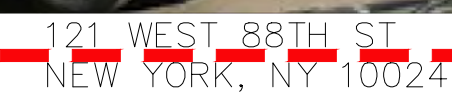
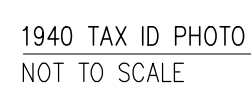




⑤

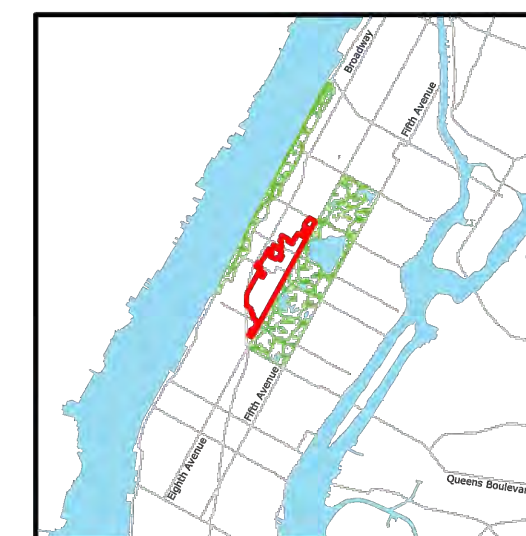


④



②

 Historic District Boundaries

[illegible]

The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. The inner circle features a central emblem of a classical building facade with columns and a pediment. Above the emblem is the name "DEVIN O'NEILL" and below it is the number "035587".

LPC101.00	
-----------	--





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

[illegible]

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

EXISTING FRONT BUILDING ELEVATION



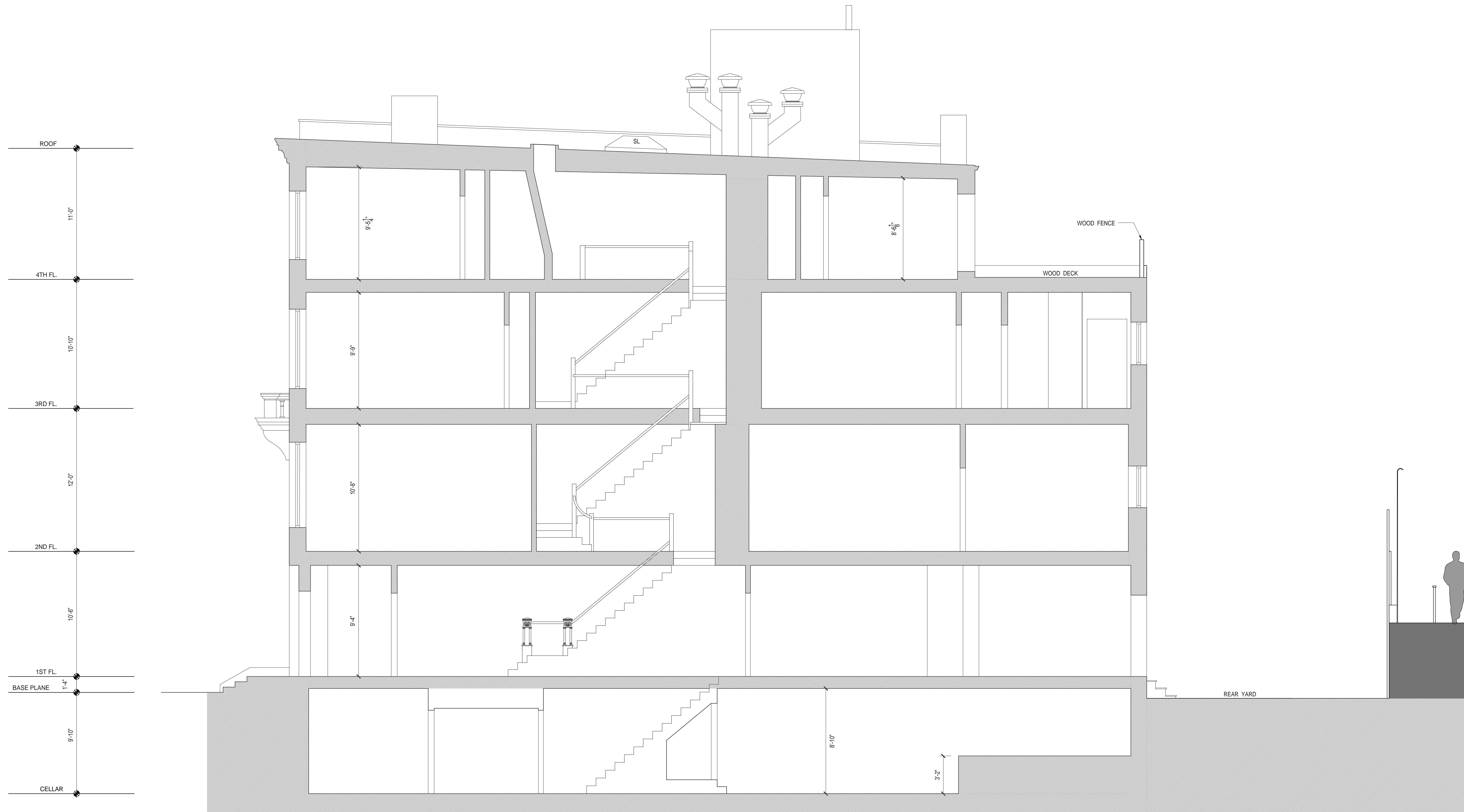
DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC102.00









EXISTING BUILDING SECTION  
1/4"=1'-0"

[illegible]

PROJECT:  
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

EXISTING BUILDING SECTION



DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC104.00

4 of 32









ROOF ADDITION MOCK UP  
NOT TO SCALE



ROOF ADDITION MOCK UP  
NOT TO SCALE



ROOF ADDITION MOCK UP  
NOT TO SCALE



ROOF ADDITION MOCK UP  
NOT TO SCALE



ROOF ADDITION MOCK UP  
NOT TO SCALE



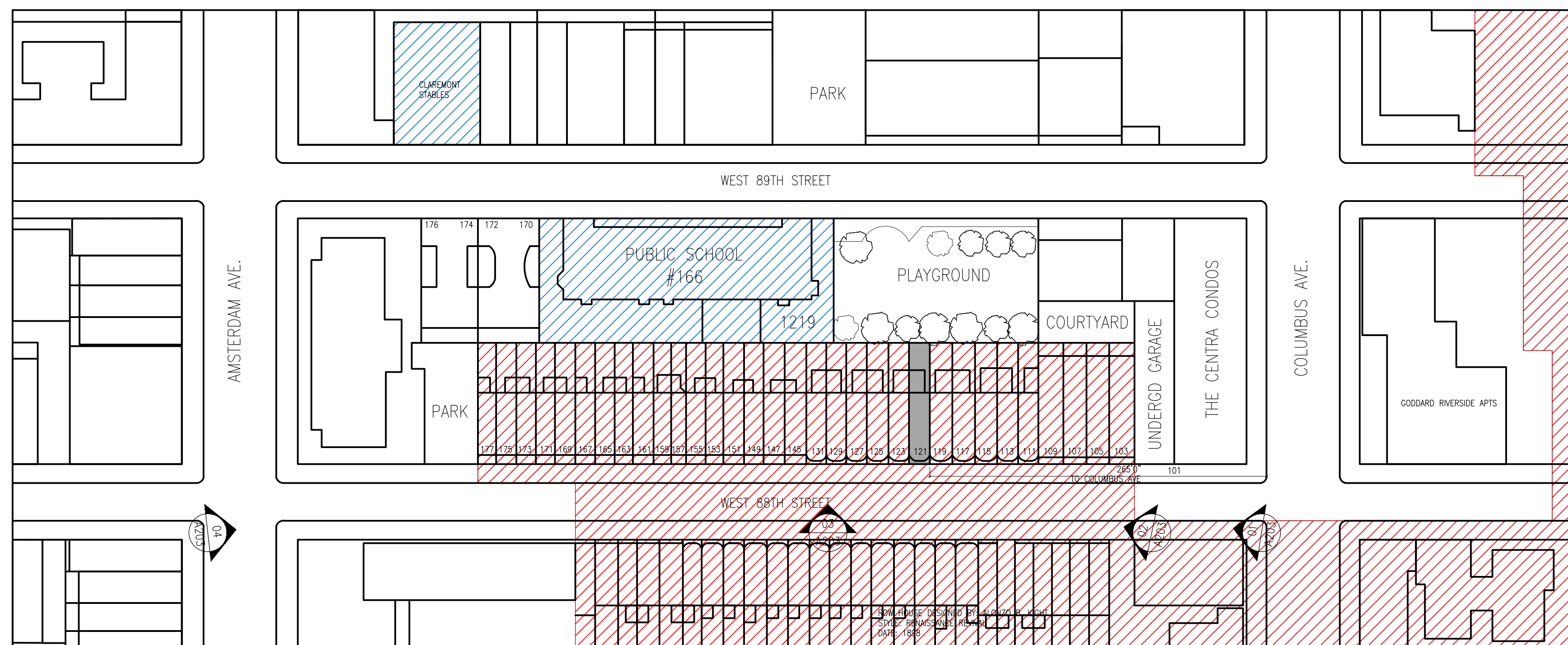
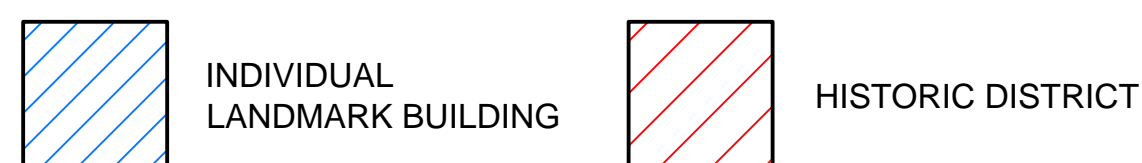
DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC106.00





O'NEILL ROSE llc  
ARCHITECTS  
98 4TH STREET SUITE 419  
t:718 852 3925 e:do@oneillrosearchitects.com

[illegible]

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

ROOF ADDITION MOCK UP PHOTO

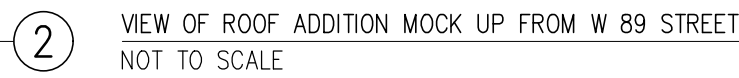
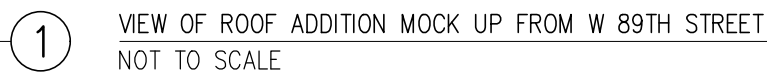
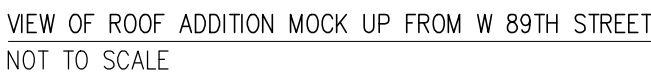
DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC107.00

6

© COPYRIGHT O'NEILL ROSE IIc ARCHITECTS





PROJECT:  
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

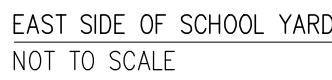
The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. The inner circle features a central emblem of a classical building facade with columns and a pediment. Above the emblem is the name "DEVIN O'NEILL" and below it is the number "035587".

DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC108.00



98 4th ST, STE. 419, BROOKLYN, NY 11231  
t:718.852.3925 e: info@oneillrosearchitects.com



WEST 88TH STREET

121

COLUMBUS AVENUE

AMSTERDAM AVENUE

WEST 89TH STREET

THE CENTRA CONDOS

COURT YARD

PLAYGROUND

PUBLIC SCHOOL NO. 166

PARK

NYC HOUSING AUTHORITY

①

[illegible]

© COPYRIGHT O'NEILL ROSE ARCHITECTS P.C.



98 4th ST, STE. 419, BROOKLYN, NY 11231  
t:718.852.3925 e: [info@oneillresearchitects.com](mailto:info@oneillresearchitects.com)

t:718.852.3925 e: [info@oneillresearchitects.com](mailto:info@oneillresearchitects.com)



PROJECT:

121 WEST 88TH STREET  
NEW YORK, NY 10024

DATE:	03.29.2018
PROJECT No:	
DRAWING BY:	
CHK BY:	DO
DWG No:	

© COPYRIGHT O'NEILL ROSE ARCHITECTS P.C.





