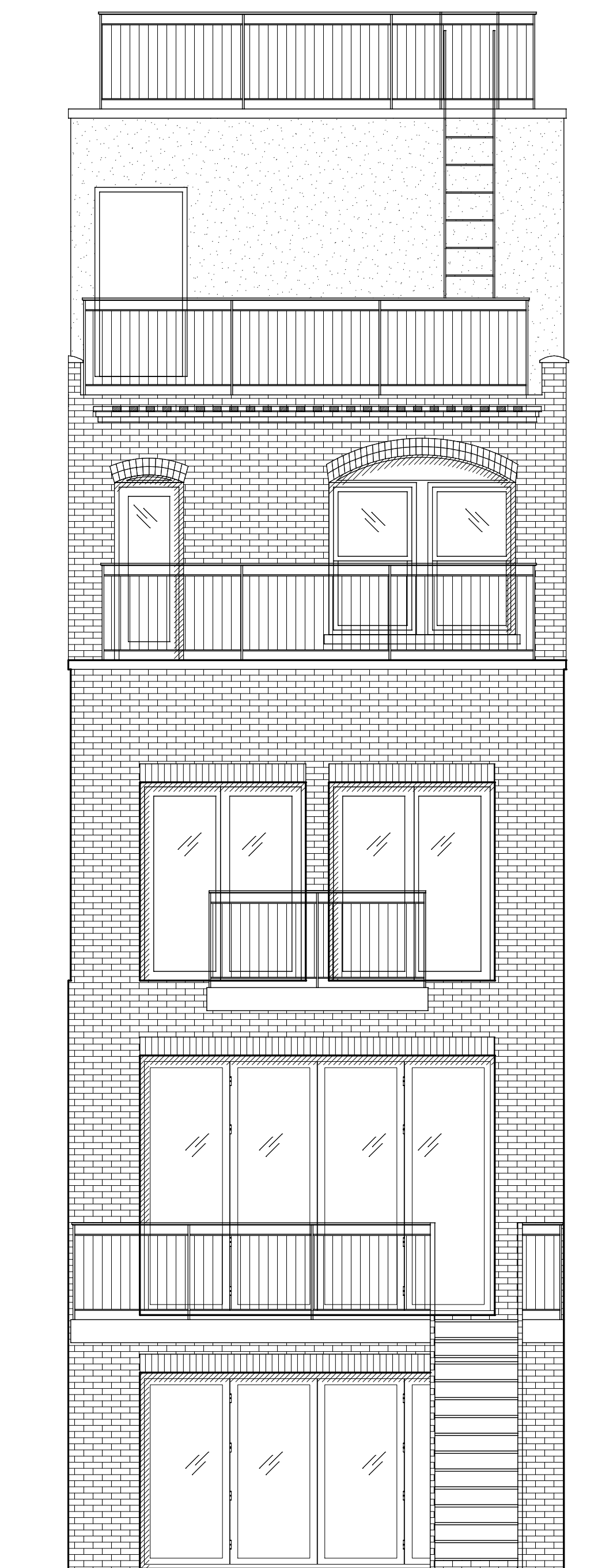
1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION



