

39 E. 67TH STREET NEW YORK, NY 10065

LANDMARKS PRESERVATION COMMISSION APPLICATION
DECEMBER 15, 2015
PREVIOUS APPLICATION APPROVED ON OCTOBER 13, 2015

ARCHITECT

MATTHEW BAIRD ARCHITECTS PLLC
325 HUDSON STREET, 9TH FLOOR
NEW YORK, NY 10013
T: 212.334.2499
F: 212.334.5721



2 39 E. 67TH STREET TAX PHOTO 1940
NTS



1 PLOT PLAN
NTS

SITE INFORMATION

ADDRESS: 39 E. 67TH STREET
NEW YORK, NEW YORK 10065
BLOCK: 1382
LOT: 28
ZONING MAP: 8C
ZONING DISTRICT: R8-B
SPECIAL STATUS: N/A
LANDMARK STATUS: L-LANDMARK
LIMITED HEIGHT DISTRICT: LH-1A

ZONING ANALYSIS

EXISTING OCCUPANCY: R-2 & R-4
PROPOSED OCCUPANCY: R-3
LOT AREA: 2,513 SF
LOT COVERAGE: 1,780 SF

THIS DRAWING IS ONE YEAR FOR CONSTRUCTION. BEFORE OR AFTER CONSTRUCTION, BEING OR GOVERNMENT AGENCY REVIEW IF ANY DRAWING BEARS AN ORIGINAL RETURN OF THE SEAL OF THE ARCHITECT UNLESS OTHERWISE SPECIFIED HEREIN. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS PLLC. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS PLLC. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202.2 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS PLLC.
325 HUDSON STREET, 9TH FLOOR
NEW YORK, NY 10013
T: 212.334.2499
F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, LLC.
31 Knight Street
Norwalk, CT 06851
T: 203.886.5538

Structural Engineer
SEVERID ASSOCIATES, P.C.
469 Seventh Avenue
New York, NY 10018
T: 212.886.3700

Lighting Designer
FISHER MARANTZ STONE
22 West 19th Street, Floor 6
New York, NY 10011
T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

LANDMARKS APPLICATION TITLE SHEET

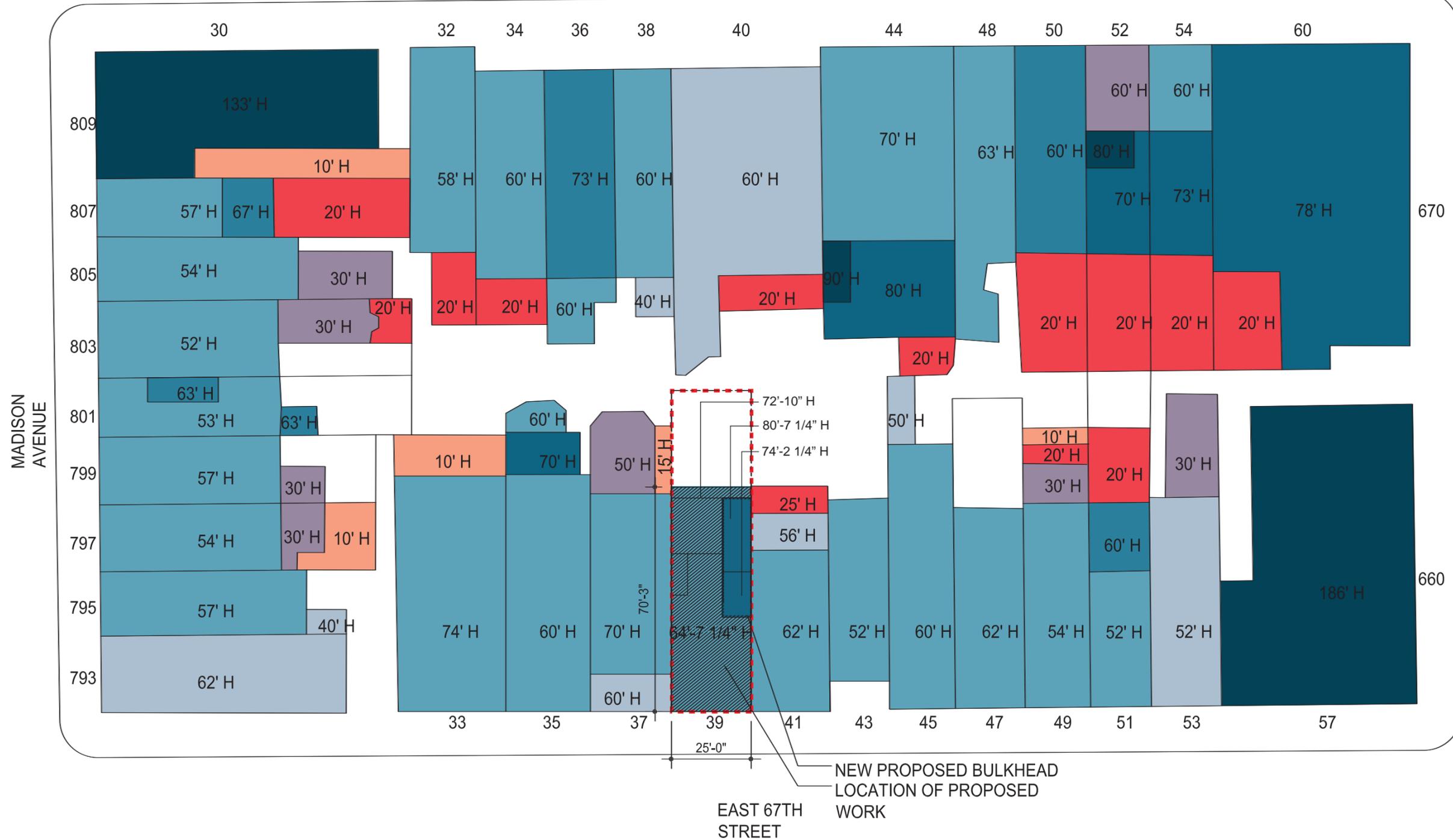
PROJECT:
SMR
SCRIBNER MANSION RENOVATION
39 E. 67TH STREET
New York City, NY 10065

Date: AUGUST 6, 2015
Scale: AS INDICATED
Dwg By: ATLL
Proj No: 0158

SEAL • SIGNATURE:

T-000
SHEET

EAST 68TH STREET



1 BLOCK PLAN W/ PROPOSED BUILDING
1/16" = 1'-0"

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING
 PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065
 Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158
 SEAL + SIGNATURE:
LM-008.1
 SHEET

REVISION
 NO. DATE REMARK
 1 09/08/15 CB8
 2 09/28/15 LPC
 3 12/15/15 LPC

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Building Systems Engineer
ALTERI SEBOR WEBER CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721



EXISTING SOUTH FACADE



APPROVED SOUTH FACADE
10/13/15



PROPOSED SOUTH FACADE

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUING OR GOVERNMENT AGENCY REVIEW IF AND DRAWING REUSE AN ORIGINAL REMAINS OF THE SEAL OF THE ARCHITECT UNLESS OTHERWISE SPECIFIED HEREON. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 205(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
 ALTERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

**EXISTING, APPROVED, &
PROPOSED SOUTH ELEVATIONS**

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:

LM-010.1

SHEET



SOUTH FACADE WITH
1900's "SPICED CINNAMON" WINDOWS



SOUTH FACADE WITH
BLACK WINDOWS

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUING OR GOVERNMENT AGENCY REVIEW IF AND ONLY IF THE ORIGINAL DRAWING IS USED AS SHOWN. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.896.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

SOUTH ELEVATIONS - WINDOW TREATMENT

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

LM-010.2
 SHEET



RENDERED PHOTO OF SOUTH FACADE WITH
1900's "SPICED CINNAMON" WINDOWS



SOUTH FACADE WITH
BLACK WINDOWS

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, RECORDS OR GOVERNMENT AGENCY REVIEW. IF THIS DRAWING BEARS AN ORIGINAL SEAL OR STAMPING OF THE SEAL OF THE ARCHITECT, ENGINEER, OR PROFESSIONAL DESIGNER, THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION/EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED USE IS A VIOLATION OF U.S. COPYRIGHT LAW, UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 230(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.686.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CBA
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

**SOUTH ELEVATIONS -
RENDERED VIEWS OF SOUTH
WINDOWS**

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATAL
 Proj No: 0158

SEAL + SIGNATURE:



EXISTING NORTH FACADE



APPROVED NORTH FACADE
10/13/15



PROPOSED NORTH FACADE

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 2202 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.3700

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.866.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION NO.	DATE	REMARK
1	09/08/15	C88
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

**EXISTING, APPROVED, &
 PROPOSED NORTH
 ELEVATIONS**

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

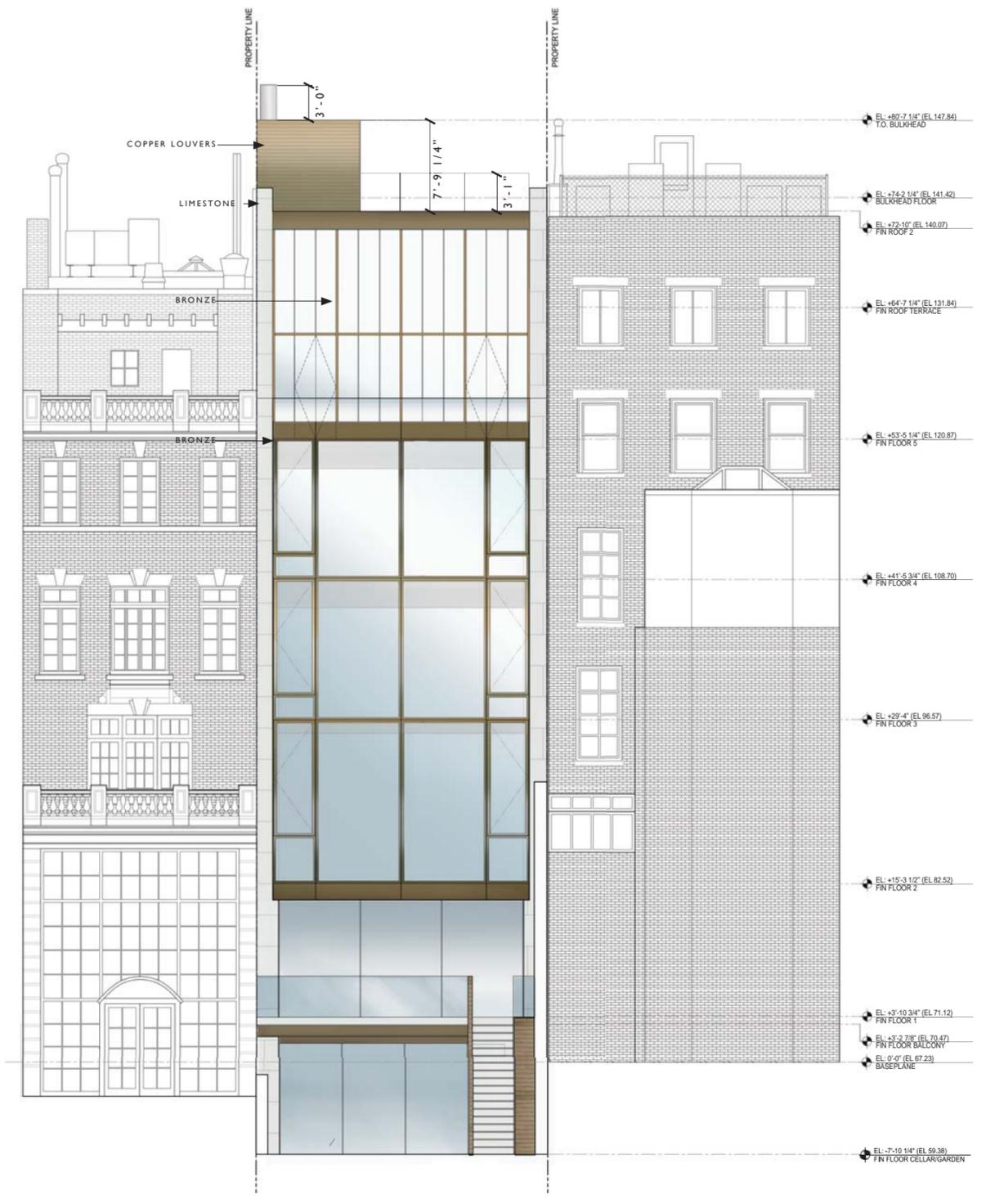
Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Drawn By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

LM-011.1
 SHEET



PROPOSED SOUTH FACADE



PROPOSED NORTH FACADE

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, REVISIONS OR GOVERNMENT AGENCY REVIEW IF AND OR HAD BEEN RELEASD AN ORIGINAL. RETURN OF THE SEAL OF THE ARCHITECT HAS BEEN MADE. APPROXIMATE. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.866.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

PROPOSED ELEVATIONS

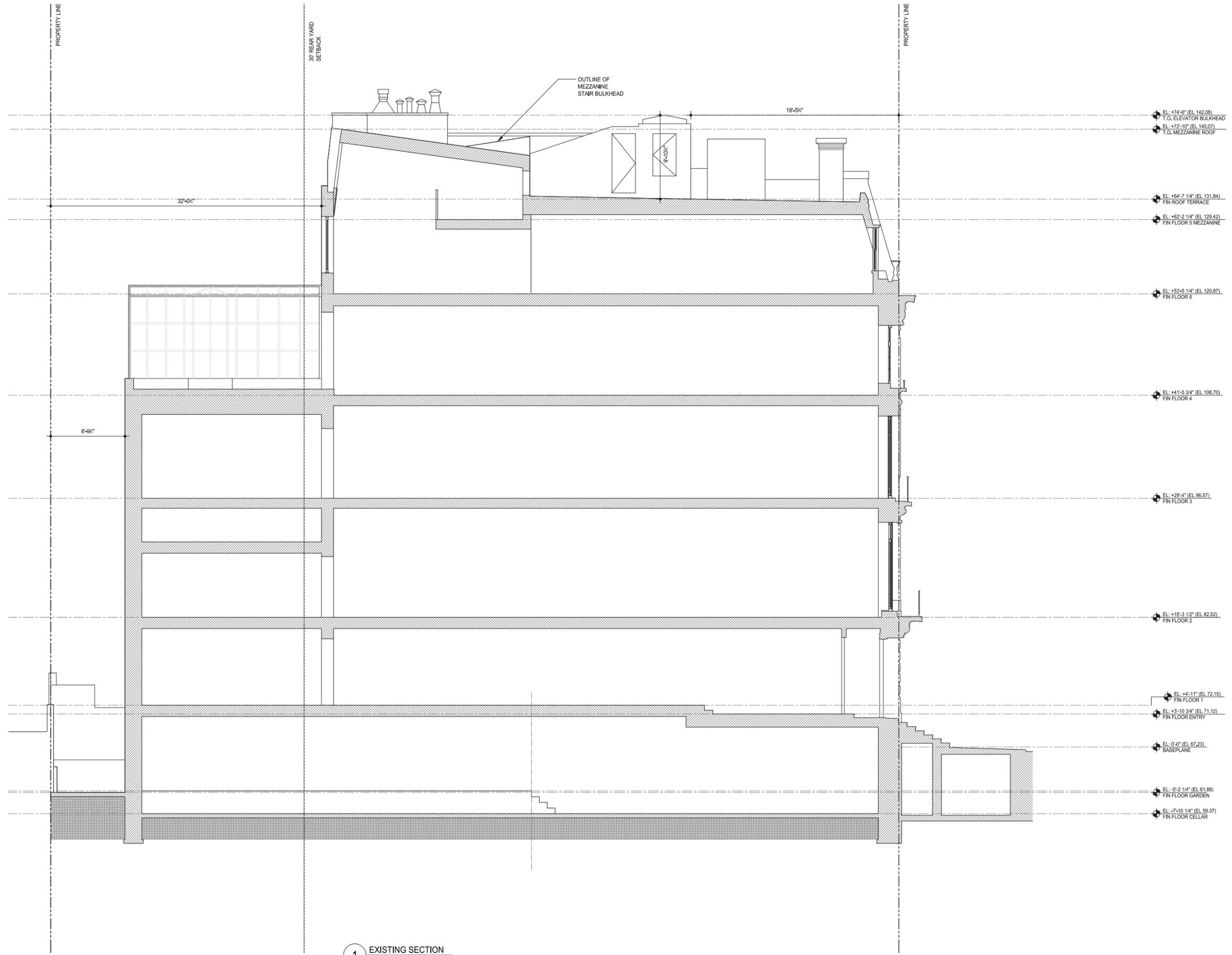
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:

LM-011.2

SHEET



1 EXISTING SECTION
3/16" = 1'-0"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 208(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

EXISTING SECTION

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

LM-014

SHEET

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUANCE OR GOVERNMENT AGENCY REVIEW IF AND ONLY IF THE ORIGINAL DRAWING BEARS AN ORIGINAL STAMP OF THE SEAL OF THE ARCHITECT IN THE STATE OF NEW YORK. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF US COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209.2 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

APPROVED SECTION

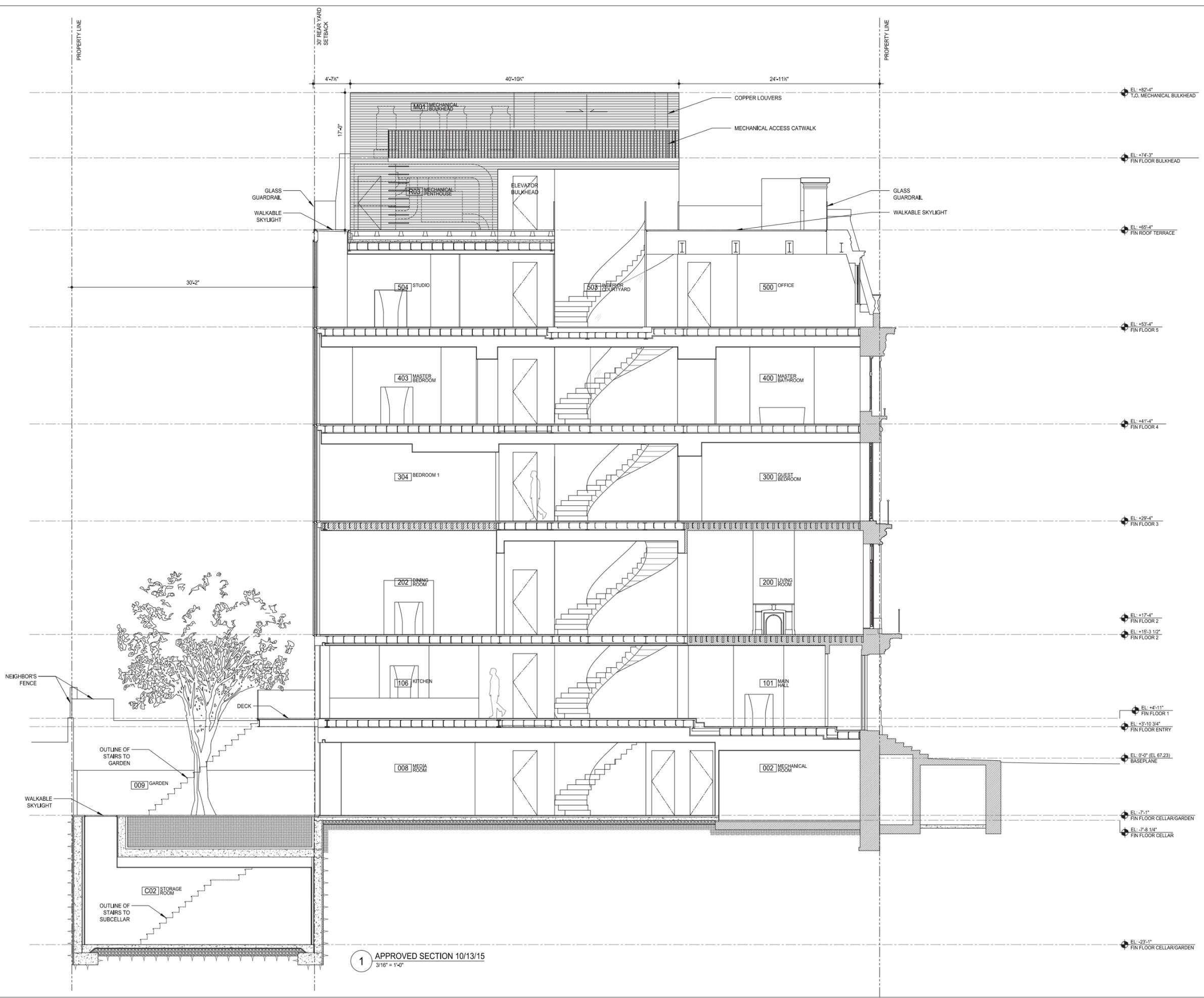
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

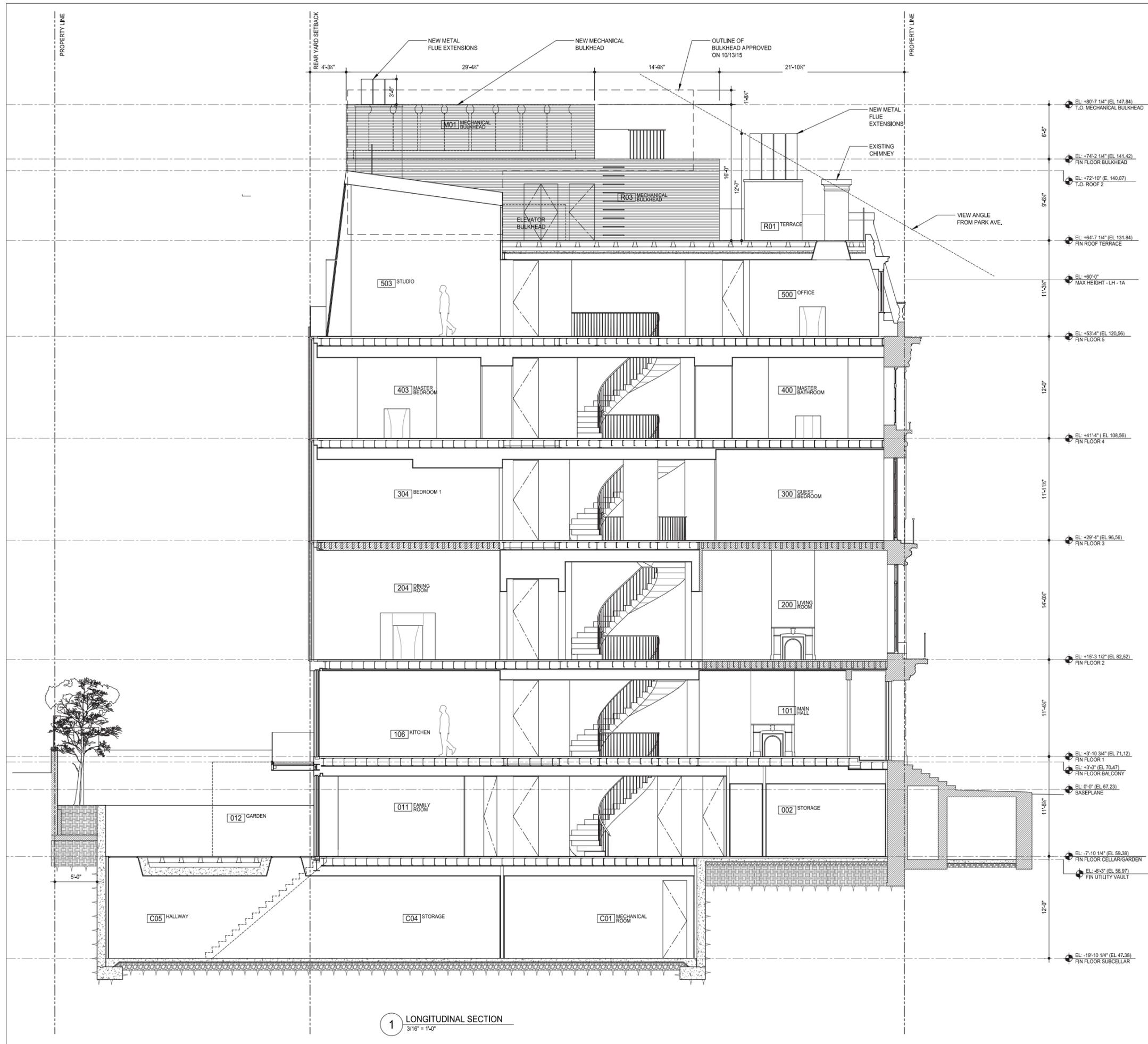
SEAL • SIGNATURE:

LM-015

SHEET



1 APPROVED SECTION 10/13/15
 3/16" = 1'-0"



GENERAL NOTES:
 1. EXISTING HISTORIC FACADE TO BE CLEANED AND RESTORED FOLLOWING CONSULTANT REVIEW AND RECOMMENDATION
 2. ALL EXISTING WINDOWS ON FRONT FACADE TO BE REMOVED AND REPLACED WITH LANDMARKED APPROVED WINDOWS TO MATCH
 3. ALL EXISTING METAL RAILINGS TO BE STRIPPED AND REPAINTED
 4. IRON AND GLASS ENTRY DOORS TO BE RESTORED AND REUSED; STRIP IRON, REPAIR NECESSARY, REPLACE GLASS

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

PROPOSED SECTION

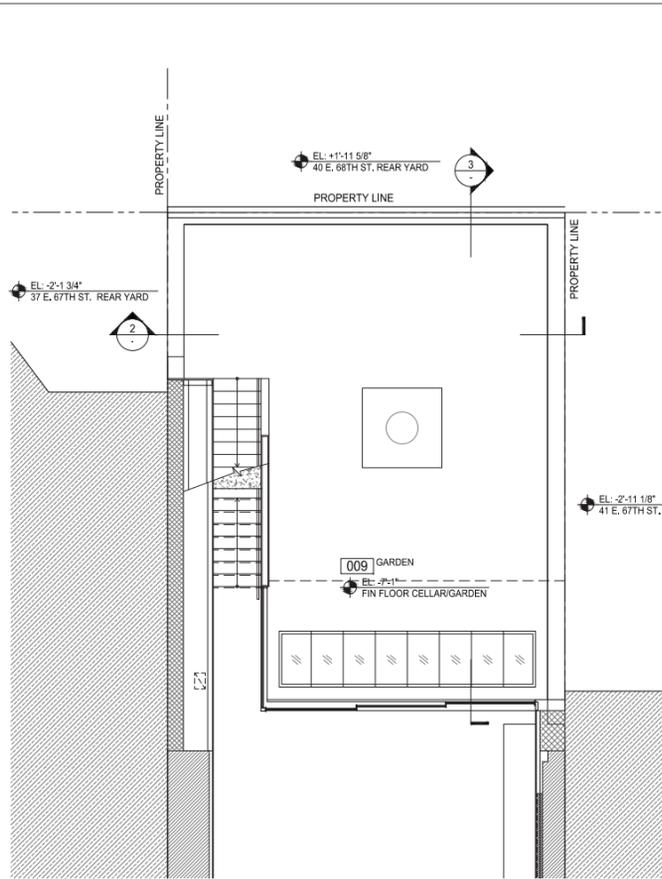
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