SCHOOL YARD FENCE DETAIL  
NOT TO SCALE

3



SCHOOL YARD FENCE DETAIL  
NOT TO SCALE

2



SCHOOL YARD FENCE DETAIL  
NOT TO SCALE

1

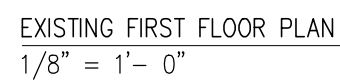
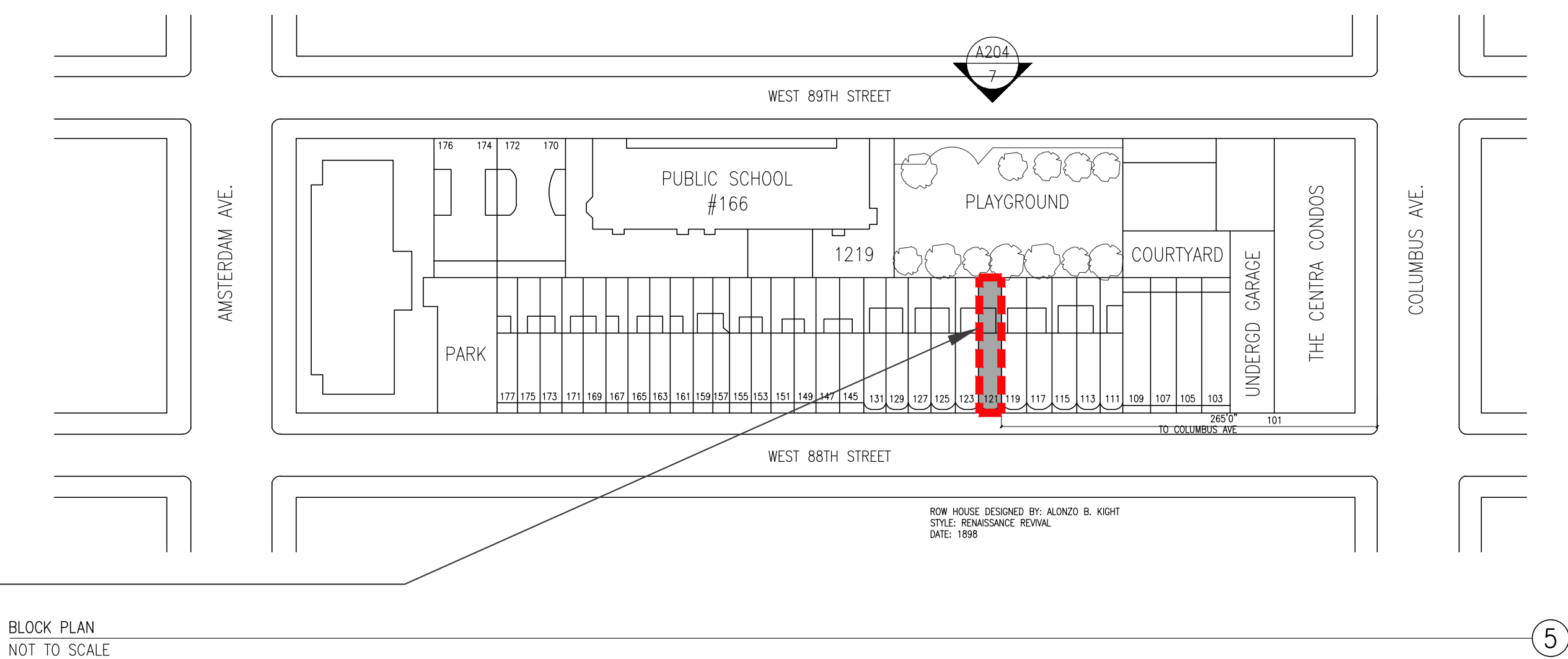
ISSUES AND REVISIONS	
DATE	ISSUE

PROJECT:

121 WEST 88TH STREET  
NEW YORK, NY 10024

SCHOOL YARD FENCE DETAIL	
DATE:	03.29.2018
PROJECT No:	
DRAWING BY:	
CHK BY:	DO
DWG No:	
LPC111.00	









EXISTING BRICK CHIMNEY TO BE REMOVED

EXISTING DOOR TO BE REMOVED  
EXISTING STUCCO REAR WALL TO BE REMOVED

EXISTING ALUMINUM DOUBLE HUNG WINDOWS TO BE REMOVED

EXISTING STUCCO REAR ADDITION TO BE REMOVED

EXISTING DOWN SPOUT TO BE REMOVED

EXISTING THROUGH WALL A/C UNIT TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING METAL GATE TO BE REMOVED

EXISTING METAL STAIR TO BE REMOVED

[illegible]

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

EXISTING REAR BUILDING ELEVATION



DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC113.00



[illegible]

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

### PROPOSED REAR BUILDING ELEVATION

DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC114.00





98 4th ST, STE. 419, BROOKLYN, NY 11231  
t:718.852.3925 e: info@oneillrosearchitects.com

---

PROPOSED BUILDING  
HEIGHT AT 121 W 88TH ST

EXISTING METAL FENCE  
AT SCHOOL YARD

EXISTING WOOD FENCE  
AT 121 W 88TH REAR YARD

GRADE LEVEL AT  
SCHOOL YEAR

GRADE LEVEL AT \_\_\_\_\_

111 WEST 88TH

113 WEST 88TH

115 WEST 88TH

117 WEST 88TH

119 WEST 88TH

121 WEST 88TH

123 WEST 88TH

EXISTING REAR ELEVATION OF 121 W 88TH ST  
1/8"=1'-0"

①



---

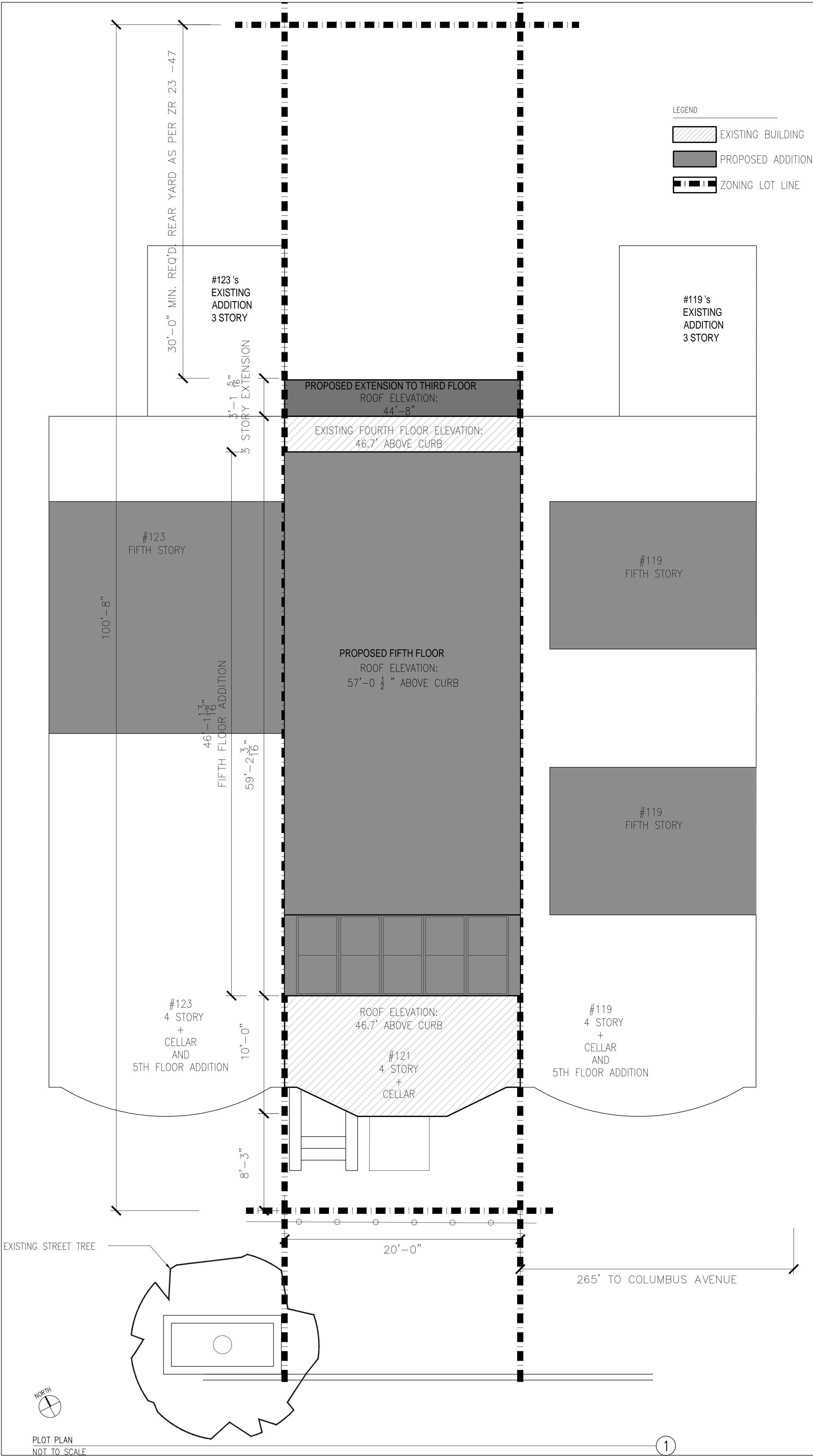
PROJECT:

121 WEST 88TH STREET  
NEW YORK, NY 10024

	DATE: 03.29.2018
	PROJECT No:
	DRAWING BY:
	CHK BY: DO
	DWG No:

LPC115.00





- BLOCK: 1219  
LOT: 121  
ZONE: R7-2  
MAP: 5D
- CONTROLLED INSPECTIONS  
THE FOLLOWING ITEMS ARE SUBJECT TO CONTROLLED INSPECTION.
1. STRUCTURAL STEEL - WELDING BC 1704.3.1
  2. STRUCTURAL STEEL - DETAILS BC 1704.3.2
  3. STRUCTURAL STEEL - HIGH STRENGTH BOLTING BC 1704.3.3
  4. STRUCTURAL COLD FORMED STEEL BC 1704.3.4
  5. SOILS - SITE PREPARATION BC 1704.7.1
  6. CONCRETE-CAST IN PLACE BC 1704.4
  7. MASONRY BC 1704.5
  8. WOOD - INSTALLATION OF PREFABRICATED I-JOISTS BC 1704.6.3
  9. MECHANICAL SYSTEMS BC 1704.16
  10. STRUCTURAL SAFETY-STRUCTURAL STABILITY BC1704.19
  11. EXCAVATION - SHEETING, SHORING, AND BRACING BC 1704.20.2
  12. UNDERPINNING BC 1704.20.3, BC 1814
  13. POST-INSTALLED ANCHORS BB#2014-018,2014-019; BC1704.32
  14. HEATING SYSTEMS BC 1704.25
  15. FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS BC 1704.25
  16. FIRE-RESISTANCE RATED CONSTRUCTION BC 109.3.4
  17. ENERGY CODE COMPLIANCE INSPECTIONS BC 109.3.5
  18. INSULATION PLACEMENT AND R VALUES (IA2)(IIA2)
  19. FENESTRATION THERMAL VALUES AND RATINGS (IA3)(IIA3)
  20. FENESTRATION RATINGS FOR AIR LEAKAGE (IA4)(IIA4)
  21. FENESTRATION AREAS (A5)(IIA5)
  22. AIR SEALING AND INSULATION-VISUAL (IA6)(IIA6)
  23. AIR SEALING AND INSULATION - TESTING (IA7)
  24. HVAC AND SERVICE WATER HEATING EQUIPMENT (IB3)(IIB3)
  25. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS (IB4)(IIB4)
  26. DUCT PLENUM AND PIPING INSULATION AND SEALING (IB5)(IIB5)
  27. DUCT LEAKAGE TESTING (IB6)(IIB6)
  28. LIGHTING IN DWELLING UNITS (IC2)(IIC2)
  29. INTERIOR LIGHTING POWER (IC3)
  30. LIGHTING CONTROLS (IC5)
  31. MAINTENANCE INFORMATION (ID1)(IID1)

CONCRETE TESTING EXEMPTION  
TOTAL VOLUME OF CONCRETE <50 YD<sup>3</sup>  
DESIGN STRENGTH REQUIRED = 2,500 PSI  
SPECIFIED CONCRETE STRENGTH = 4,000 PSI  
"THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDING BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR2 FORM AND/OR TR3 FORM."

- GENERAL NOTES
1. SCOPE OF WORK: CONVERSION OF EXISTING MULTIPLE DWELLING TO ONE FAMILY: REAR YARD ADDITION, PLUMBING, STRUCTURAL HVAC AND PARTITION WORK. NEW CERTIFICATE OF OCCUPANCY TO BE OBTAINED UPON COMPLETION OF PROJECT.
  2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
  3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES FOR INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
  4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
  5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
  6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
  8. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
  9. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
  11. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR CERTIFICATE OF OCCUPANCY, AND SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
  12. ALL NEW WINDOWS SHALL BE DOUBLE GLAZED.
  13. EXISTING FOUNDATION TO REMAIN.
  14. NO ONE TO OCCUPY BUILDING DURING DEMOLITION AND CONSTRUCTION.
  15. PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA (SFHA)

- DEMOLITION NOTES
1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
  2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
  3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
  4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
  5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.
  6. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
  7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
  8. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

#### BLOCK PLAN NOT TO SCALE

## #121 BUILDING LOCATION

#### 2014 PLUMBING AND DRAINAGE NOTES

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16 AND REFERENCE STANDARD RS-16 OF THE NYC BUILDING CODE.

2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN NEW YORK CITY, AND SHALL BEAR BS&A APPROVAL.

3. ALL GAS-FIRED EQUIPMENT TO BE A.G.A. OR M.E.A. APPROVED.

4. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NYC BUILDING CODE.