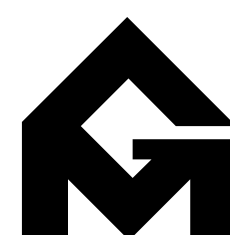
3 EXISTING SOUTH ELEVATION



4 PROPOSED SOUTH ELEVATION

254 WEST 88TH STREET

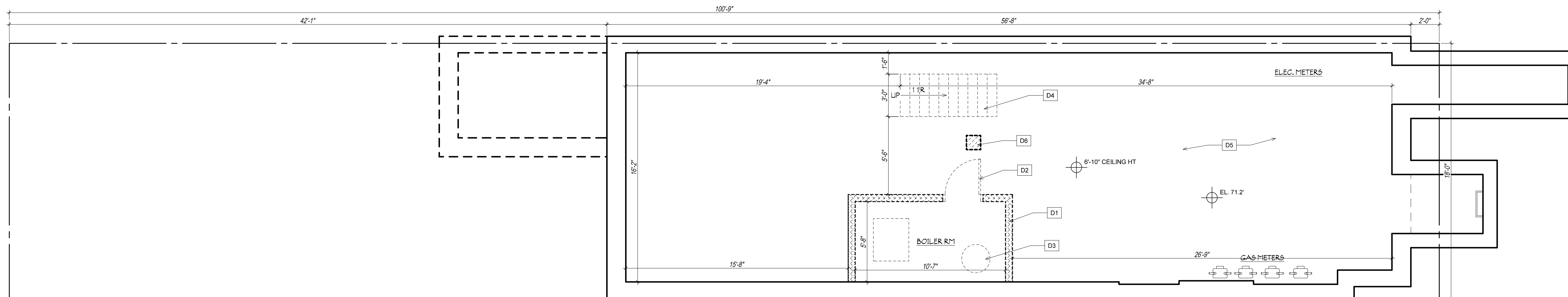
APPENDIX



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



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

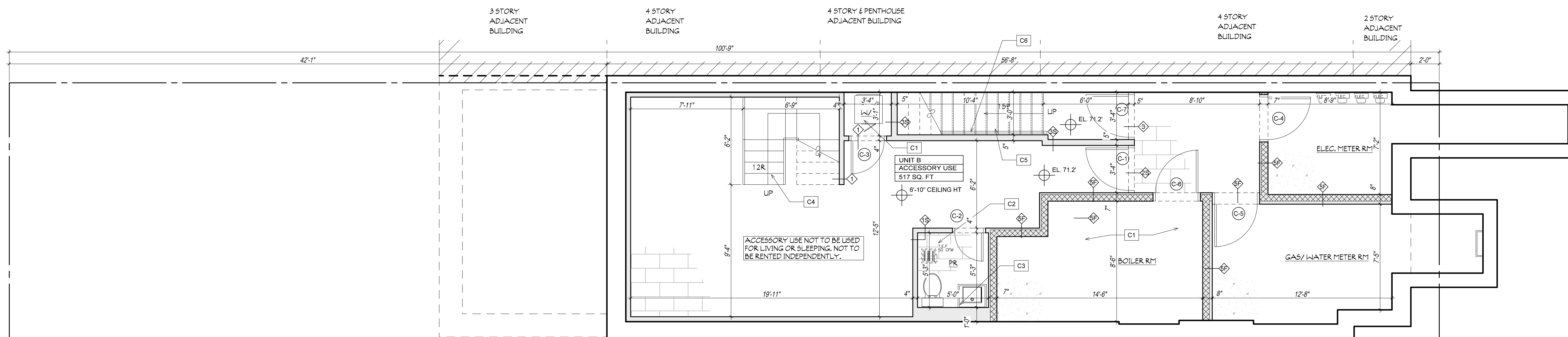


CELLAR PLAN - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEYED 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.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP.
D6	COLUMN TO BE REMOVED AS PER PLAN, SEE STRUCT. DRAWINGS.
D7	
D8	
D9	

GENERAL NOTES
 1. THIS IS A NON-ELEVATOR BUILDING.
 2. SPRINKLERED BUILDING.

WEST 88TH STREET



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

CONSTRUCTION KEYED NOTES	
C1	ELECTRIC VENTLESS DRYER
C2	TILE FLOORING AS PER PLAN, SEE FINISH SCHEDULE
C3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
C4	STEEL STAIR W/ WOOD TREADS @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C5	CONCRETE FILLED METAL PAN STAIR @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C6	METAL HAND RAIL 34" ABOVE NOSING
C7	
C8	
C9	
C10	
C11	

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**

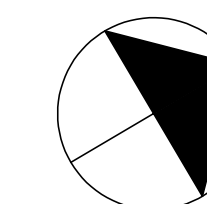
LOCATION:
254 W. 88TH STREET
NEW YORK, NEW YORK

DOB JOB NO.: _____

PROJECT NO.: **0000**
 DATE: **7.11.22**
 SCALE: **AS NOTED**
 DWG BY: **NC**
A-101.00
 SHEET: **0 OF 0**

REGISTERED ARCHITECT
 CHRISTOPHER T. MENZIUSO
 No. 03
 STATE OF NEW YORK

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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

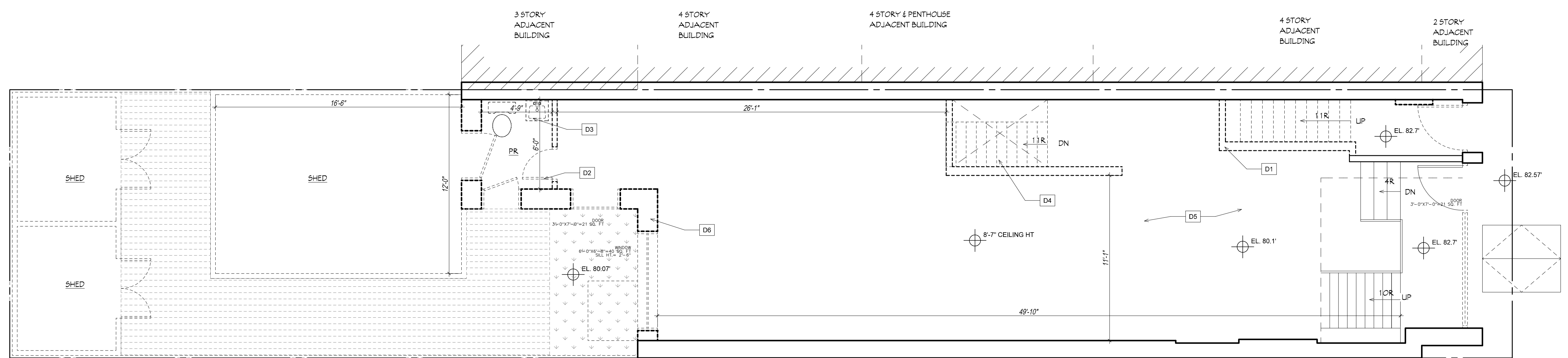
GENERAL NOTES
 1. THIS IS A NON-ELEVATOR BUILDING.
 2. SPRINKLERED BUILDING.

DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN.
D3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D4	STAIR TO BE REMOVED AS PER PLAN.
D5	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP
D6	REAR WALL TO BE REMOVED (SEE STRUCT. DWGS)
D7	
D8	
D9	

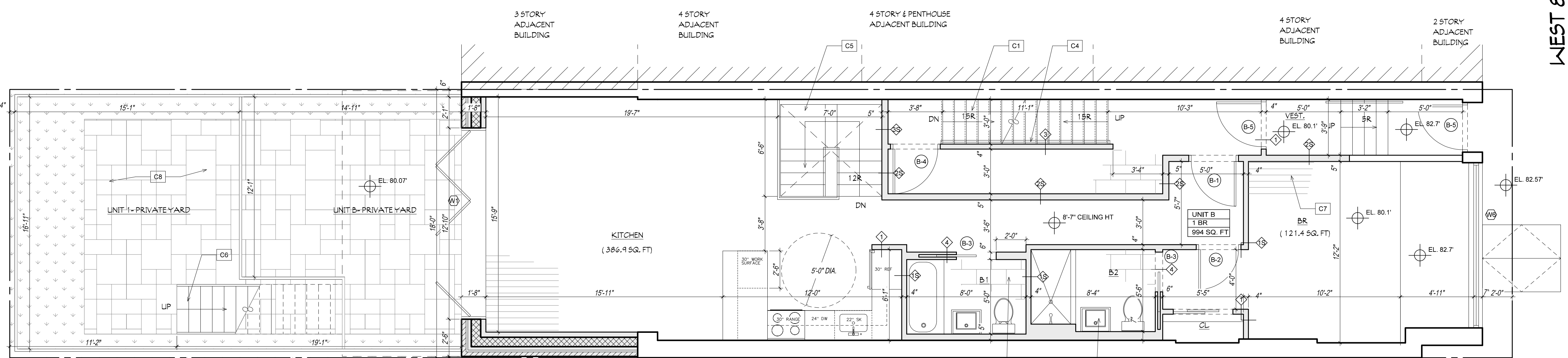
CONSTRUCTION KEYED NOTES	
C1	CONCRETE FILLED METAL PAN STAIR @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C2	TILE FLOORING AS PER PLAN, SEE FINISH SCHEDULE
C3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
C4	METAL HAND RAIL 34" ABOVE NOSING
C5	STEEL STAIR W/ WOOD TREADS @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C6	STEEL STAIR @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C7	WOOD FLOORING AS PER PLAN.
C8	BLUESTONE PAVERS
C9	
C10	
C11	

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
B	BR	121.4	17.1	6	48.5	25.2
	KITCHEN	386.9	36.6	19.3	64.8	80