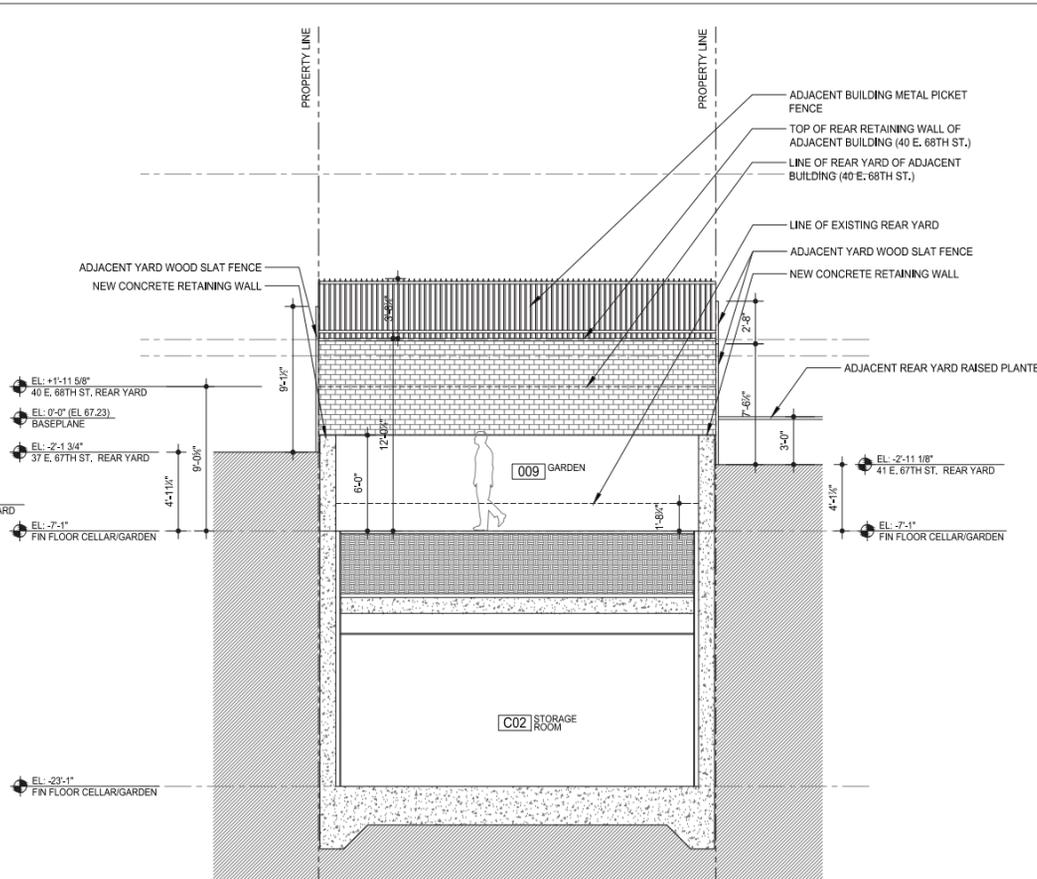
SEAL + SIGNATURE:

LM-015.1
 SHEET

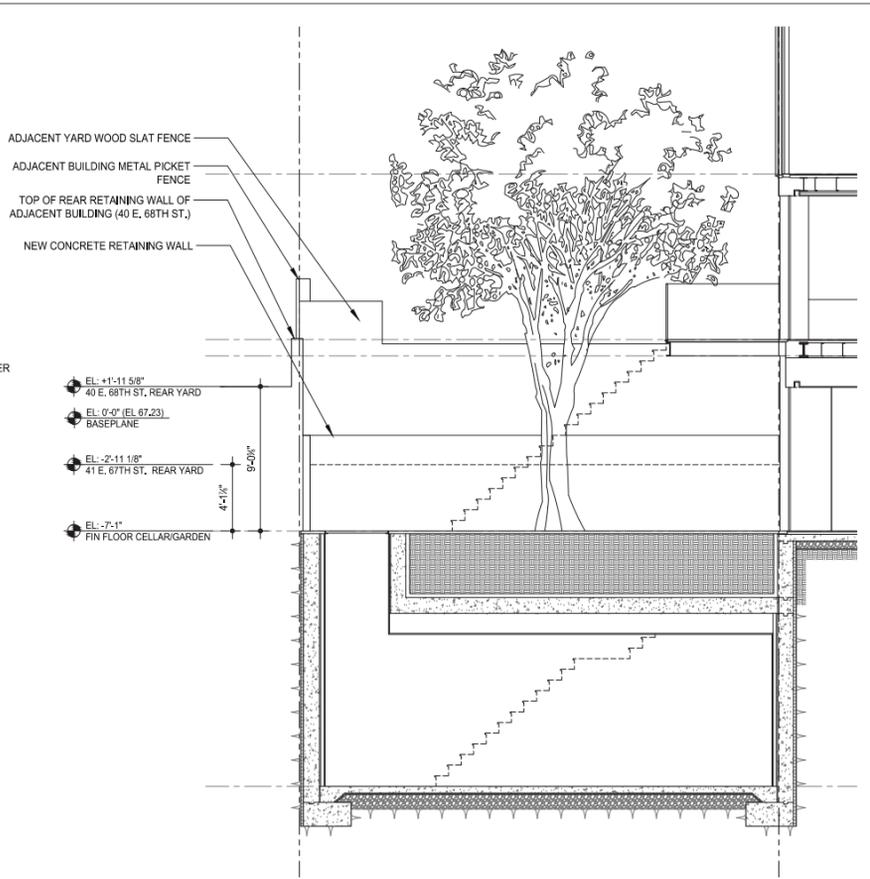
1 LONGITUDINAL SECTION
 3/16" = 1'-0"



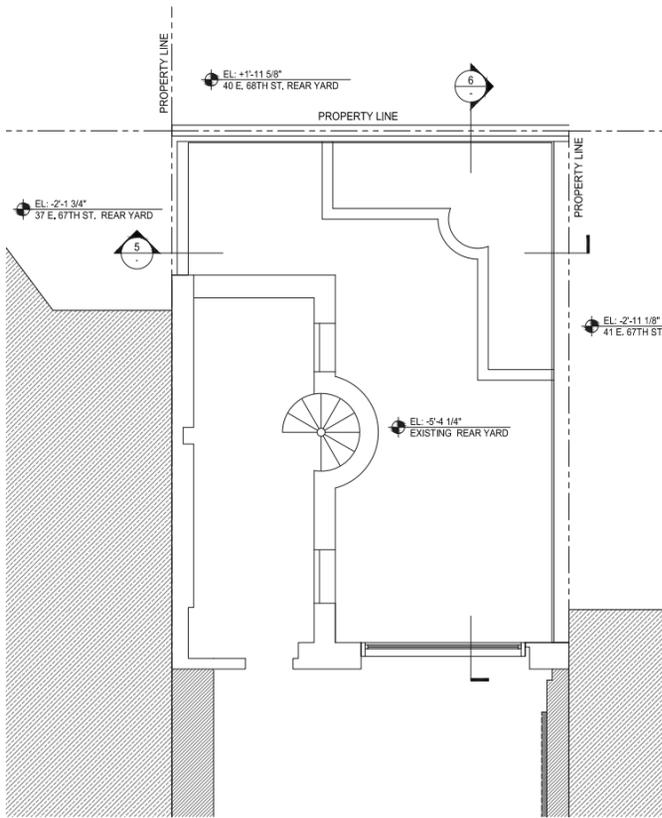
1 PROPOSED REAR YARD PLAN
 3/16" = 1'-0"



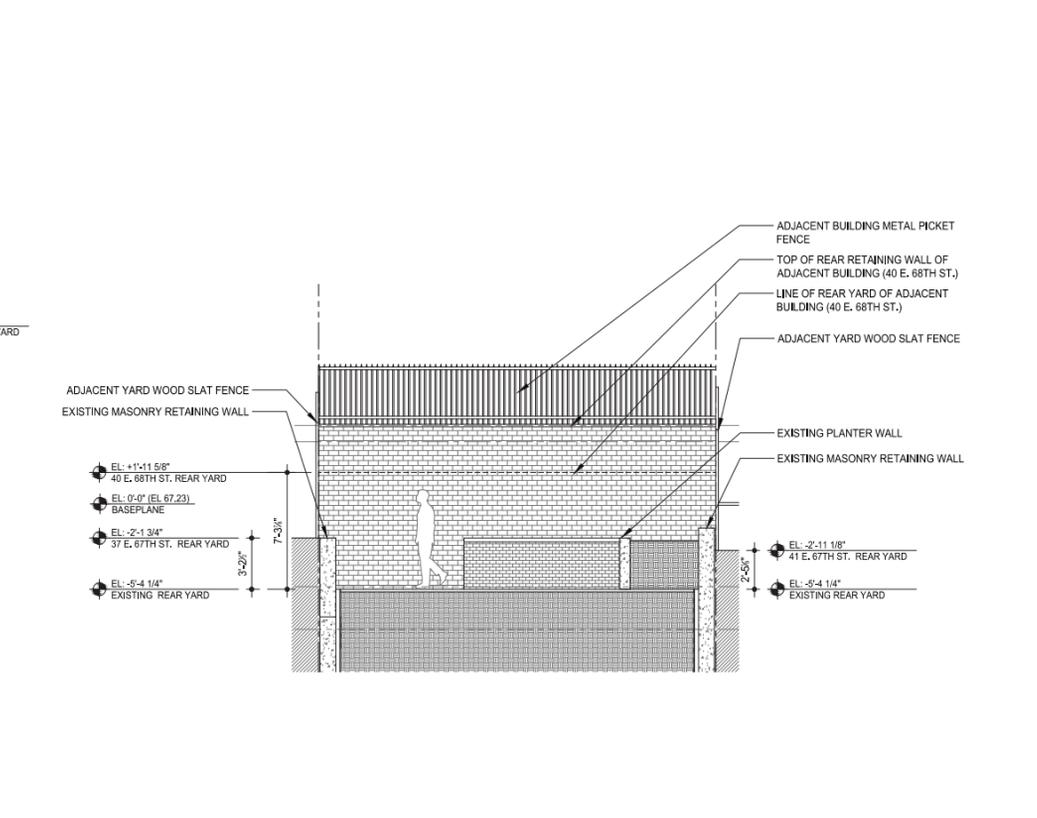
2 PROPOSED REAR YARD SECTION - FACING NORTH
 3/16" = 1'-0"



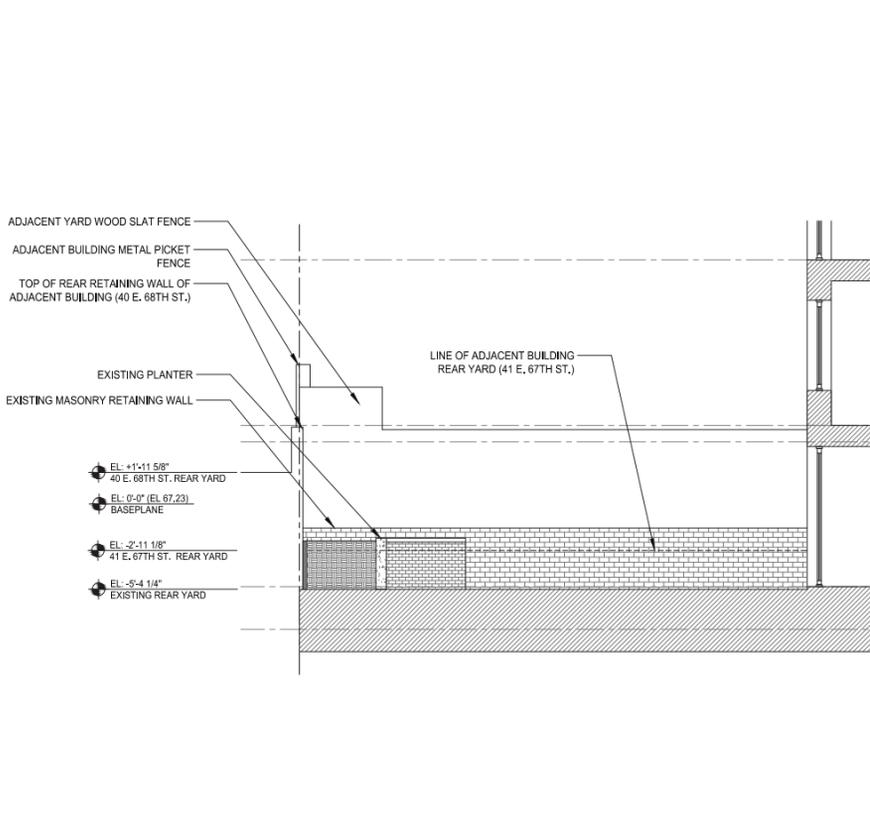
3 PROPOSED REAR YARD SECTION - FACING EAST
 3/16" = 1'-0"



4 EXISTING REAR YARD PLAN
 3/16" = 1'-0"



5 EXISTING REAR YARD SECTION - FACING NORTH
 3/16" = 1'-0"



6 EXISTING REAR YARD SECTION - FACING EAST
 3/16" = 1'-0"

THE DRAWING IS VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREON. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 2601.2 OF THE NEW YORK STATE EDUCATION LAW.

NOT FOR CONSTRUCTION

APPROVED SECTION

PROJECT:
 SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

REVISION

NO.	DATE	REMARK
1	09/08/15	CSB
2	09/28/15	LPC
3	12/15/15	LPC

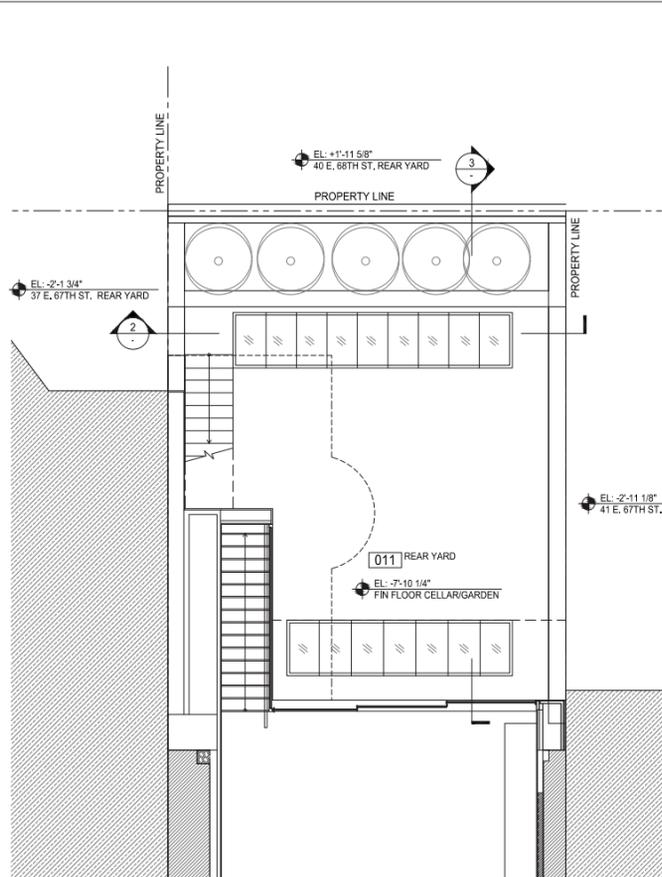
Building Systems Engineer
 ALTERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203,866,5538

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212,986,3700

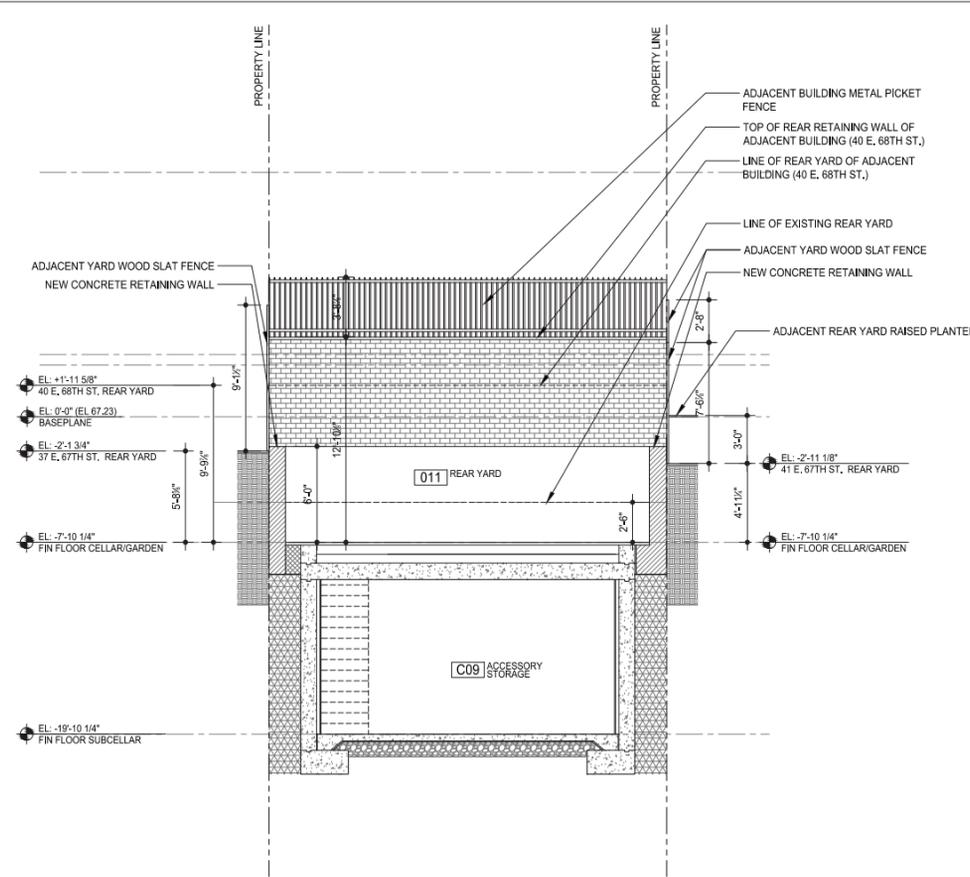
Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212,691,3020

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212,334,2499
 F: 212,334,5721

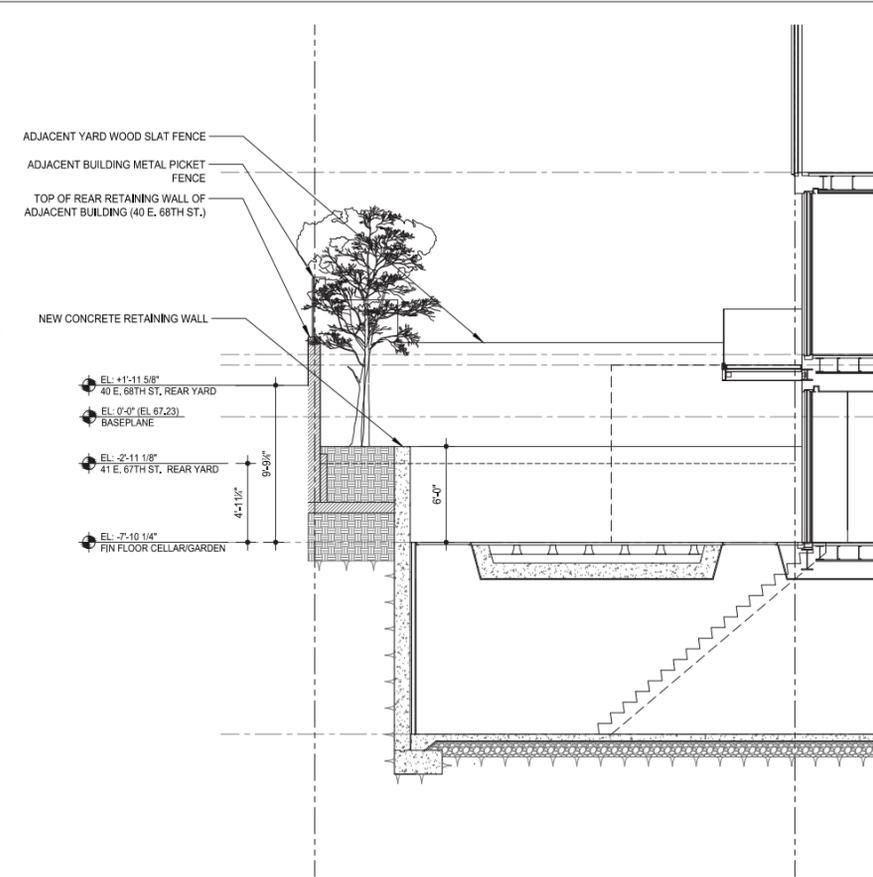
LM-016
 SHEET



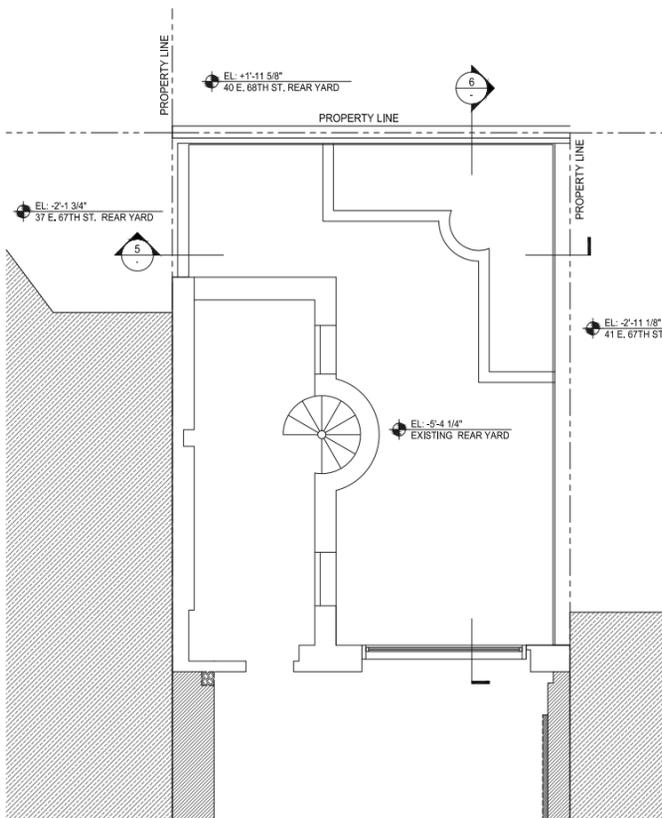
1 PROPOSED REAR YARD PLAN
3/16" = 1'-0"



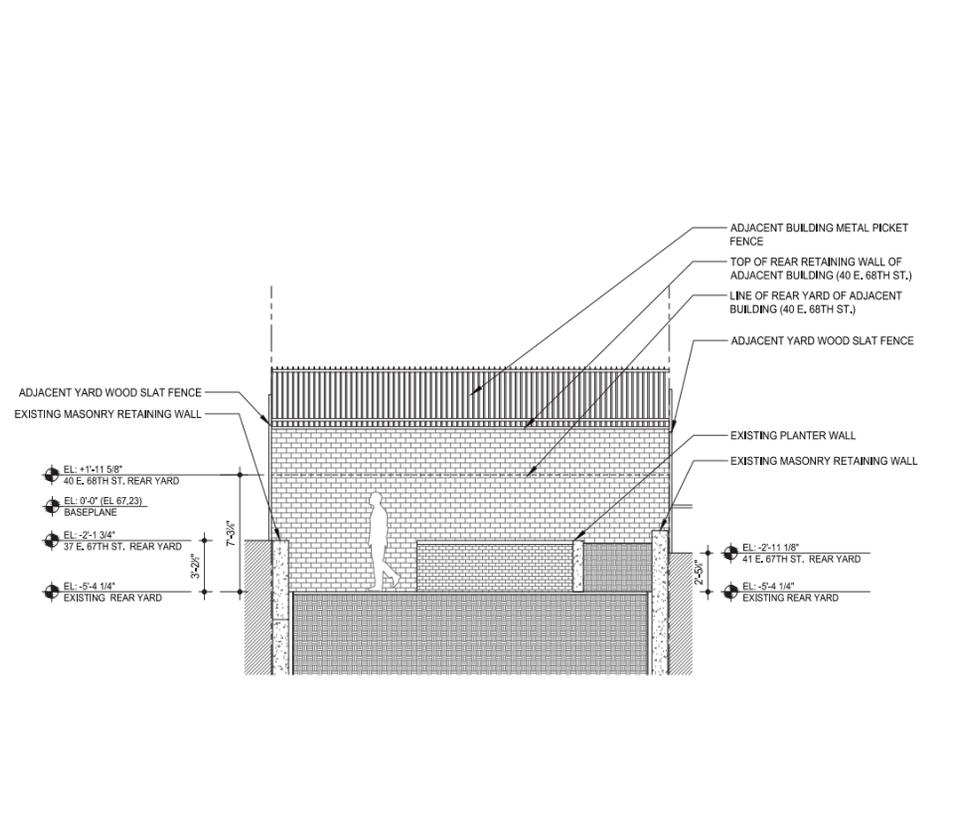
2 PROPOSED REAR YARD SECTION - FACING NORTH
3/16" = 1'-0"



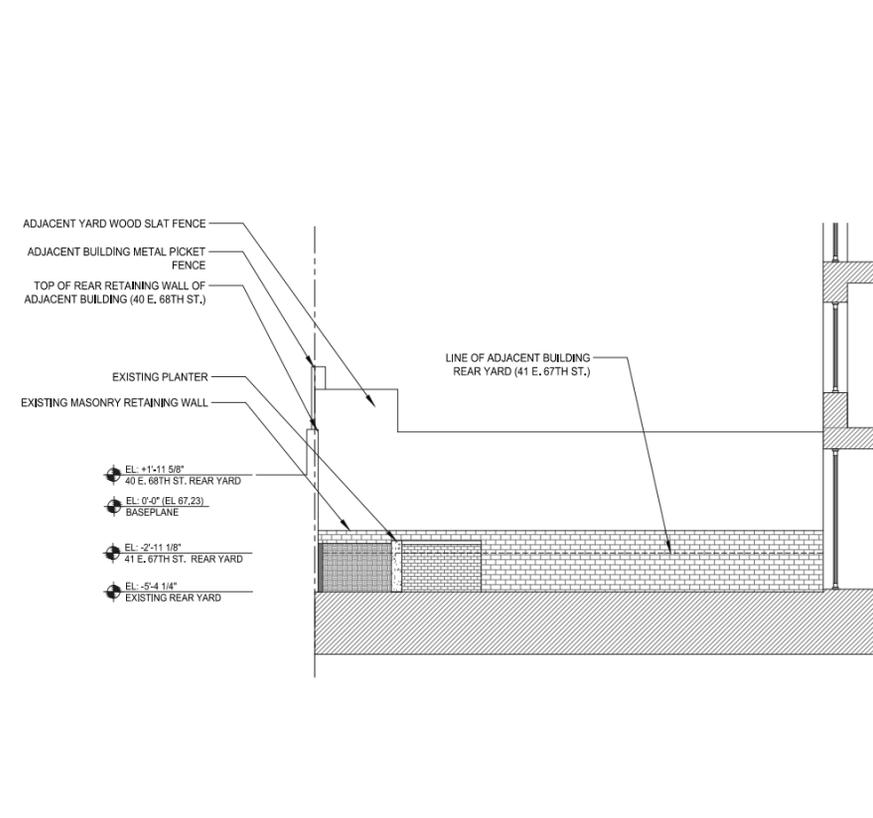
3 PROPOSED REAR YARD SECTION - FACING EAST
3/16" = 1'-0"