#### HOUSING MAINTENANCE CODE NOTES

1. OWNER TO MAINTAIN PAINT OR OTHER WALL COVERING IN ALL TENANT-OCCUPIED SPACES, AS PER D26-12.01.
2. OWNER TO MAINTAIN PAINTING OF EXTERIOR WINDOW FRAMES AND SASHES BY REPAINTING WITH AT LEAST ONE COAT OF PAINT EVERY FIVE YEARS, AS PER D26-21.03A.
3. OWNER SHALL KEEP PREMISES FREE FROM RODENTS, INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENTS, INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENT AND INSECT AND OTHER PEST LIFE, AS PER D26-13.03.
4. OWNER TO PROVIDE FOR THE REGULAR COLLECTION OF WASTE MATTER AND SHALL NOT PERMIT ANY TYPE OF WASTE MATTER TO ACCUMULATE SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD, AS PER D26-14.07.
5. OWNER SHALL MAINTAIN A SUPPLY OF PURE WATER SUFFICIENT IN QUANTITY AND IN PRESSURE TO DEEP ALL PLUMBING FIXTURES ADEQUATELY SUPPLIED FOR THEIR SANITARY MAINTENANCE, AS PER D26-15.01. ALSO, OWNER SHALL PROVIDE PROPER APPLIANCES TO RECEIVE AND DISTRIBUTE AN ADEQUATE SUPPLY OF WATER AT ALL HOURS, AS PER D26-15.03.
6. OWNER SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE PLUMBING AND DRAINAGE SYSTEM, AS PER D26-16.01. ALSO, THE OWNER SHALL MAINTAIN THE GRADE OF ROOFS AND ALL OPEN SPACES ON THE LOT, AND SHALL MAINTAIN UNOBSTRUCTED DRAINAGE FROM THESE AREAS THROUGH A DRAIN CONNECTED TO A STREET STORM-WATER MAIN, AS PER D26-16.03.
7. OWNER SHALL PROVIDE HEAT FROM A CENTRAL HEATING SYSTEM, SHALL MAINTAIN REQUIRED TEMPERATURES DURING THE PERIOD FROM OCTOBER 1 THROUGH MAY 31, AS PER D26-17.01 AND 17.03. IF A BREAKDOWN OF THE HEATING SYSTEM IS TO OCCUR, THE OWNER SHALL PROVIDE INSPECTIONS OF THE HEATING SYSTEM A PER THE REQUIREMENTS OF D26-17.05.
8. HOT WATER SHALL BE SUPPLIED BETWEEN THE HOURS OF SIX A.M. AND MIDNIGHT AT A CONSTANT TEMPERATURE OF 120 DEGREES FAHRENHEIT, AS PER THE REQUIREMENTS OF D26-17.07.
9. OWNER SHALL EQUIP ALL DWELLINGS FOR LIGHTING BY ELECTRICITY, AND SHALL PROVIDE AND MAINTAIN LIGHT FIXTURES FOR ALL PUBLIC PARTS IN A DWELLING AND FOR ALL ROOMS, AS PER D26-19.01.
10. PEEPHOLES OR OTHER MEANS OF VIEWING THE ENTRANCE AREA TO BE PROVIDED AS PER THE REQUIREMENTS OF D26-20.01.
11. LIGHTING AND VENTILATION SHALL MEET THE REQUIREMENTS OF D26-30.11 WITH REGARD TO THE NUMBER AND TYPE OF WINDOWS REQUIRED AND THE SIZE OF REQUIRED WINDOWS.

#### 28-104.8.4 TENANT PROTECTION PLAN. 2014

- CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:
1. EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
  - 1.1. REFER TO DRAWING T-### FOR SITE/KEY PLAN IDENTIFYING EGRESS PATH THAT SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
  - 1.2. NO CONSTRUCTION MATERIALS ARE TO BE PLACED OR STORED IN ANY REQUIRED PATH OF EGRESS. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION.
  2. FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
  - 2.1. ALL FLAMMABLE CONSTRUCTION MATERIALS WILL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS.
  - 2.2. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT OR SOURCES OF IGNITION.
  3. HEALTH REQUIREMENTS. SPECIFICATION OF MEANS AND METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
  - 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS, AND SUCH STATEMENT SHALL DESCRIBE WITH PARTICULARITY WHAT MEANS AND METHODS ARE BEING UNDERTAKEN TO MEET SUCH COMPLIANCE.
  - 3.1.1. PROVIDE STATEMENT FOR LEAD.
  - 3.1.2. PROVIDE STATEMENT FOR ASBESTOS.
  - 3.2. THE ENTRANCE DOOR TO THE AREA OF WORK WILL BE ENCAPSULATED IN PLASTIC TO PREVENT DUST AND AIRBORNE PARTICLES FROM MOVING INTO THE PUBLIC CORRIDOR AND STAIRWELLS FROM THE APARTMENT DURING CONSTRUCTION.
  4. COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
  5. STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
  - 5.1. THE SIA ASSIGNED FOR STRUCTURAL WORK WILL MAINTAIN A LOG TO VERIFY COMPLIANCE WITH THE TENANT SAFETY PLAN IDENTIFIED ON THE STRUCTURAL DRAWINGS.
  - 5.2. THE SIA WILL BE ONSITE FOR EACH NEW PHASE OF STRUCTURAL WORK TO VERIFY THAT THE SEQUENCE AND MANNER OF WORK IS UNDERTAKEN AS OUTLINED IN THE STRUCTURAL DRAWINGS.
  - 5.3. ALL EQUIPMENT AND TOOLS USED DURING THE CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH THE SUBMITTED DS1 FORM.

6. NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, WORK IS PERMITTED MONDAY TO FRIDAY 7AM TO 6PM.
- 6.1. HOURS OF CONSTRUCTION ARE TO BE ### TO ### MONDAY THRU FRIDAY.
- 6.2. AN AFTER HOURS VARIANCE MUST BE OBTAINED FROM THE NYC DEPARTMENT OF BUILDINGS PRIOR TO COMMENCING ANY CONSTRUCTION BEYOND THE PERMITTED TIMES IDENTIFIED ABOVE.
7. MAINTAINING ESSENTIAL SERVICES, WHERE HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES ARE PROVIDED IN SUCH BUILDING OR IN ANY DWELLING UNIT LOCATED THEREIN, THE TENANT PROTECTION PLAN SHALL SPECIFY THE MEANS AND METHODS TO BE USED FOR MAINTAINING SUCH SERVICES DURING SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE. IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK, THEN SUCH PLAN SHALL SPECIFY THE ANTICIPATED DURATION OF SUCH DISRUPTION AND THE MEANS AND METHODS TO BE EMPLOYED TO MINIMIZE SUCH DISRUPTION, INCLUDING THE PROVISION OF SUFFICIENT ALTERNATIVES FOR SUCH SERVICE DURING SUCH DISRUPTION.
8. 28-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE.
8. 28-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST. THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.
8. 28-104.8.4.3 NOTICE TO OCCUPANTS. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL:  
(i) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR  
(ii) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR, OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:  
1. THE OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE.  
2. THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE, OR, IF THERE IS NO SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION, THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE.  
3. THE OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE A COMPLAINT ABOUT THE WORK

ISSUES AND REVISIONS		
DATE	ISSUE	
10.17.18	DOB REVIEW	

#### PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

#### PLOT PLAN & GENERAL NOTES

DATE: 10/05/18  
PROJECT No: 100518  
DRAWING BY: YW  
CHK BY: DO  
DWG No: 100518

LPC116.00





ADDRESS:	121 WEST 88TH STREET
ZONING DISTRICT:	R72
BLOCK:	1219
LOT:	121
ZONING MAP:	5d

EXISTING CONSTRUCTION CLASSIFICATION:	CLASS 3 NON-FIREPROOF
EXISTING USE:	RESIDENTIAL - FIVE FAMILIES (C2)
PROPOSED USE:	RESIDENTIAL - SINGLE FAMILY (R3)

**FLOOR AREA RATIO (ZR - 23 - 153)**  
 MAXIMUM ALLOWABLE FLOOR AREA: LOT AREA 2,013.33 SF X 3.44 FAR = 6925.8552 SF  
 PROPOSED FLOOR AREA = 5544.7286 SQ.FT < 6924.72 SQ.FT - O.K.

**LOT COVERAGE (ZR - 23-153)**  
 EXISTING LOT COVERAGE:  $57'-1" \times 20'-0" + (2'-5" \times 5'-2'')/2 + (2'-5" \times 5'-2'')/2 + 2'-5" \times 7'-8" + 14'-5" \times 9'-6"$   
 $= 1311.8806$  SQ FT  
 $1311.8806$  SQ FT / 2013 SQFT X 100% = 65.17%  
 PROPOSED LOT COVERAGE:  $57'-1" \times 20'-0" + (2'-5" \times 5'-2'')/2 + (2'-5" \times 5'-2'')/2 + 2'-5" \times 7'-8" + 3'-1" \times 20'-0"$   
 $= 1234.3506$  SQ FT PROPOSED  
 $1234.3506$  SQ FT / 2013 SQ FT X 100% = 61.31% < 65% (MAXIMUM) - O.K.

MINIMUM BASE HEIGHT: 40'-0"  
MAXIMUM BASE HEIGHT: 65'-0"  
EXISTING BASE HEIGHT: 46.7'  
PROPOSED BASE HEIGHT: 40'-0" < 46.7' < 65'-0" - O.K.

**STREET TREE PLANTING IN RESIDENCE DISTRICTS (ZR 23-03)**  
 UNDER ZR-2303 (a), ENLARGEMENT OF SINGLE RESIDENCE SHALL NOT BE REQUIRED FOR STREET TREE.

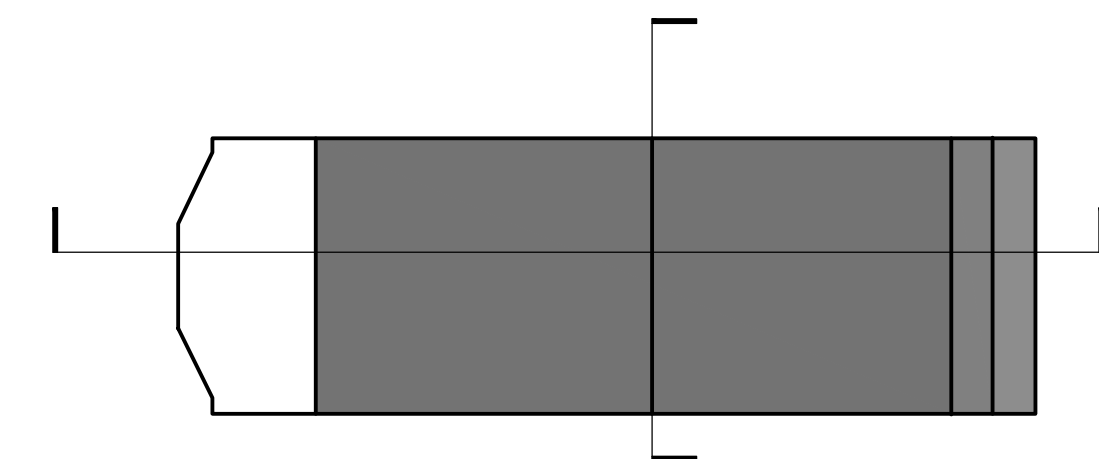


Diagram illustrating the proposed roof top addition and setbacks for a building. The diagram shows the existing building structure and the proposed addition, with various height and setback requirements indicated.

**Proposed Roof Top Addition:**

- Maximum Building Height: 75' PER ZR 23-662
- Maximum Base Height: 65' PER ZR 23-662
- Existing Base Height: 46.7'
- Minimum Base Height: 40' AS PER ZR 23-662
- From Base Plane 0'-0"

**Setbacks and Dimensions:**

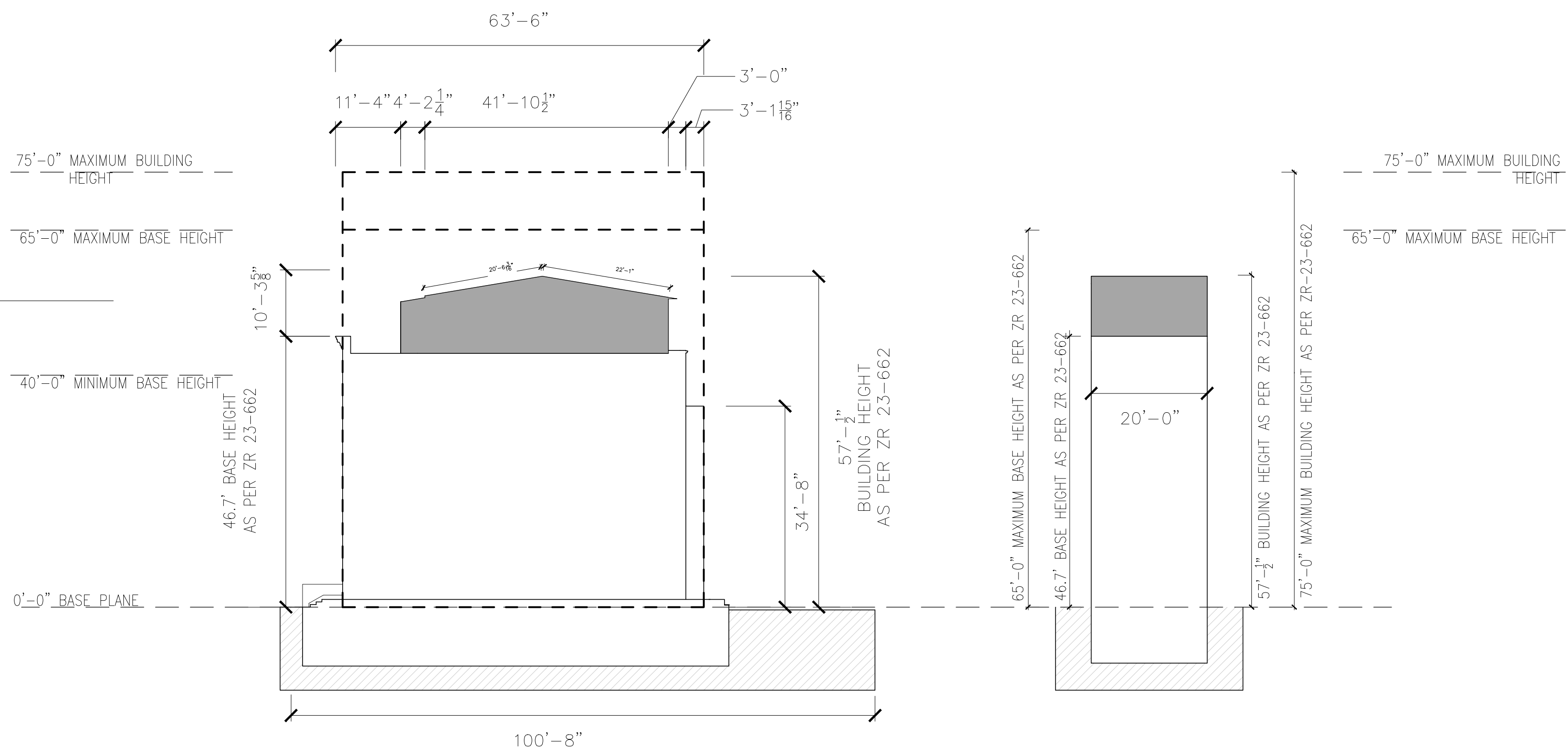
- 30'-0" REAR YARD SETBACK REQUIREMENT PER ZR 23-47
- 30'-0" REAR YARD
- 100'-8" REAR YARD
- 34'-8"
- 20'-0" PROPERTY LINE
- 41'-10 1/4"
- 1'4" 4'-2 1/4"
- 3'-3" 1'8"