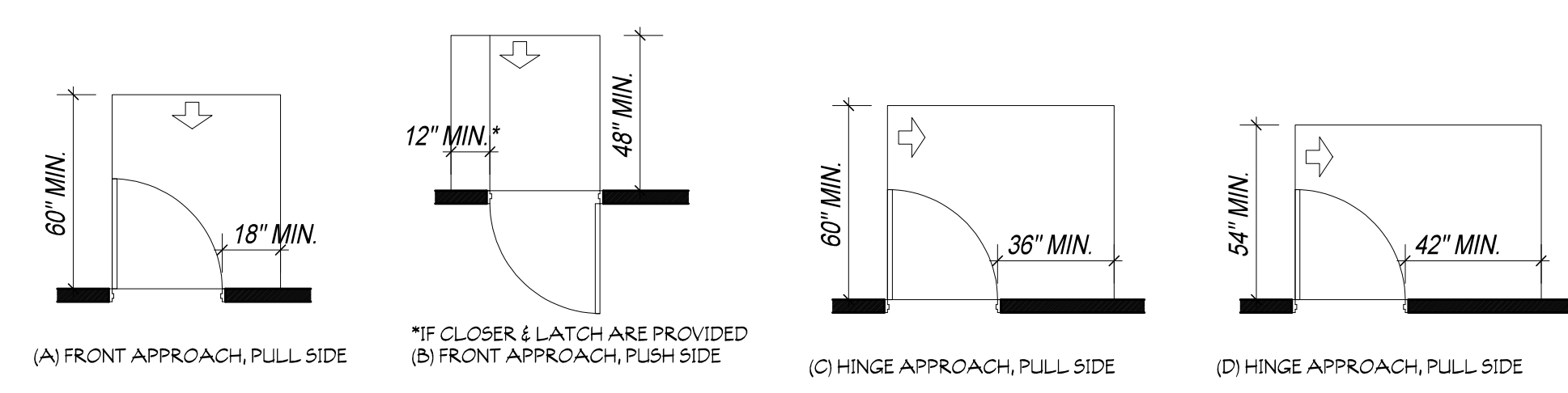
REQUIRED LIGHT = 10%
 REQUIRED AIR = 5%



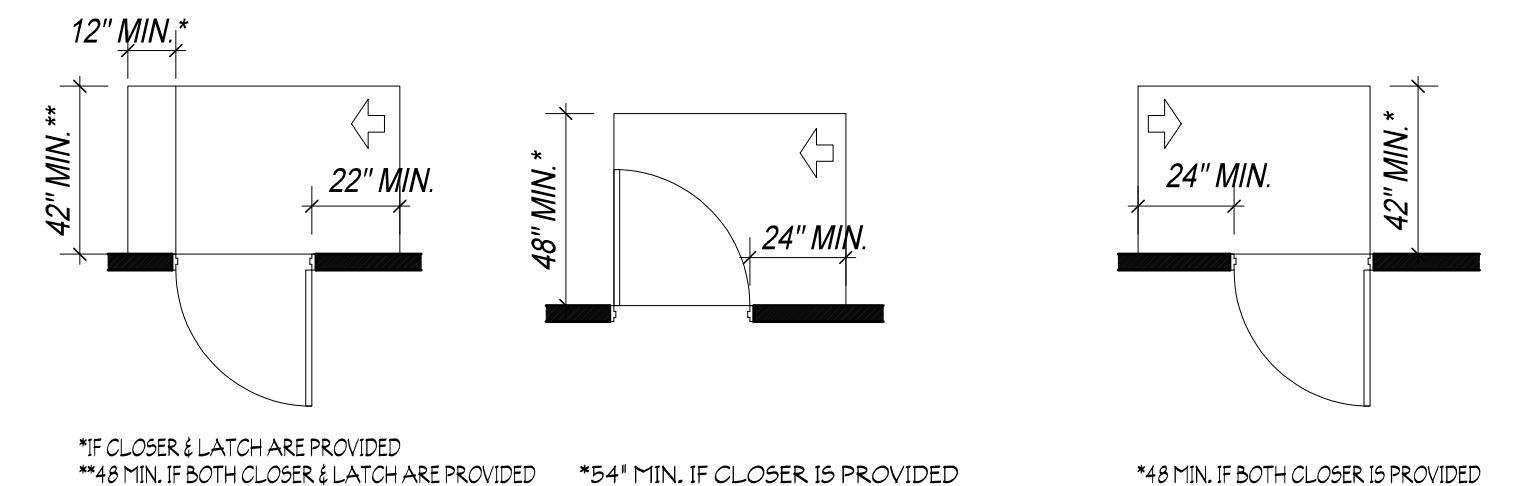
BASEMENT FLOOR PLAN - EXISTING CONDITIONS/ DEMOLITION PLAN
 1/4"=1'-0"



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

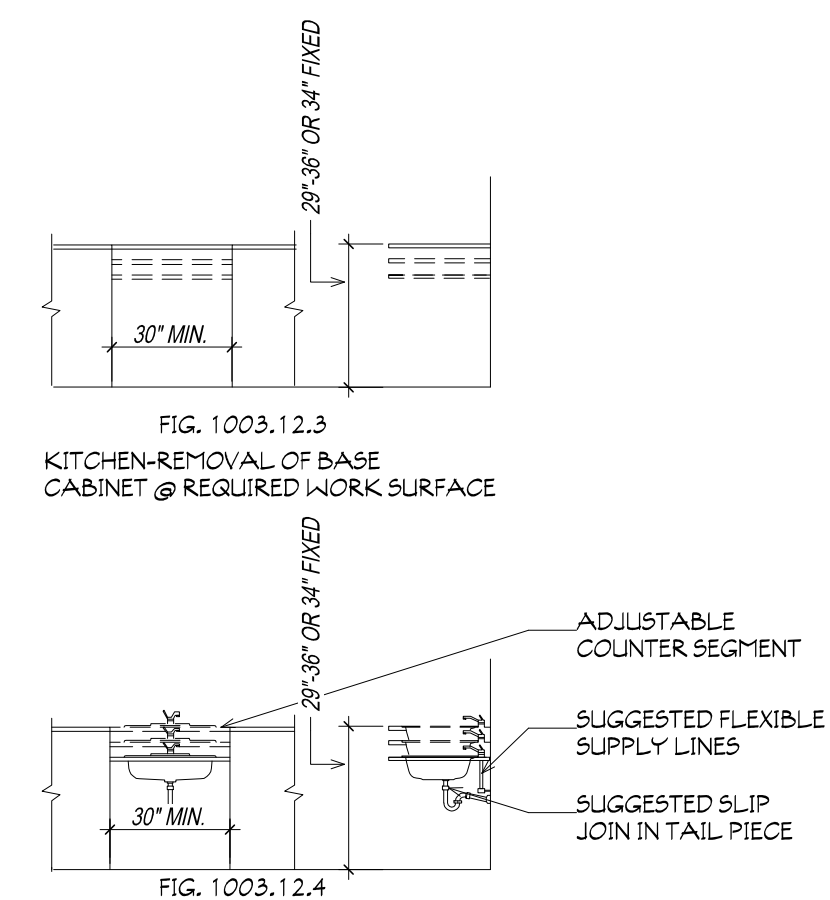


MANEUVERING CLEARANCES @ MANUAL SWINGING DOORS (FIG. 404.2.3.3) ANS I A117.1-2009
 NTS



MANEUVERING CLEARANCES @ SLIDING & FOLDING DOORS (FIG. 404.2.3.3) ANS I A117.1-2009
 NTS

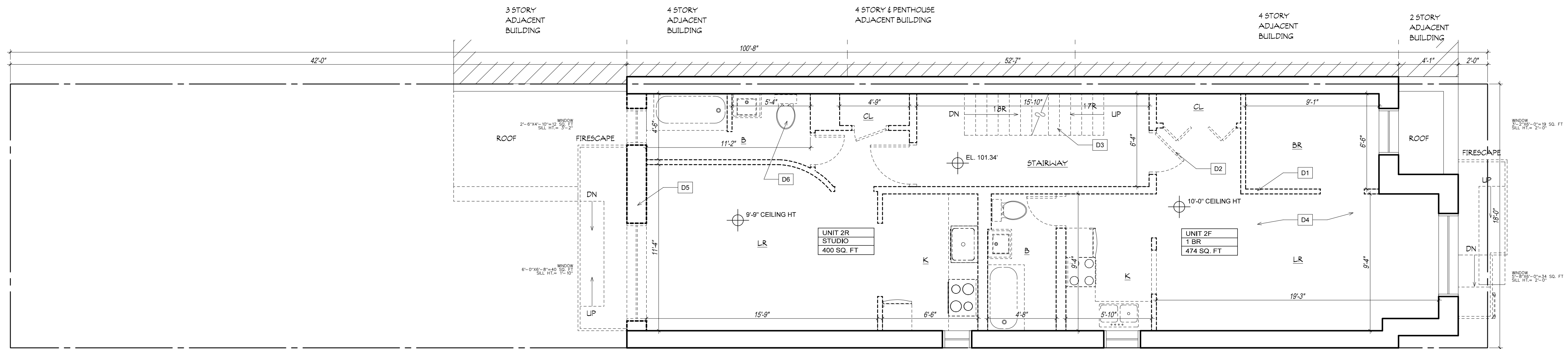
*IF CLOSER & LATCH ARE PROVIDED
 **48" MIN. IF BOTH CLOSER & LATCH ARE PROVIDED
 **54" MIN. IF CLOSER IS PROVIDED
 *48" MIN. IF BOTH CLOSER IS PROVIDED