4 EXISTING REAR YARD PLAN
3/16" = 1'-0"



5 EXISTING REAR YARD SECTION - FACING NORTH
3/16" = 1'-0"



6 EXISTING REAR YARD SECTION - FACING EAST
3/16" = 1'-0"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, RECORDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWINGS BEARING AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION/EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 409 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	NO.	DATE	REMARK
1	08/08/15	CBB	
2	09/28/15	LPC	
3	12/15/15	LPC	

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

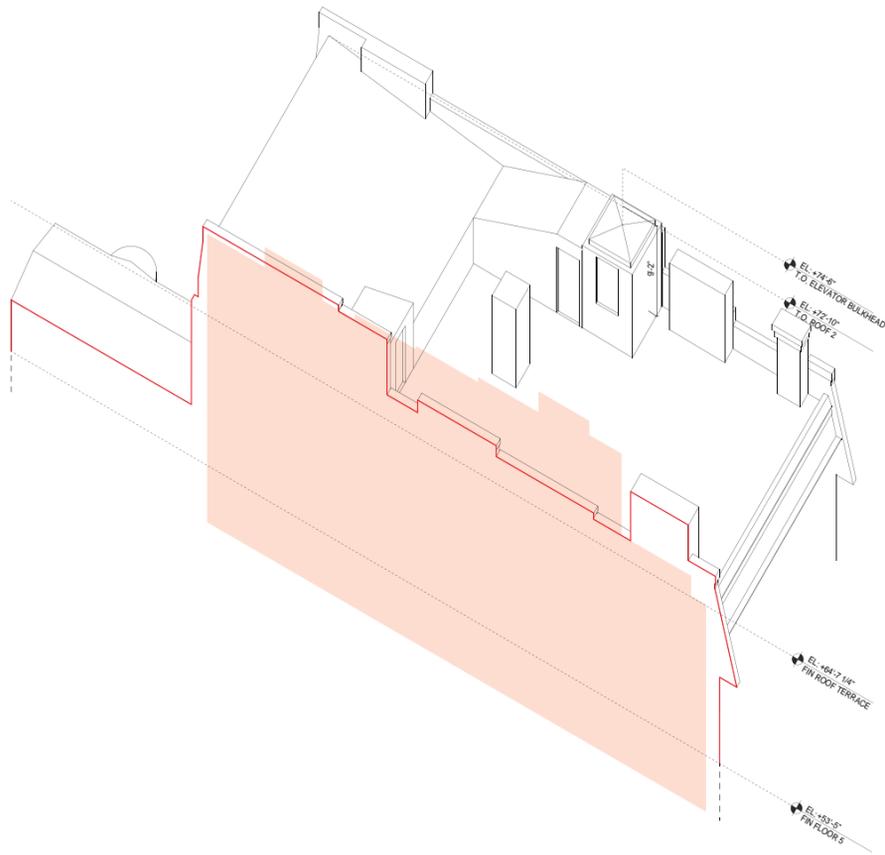
PROPOSED SECTION

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

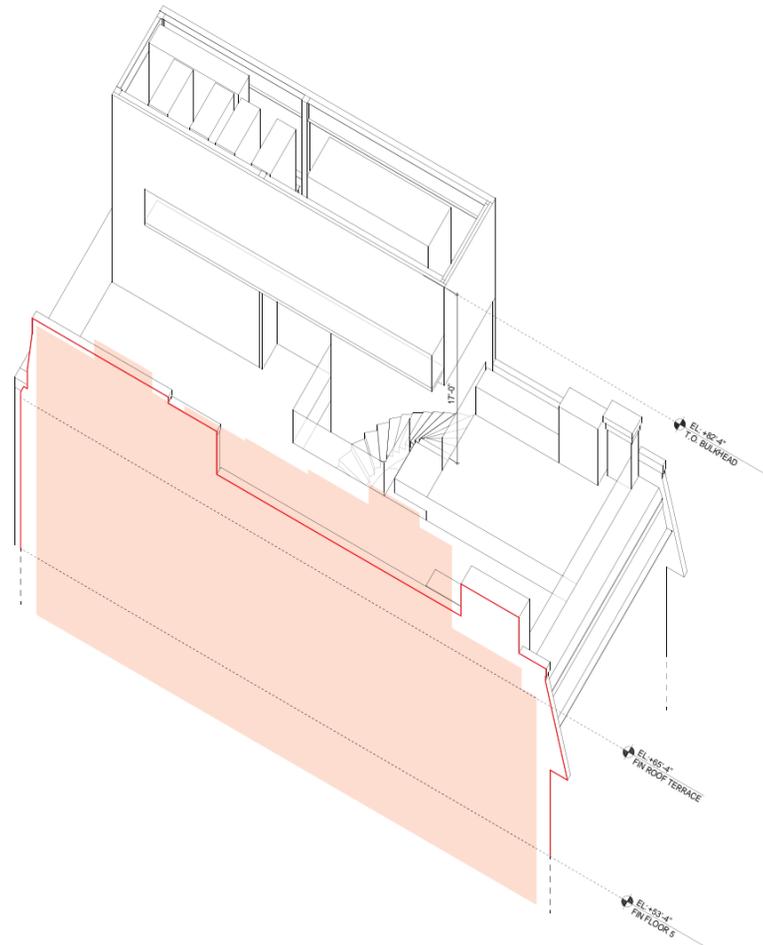
Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

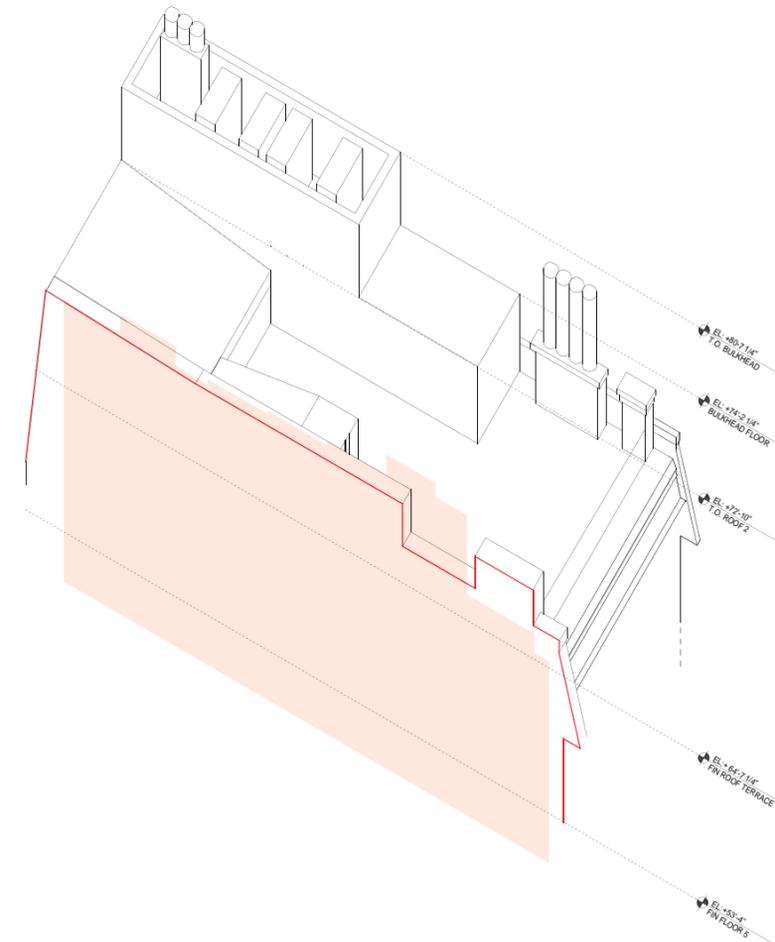
LM-016.1
 SHEET



EXISTING ROOF CONDITION AXON



APPROVED ROOF CONDITION AXON 10/13/15



PROPOSED ROOF CONDITION AXON

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BRINGS OR GOVERNMENT AGENCY REVIEW IF BLDG OR MFGING BEARS AN ORIGINAL RETURN OF THE SEAL OF THE ARCHITECT UNLESS OTHERWISE APPEAR HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.886.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

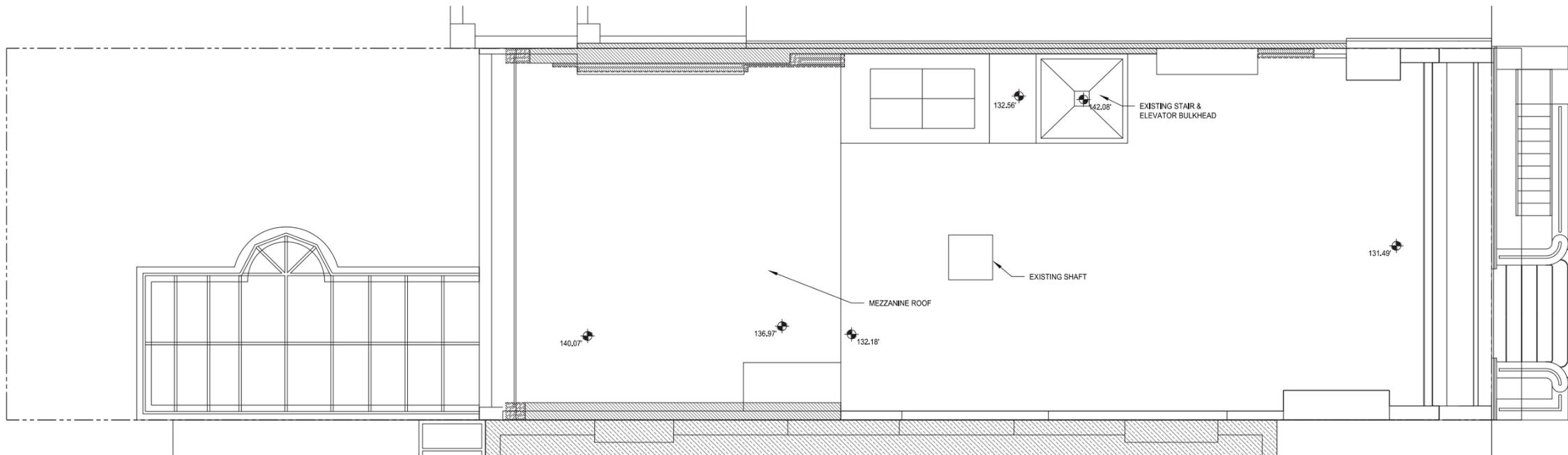
NOT FOR CONSTRUCTION
ISSUED FOR:
LPC FILING

EXISTING, APPROVED, & PROPOSED AXONOMETRIC

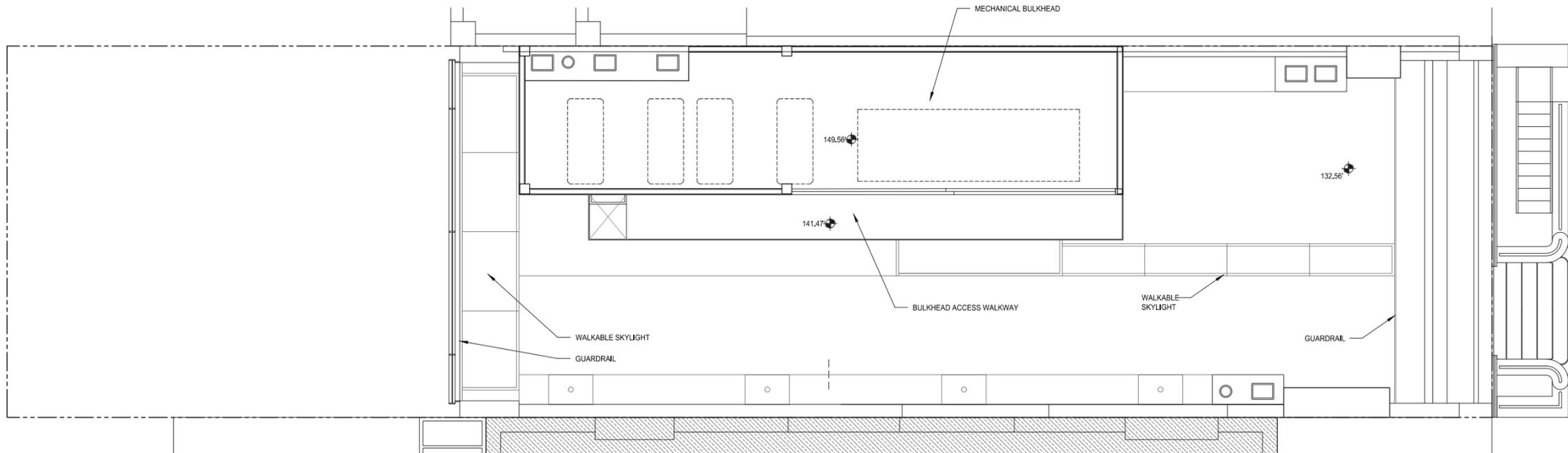
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065
 Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:

LM-019.1
 SHEET



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



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

THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BEFORE OR AFTER CONSTRUCTION, ANY CHANGES TO THE ORIGINAL DRAWING OF THE PROJECT OR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 8th Floor
 325 Hudson Street
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

APPROVED BIRDS EYE PLANS

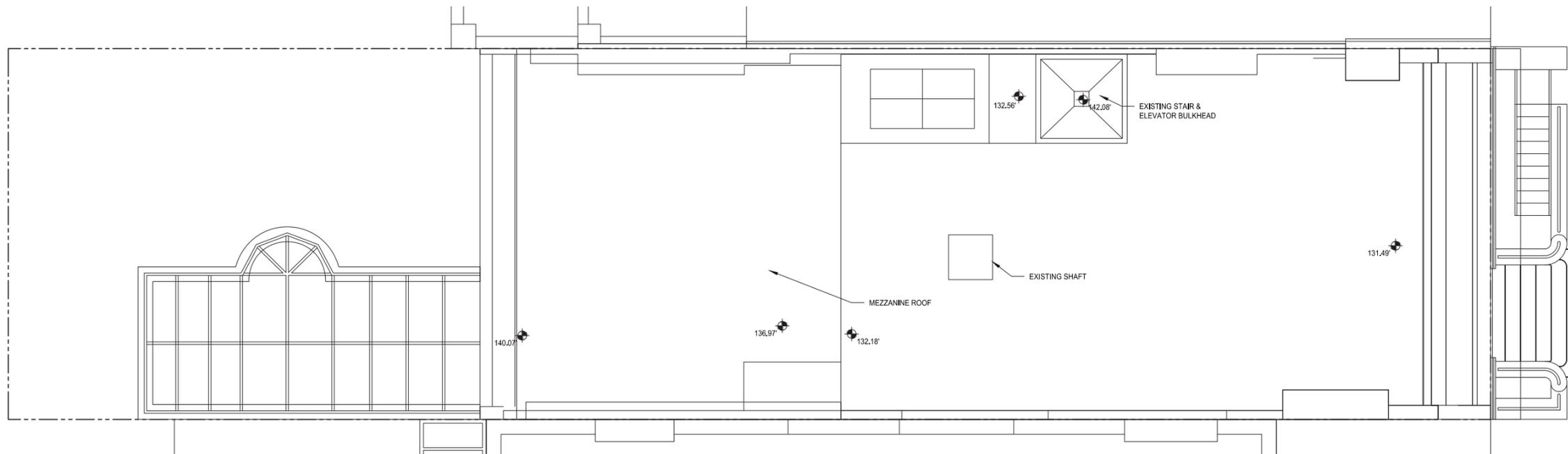
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

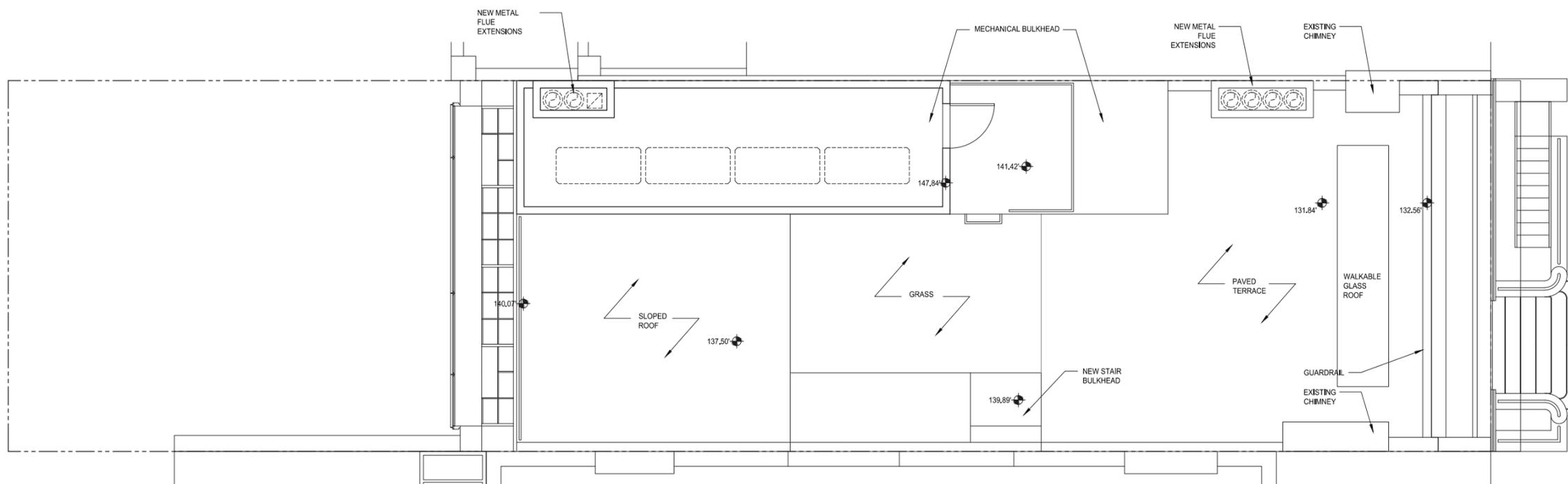
SEAL • SIGNATURE:

LM-020

SHEET



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



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

THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF BIDDING DRAWING BEARING ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 205(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CSB
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

PROPOSED BIRDS EYE PLANS

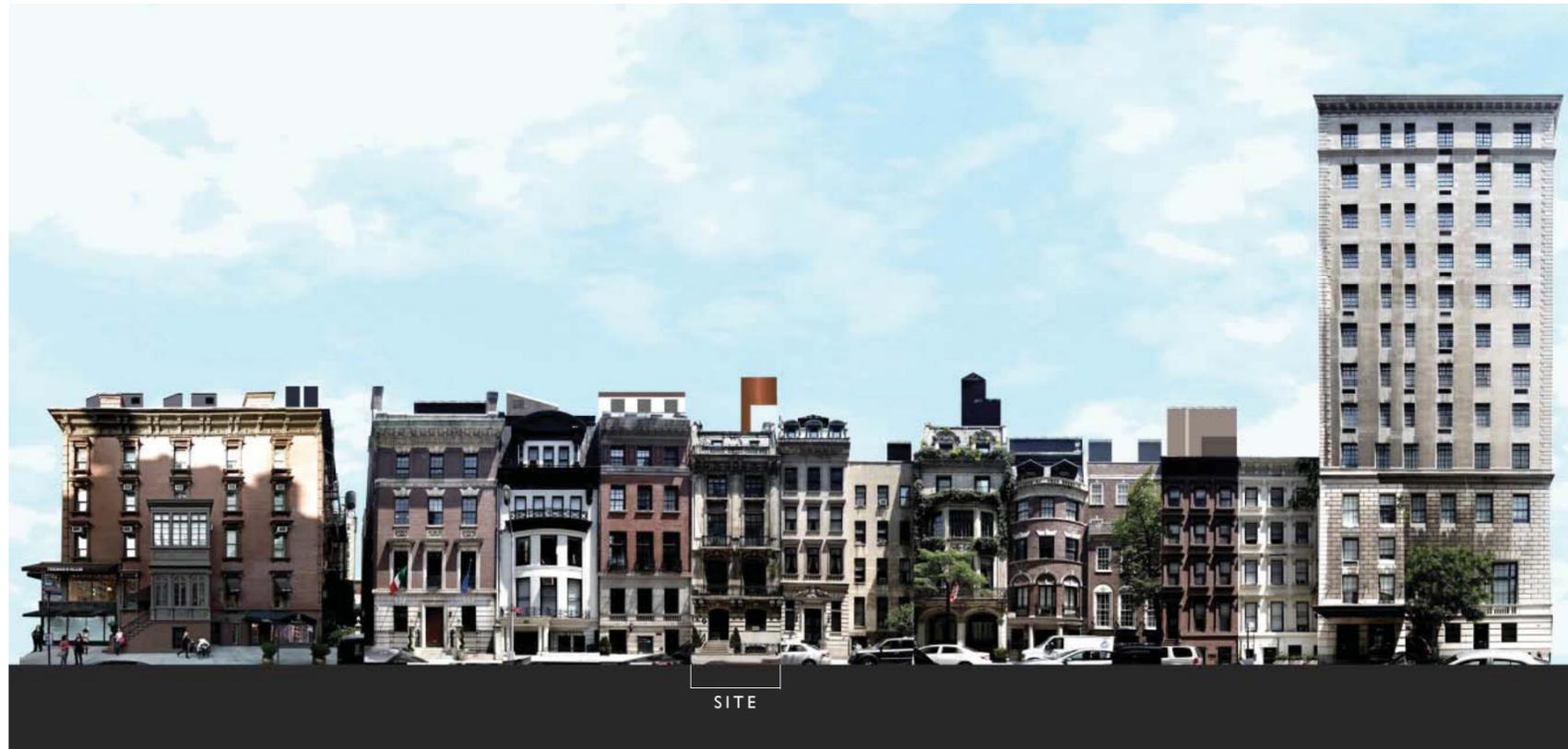
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 87TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Drawn By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

LM-021

SHEET



APPROVED BLOCK ELEVATION 10/13/15



PROPOSED BLOCK ELEVATION

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUING OR GOVERNMENT AGENCY REVIEW IF AND OR MARKED REUSE AN ORIGINAL RETURN OF THE SEAL OF THE ARCHITECT UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.866.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

EXISTING & PROPOSED BLOCK ELEVATIONS

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

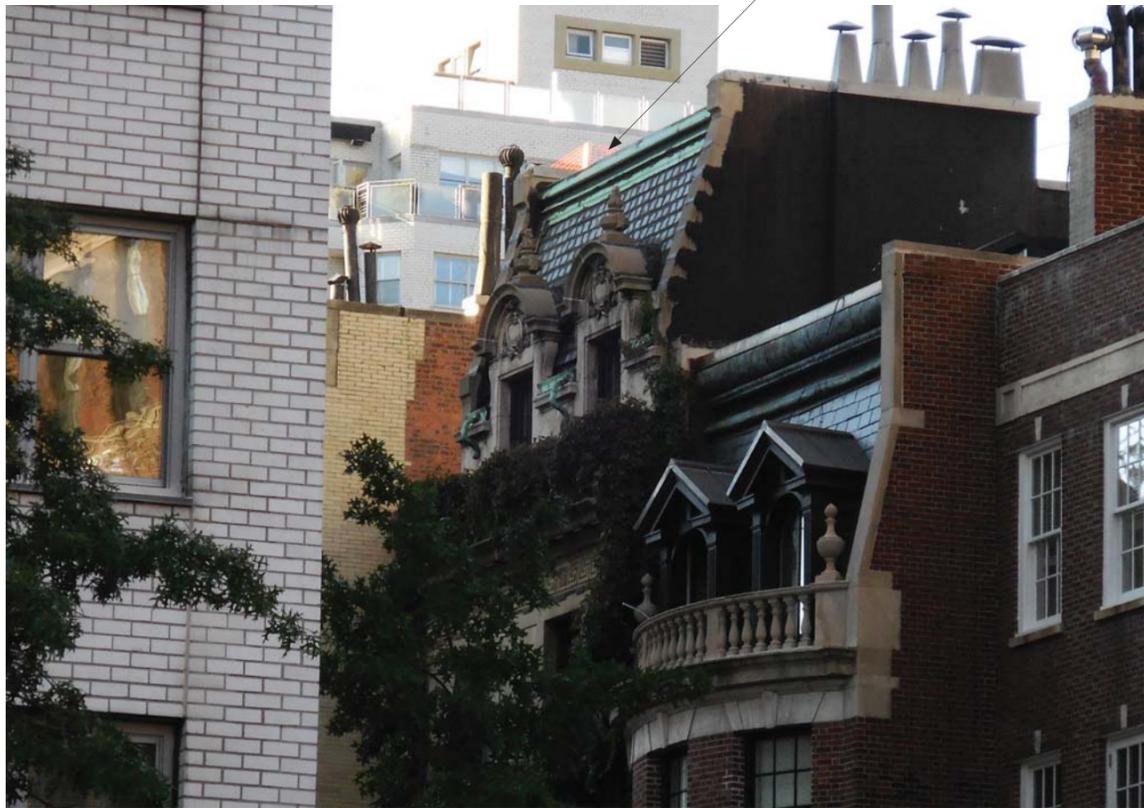
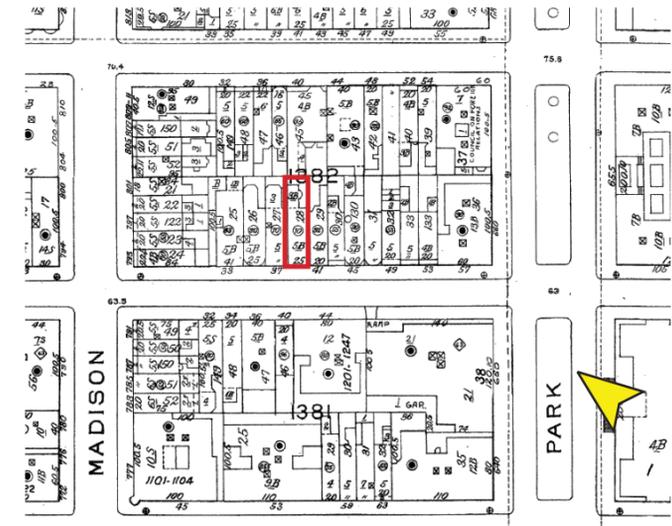
Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:



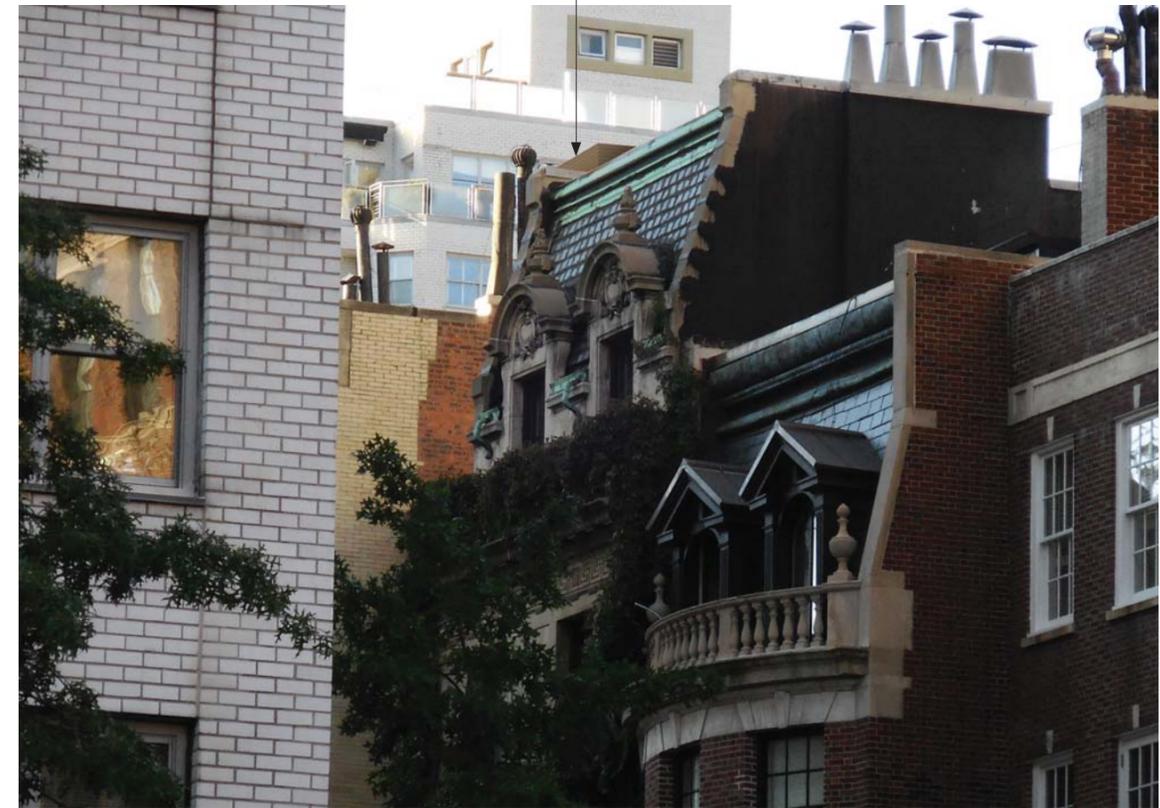
NORMAL VISION

VIEW FROM PARK AVENUE BETWEEN E. 66TH AND E. 67TH STREETS



ZOOMED IN FOR CLARITY - MOCKUP

NOTE:
-MOCKUP BUILT AT 17'-0"



ZOOMED IN FOR CLARITY - RENDERING OF PROPOSED BULKHEAD

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUING OR GOVERNMENT AGENCY REVIEW IF BLDG OR IMPROVEMENTS ARE SHOWN. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW. PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, LLC.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/28/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

MOCKUP VISIBILITY STUDIES -
APPROVED 10.13.15

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

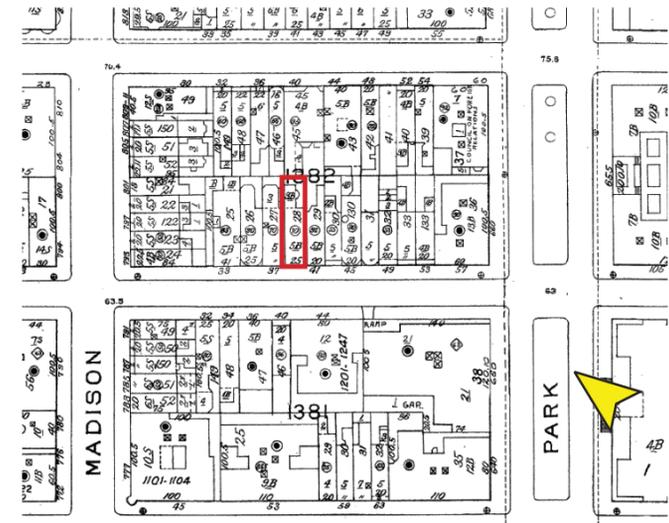
SEAL • SIGNATURE:

LM-023
 SHEET



NORMAL VISION

VIEW FROM PARK AVENUE BETWEEN E. 66TH AND E. 67TH STREETS



PINK TAPE INDICATES HEIGHT AT FRONT OF CHIMNEY FLUES

ZOOMED IN FOR CLARITY - CHIMNEY MOCKUP (BULKHEAD NOT VISIBLE)



RENDERING OF CHIMNEY FLUES

ZOOMED IN FOR CLARITY - CHIMNEY RENDERING (BULKHEAD NOT VISIBLE)

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, RECORDING OR GOVERNMENT AGENCY REVIEW. IF ANY DRAWING HAS BEEN REPRODUCED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C., ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 208(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

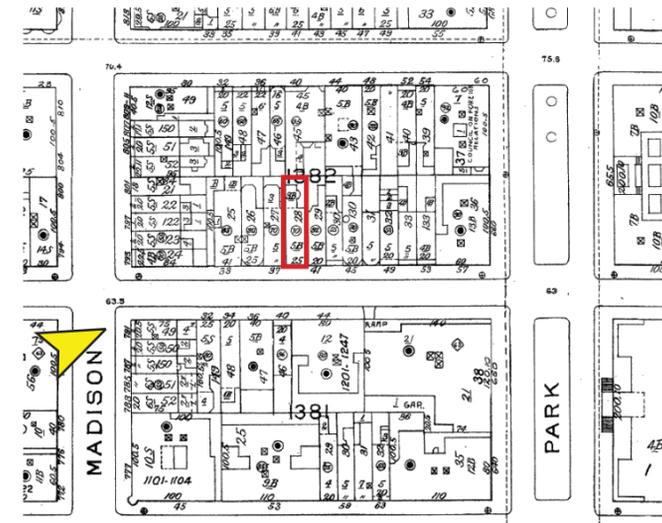
MOCKUP VISIBILITY STUDIES
 PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065
 Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158
 SEAL + SIGNATURE:

LM-023.1
 SHEET

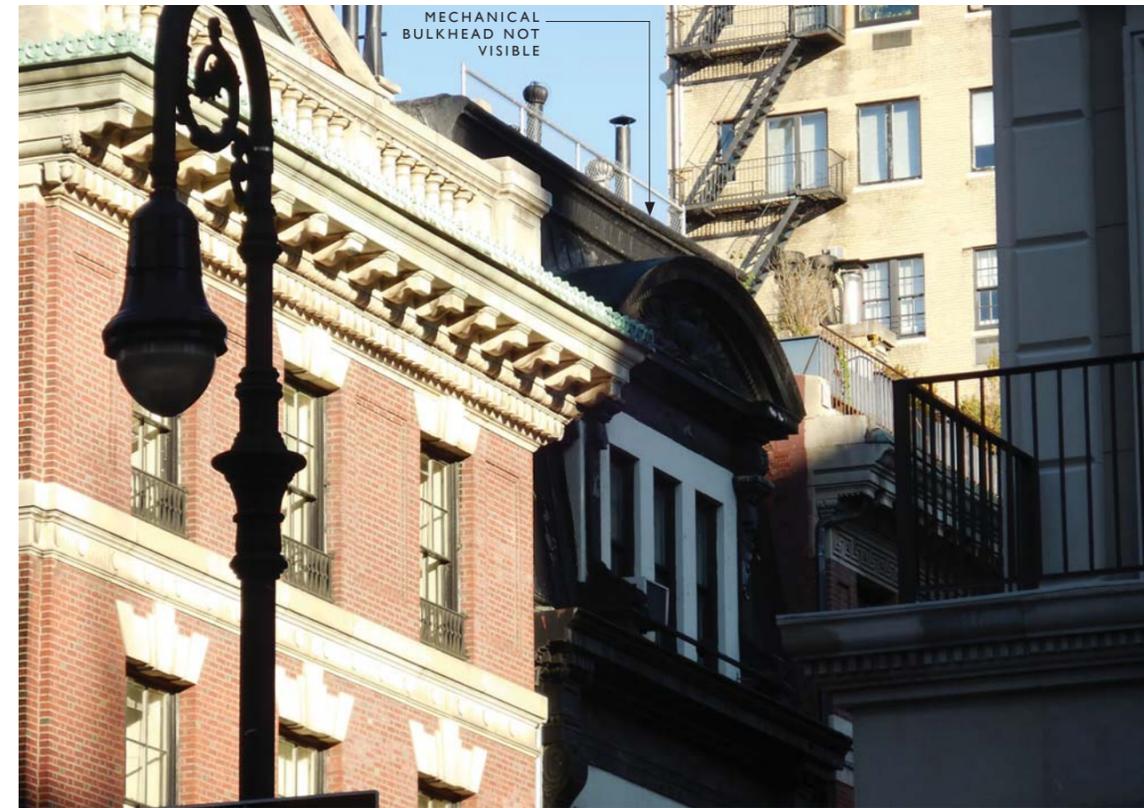


NORMAL VISION

VIEW FROM MADISON AVENUE BETWEEN E. 66TH AND E. 67TH STREETS



ZOOMED IN FOR CLARITY - MOCKUP



ZOOMED IN FOR CLARITY - RENDERING OF PROPOSED BULKHEAD

NOTE:
-MOCKUP BUILT AT 17'-0"

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, ISSUANCE OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY AN ORIGINAL REGISTERED PROFESSIONAL ENGINEER. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

NOT FOR CONSTRUCTION
ISSUED FOR: LPC FILING
MOCKUP VISIBILITY STUDIES - APPROVED 10.13.15

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:

Building Systems Engineer
 ALTERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION
 No. DATE: REMARK:
 1 09/08/15 CB8
 2 09/28/15 LPC
 3 12/15/15 LPC

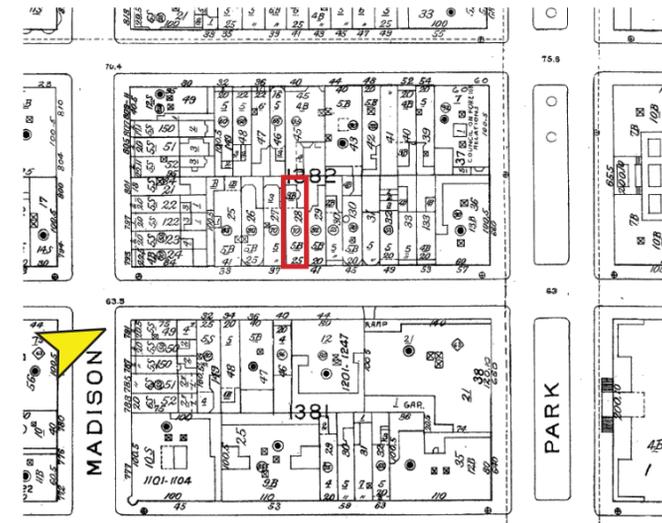
MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

LM-024
 SHEET



NORMAL VISION

VIEW FROM MADISON AVENUE BETWEEN E. 66TH AND E. 67TH STREETS



PINK TAPE INDICATES HEIGHT AT FRONT OF CHIMNEY FLUES

ZOOMED IN FOR CLARITY - CHIMNEY MOCKUP (BULKHEAD NOT VISIBLE)



RENDERING OF CHIMNEY FLUES

ZOOMED IN FOR CLARITY - CHIMNEY REDNERING (BULKHEAD NOT VISIBLE)

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SAID DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THE PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
 ALTIERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARKS
1	09/06/15	C58
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

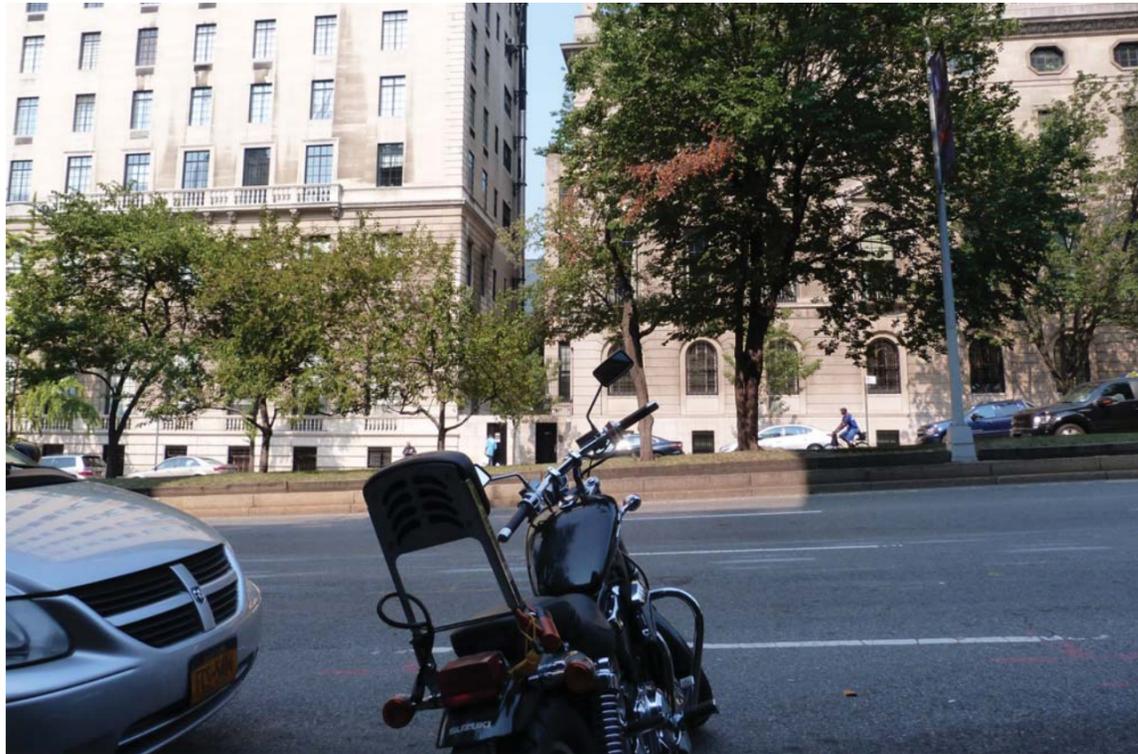
MOCKUP VISIBILITY STUDIES

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Des By: ATLL
 Proj No: 0158

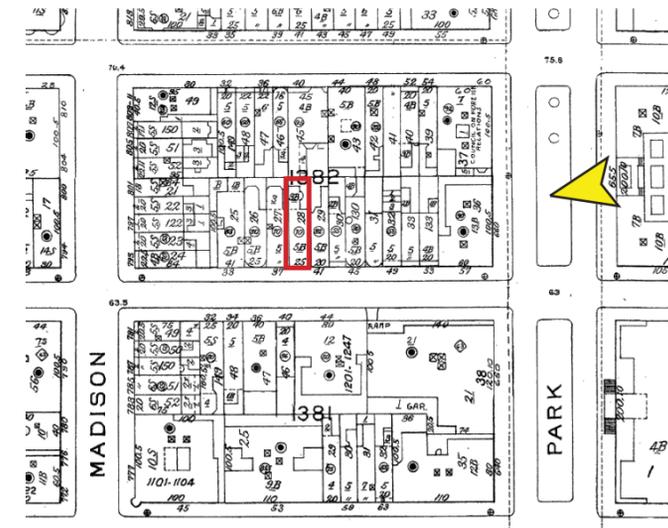
SEAL + SIGNATURE:

LM-024.1
 SHEET



NORMAL VISION

VIEW FROM PARK AVENUE BETWEEN E. 67TH AND E. 68TH STREETS



ZOOMED IN FOR CLARITY - MOCKUP



ZOOMED IN FOR CLARITY - RENDERING OF PROPOSED BULKHEAD

NOTE:
-MOCKUP BUILT AT 17'-0"

THE DRAWING IS ONE YEAR FOR CONSTRUCTION, REVISIONS OR GOVERNMENT AGENCY REVIEW IF BIDDING OR BIDDING BEARS AN ORIGINAL RETURN OF THE SEAL OF THE ARCHITECT UNLESS OTHERWISE SPECIFIED HEREON. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 209(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

MOCKUP VISIBILITY STUDIES -
APPROVED 10.13.15

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL • SIGNATURE:

LM-025
 SHEET



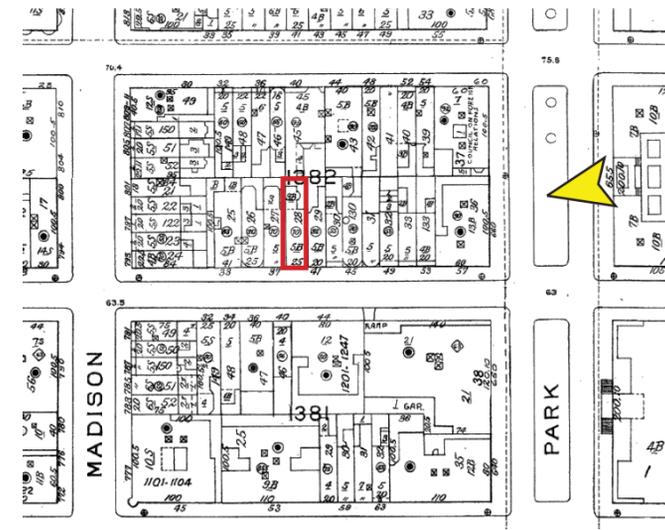
NORMAL VISION

PINK TAPE INDICATES HEIGHT AT BACK OF CHIMNEY FLUES



ZOOMED IN FOR CLARITY - CHIMNEY AND BULKHEAD MOCKUP

VIEW FROM PARK AVENUE BETWEEN E. 67TH AND E. 68TH STREETS



ZOOMED IN FOR CLARITY - CHIMNEY AND BULKHEAD RENDERING

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS A VIOLATION OF SECTION 208 (2) OF THE NEW YORK STATE EDUCATION LAW. PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS A VIOLATION OF SECTION 208 (2) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT:
SMR
 SCRIBNER MANSON RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

DATE: AUGUST 6, 2015
SCALE: AS INDICATED
DESIGNED BY: ATLL
PROJECT NO.: 0158

SEAL + SIGNATURE:

REVISION

NO.	DATE	REMARK
1	09/08/15	CR8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
ISSUED FOR:
 LPC FILING

MOCKUP VISIBILITY STUDIES

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

LM-025.1
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 254 Hudson Street, 8th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5536

Structural Engineer
SEVERID ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

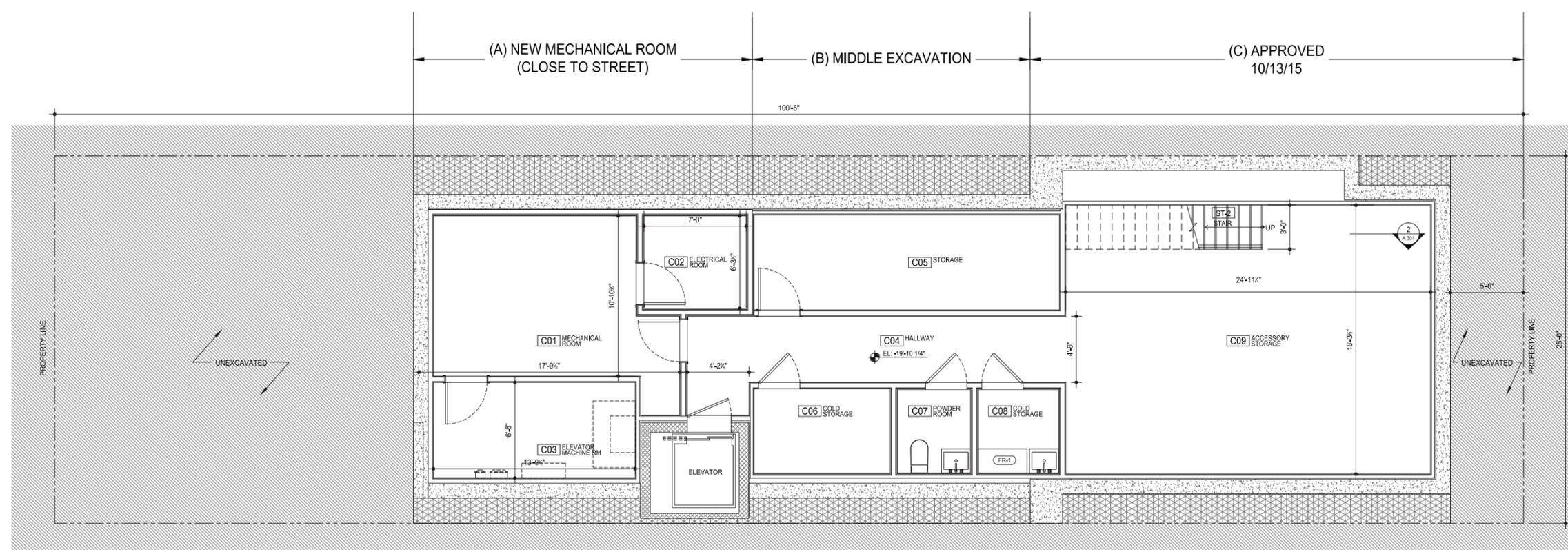
NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

LPC - PROPOSED SUBCELLAR PLAN
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

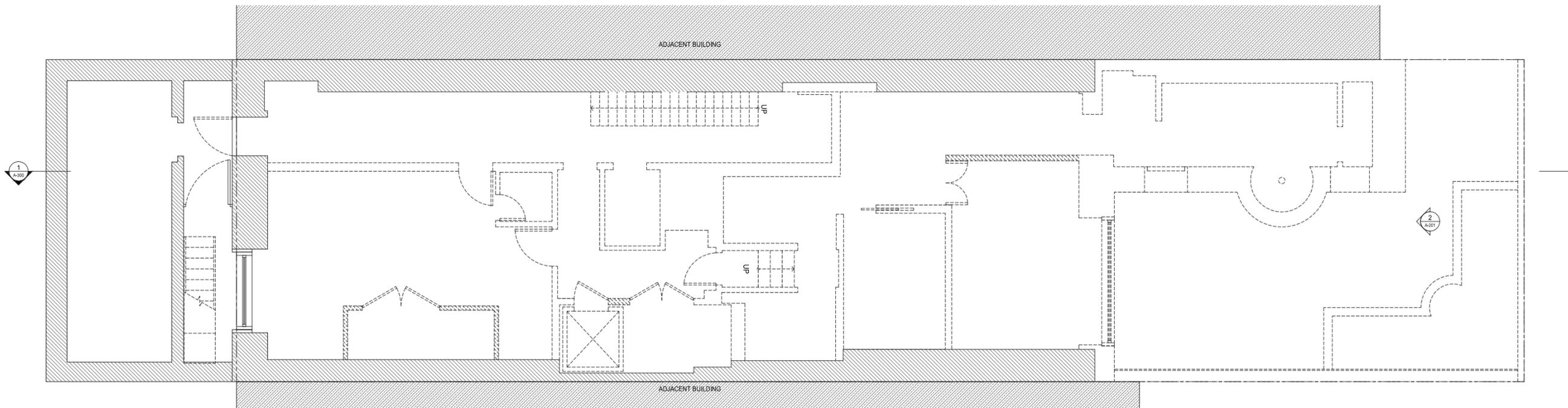
A-100
 SHEET



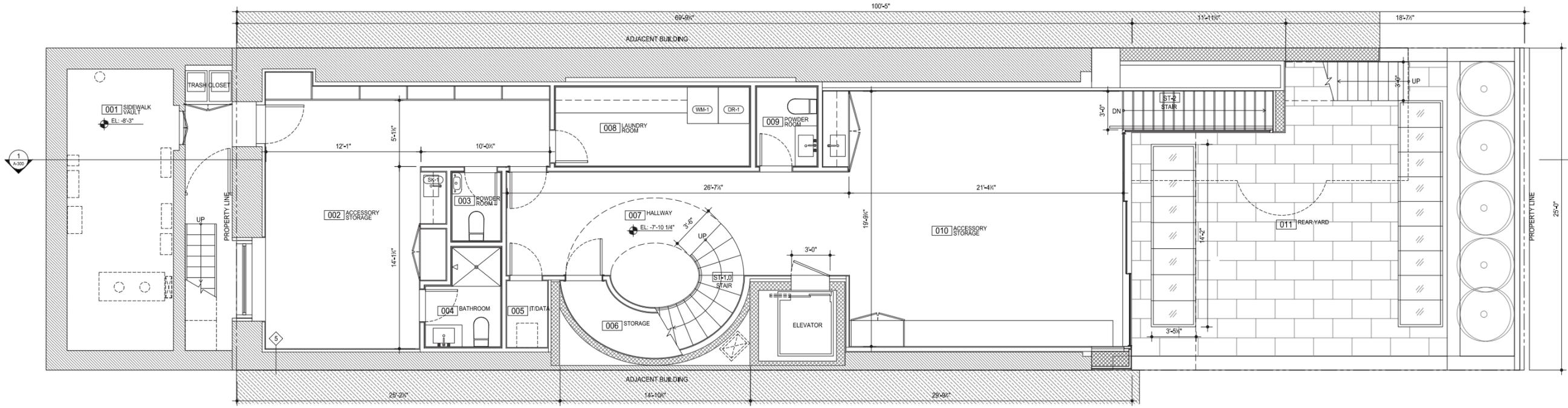
1 SUBCELLAR FLOOR: CONSTRUCTION PLAN
 1/4" = 1'-0"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. REVISIONS OR ADDENDUMS SHALL BE REVISED BY THE DRAWING REVISIONS IN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT. THESE REVISIONS ARE THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW. PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW.