**Other Labels:**

- PROPOSED ROOF TOP ADDITION
- REAR YARD ADDITION
- PROPERTY LINE
- SIDEWALK HEIGHT (BASE PLANE 0'-0")

Architectural elevation drawing of a building facade. The drawing includes the following dimensions and labels:

- Vertical Dimensions (Left Side):**
  - Top section:  $12' - 4\frac{1}{2}"$
  - Middle section:  $10'$
  - Bottom section:  $34' - 8"$
- Horizontal Dimensions (Bottom):**
  - REAR LOT LINE:  $20' - 0"$
  - 30' - 0' REAR YARD SETBACK
  - 3' - 1  $\frac{5}{16}"$
- Roof and Upper Structure Dimensions:**
  - Top horizontal span:  $41' - 10\frac{1}{2}"$
  - Left vertical offset:  $3' - 1\frac{5}{16}"$  and  $3'$
  - Right vertical offsets:  $4' - 2\frac{1}{4}"$  and  $11' 4"$
- Height Labels (Right Side):**
  - EXISTING BASE HEIGHT 46.7'
  - BUILDING HEIGHT 57' -  $\frac{3}{4}"$
- Other Labels:**
  - SIDEWALK HEIGHT (BASE PLANE 0' - 0')



© COPYRIGHT O'NEILL ROSE llc ARCHITECTS

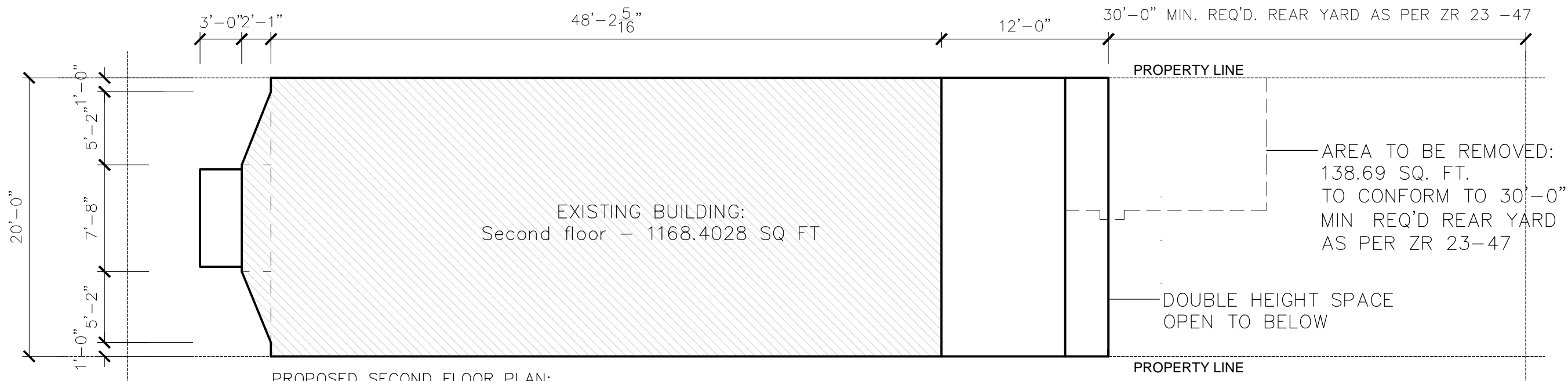


FLOOR AREA CALCULATIONS (EXISTING)

CELLAR FLOOR		=	0 SF (1345.7625 SF GROSS)
1STFLOOR	$(57'-1" \times 20'-0" + (2'-5" \times 5'-2'')/2 + (2'-5" \times 5'-2'')/2 + 2'-5" \times 7'-8" + 14.5' \times 9.6')$	=	1311.8806 SF
2ND FLOOR	$(57'-1" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8" + 14.5' \times 9.6')$	=	1307.6028 SF
3RD FLOOR	$(57'-1" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8" + 14.5' \times 9.6')$	=	1307.6028 SF
4TH FLOOR	$(57'-1" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8"')$	=	1168.4028 SF
TOTAL		=	5095.489 SF

FLOOR AREA CALCULATIONS (PROPOSED)

CELLAR FLOOR		=	0 SF (1349.88SF)
1STFLOOR		=	1234.35 SF
2ND FLOOR		=	990.78 SF
3RD FLOOR		=	1230.07 SF
4TH FLOOR		=	1168.4 SF
5TH FLORR		=	921.1286 SF
TOTAL		=	5544.7286 SF

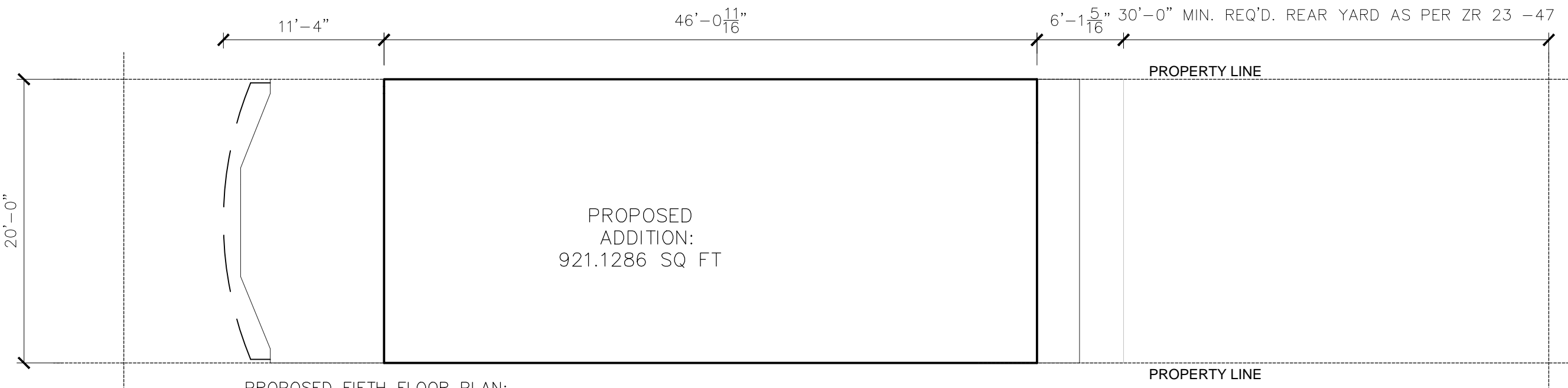


PROPOSED SECOND FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ THIRD FLOOR =  $48'-2 \frac{5}{16}" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8"$   
= 990.78 SQ. FT.)

PROPOSED SECOND FLOOR AREA AND LOT COVERAGE = 990.78 SQ. FT.

PLAN AREA DIAGRAM - SECOND FLOOR  
1/8" = 1'-0"

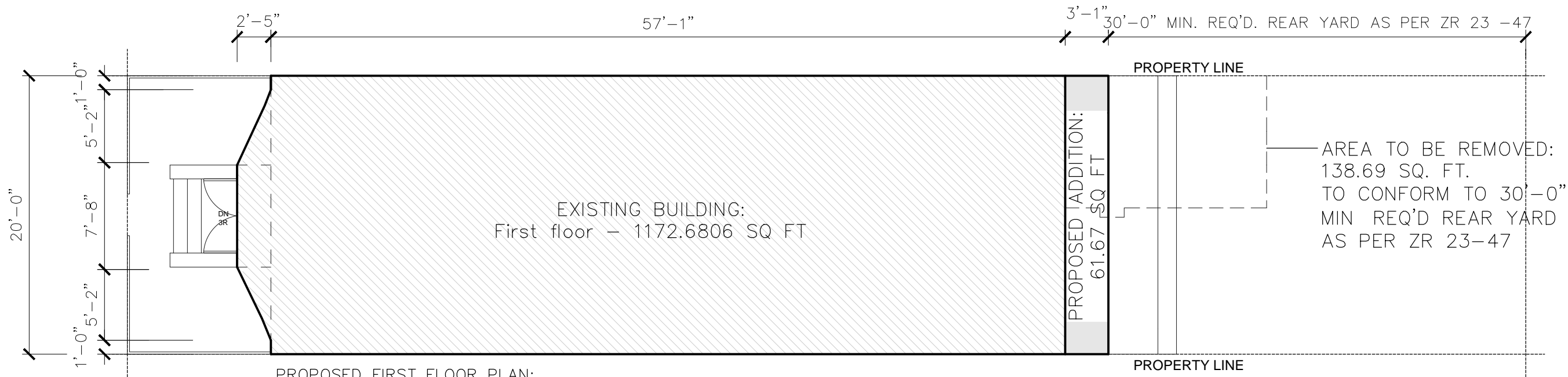
3



PROPOSED FIFTH FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ FIFTH FLOOR =  $0'-0" \times 0'-0" = 0$  SQ. FT.)  
+ (AREA OF PROPOSED EXTENSION =  $46'-0 \frac{11}{16}" \times 20'-0" = 921.1286$  SQ. FT.)  
PROPOSED FIFTH FLOOR AREA AND LOT COVERAGE = 921.1286 SQ. FT.

PLAN AREA DIAGRAM - FIFTH FLOOR  
1/8" = 1'-0"

6

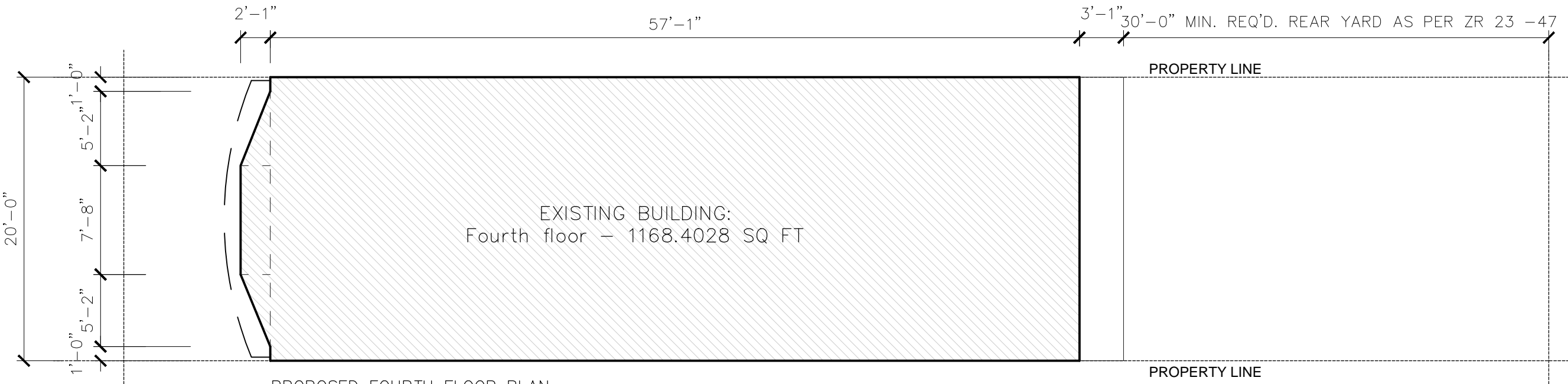


PROPOSED FIRST FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ FIRST FLOOR =  $57'-1" \times 20'-0" + (2'-5" \times 5'-2'')/2 + (2'-5" \times 5'-2'')/2 + 2'-5" \times 7'-8"$   
= 1172.6806 SQ. FT.)  
+ (AREA OF PROPOSED EXTENSION =  $3'-1" \times 20'-0" = 61.67$  SQ. FT.)

PROPOSED FIRST FLOOR AREA AND LOT COVERAGE = 1234.3506 SQ. FT.

PLAN AREA DIAGRAM - FIRST FLOOR  
1/8" = 1'-0"

2

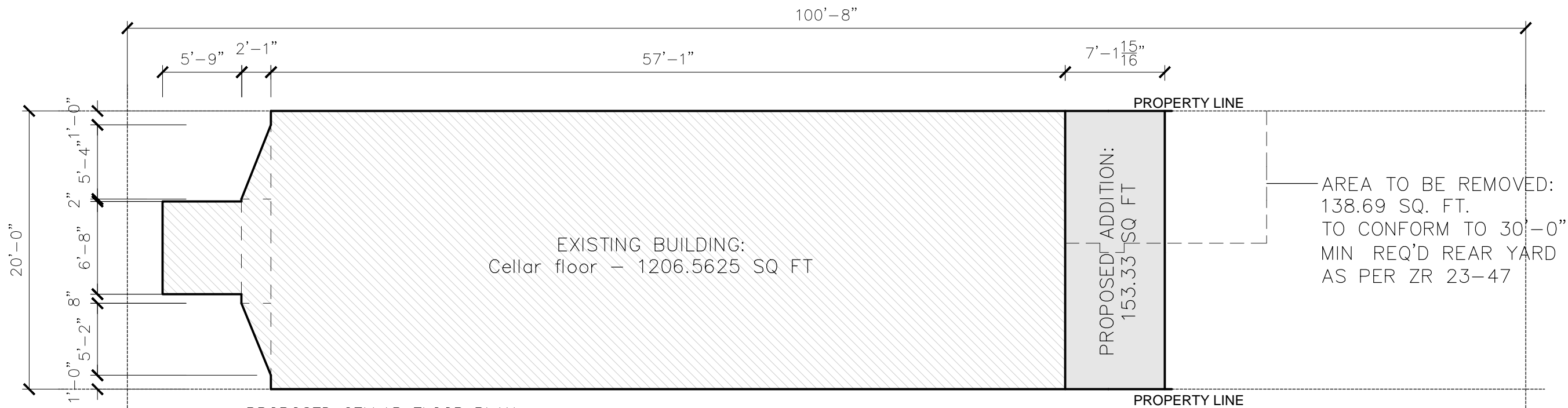


PROPOSED FOURTH FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ FOURTH FLOOR =  $57'-1" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8"$  =  
1168.4028 SQ. FT.)  
+ (AREA OF PROPOSED EXTENSION =  $0'-0" \times 0'-0" = 0$  SQ. FT.)