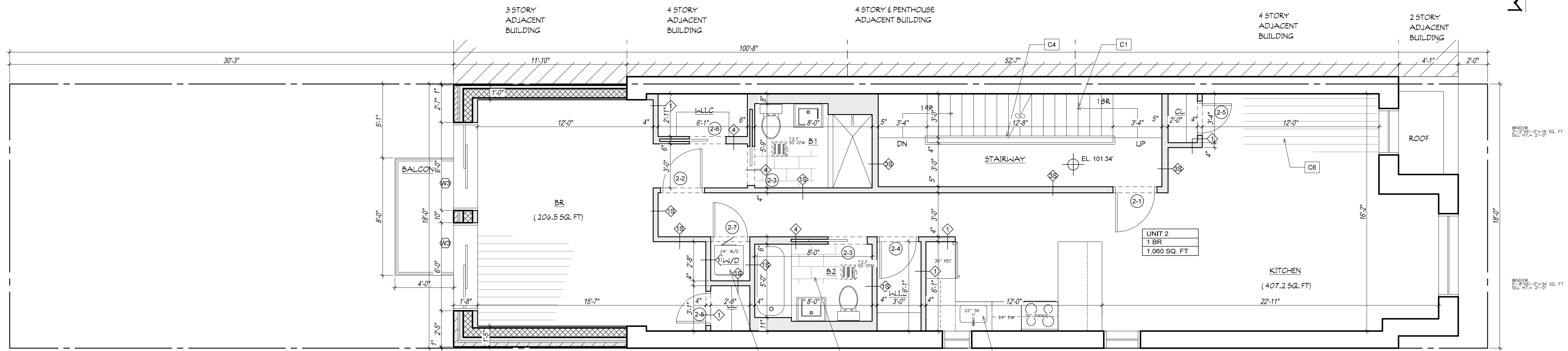
ADAPTABLE KITCHEN DETAILS
 NTS

WEST 88TH 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		 REGISTERED ARCHITECT CHRISTOPHER T. MENZIUS No. 03 STATE OF NEW YORK
MECHANICAL ENGINEER		
TITLE		PROJECT NO. 0000
BASEMENT FLOOR PLAN		DATE: 7.11.22
		SCALE: AS NOTED
LOCATION		DWG BY: NO
254 W. 88TH STREET		A-102.00
NEW YORK, NEW YORK		
DOB JOB NO.		SHEET: 0 OF 0
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2ND FLOOR - EXISTING CONDITIONS/DEMOLITION PLAN
1/4"=1'-0"



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

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED LIGHT (SQ. FT.)	PROVIDED AIR (SQ. FT.)
1	BR	407.2	40.7	20.3	53.6	38.8
	KITCHEN	206.5	20.6	10.3	54.2	24.6
			REQUIRED LIGHT = 10%	REQUIRED AIR = 5%		

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

GENERAL NOTES
 1. THIS IS A NON-ELEVATOR BUILDING.
 2. SPRINKLERED BUILDING.

DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN.
D3	STAIR TO BE REMOVED AS PER PLAN.
D4	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP
D5	REAR WALL TO BE REMOVED (SEE STRUCT. DWGS)
D6	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D7	
D8	
D9	

CONSTRUCTION KEYED NOTES	
C1	CONCRETE FILLED METAL PAN STAIR @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C2	TILE FLOORING AS PER PLAN, SEE FINISH SCHEDULE
C3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
C4	METAL HAND RAIL 3/4" ABOVE NOSING
C5	ELECTRIC, VENTLESS DRYER
C6	WOOD FLOORING AS PER PLAN.
C7	
C8	
C9	
C10	
C11	

NO.	DATE	REVISION

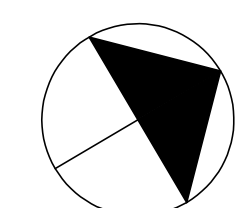
GRASSO-MENZIUSO ARCHITECTS A.I.A.
 350 SEVENTH AVENUE, N.Y., N.Y. 10001
 TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER: _____
 MECHANICAL ENGINEER: _____