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



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



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

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. NOISE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 8th Floor
 255 Hudson Street
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
 LPC FILING

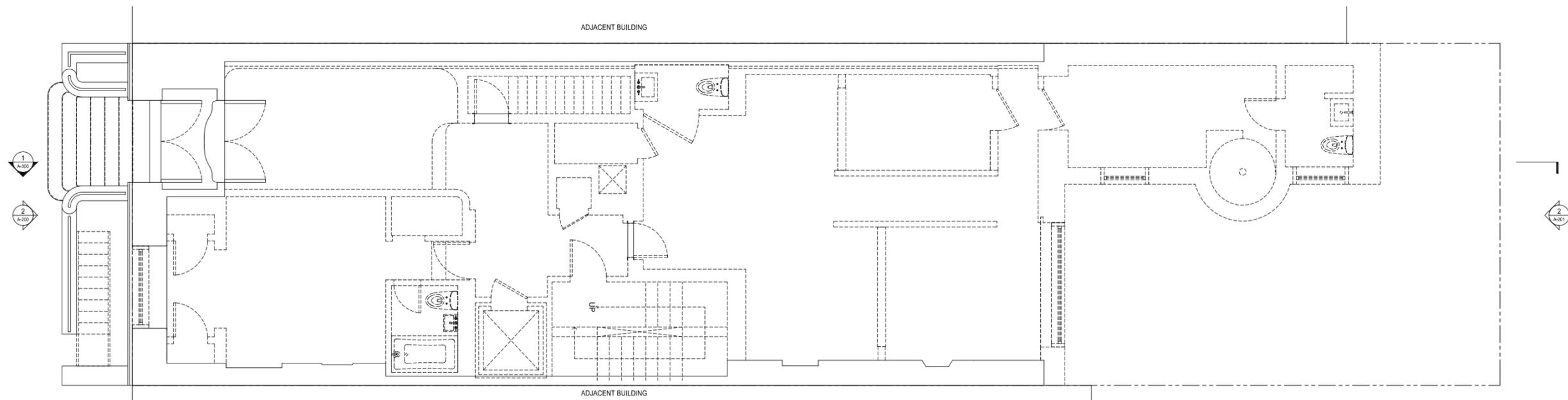
LPC - EXISTING & PROPOSED
CELLAR PLAN

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065
 Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATALL
 Proj No: 0158

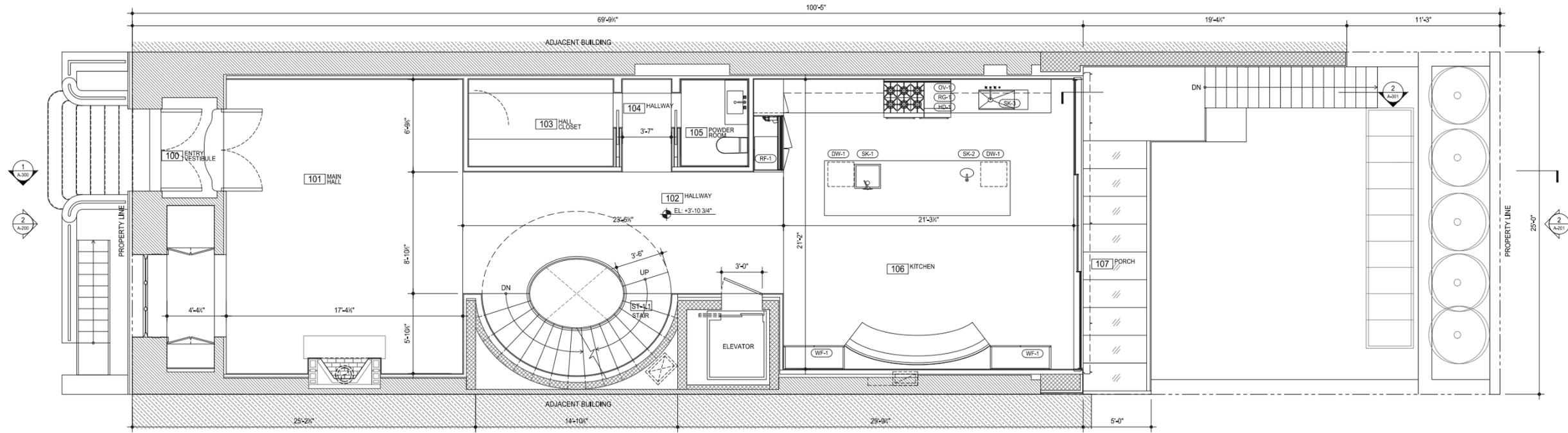
SEAL & SIGNATURE:

A-101
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



2 EXISTING FIRST FLOOR PLAN
1/4" = 1/4"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1/4"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF BIDD DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT, WHOSE BOARD MEMBERS WERE ON THE DRAWING AT THE TIME OF THE ORIGINAL STAMPING. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS A VIOLATION OF SECTION 203.2 OF THE NEW YORK STATE EDUCATION LAW. PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS A VIOLATION OF SECTION 203.2 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
 LPC FILING

LPC - EXISTING & PROPOSED
FIRST FLOOR PLAN

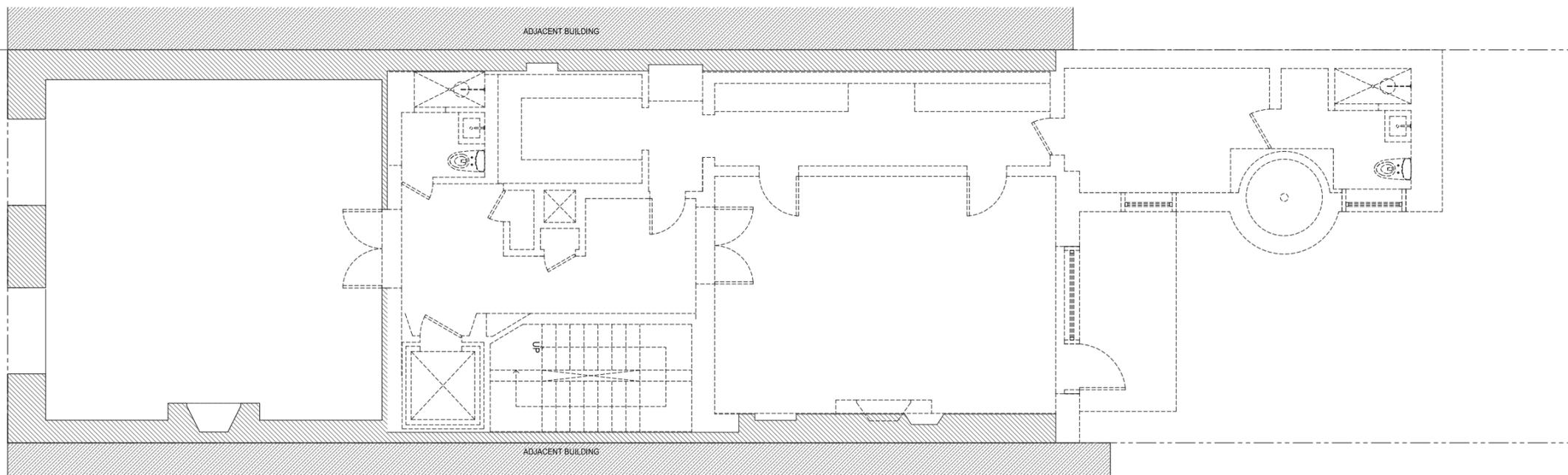
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

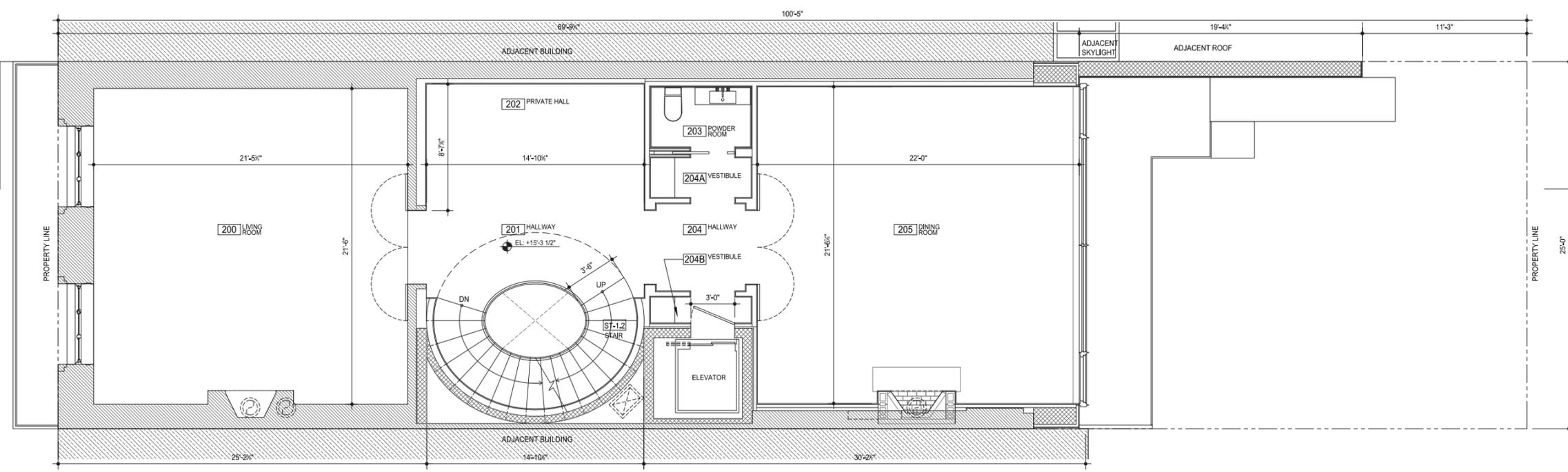
SEAL + SIGNATURE:

A-102
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF NEW YORK. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW. PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065
 Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

REVISION

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

LPC - EXISTING & PROPOSED SECOND FLOOR PLAN

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 225 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

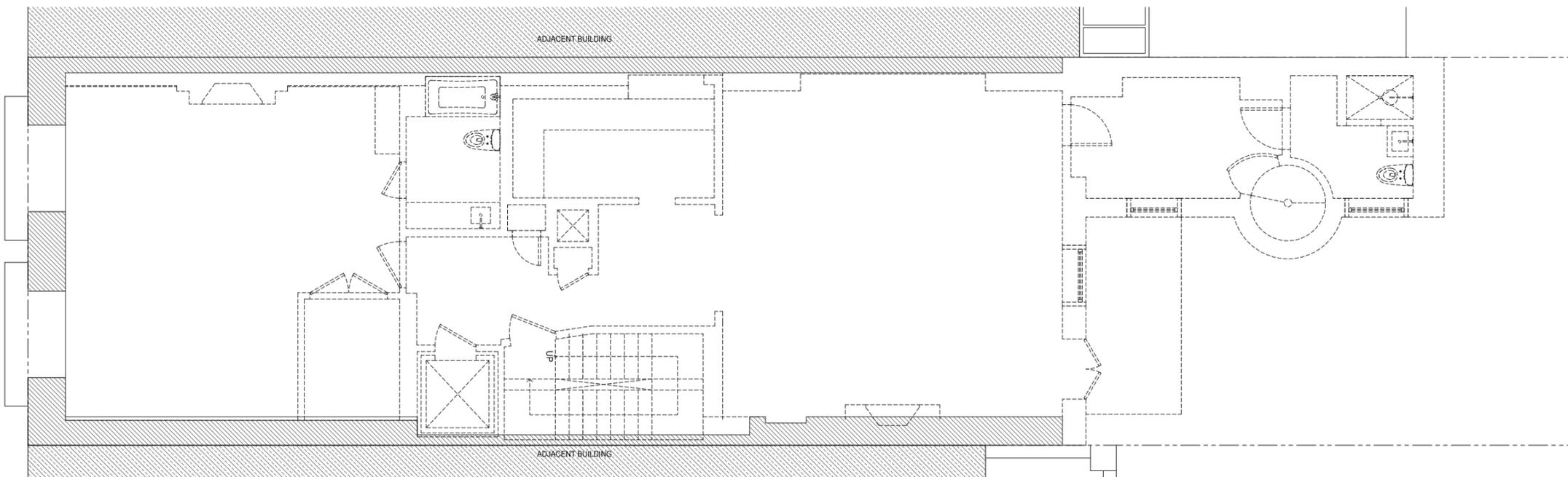
Building Systems Engineer
ALTERI SEBOR WEBER CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 489 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

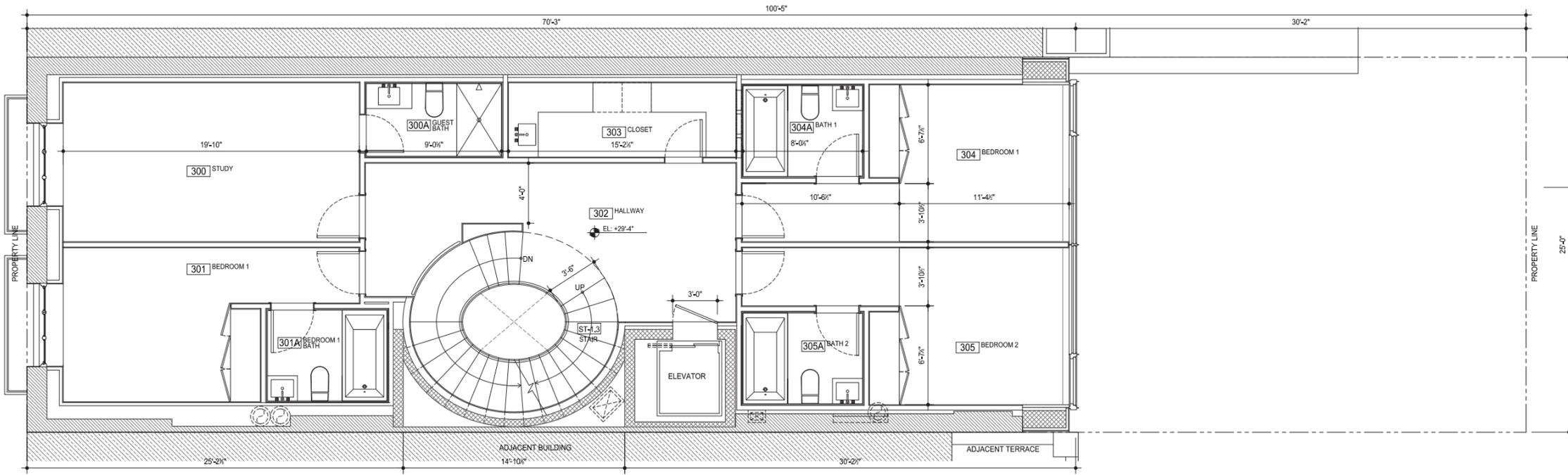
Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

A-103
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT, IN THIS STATE, WHOSE LICENSE NUMBER IS 09108/15. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. NOISE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 203.2 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
 ALTERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
 ISSUED FOR:
 LPC FILING

**LPC - EXISTING & PROPOSED
 THIRD FLOOR PLAN**

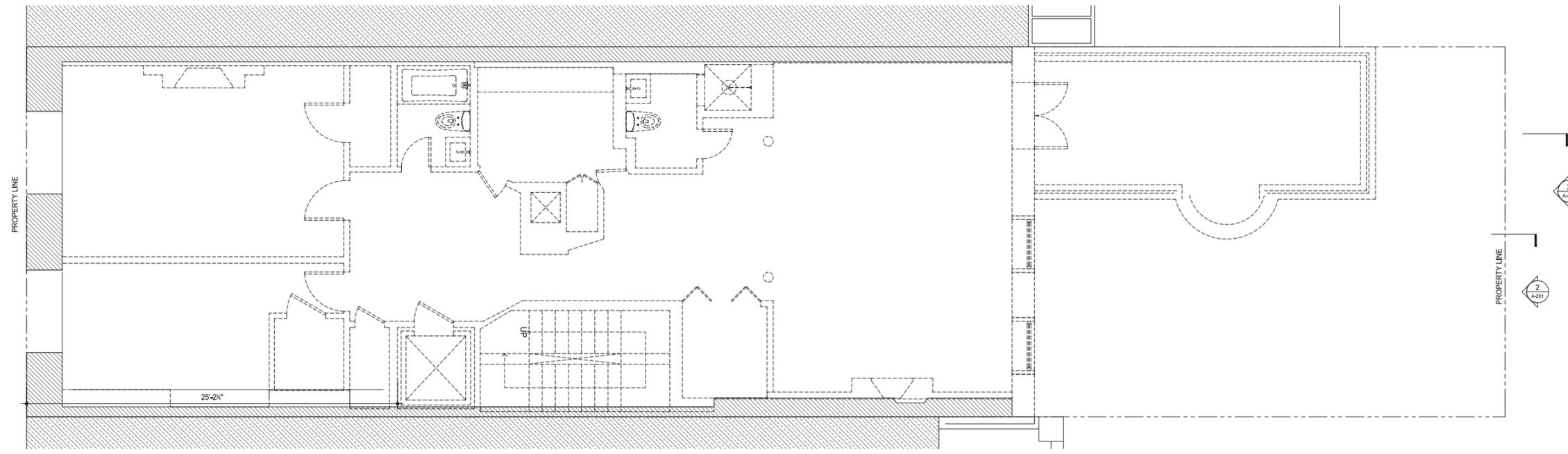
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Des By: ATLL
 Proj No: 0158

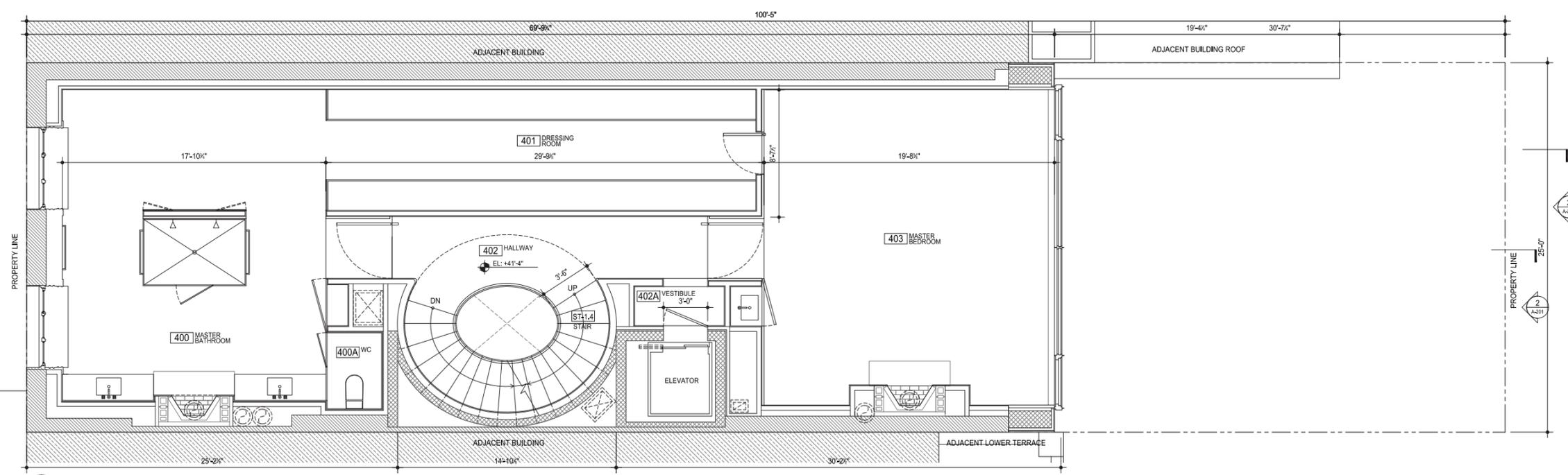
SEAL + SIGNATURE:

A-104
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



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



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

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 203.2 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
 ALTERI SEBOR WEBER
 CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
 SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
 FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
 LPC FILING

LPC - EXISTING & PROPOSED
FOURTH FLOOR PLAN

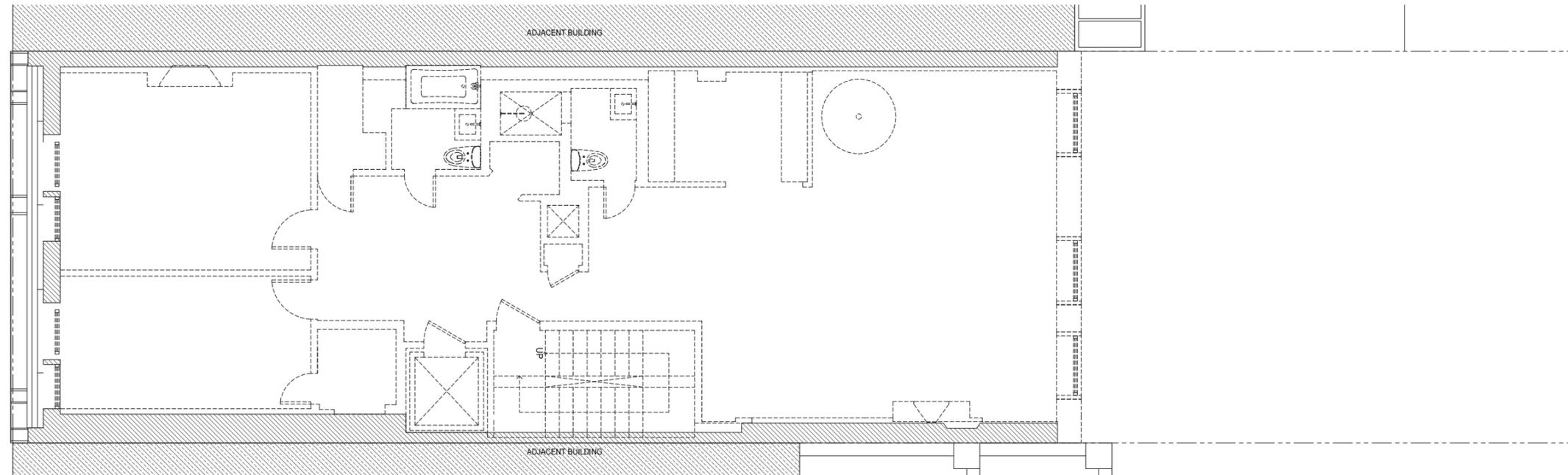
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

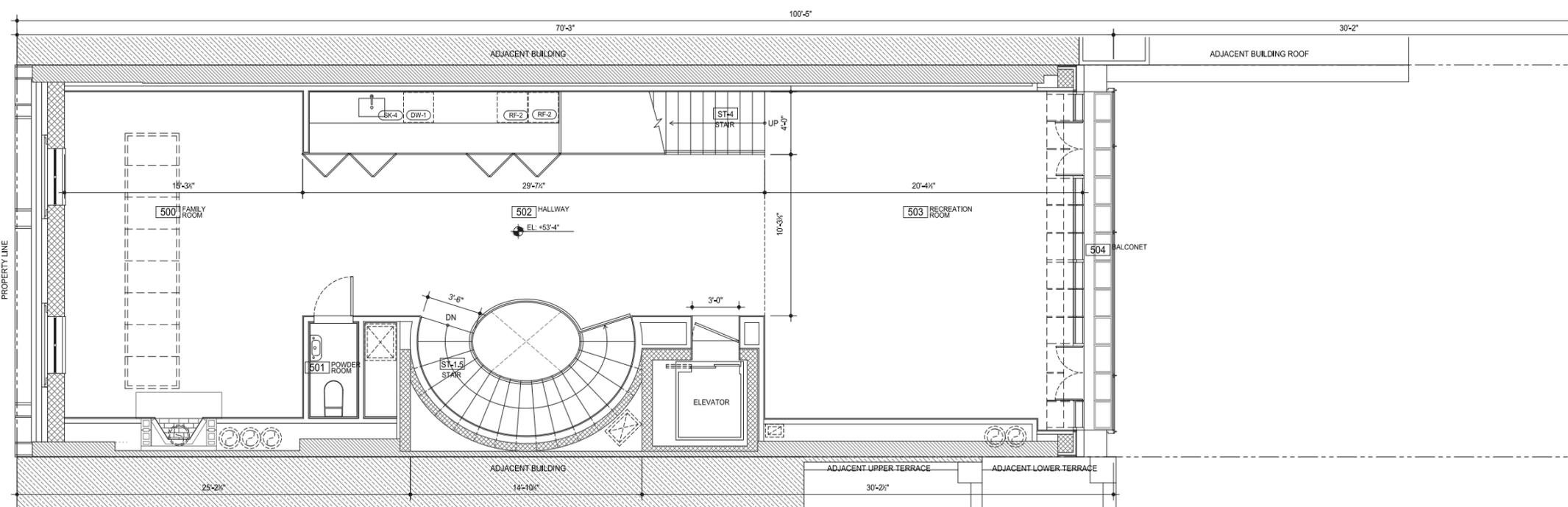
SEAL + SIGNATURE:

A-105
 SHEET

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



2 EXISTING FIFTH FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIFTH FLOOR PLAN
1/4" = 1'-0"

MATTHEW BAIRD ARCHITECTS P.L.L.C.
325 Hudson Street, 9th Floor
New York, NY 10013
T: 212.334.2499
F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
31 Knight Street
Norwalk, CT 06851
T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
469 Seventh Avenue
New York, NY 10018
T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
22 West 19th Street, Floor 6
New York, NY 10011
T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
ISSUED FOR:
LPC FILING

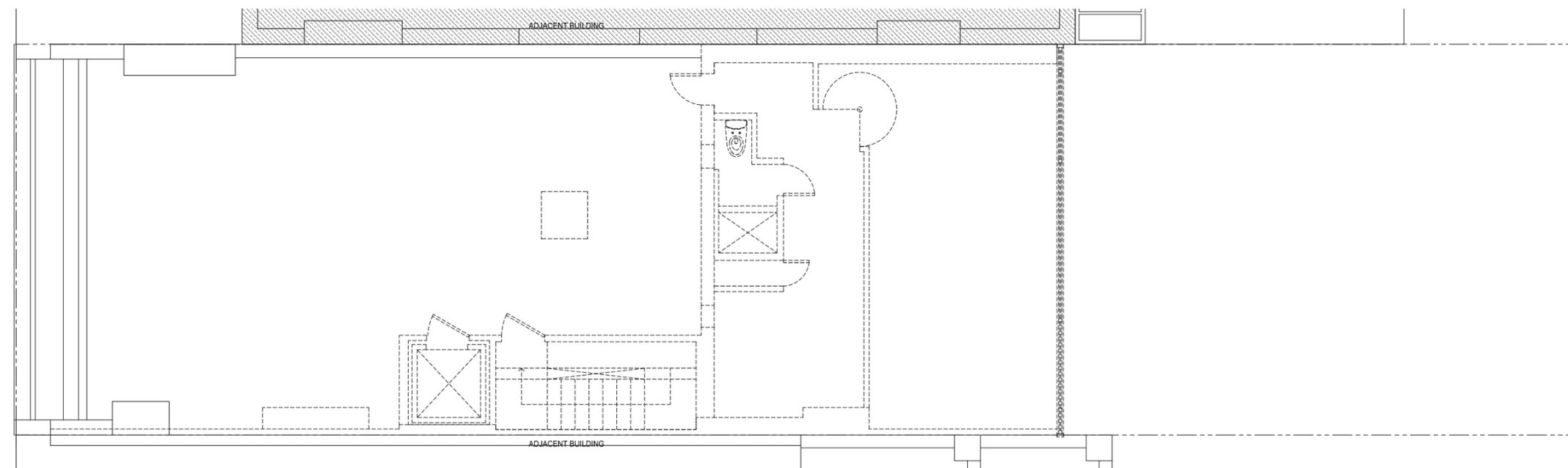
LPC - EXISTING & PROPOSED FIFTH FLOOR PLAN