PROPOSED FOURTH FLOOR AREA AND LOT COVERAGE = 1168.4028 SQ. FT.

PLAN AREA DIAGRAM - FOURTH FLOOR  
1/8" = 1'-0"

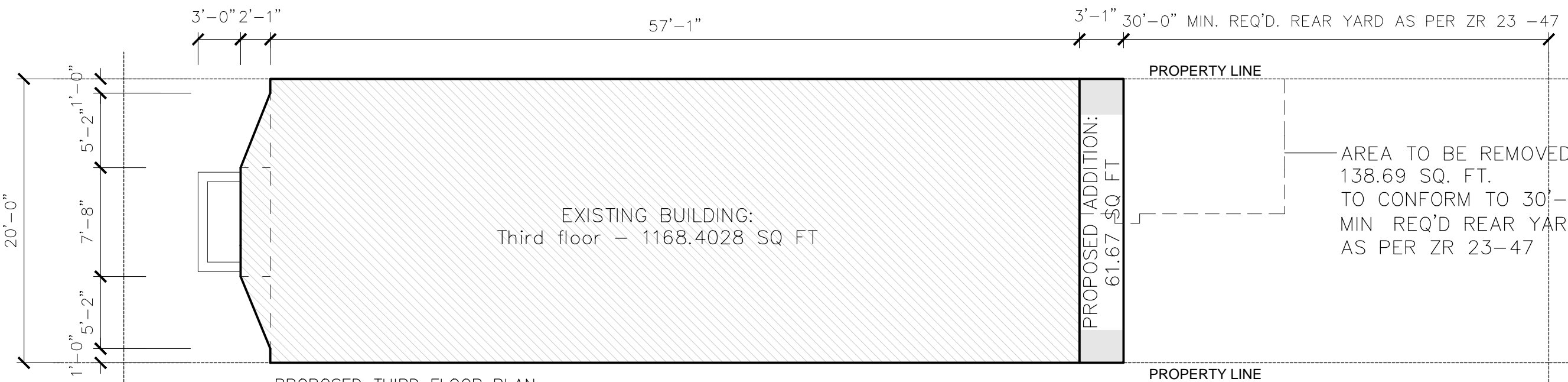
5



PROPOSED CELLAR FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ CELLAR FLOOR =  $57'-1" \times 20'-0" + (2'-1" \times 5'-4'')/2 + (2'-1" \times 5'-2'')/2 + 7'-6" \times 2'-1$   
+  $6'-8" \times 5'-9" = 1206.5625$  SQ. FT.)  
+ (AREA OF PROPOSED EXTENSION =  $7'-1 \frac{11}{16}" \times 20'-0" = 143.2547$  SQ. FT.)  
PROPOSED CELLAR FLOOR AREA AND LOT COVERAGE = 1349.8 SQ. FT.

PLAN AREA DIAGRAM - CELLAR FLOOR  
1/8" = 1'-0"

1



PROPOSED THIRD FLOOR PLAN:  
(AREA OF EXISTING BUILDING @ THIRD FLOOR =  $57'-1" \times 20'-0" + (2'-1" \times 5'-2'')/2 + (2'-1" \times 5'-2'')/2 + 2'-1" \times 7'-8"$  =  
1168.4028 SQ. FT.)  
+ (AREA OF PROPOSED EXTENSION =  $3'-1" \times 20'-0" = 61.67$  SQ. FT.)

PROPOSED THIRD FLOOR AREA AND LOT COVERAGE = 1230.0728 SQ. FT.

PLAN AREA DIAGRAM - THIRD FLOOR  
1/8" = 1'-0"

4

LEGEND	
	EXISTING BUILDING
	PROPOSED ADDITION
	PERMITTED OBSTRUCTION

ISSUES AND REVISIONS

DATE	ISSUE
10.17.18	DOB REVIEW

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

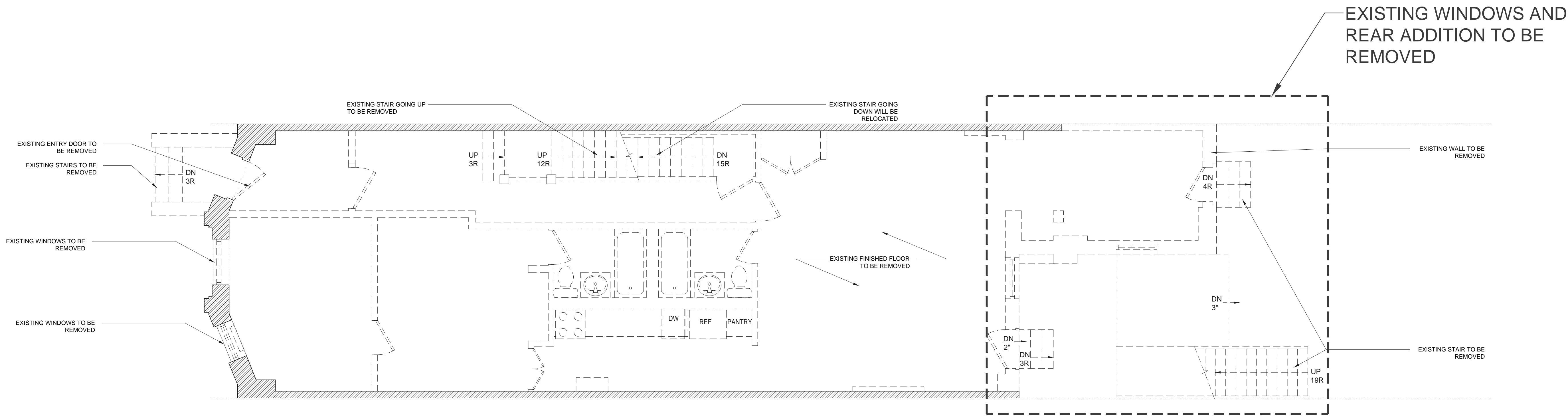
PLAN AREA DIAGRAM



DATE: 10/05/18  
PROJECT No:   
DRAWING BY: YW  
CHK BY: DO  
DWG No:

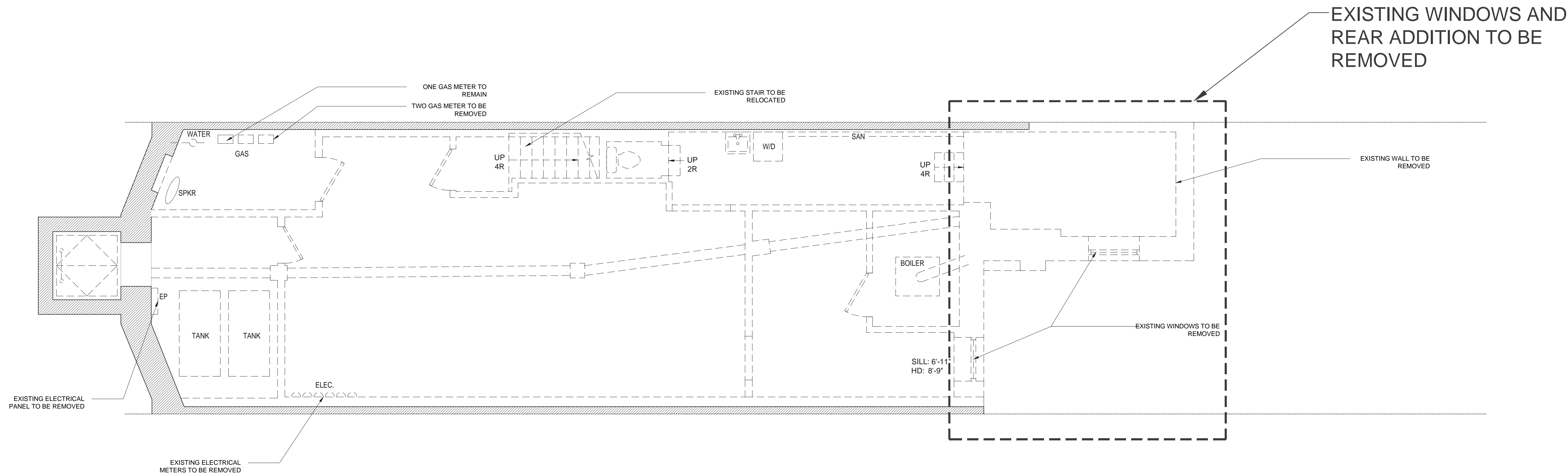
LPC118.00





EXISTING FIRST FLOOR PLAN  
1/4"=1'-0"

2



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

1

LEGEND

	EXISTING CONSTRUCTION
	WALLS TO BE REMOVED
	NEW CONSTRUCTION
	PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
10.17.18	DOB REVIEW

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

EXISTING FLOOR PLANS  
CELLAR AND FIRST FLOORS



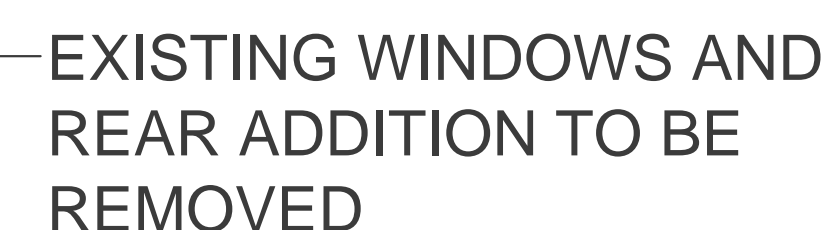
DATE: 10/05/18  
PROJECT No: YW  
DRAWING BY: YW  
CHK BY: DO  
DWG No:

LPC119.00





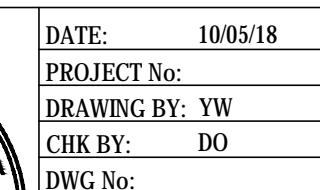
②



①

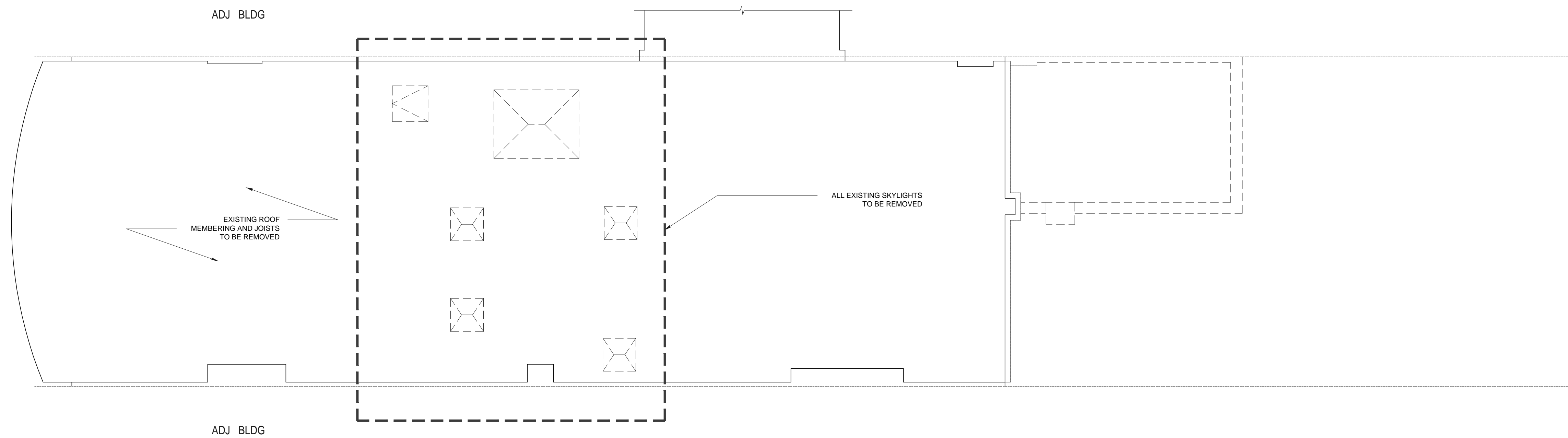
[illegible]