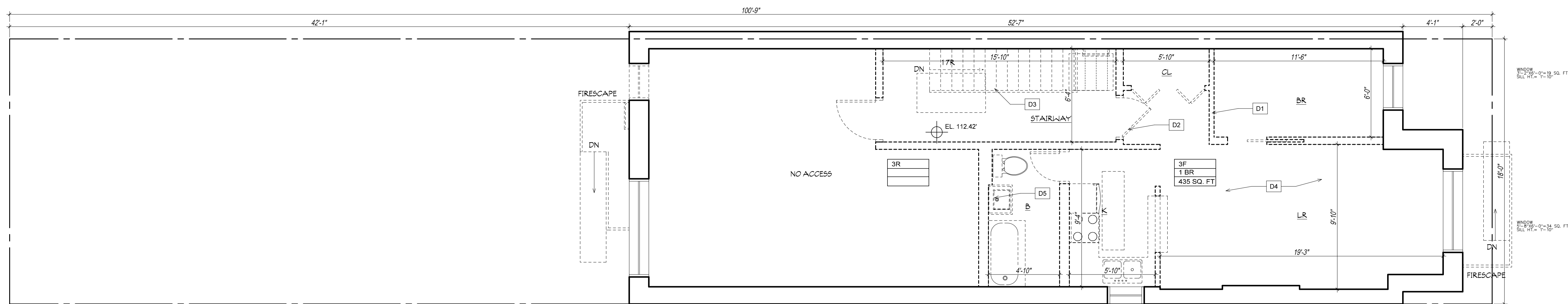
TITLE: **2ND FLOOR PLAN**

PROJECT NO: 0000
 DATE: 7.11.22
 SCALE: AS NOTED
 DWG BY: NC
 LOCATION: 254 W. 88TH STREET, NEW YORK, NEW YORK
 SHEET: A-104.00 (0 OF 0)

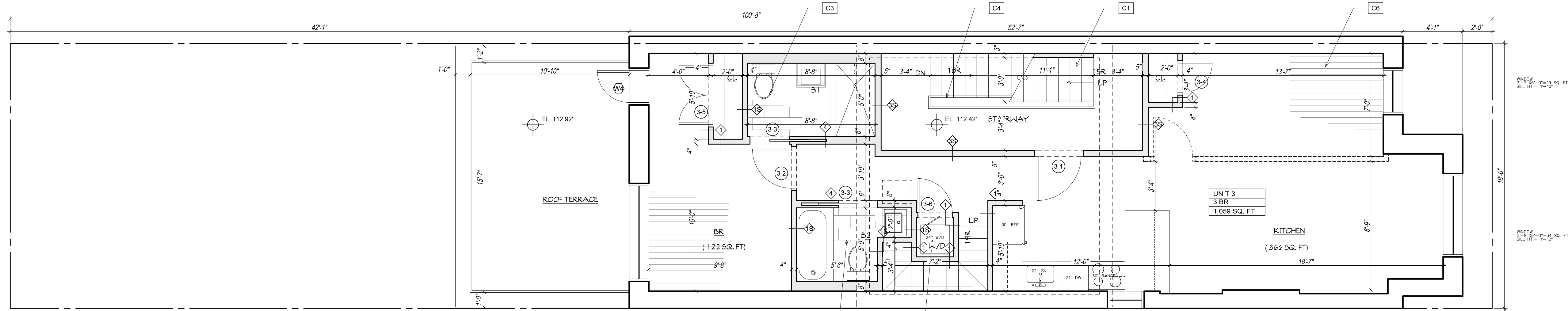
REGISTERED ARCHITECT
 CHRISTOPHER T. MENZIUSO
 STATE OF NEW YORK
 No. 03 485



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



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

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED LIGHT (SQ. FT.)	PROVIDED AIR (SQ. FT.)
3	BR	122	12.2	6.2	44.1	32
	KITCHEN	366	36.6	18.3	54.1	24.6
			REQUIRED LIGHT = 10%			
			REQUIRED AIR = 5%			

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

GENERAL NOTES
 1. THIS IS A NON-ELEVATOR BUILDING.
 2. SPRINKLERED BUILDING.

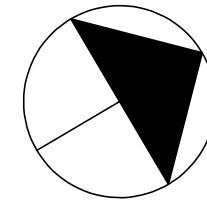
DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN.
D3	STAIR TO BE REMOVED AS PER PLAN.
D4	FINISH FLOORING TO BE REMOVED THROUGHOUT, TYP
D5	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D6	
D7	
D8	
D9	

CONSTRUCTION KEYED NOTES	
C1	CONCRETE FILLED METAL PAN STAIR @ 7 3/4" MAX RISER & 9 1/2" MIN. TREAD.
C2	TILE FLOORING AS PER PLAN, SEE FINISH SCHEDULE
C3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
C4	METAL HAND RAIL, 34" ABOVE NOSING
C5	ELECTRIC, VENTLESS DRYER
C6	WOOD FLOORING AS PER PLAN.
C7	
C8	
C9	
C10	
C11	