PROJECT:
SMR
SCRIBNER MANSION RENOVATION
39 E. 67TH STREET
New York City, NY 10065

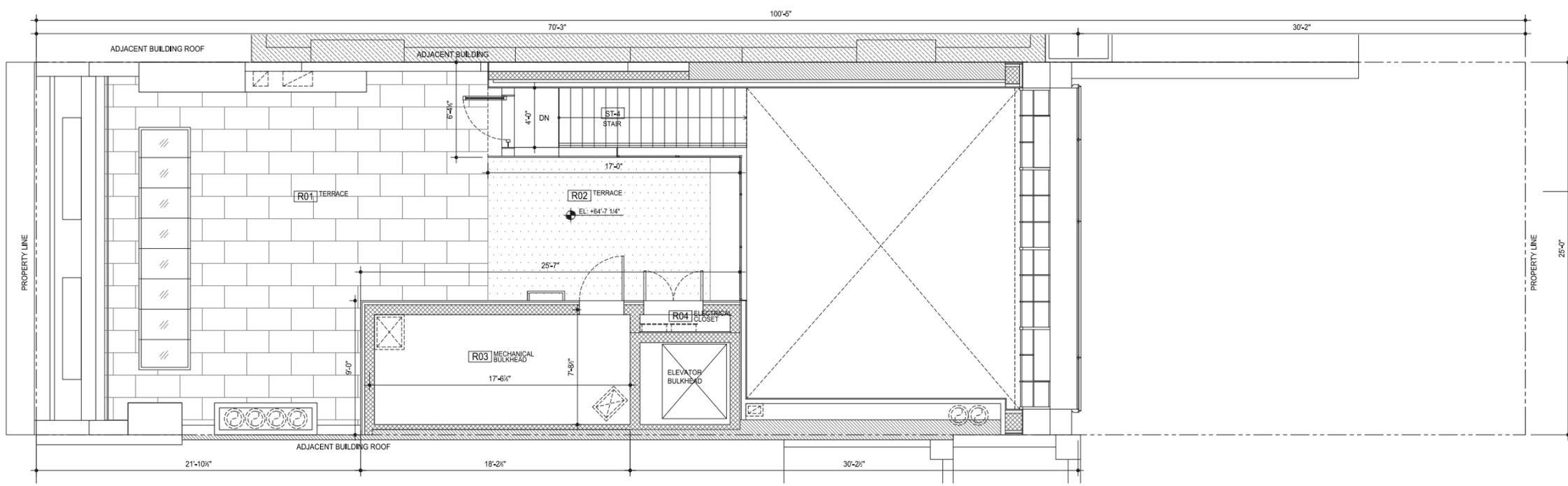
Date: AUGUST 6, 2015
Scale: AS INDICATED
Dwg By: ATLL
Proj No: 0158

SEAL + SIGNATURE:

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED



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



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

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IN THE STATE OF NEW YORK. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 2302 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS PLLC.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, LLC.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
 LPC FILING

LPC - EXISTING & PROPOSED
ROOF PLAN

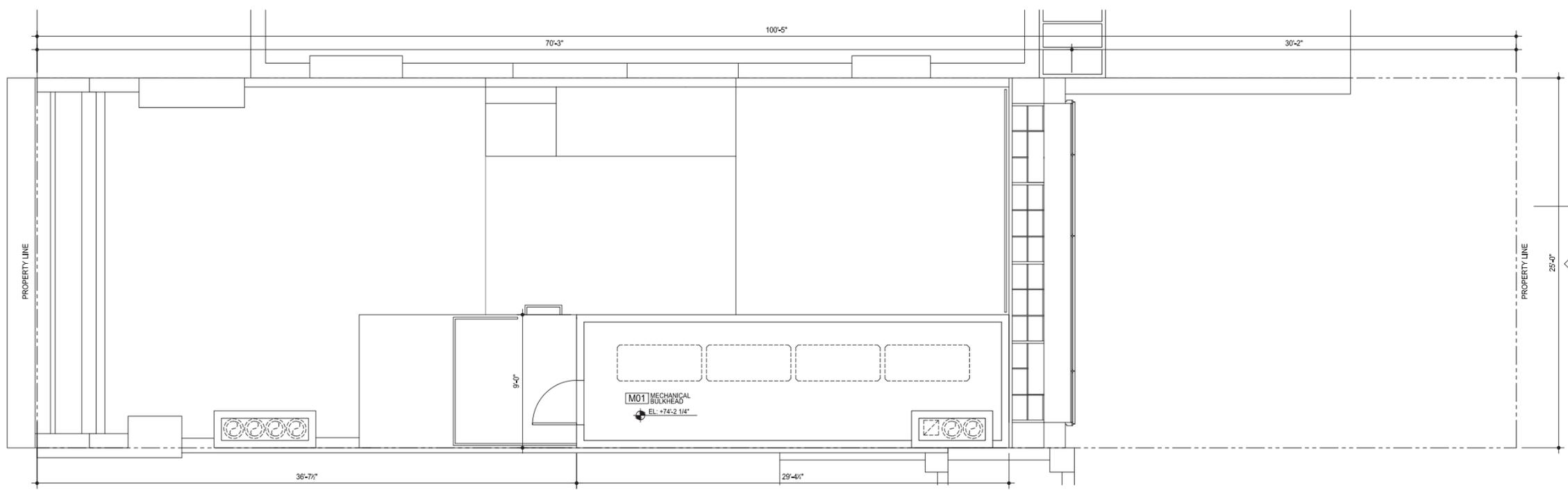
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION

39 E. 87TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

A-107
 SHEET



1 PROPOSED BULKHEAD PLAN
1/4" = 1'-0"

- LEGEND:**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - PROPERTY LINE
 - ADJACENT BUILDING
 - EXISTING MASONRY WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - EXISTING MASONRY TO BE REMOVED
 - NEW MASONRY WALL
 - NEW WALL
 - EXISTING DOOR TO BE REMOVED

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BRIDGING OR GOVERNMENT AGENCY REVIEW IF SDC DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT. UNLESS OTHERWISE NOTED, THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. NOISE OF THE DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF US COPYRIGHT LAW, UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 202 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
325 Hudson Street, 9th Floor
New York, NY 10013
T: 212.334.2469
F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
31 Knight Street
Norwalk, CT 06851
T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
469 Seventh Avenue
New York, NY 10018
T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
22 West 19th Street, Floor 6
New York, NY 10011
T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

LPC - PROPOSED BULKHEAD PLAN

PROJECT:
SMR
SCRIBNER MANSION RENOVATION
39 E. 67TH STREET
New York City, NY 10065

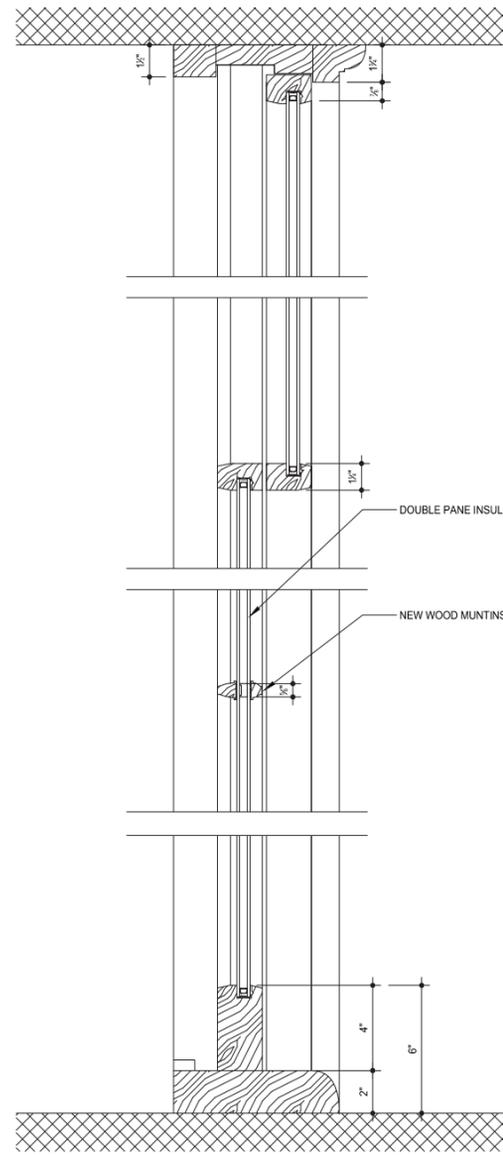
Date: AUGUST 6, 2015
Scale: AS INDICATED
Dwg By: ATLL
Proj No: 0158

SEAL + SIGNATURE:

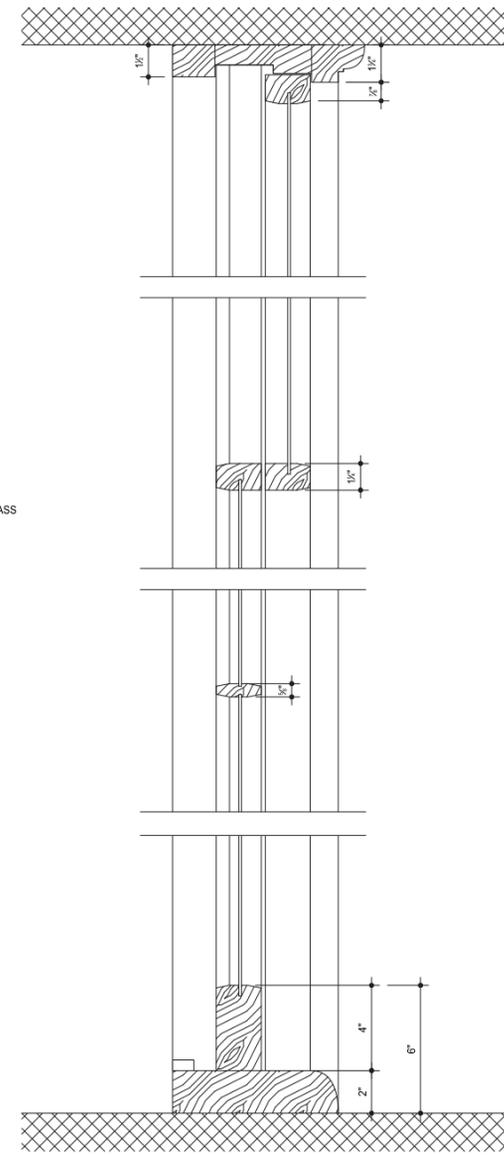
A-108
SHEET

GENERAL NOTES:

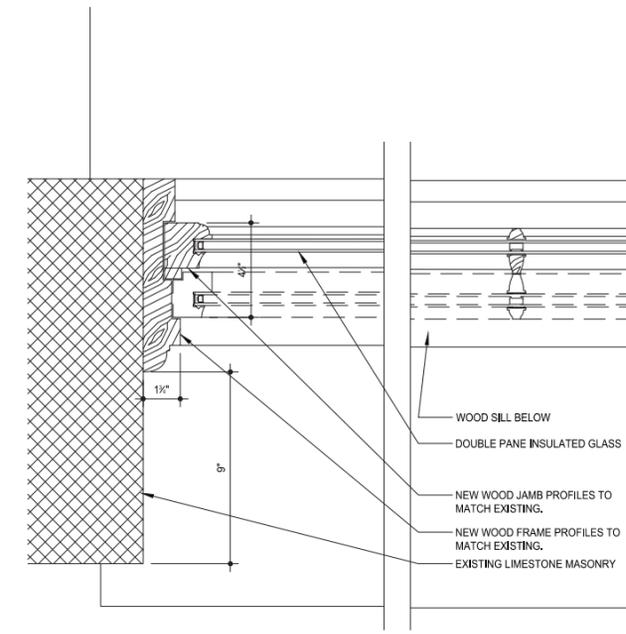
- A. ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
- B. ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
- C. INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
- D. INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- E. ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.



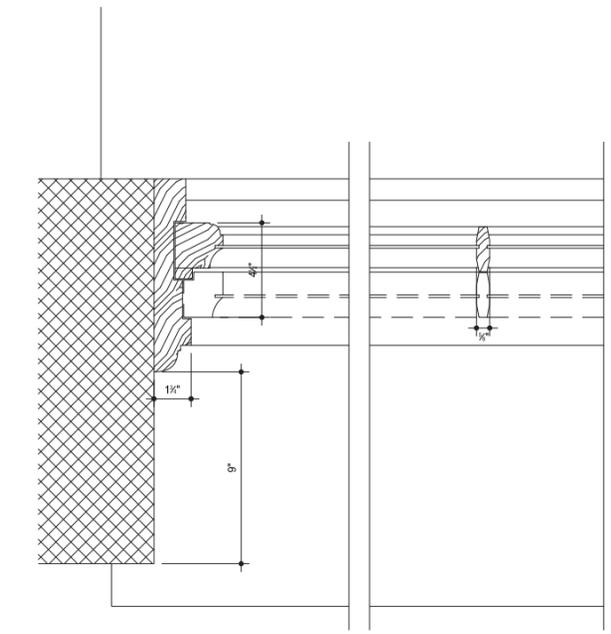
6 DETAIL: PROPOSED HEAD AND SILL
3" = 1'-0"



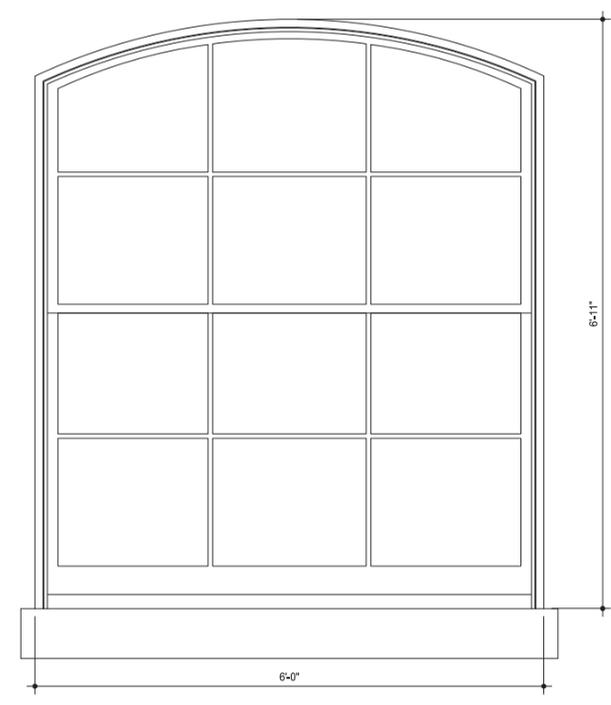
5 DETAIL: EXISTING HEAD AND SILL
3" = 1'-0"



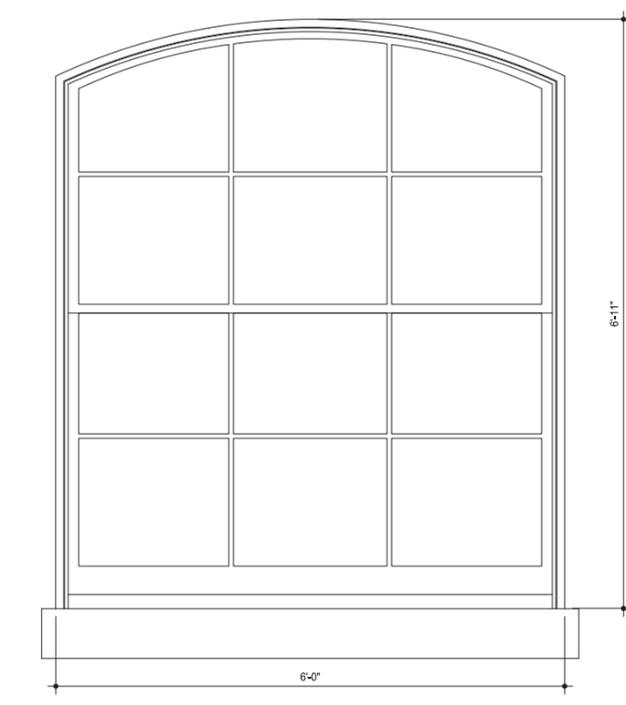
4 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: PROPOSED WINDOW @ BASEMENT
1/2" = 1'-0"



1 ELEVATION: EXISTING WINDOW @ BASEMENT
1/2" = 1'-0"

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF NEW YORK. ANY UNAUTHORIZED REVISIONS OR ALTERATIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2302(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 489 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARKS
1	09/08/15	C88
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

LPC - WINDOW DETAILS -
BASEMENT

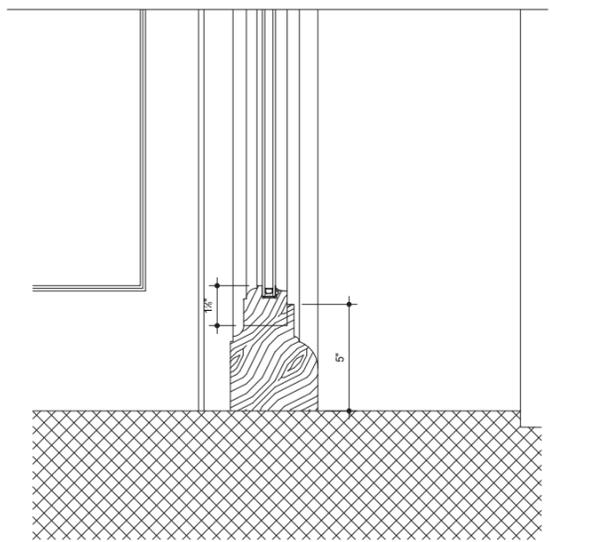
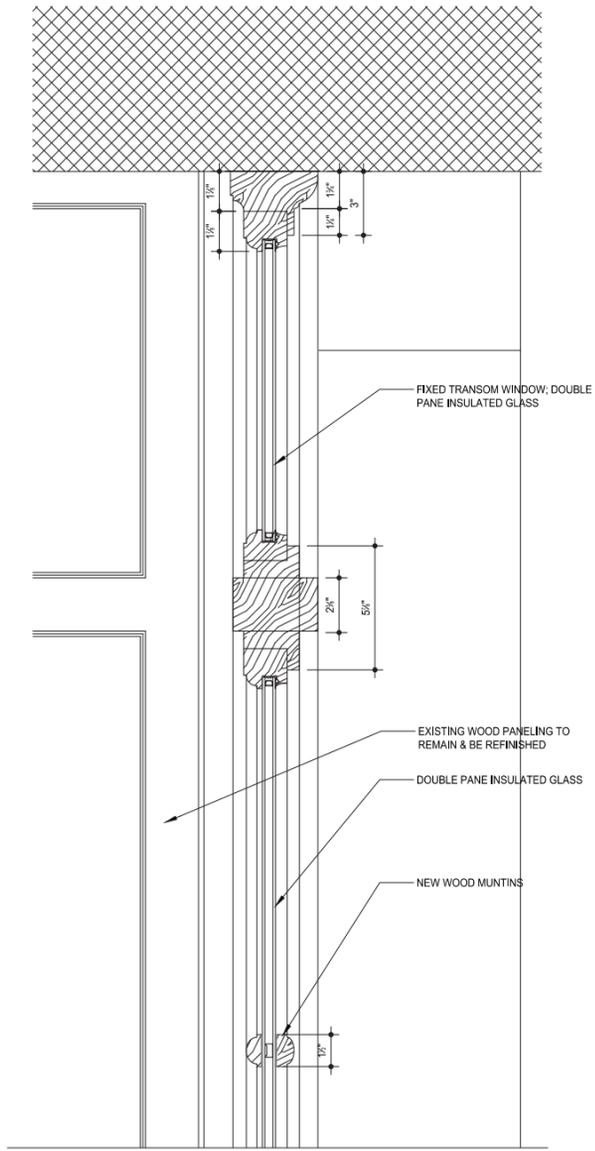
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

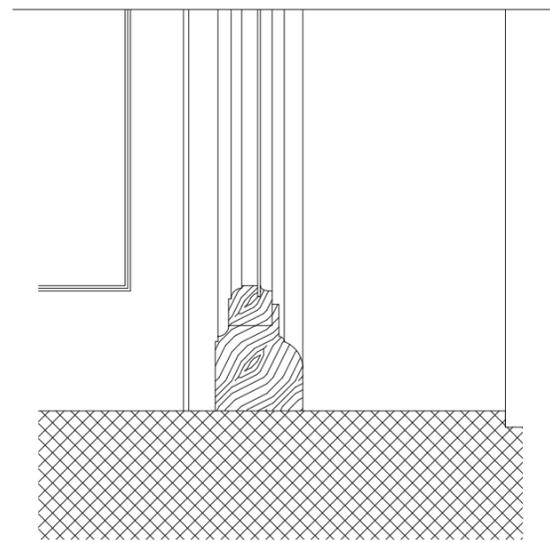
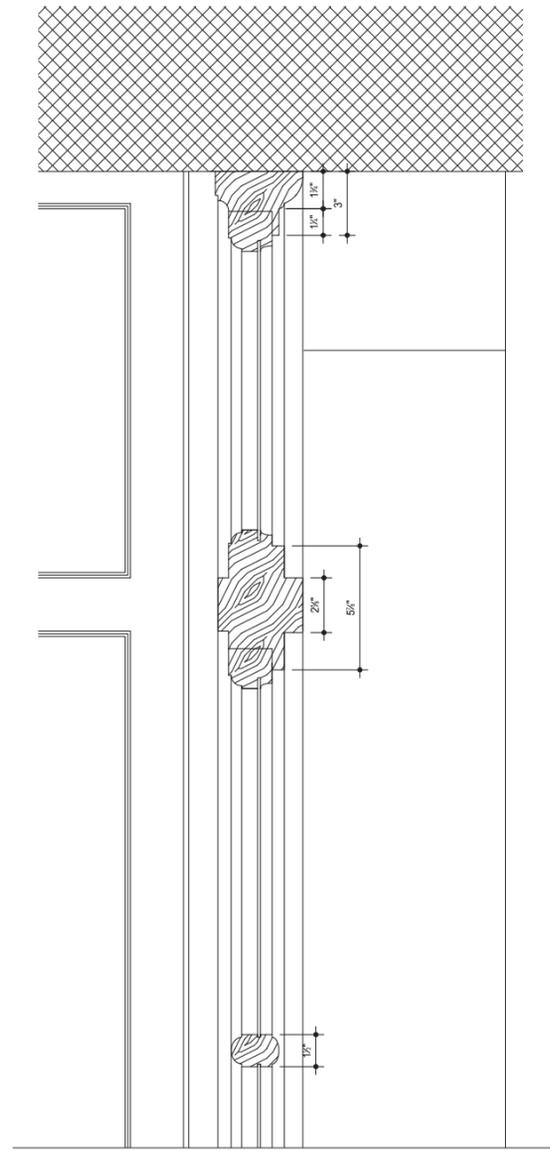
SEAL + SIGNATURE:

A-500

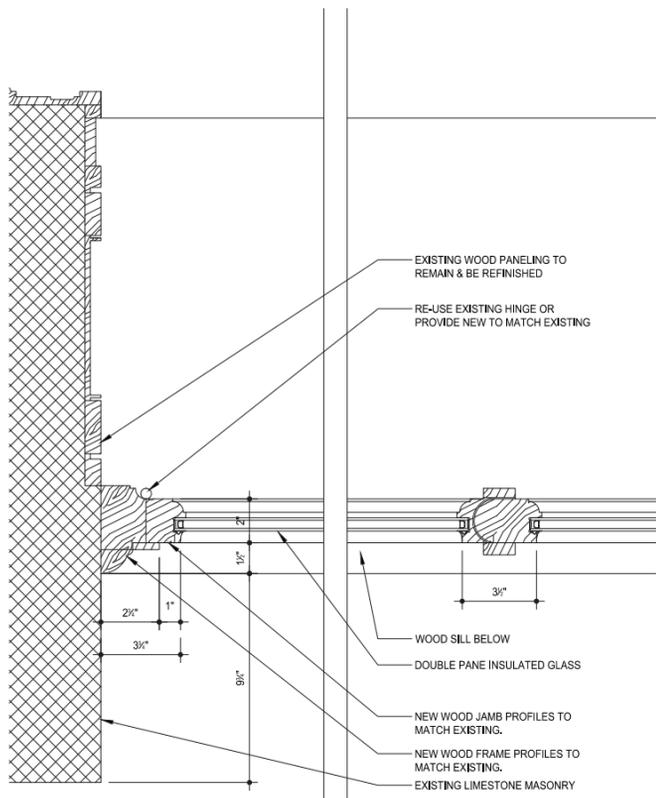
SHEET



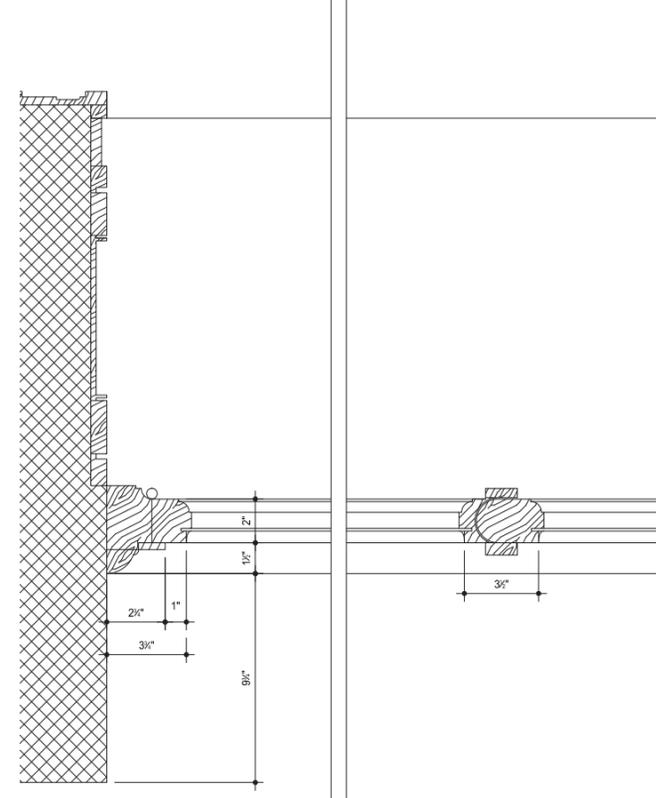
6 DETAIL: PROPOSED HEAD & SILL
3" = 1'-0"



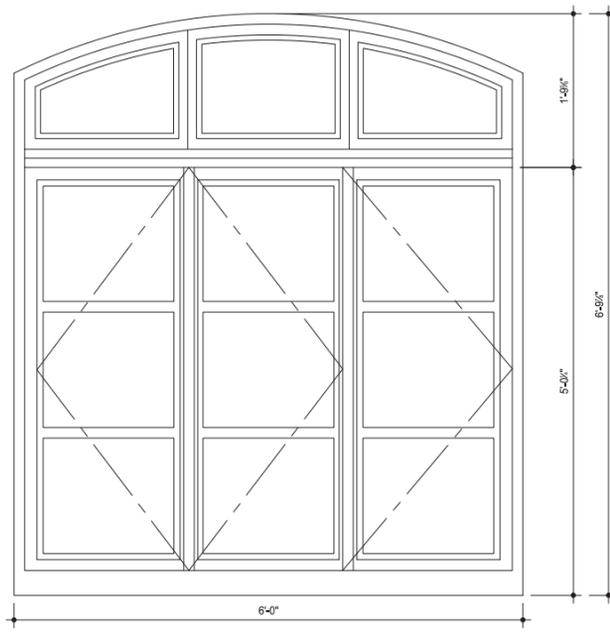
5 DETAIL: EXISTING HEAD & SILL
3" = 1'-0"



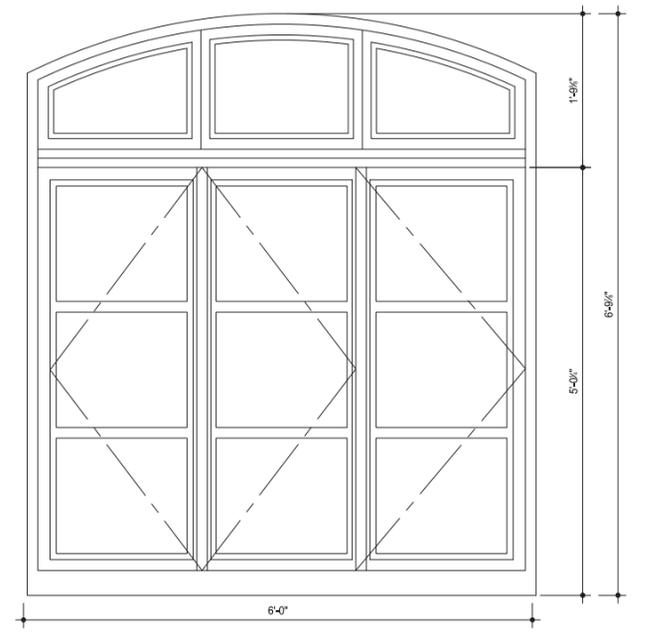
4 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: PROPOSED WINDOW @ 1ST FLOOR
1" = 1'-0"



1 ELEVATION: EXISTING WINDOW @ 1ST FLOOR
1" = 1'-0"

- GENERAL NOTES:
- ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
 - ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
 - INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
 - INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 - ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.

THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF ANY DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE NAME USE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THE PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 202 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION
ISSUED FOR:
LPC FILING

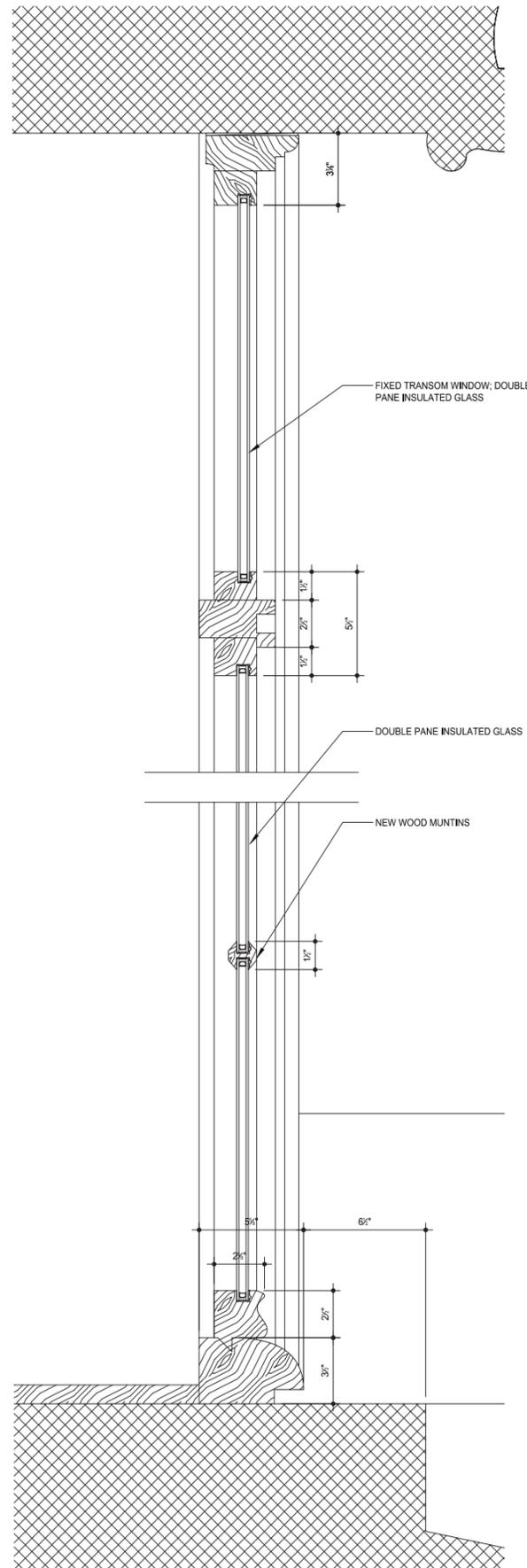
LPC - WINDOW DETAILS - FIRST FLOOR

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 87TH STREET
 New York City, NY 10065

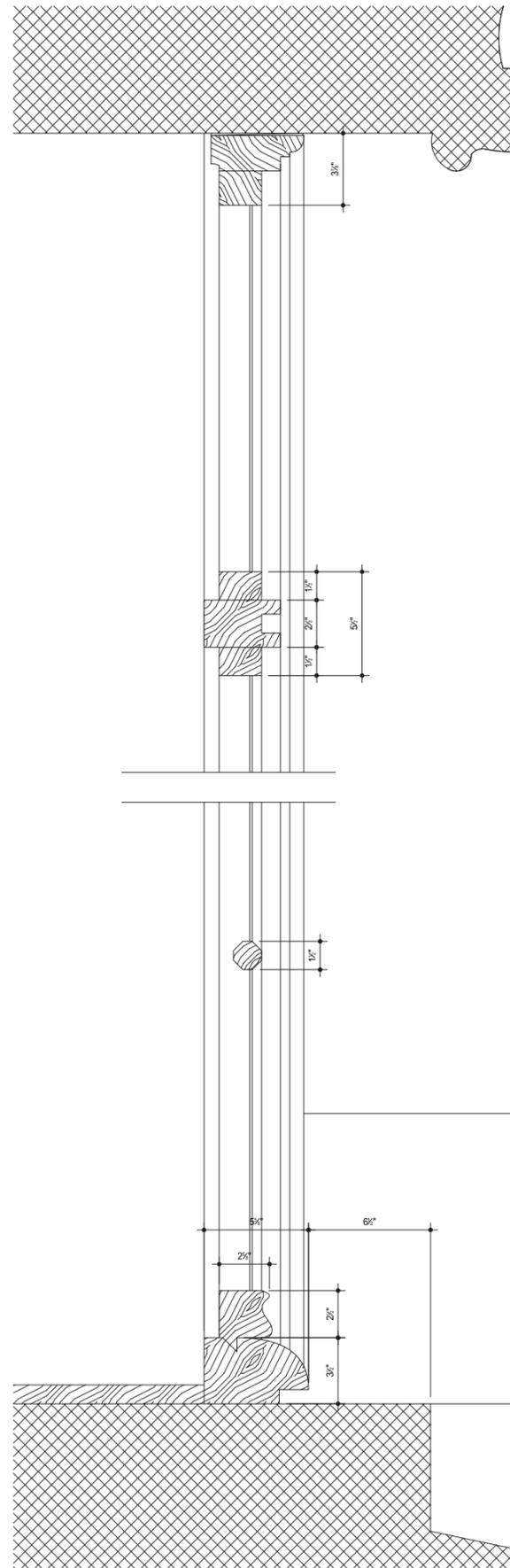
Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

SEAL + SIGNATURE:

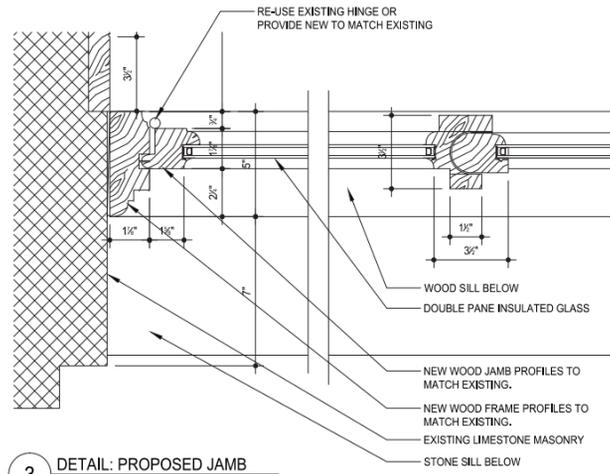
A-501
 SHEET



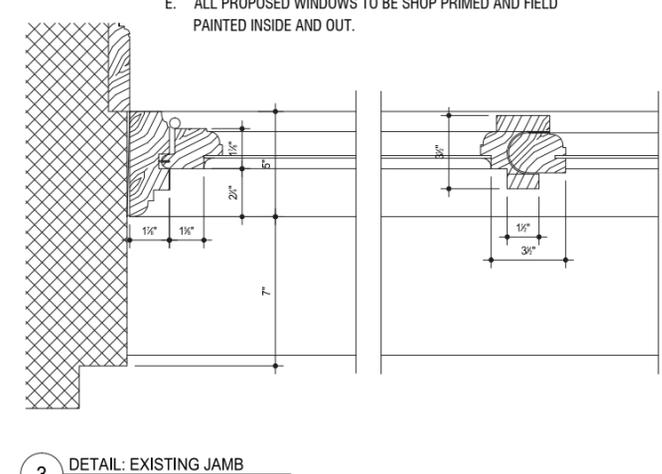
6 DETAIL: PROPOSED HEAD & SILL
3" = 1'-0"



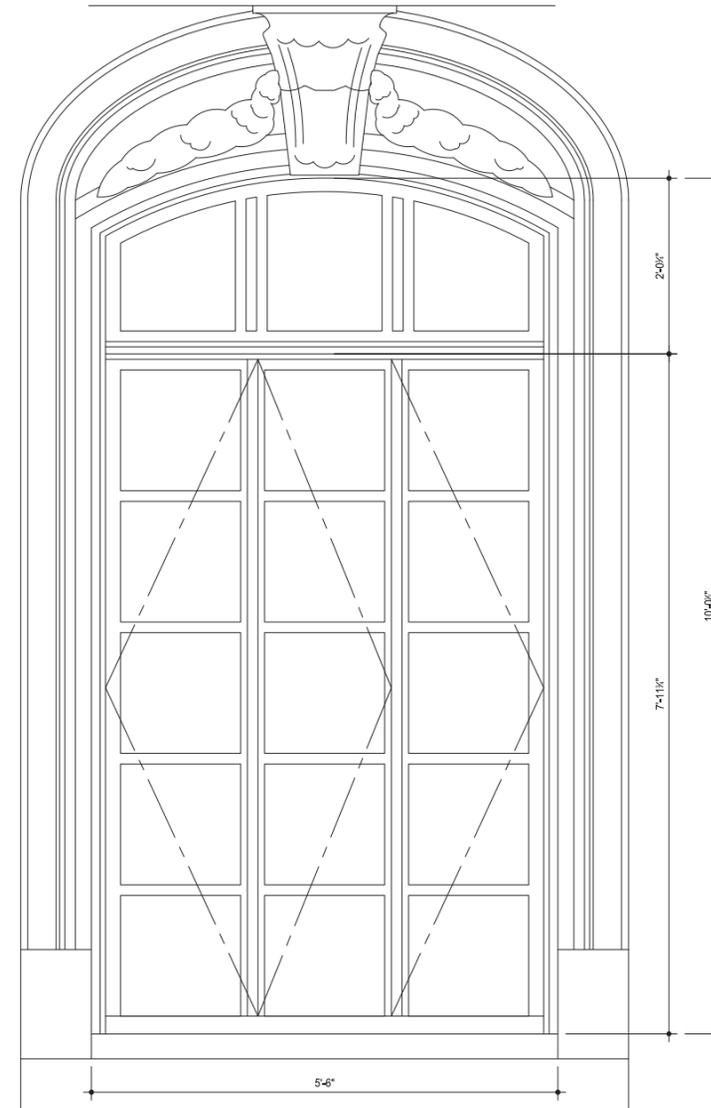
5 DETAIL: EXISTING HEAD & SILL
3" = 1'-0"



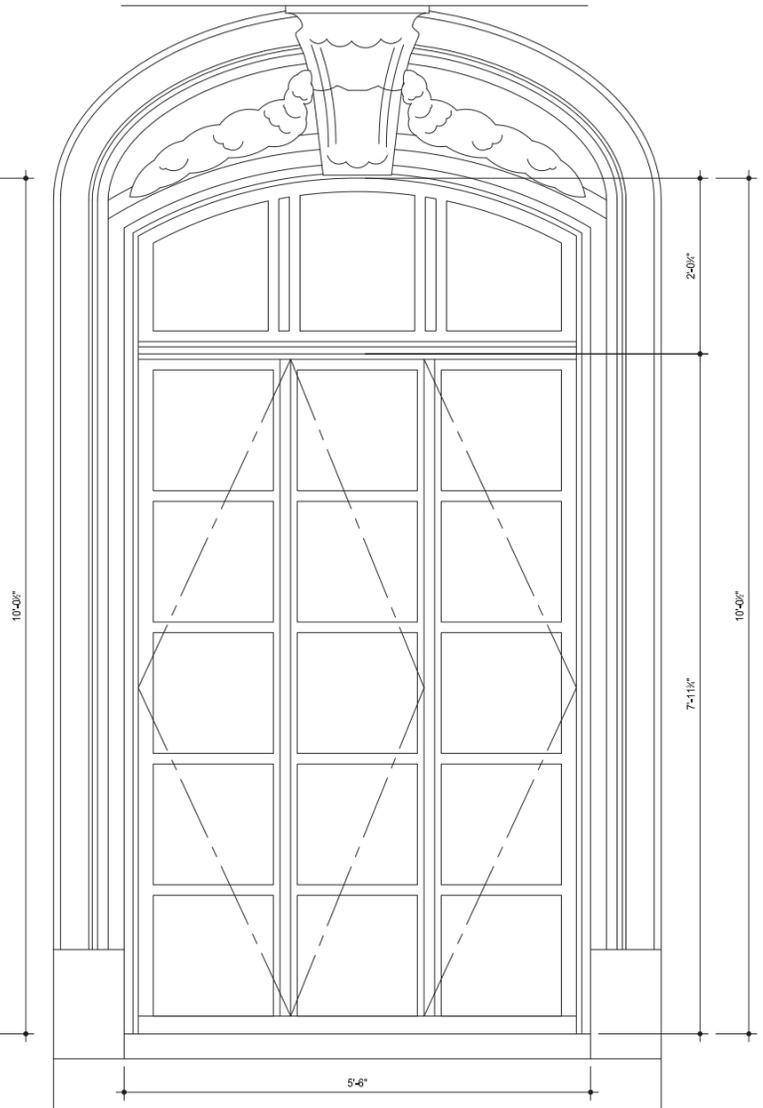
3 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: PROPOSED WINDOW @ 2ND FLOOR
1" = 1'-0"



1 ELEVATION: EXISTING WINDOW @ 2ND FLOOR
1" = 1'-0"

GENERAL NOTES:

- A. ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
- B. ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
- C. INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
- D. INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- E. ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.

THE DRAWING IS VALID FOR CONSTRUCTION, REVISIONS OR GOVERNMENT AGENCY REVIEW IF THIS DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT IN THE AREA WHERE THE PROJECT IS LOCATED. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. NO USE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW, UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 208 (2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 8th Floor
 525 Hudson Street
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 489 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

REVISION	DATE	REMARK
1	09/08/15	C88
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

ISSUED FOR:
LPC FILING

PROJECT:
SMR
SCRIBNER MANSION RENOVATION

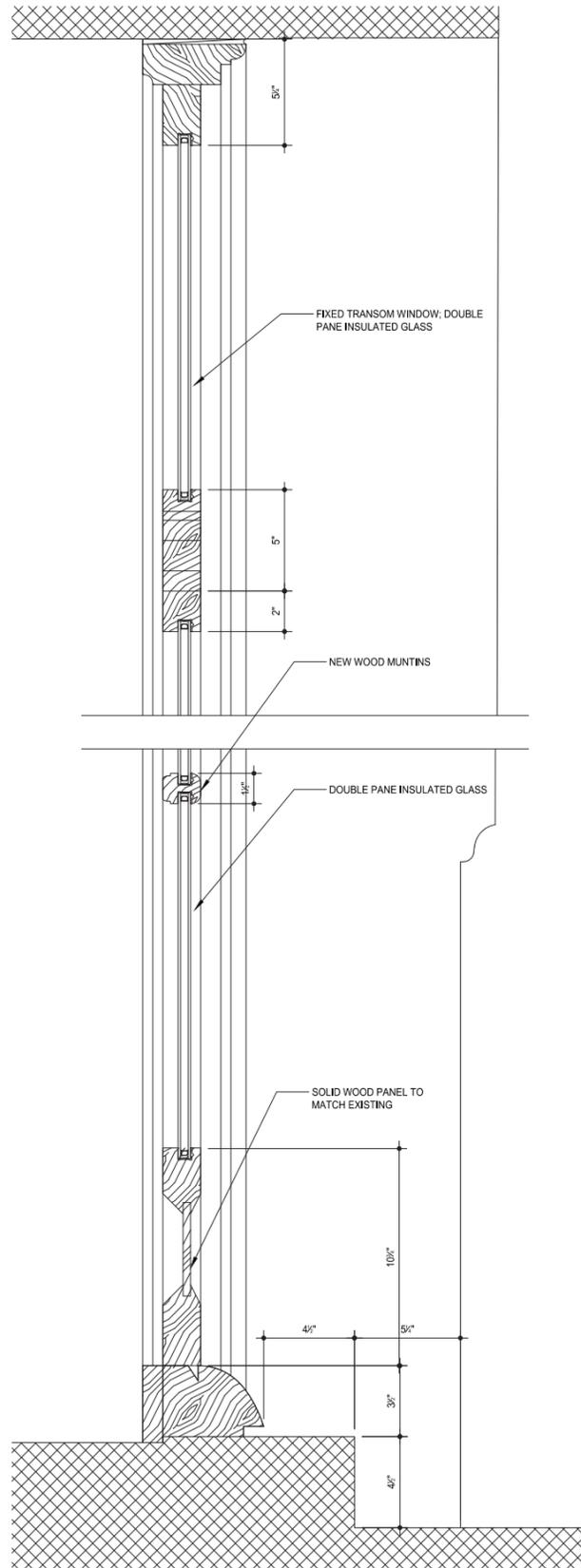
39 E. 67TH STREET
 New York City, NY 10065

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

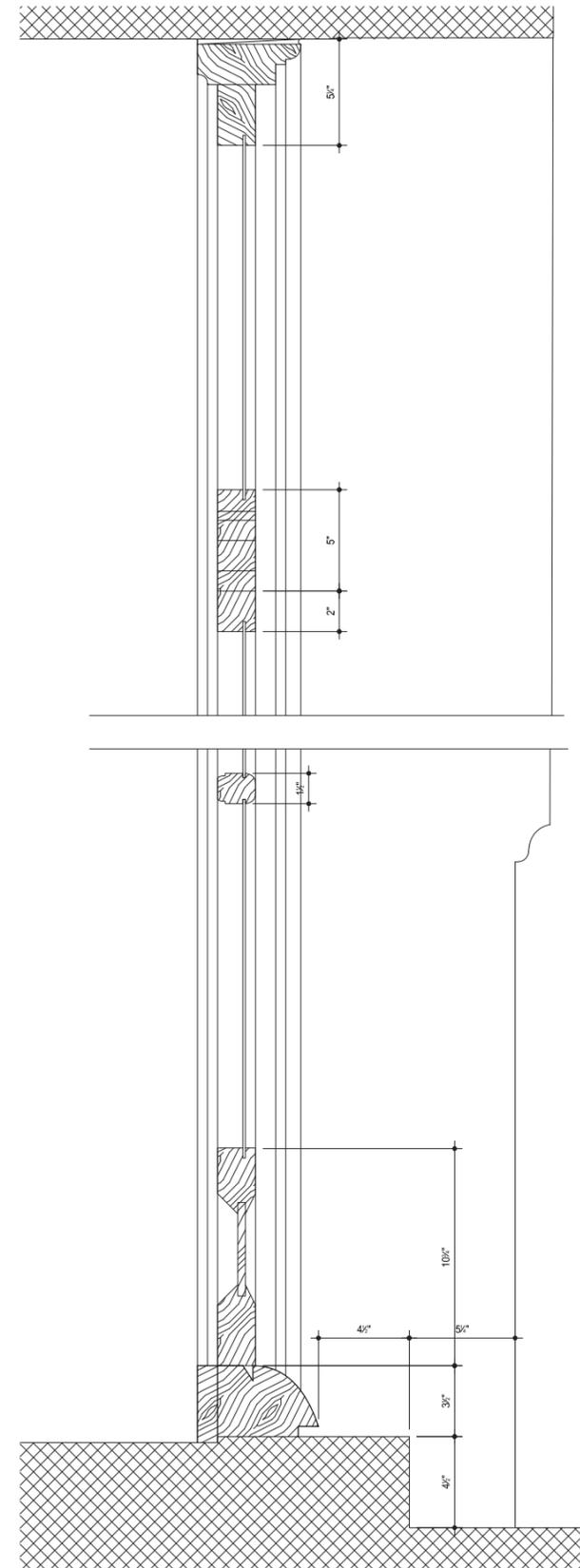
SEAL + SIGNATURE:

A-502

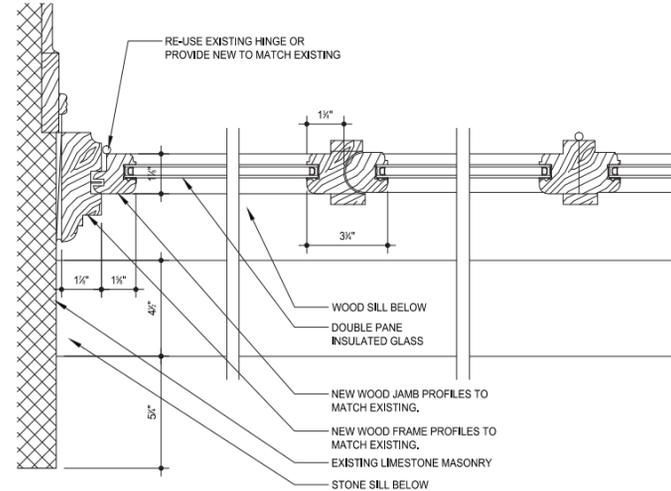
SHEET



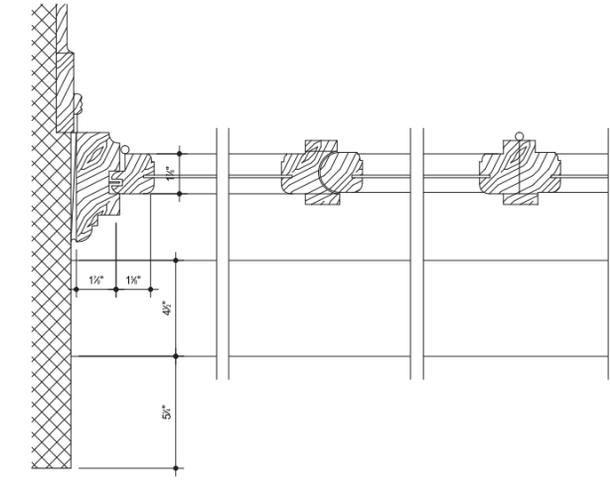
6 DETAIL: PROPOSED HEAD & SILL
3" = 1'-0"



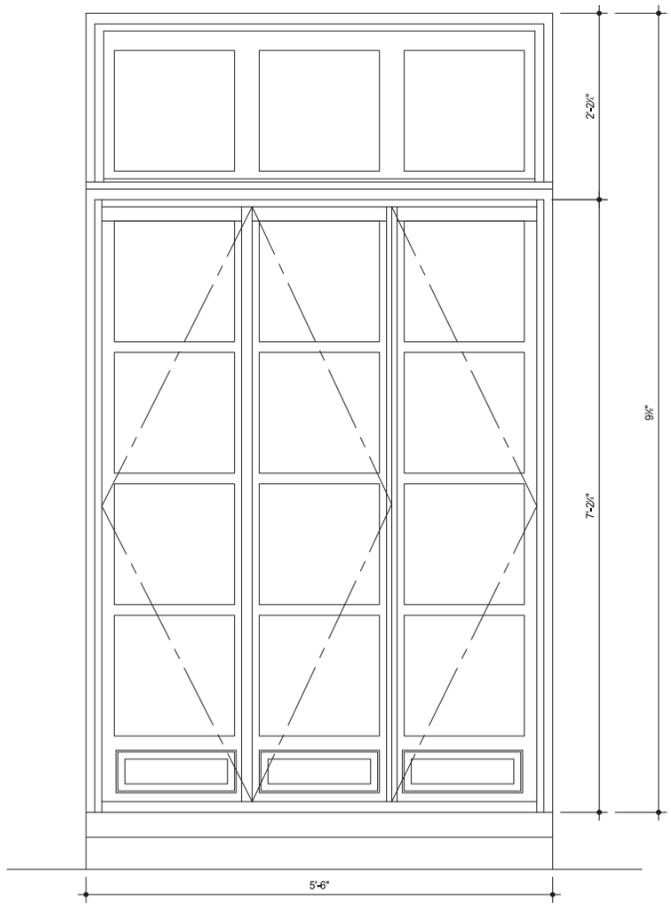
5 DETAIL: EXISTING HEAD & SILL
3" = 1'-0"



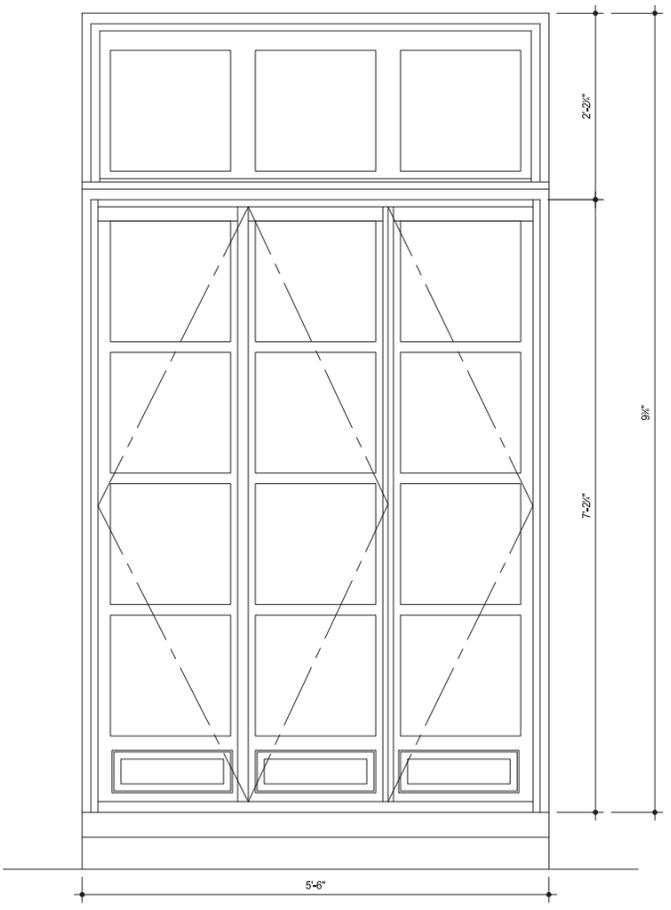
4 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: EXISTING 3RD FLOOR WINDOW
1" = 1'-0"



1 ELEVATION: EXISTING 3RD FLOOR WINDOW
1" = 1'-0"

GENERAL NOTES:

- A. ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
- B. ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
- C. INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
- D. INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- E. ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.