EXISTING FLOOR PLANS  
SECOND AND THIRD FLOORS



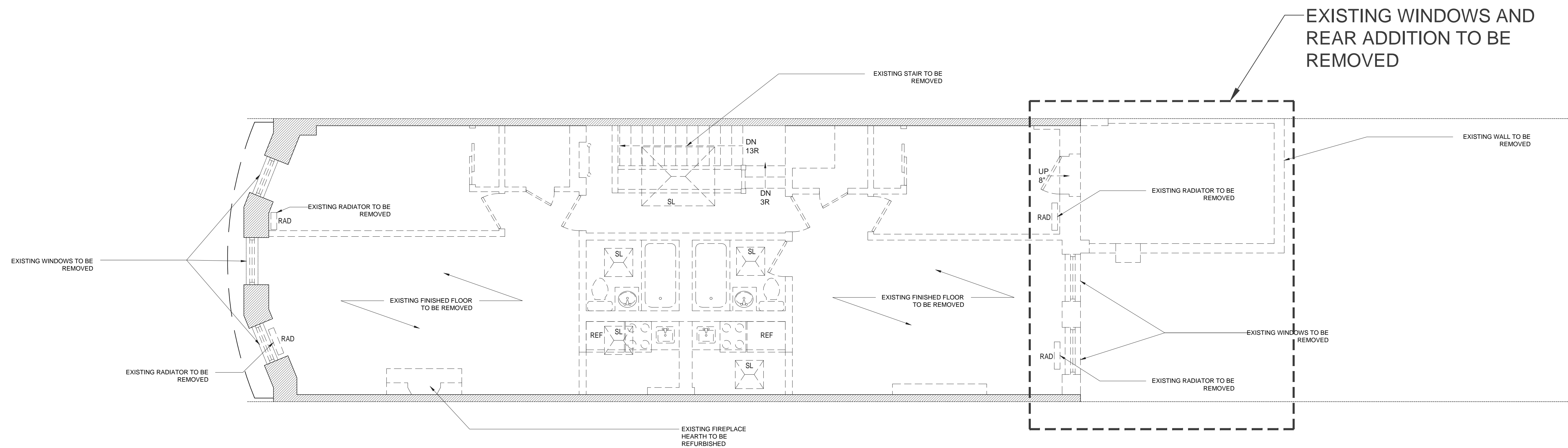
© COPYRIGHT O'NEILL ROSE IIc ARCHITECTS









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

2



EXISTING FOURTH FLOOR PLAN  
1/4"=1'-0"

### LEGEND

	EXISTING CONSTRUCTION
	WALLS TO BE REMOVED
	NEW CONSTRUCTION
	PROPERTY LINE

## ISSUES AND REVISIONS

[illegible]

**PROJECT:**

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

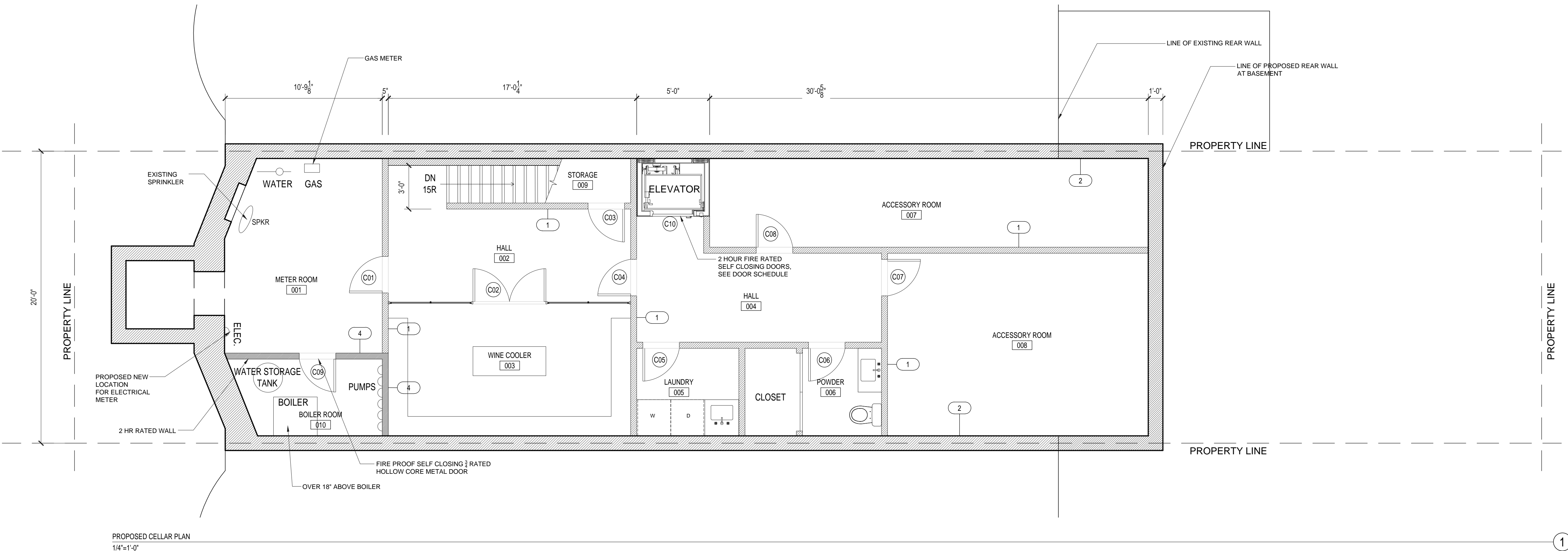
EXISTING FLOOR PLANS  
FOURTH AND FIFTH FLOORS



DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC121.00

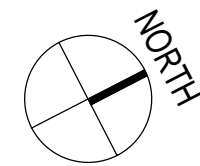




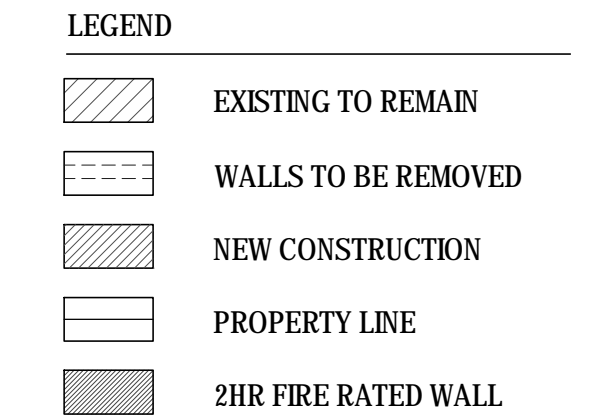
**LI Residence**  
121 W 88TH ST  
NEW YORK, NY 10024

B10	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS
FIRST FLOOR						
101	POCKET	2'6" x 7'	1-3/4"			
102	POCKET	2'6" x 7'	1-3/4"			
103	SWING	2'6" x 7'	1-3/4"			
104	SWING	2'6" x 7'	1-3/4"			
105	SWING	2'6" x 7'	1-3/4"			
106	SWING	2'6" x 7'	1-3/4"			FIRE PROOF SELF CLOSING 3/4 RATED HOLLOW CORE METAL DOOR
107	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS





2

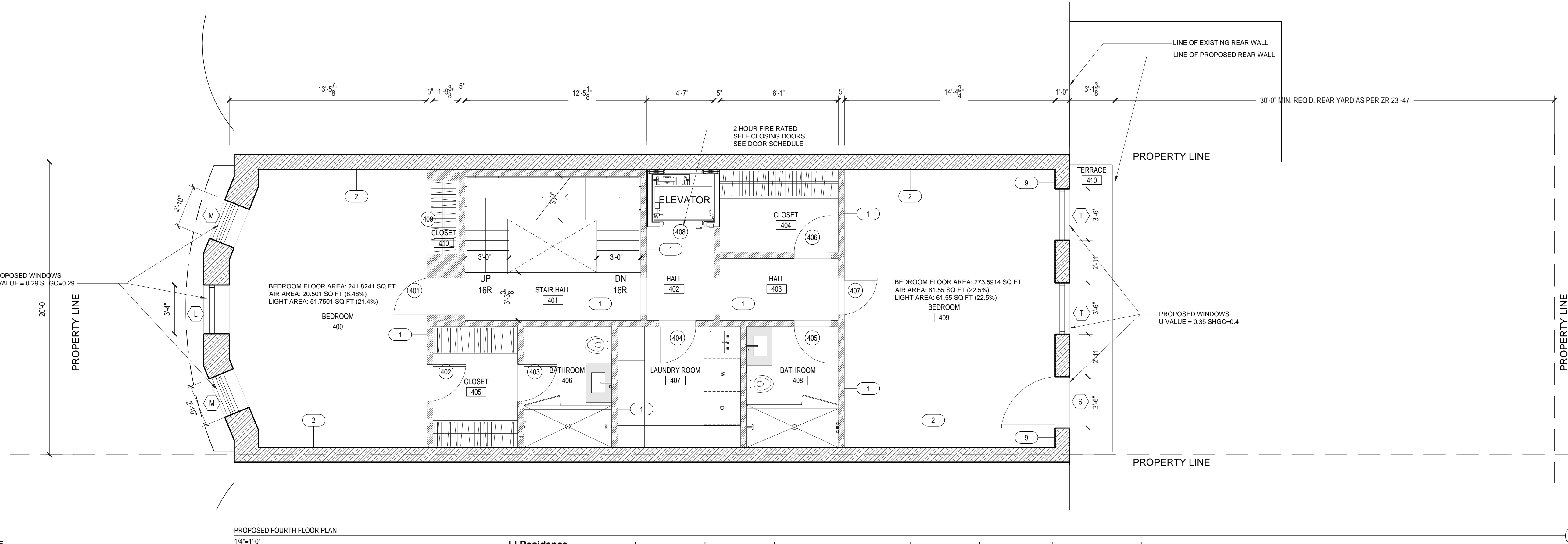


①

THIRD FLOOR						
301	SWING	2'6" x 7'	1-3/4"			
302	POCKET	2'6" x 7'	1-3/4"			
303	SWING	2'6" x 7'	1-3/4"			
304	POCKET	2'6" x 7'	1-3/4"			
305	SWING	2'6" x 7'	1-3/4"			
306	POCKET	2'6" x 7'	1-3/4"			
307	POCKET	2'6" x 7'	1-3/4"			
308	SWING	2'6" x 7'	1-3/4"			
309	SWING	2'6" x 7'	1-3/4"			
310	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS

DOOR	OPERATION	FRAME SIZE (WxH)	THICKNESS	DOOR TYPE	HARDWARE	REMARKS
SECOND FLOOR						
201	SWING	2'6" x 7'	1-3/4"			
202	POCKET	2'6" x 7'	1-3/4"			
203	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS





408	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS
<b>FIFTH FLOOR</b>						
501	SWING	2'6" x 7'	1-3/4"			
502	SWING	2'6" x 7'	1-3/4"			
503	SWING	2'6" x 7'	1-3/4"			
504	SWING	2'10" x 7'	1-3/4"			2 HOUR FIRE RATED SELF CLOSING DOORS
<b>NOTES</b>						
01.						
02.						
03.						
04.						
05.						

[illegible]

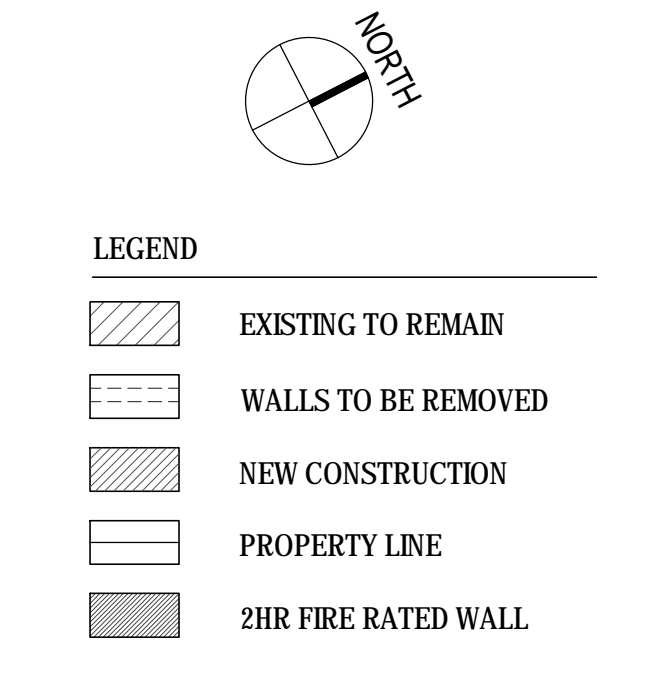
PROJECT:  
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

PROPOSED FLOOR PLANS  
FOURTH AND FIFTH FLOORS

DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC124.00



[illegible]

PROJECT:  
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

### PROPOSED ROOF PLAN



DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC125.00



t:718 852 3925 e:do@oneillrosearchitects.com

DATE: 10.05.2018

121 W 88TH ST  
NEW YORK, NY 10024

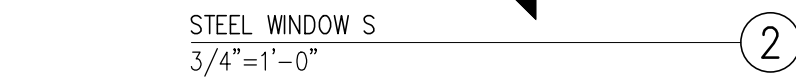
HARDWARE									
1	OPTIMUM WINDOW							OPTIMUM WINDOW SUPPLIED HARDWARE	
2	LEPAGE							LEPAGE SUPPLIED HARDWARE	

1	CUSTOM						5/8" INSULATED GLASS WITH LOW E FILM GLAZING		
2	CUSTOM						3/8" CLEAR ANNEALED + .062 XIR FILM + 3/8" LOW E ANNEALED (LOW E ON #4 SURFACE)5/8" INSULATED GLASS WITH LOW E FILM GLAZING		

01.	
02.	
03.	
04.	
05.	