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

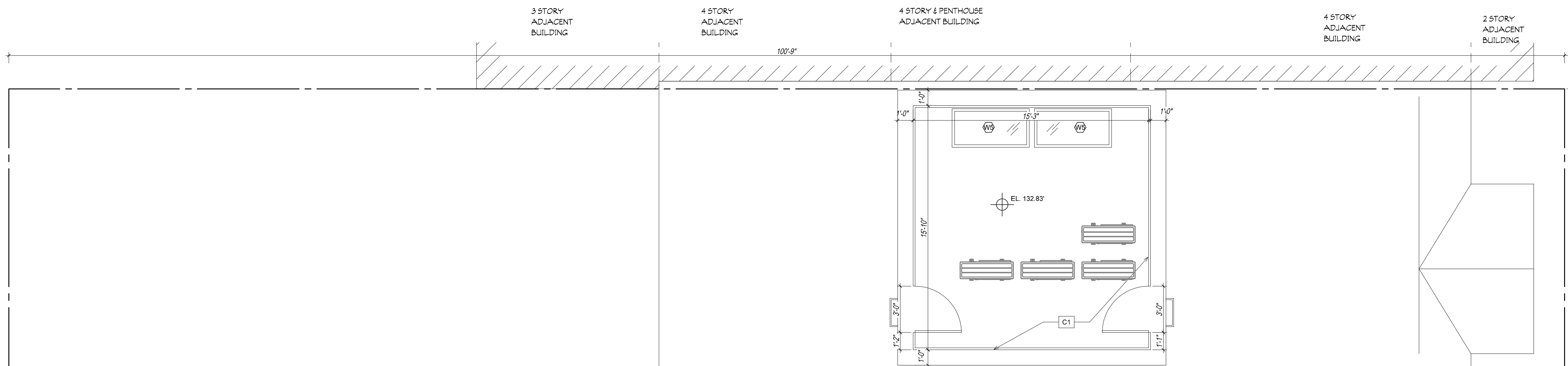
STRUCTURAL ENGINEER	 REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 031855 STATE OF NEW YORK
MECHANICAL ENGINEER	
TITLE	PROJECT NO. 0000
3RD FLOOR PLAN	DATE: 7.11.22
	SCALE: AS NOTED
	DWG BY: NO
LOCATION	A-105.00
254 W. 88TH STREET	SHEET: 0 OF 0
NEW YORK, NEW YORK	
DOB JOB NO.	
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CONSTRUCTION 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

- GENERAL NOTES**
1. THIS IS A NON-ELEVATOR BUILDING.
 2. SPRINKLERED BUILDING.

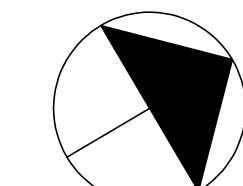
WEST 88TH STREET

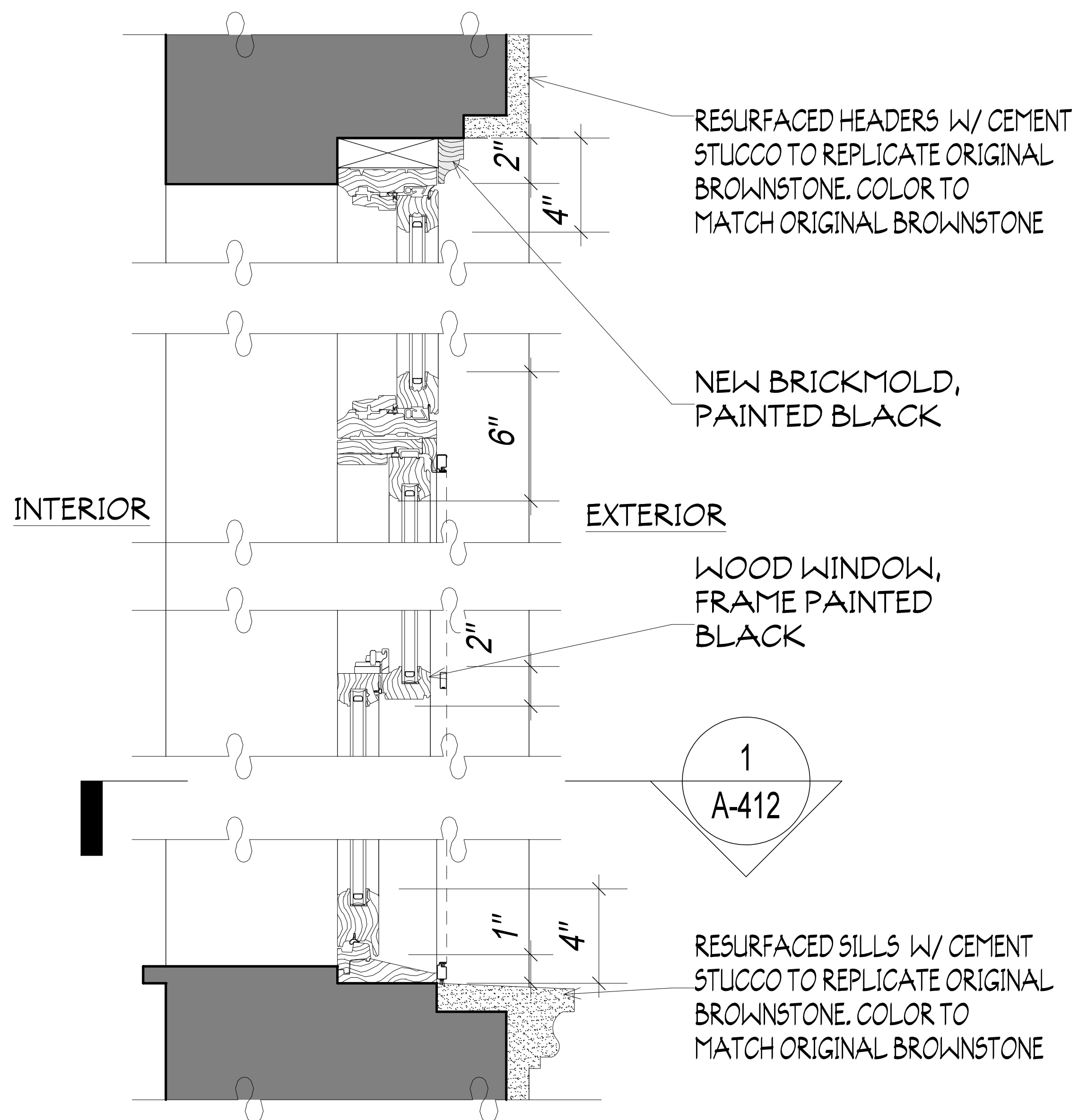


NEW ROOF - CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	42" HIGH METAL RAILING
C2	
C3	
C4	
C5	
C6	
C7	
C8	
C9	
C10	
C11	

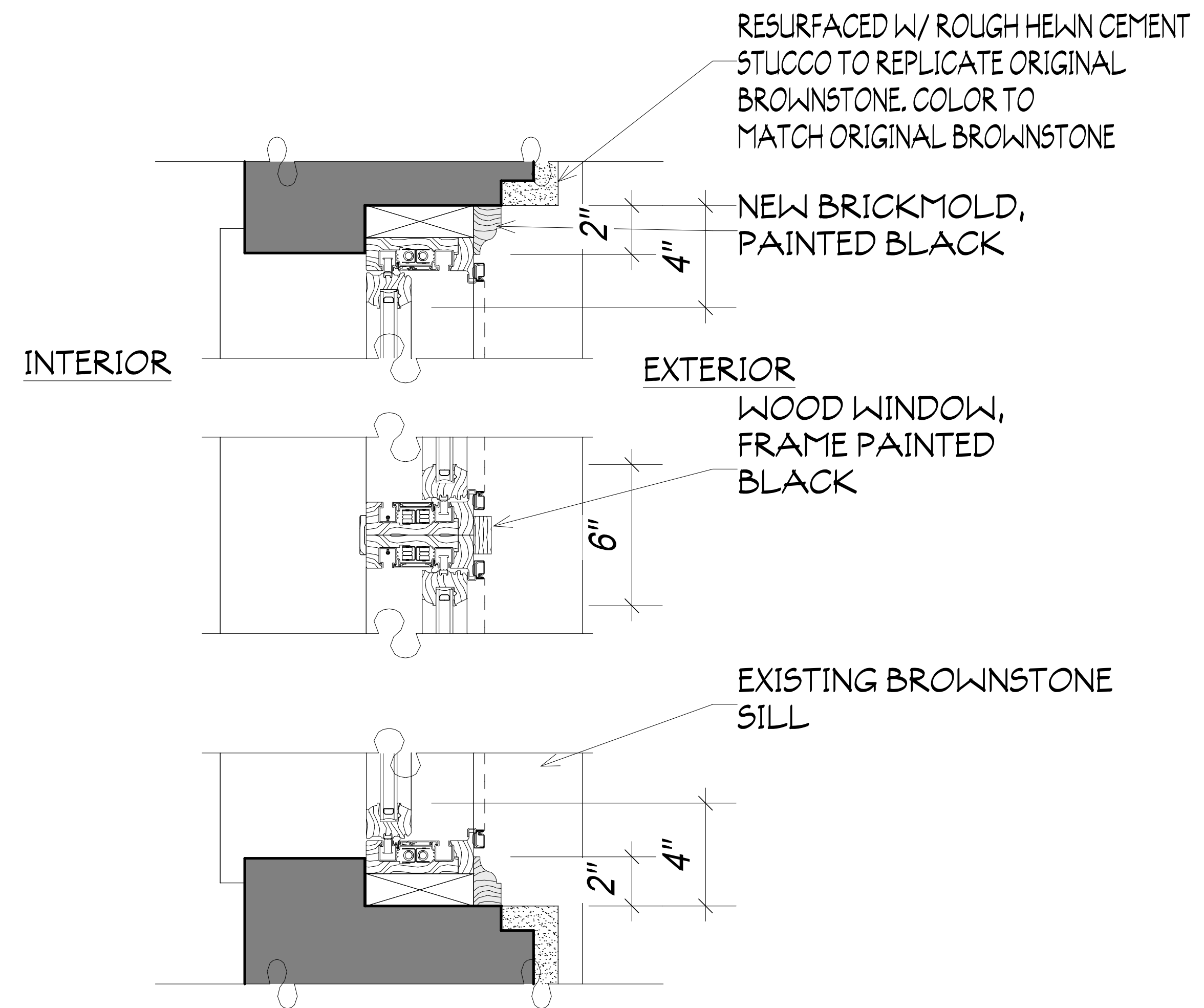
NO.	DATE	REVISION
 GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: NEW ROOF PLAN		PROJECT NO: 0000 DATE: 7.11.22 SCALE: AS NOTED DWG BY: NC
LOCATION: 254 W. 88TH STREET NEW YORK, NEW YORK		A-107.00 SHEET: 0 OF 0
DOB JOB NO.		
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1
A-412

1 WINDOW SECTION DETAIL
1/4"=1'-0"



2 WINDOW PLAN DETAIL
3"=1'-0"

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: WINDOW DETAILS		PROJECT NO. 0000 DATE: 7.11.22 SCALE: AS NOTED DWG BY: NC
LOCATION: 254 W. 88TH STREET NEW YORK, NEW YORK		A-412.00
DOB JOB NO.		SHEET: 0 OF 0

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