NOT TO SCALE

⑤



STEEL WINDOW T  
3/4"=1'-0" (3)

STEEL WINDOW N  
3/4"=1'-0" 4

[illegible]

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

STEEL WINDOWS AT FIRST THROUGH  
FOURTH FLOOR

DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

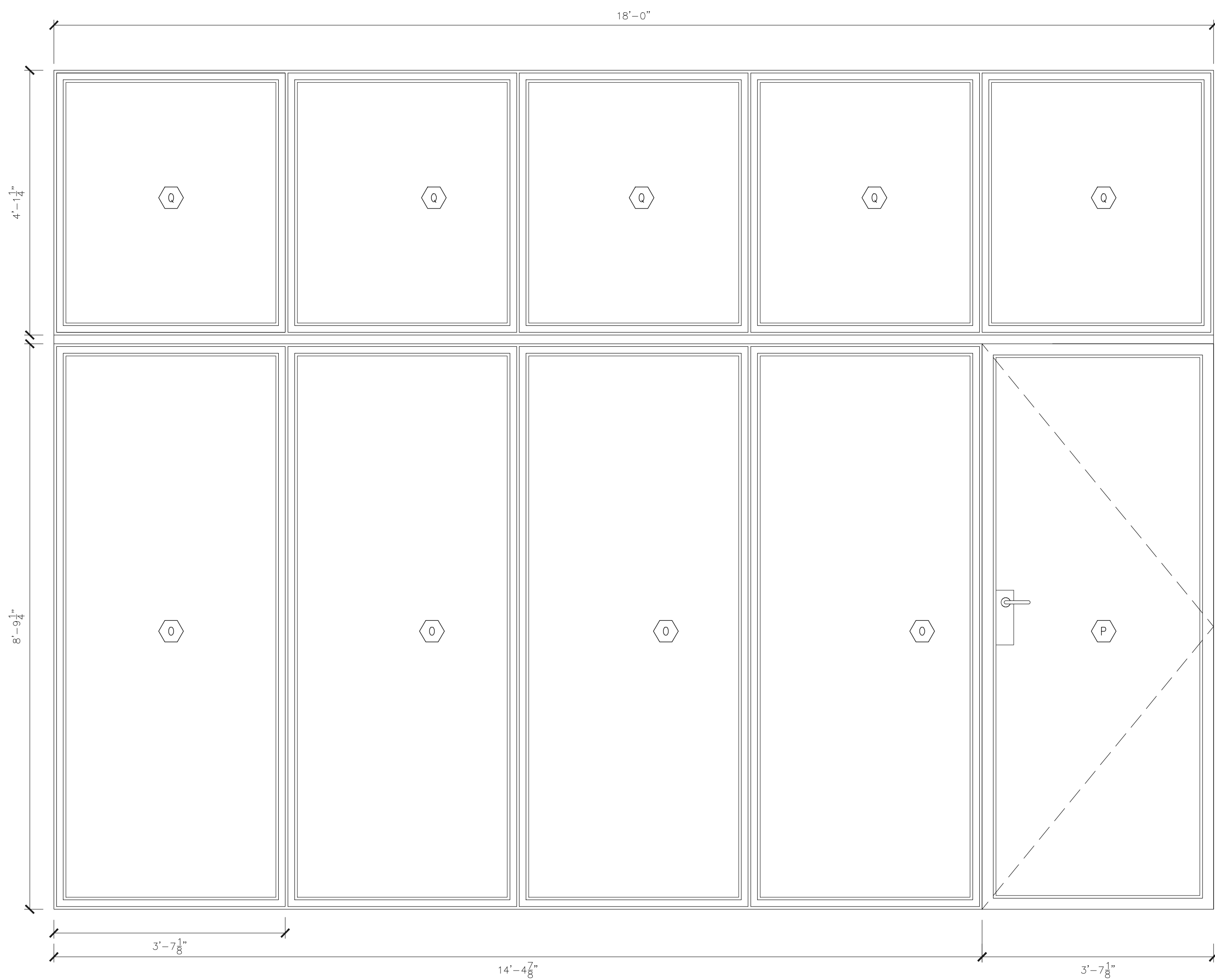
LPC126.00
-----------



© COPYRIGHT O'NEILL ROSE llc ARCHITECTS

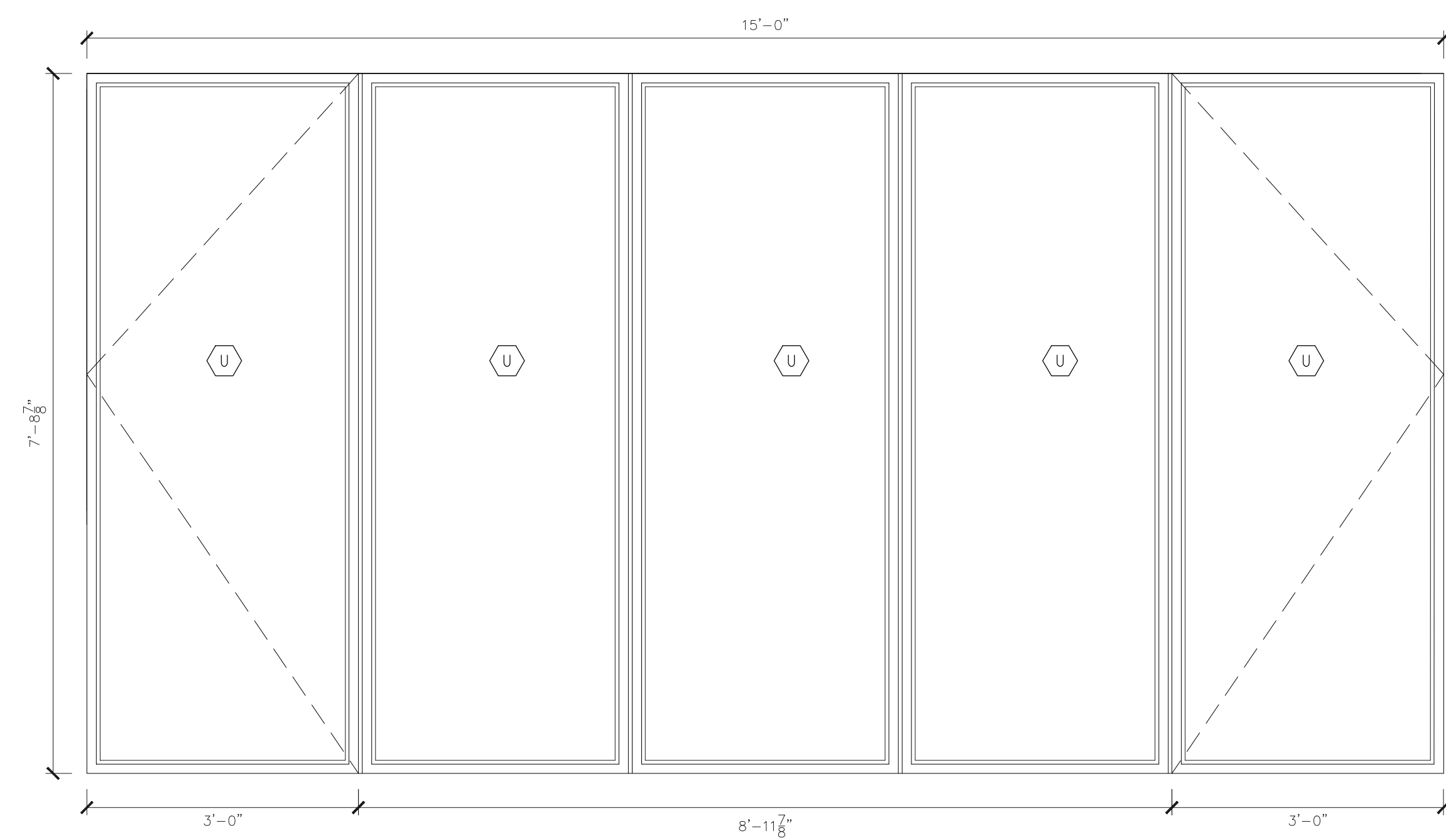


NOTE: ALL NEW STEEL WINDOW TO HAVE  
U VALUE=0.35 & SHGC = 0.4



STEEL WINDOW O,P & Q  
3/4"=1'-0"

4



STEEL WINDOW U  
3/4"=1'-0"

5

[illegible]

PROJECT:

LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

STEEL WINDOWS AT FIFTH FLOOR

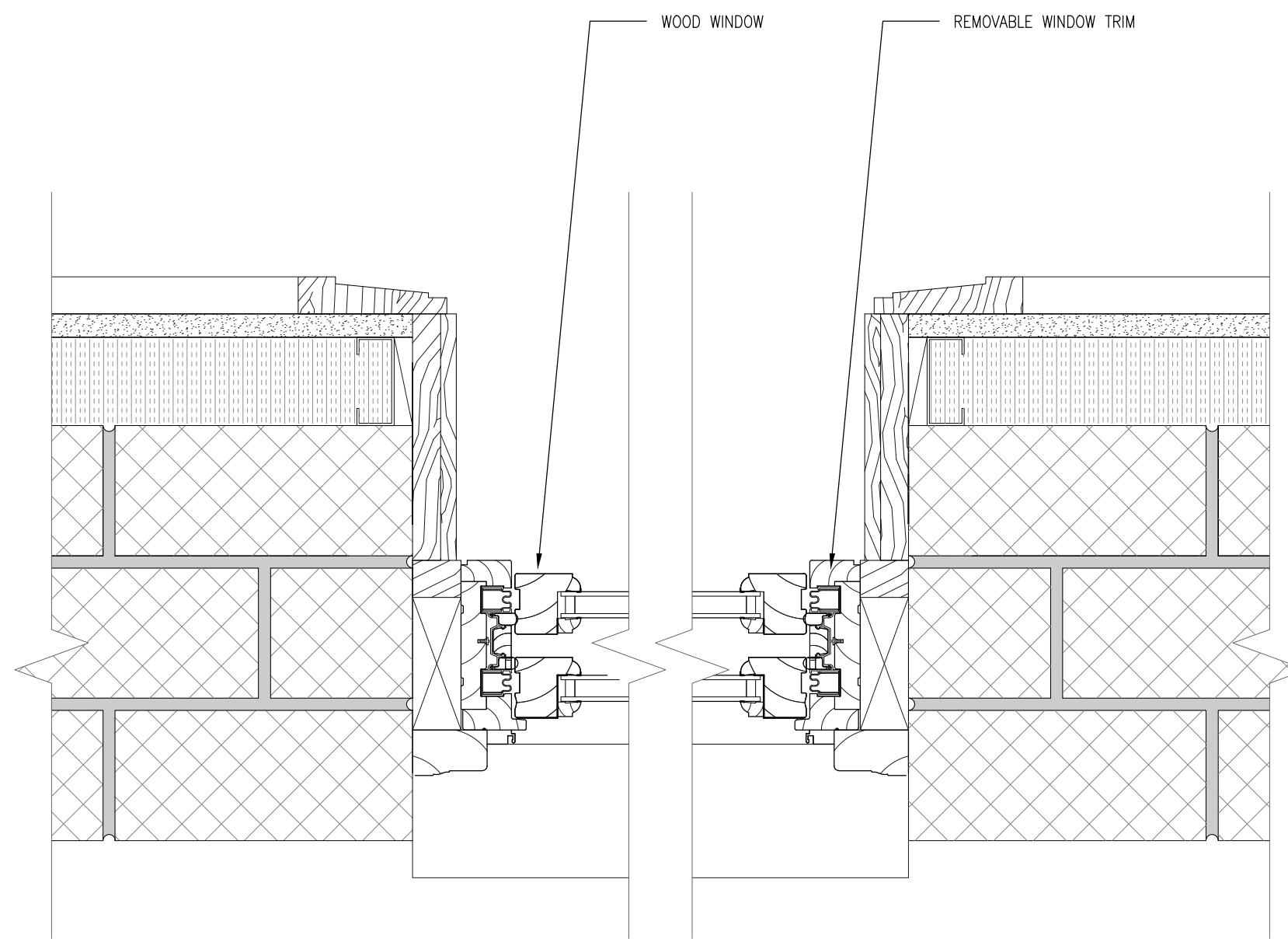


DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

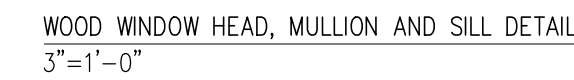
LPC127.00



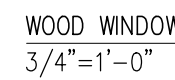
WOOD DOOR B TO HAVE  
U VALUE = 0.3 & SHGC VALUE = 0.24



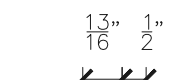
WOOD WINDOW JAMB DETAIL  
3"=1'-0"



WOOD WINDOW HEAD, MULLION AND SILL DETAIL  
3"=1'-0"



WOOD WINDOW  
3/4"=1'-0"



STEEL DOOR JAMB DETAIL  
3"=1'-0"



STEEL CASEMENT WINDOW JAMB DETAIL  
3"=1'-0"



WOOD WINDOW 1  
3/4"=1'-0"

WOOD WINDOW 1  
3/4"=1'-0"

WOOD WINDOW J  
3/4"=1'-0"

WOOD WINDOW J  
3/4"=1'-0"

WOOD WINDOW I  
3/4"=1'-0"

WOOD WINDOW I  
3/4"=1'-0"

WOOD WINDOW F

WOOD WINDOW F

WOOD WINDOW E

WOOD WINDOW E

WOOD WINDOW B

WOOD WINDOW B


WOOD WINDOW A

WOOD WINDOW A

t:718 852 3925 e:do@oneillresearchitects.com

PROJECT:

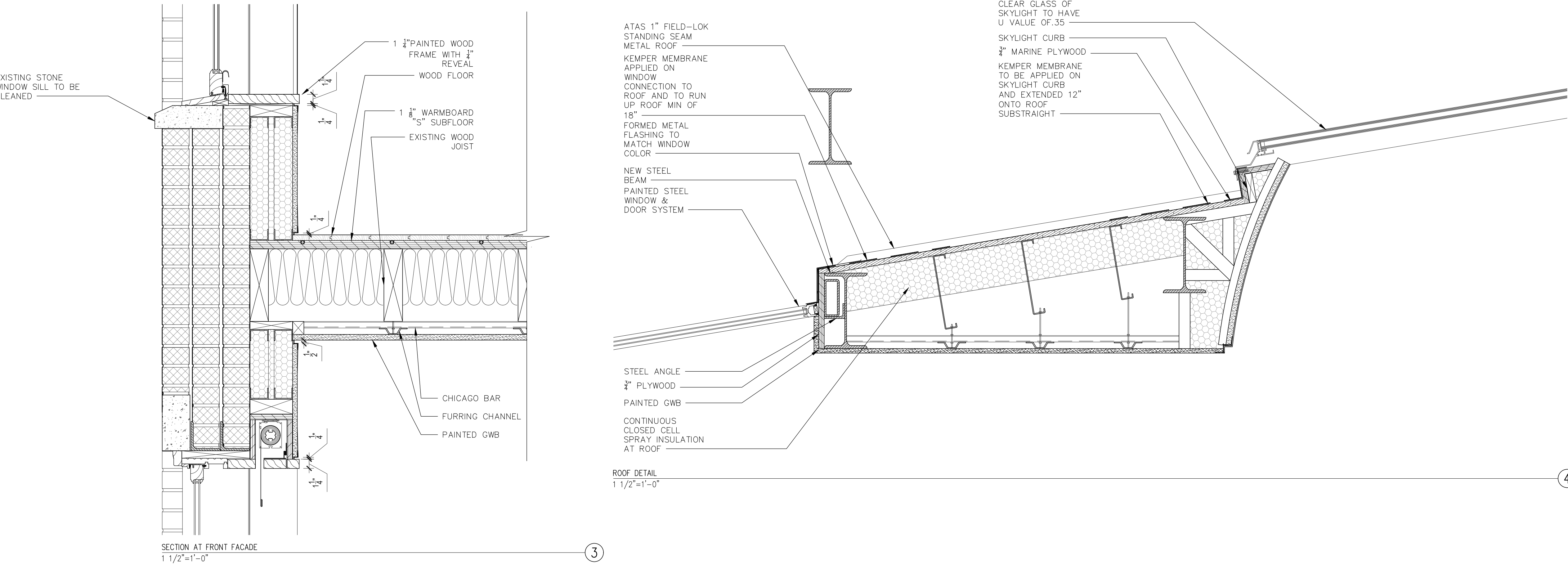
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

	DATE:	10/05/18
	PROJECT No:	
	DRAWING BY:	YW
	CHK BY:	DO
	DWG No:	



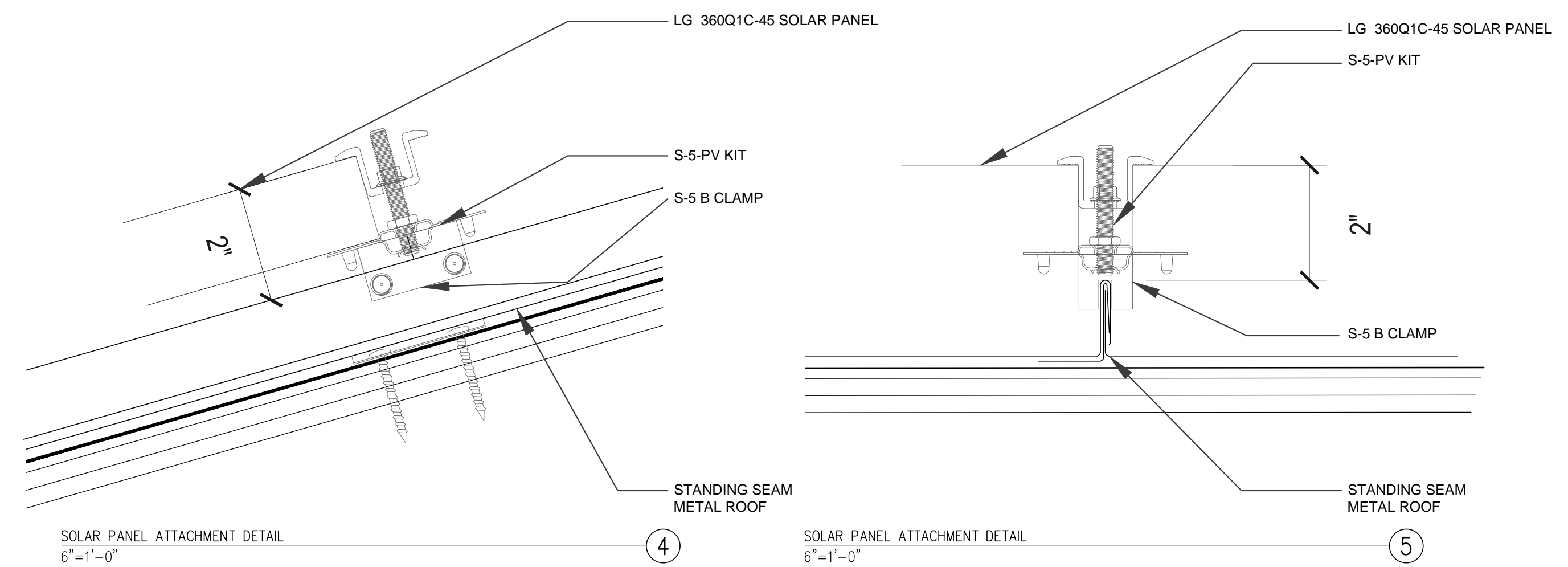
LPC128.00







SKYLIGHT & ROOF PITCH DETAIL  
1 1/2"=1'-0"



(R VALUE = 18.8)  
TYP. WALL SECTION At 5th ADDITION FLR - PARTITION TYPE 3

(R VALUE =18.8)  
WALL SECTION AT REAR ADDITION - PARTITION TYPE 9

TYP. 2HR INTERIOR WALL - PARTITION TYPE 4 (2 HR FIRE RATED)

(R VALUE = VARIES)  
TYP. PARTY WALL SECTION - PARTITION TYPE 2

TYP. CEILING CONDITION THROUGHOUT

TYP. NEW INTERIOR WALL - PARTITION TYPE 1 (1HR FIRE RATED)

[illegible]

PROJECT:

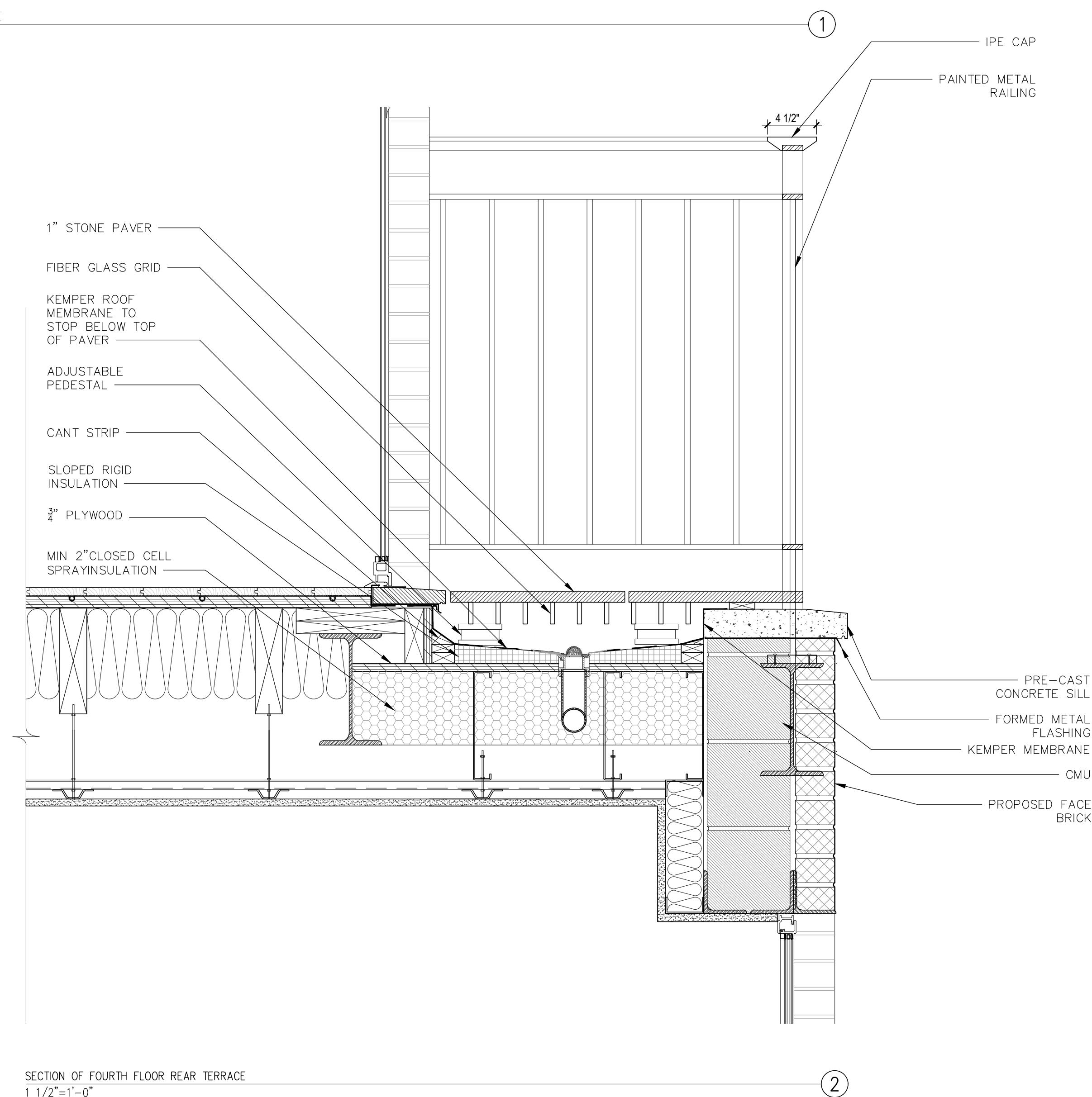
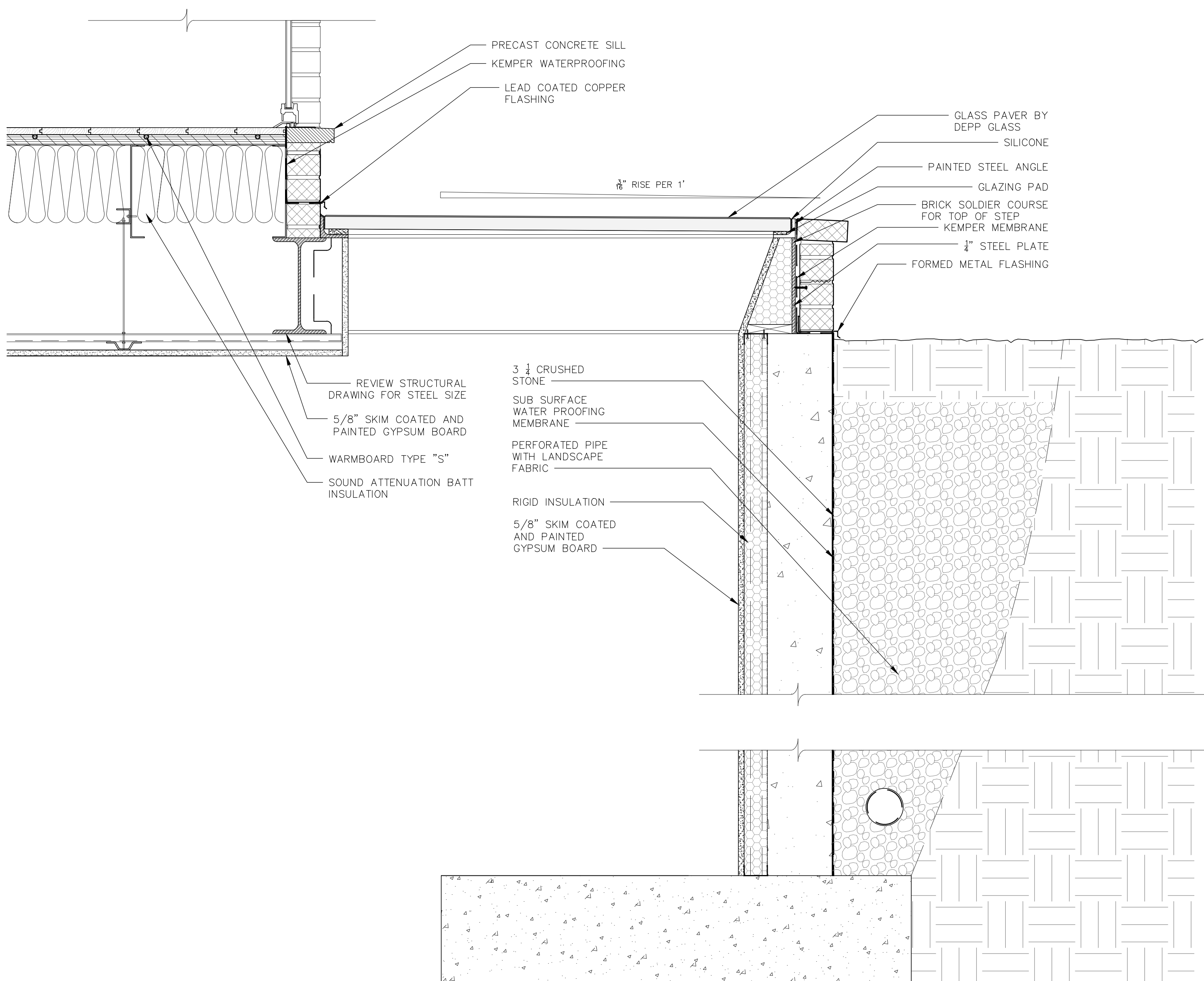
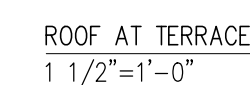
LI RESIDENCE  
121 WEST 88TH ST.  
NEW YORK, NY 10024

WALL TYPE &amp; ROOF DETAIL

DATE:	10/05/18
PROJECT No:	
DRAWING BY:	YW
CHK BY:	DO
DWG No:	

LPC130.00





SECTION AT BASEMENT FLOOR  
1 1/2"=1'-0"