THE DRAWING IS VALID FOR CONSTRUCTION. BEFORE OR GOVERNMENT AGENCY REVIEW IF SHOWN DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT WHOSE SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREON. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THE PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 205(2) OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

NOT FOR CONSTRUCTION

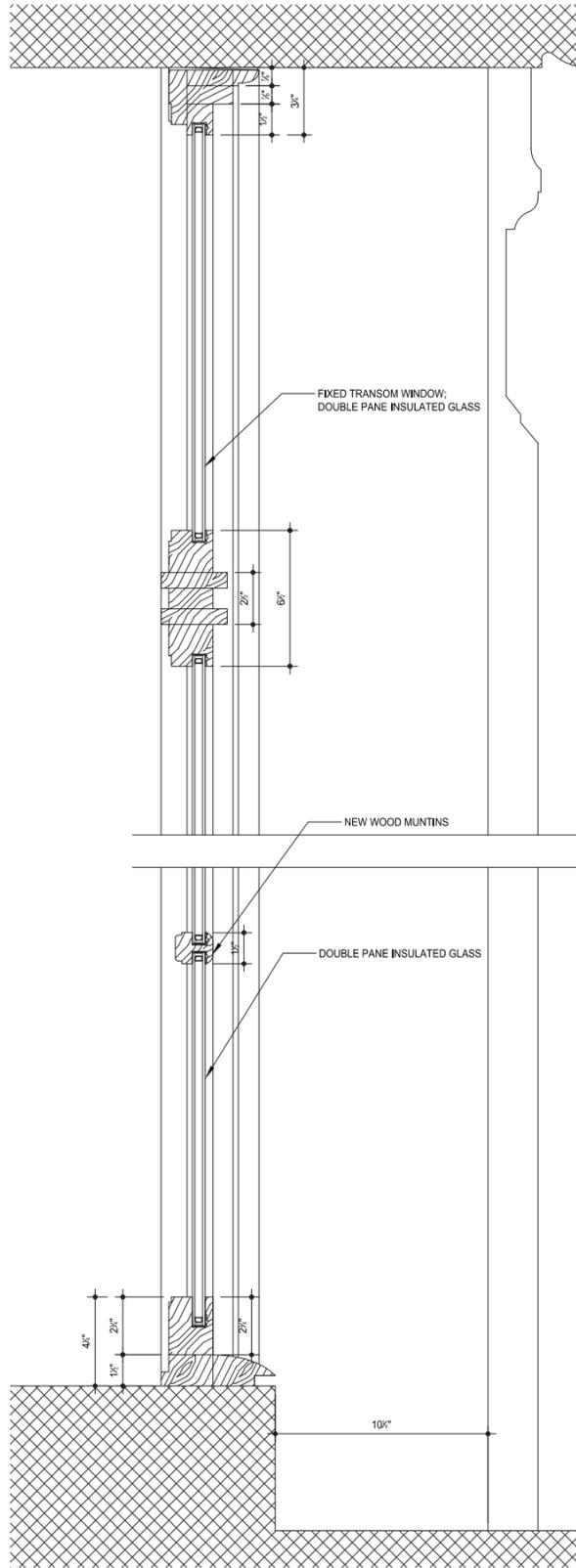
ISSUED FOR:
LPC FILING

LPC - WINDOW DETAILS - THIRD FLOOR

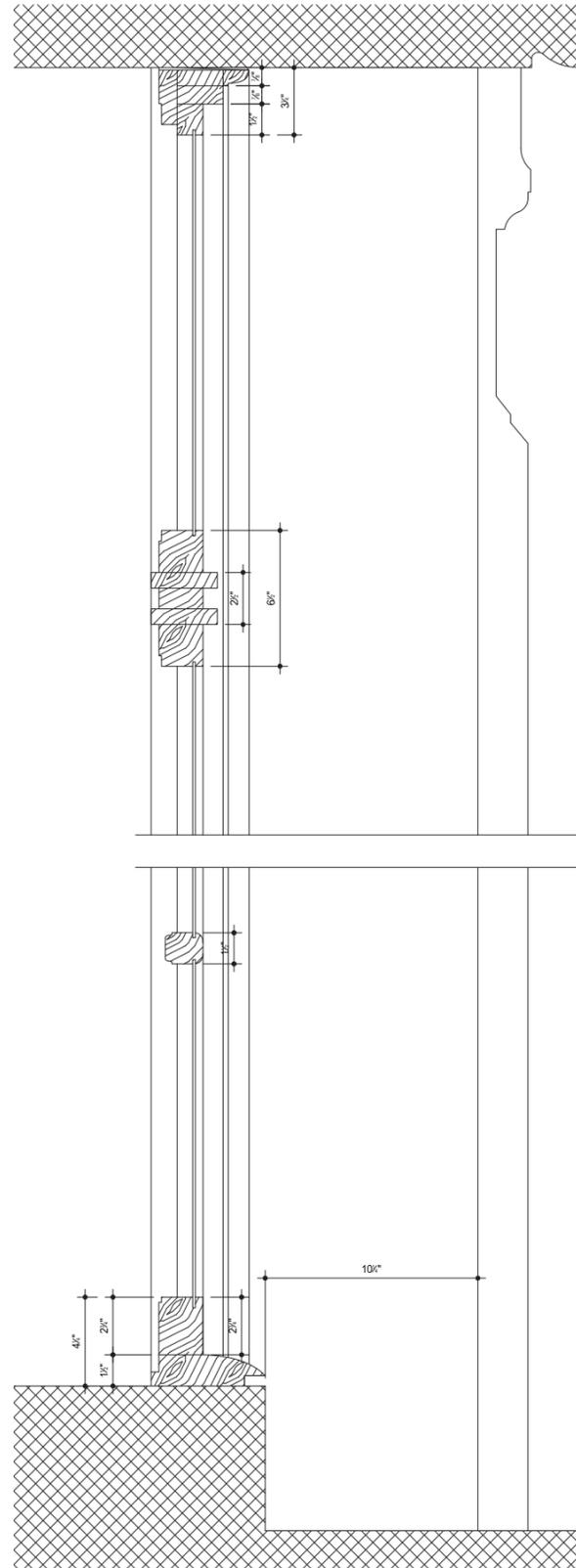
PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 87TH STREET
 New York City, NY 10085

Date: AUGUST 6, 2015
 Scale: AS INDICATED
 Dwg By: ATLL
 Proj No: 0158

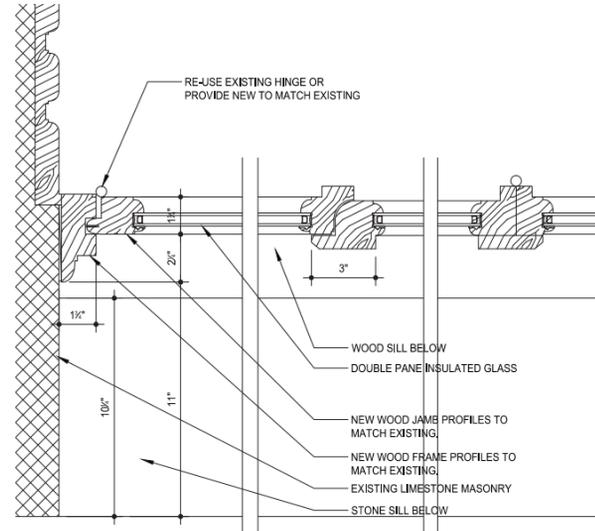
SEAL + SIGNATURE:



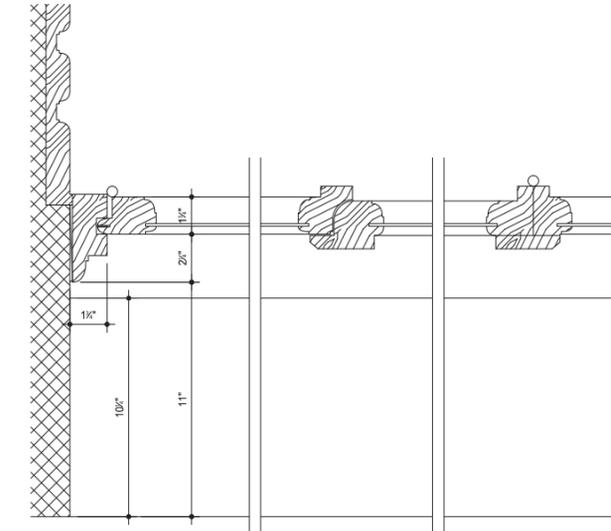
6 DETAIL: PROPOSED HEAD & SILL
3" = 1'-0"



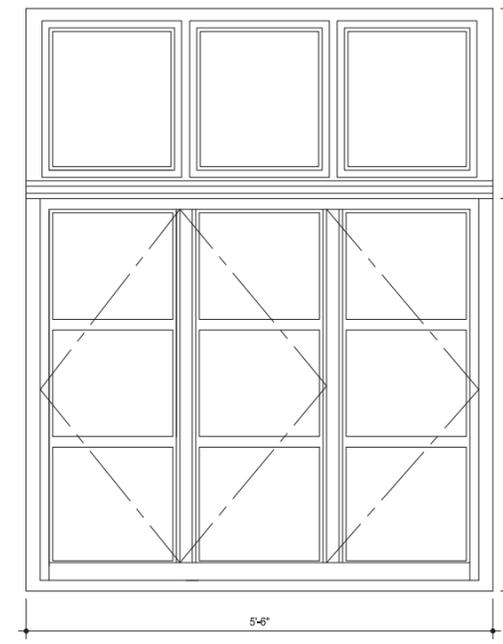
5 DETAIL: EXISTING HEAD & SILL
3" = 1'-0"



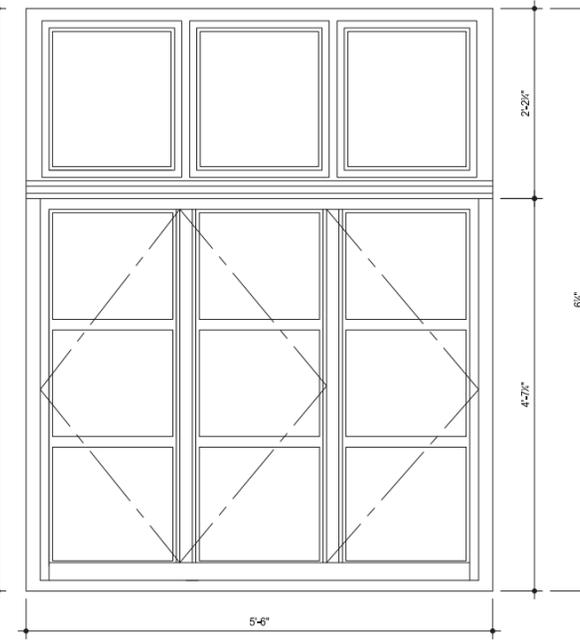
4 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: PROPOSED 4TH FLOOR WINDOW
1" = 1'-0"



1 ELEVATION: EXISTING 4TH FLOOR WINDOW
1" = 1'-0"

GENERAL NOTES:

- A. ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
- B. ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
- C. INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
- D. INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- E. ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND STAMPED BY THE ARCHITECT. UNAUTHORIZED REUSE OR ALTERATION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF SECTION 203.2 OF THE NEW YORK STATE EDUCATION LAW.

REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN.

PROJECT: **SMR**
SCRIBNER MANSION RENOVATION
39 E. 67TH STREET
New York City, NY 10065

DATE: AUGUST 6, 2015
SCALE: AS INDICATED
DWG BY: ATIL
PROJ NO: 0158

SEAL + SIGNATURE:

NOT FOR CONSTRUCTION
ISSUED FOR:
LPC FILING

REVISION

NO.	DATE	REMARK
1	09/08/15	CB8
2	09/28/15	LPC
3	12/15/15	LPC

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2469
 F: 212.334.5721

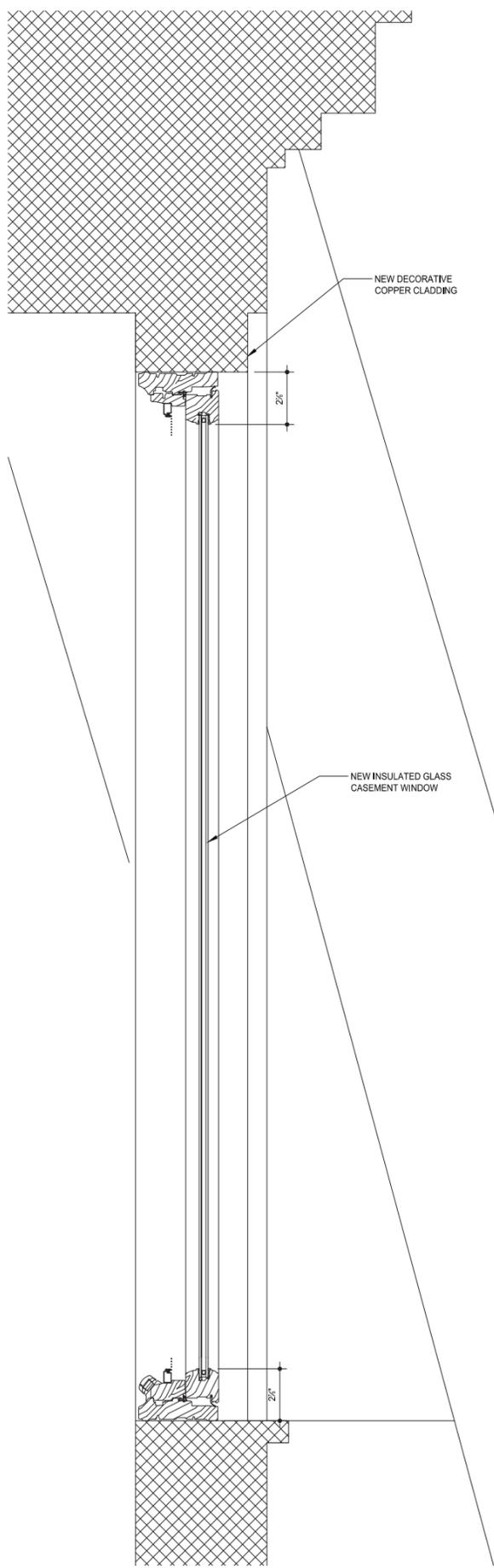
Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
 31 Knight Street
 Norwalk, CT 06851
 T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
 469 Seventh Avenue
 New York, NY 10018
 T: 212.986.3700

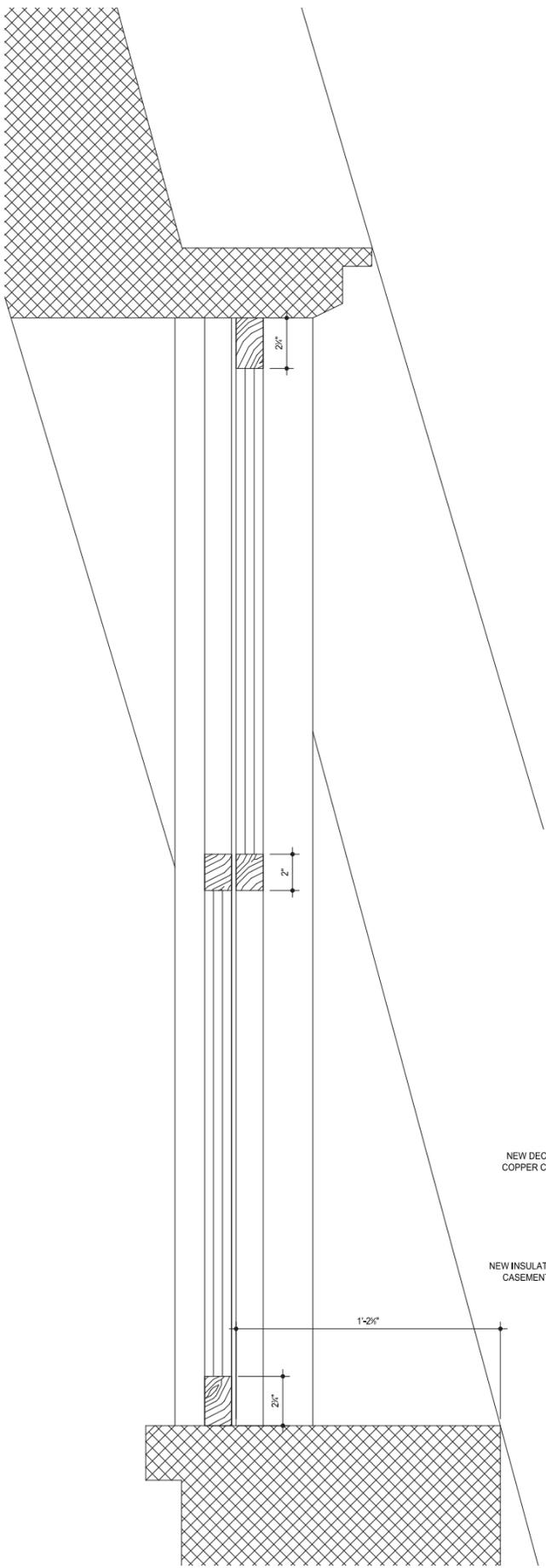
Lighting Designer
FISHER MARANTZ STONE
 22 West 19th Street, Floor 6
 New York, NY 10011
 T: 212.691.3020

LPC - WINDOW DETAILS -
FOURTH FLOOR

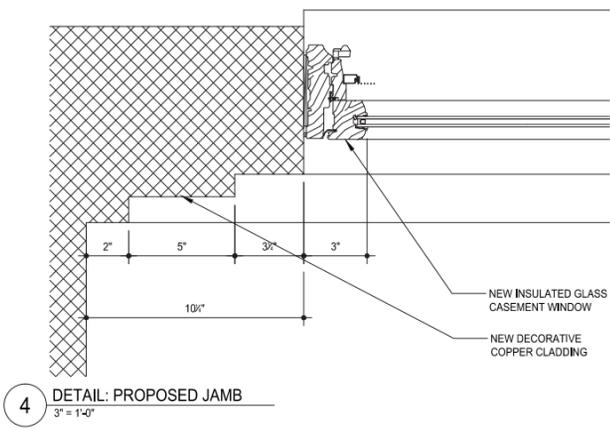
A-504
 SHEET



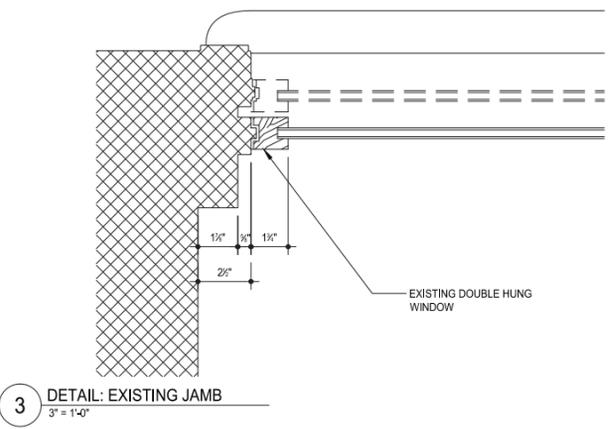
6 DETAIL: PROPOSED HEAD & SILL
3" = 1'-0"



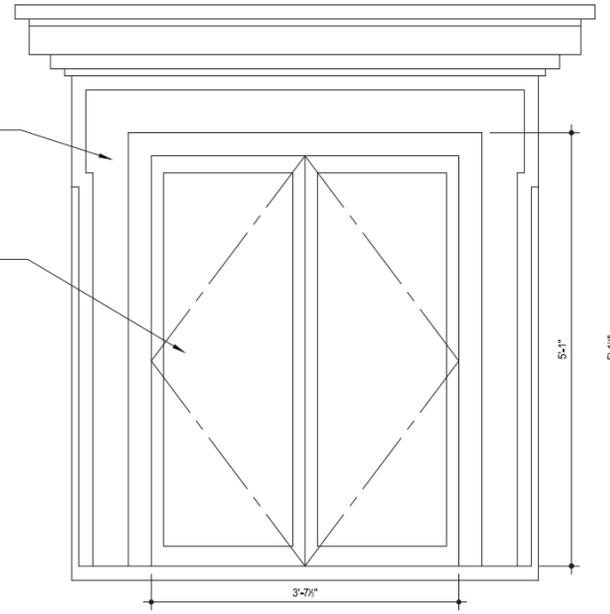
5 DETAIL: EXISTING HEAD & SILL
3" = 1'-0"



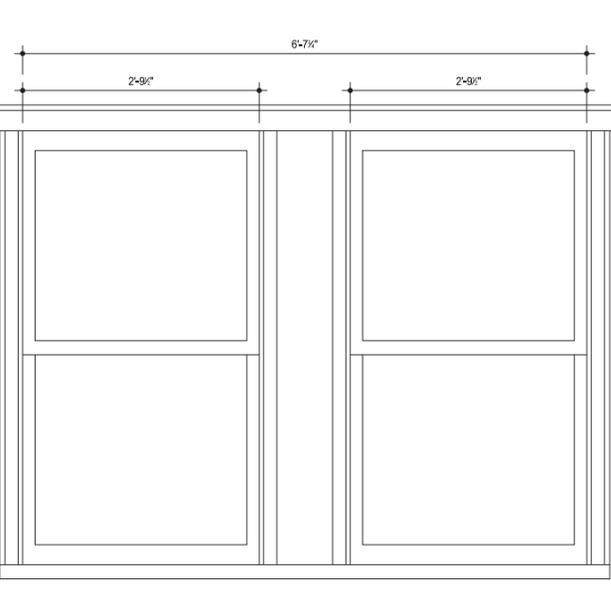
4 DETAIL: PROPOSED JAMB
3" = 1'-0"



3 DETAIL: EXISTING JAMB
3" = 1'-0"



2 ELEVATION: PROPOSED 5TH FLOOR WINDOW
1" = 1'-0"



1 ELEVATION: EXISTING 5TH FLOOR WINDOW
1" = 1'-0"

GENERAL NOTES:

- A. ALL WINDOW REPLACEMENT DIMENSIONS AND CONFIGURATION TO MATCH EXISTING HISTORIC WINDOWS. MATCH PROFILE OF EASTERN MOST WINDOW ON EACH FLOOR.
- B. ALL PROPOSED WINDOW TO HAVE ENERGY COMPLIANT, DOUBLE GLAZED INSULATED, LOW - E GLASS WITH BLACK SPACERS
- C. INSTALLER TO INCLUDE AND INSTALL NEW FLASHING AS REQUIRED. SEE SPECIFICATION PACKET.
- D. INSTALLER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- E. ALL PROPOSED WINDOWS TO BE SHOP PRIMED AND FIELD PAINTED INSIDE AND OUT.

THE DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF BIDDING DRAWING BEARS AN ORIGINAL STAMPING OF THE SEAL OF THE ARCHITECT. UNLESS SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF U.S. COPYRIGHT LAW. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 265.02 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: **SMR**
SCRIBNER MANSION RENOVATION
39 E. 87TH STREET
New York City, NY 10085
Date: AUGUST 6, 2015
Scale: AS INDICATED
Dwg By: ATLL
Proj No: 0158

REVISION
NO. DATE: REMARK:
1 09/08/15 CSB
2 09/28/15 LPC
3 12/15/15 LPC

NOT FOR CONSTRUCTION
ISSUED FOR:
LPC FILING

LPC - WINDOW DETAILS - FIFTH FLOOR

PROJECT: **SMR**
SCRIBNER MANSION RENOVATION
39 E. 87TH STREET
New York City, NY 10085
Date: AUGUST 6, 2015
Scale: AS INDICATED
Dwg By: ATLL
Proj No: 0158

SEAL + SIGNATURE:

A-505
SHEET

Building Systems Engineer
ALTERI SEBOR WEBER
CONSULTING ENGINEERS, L.L.C.
31 Knight Street
Norwalk, CT 06851
T: 203.866.5538

Structural Engineer
SEVERUD ASSOCIATES, P.C.
469 Seventh Avenue
New York, NY 10018
T: 212.986.3700

Lighting Designer
FISHER MARANTZ STONE
22 West 19th Street, Floor 6
New York, NY 10011
T: 212.691.3020

M A T T H E W B A I R D A R C H I T E C T S P L L C
325 Hudson Street, 9th Floor
New York, NY 10013
T: 212.334.2469
F: 212.334.5721

G GENERAL

- G.1 ALL WORK SHALL COMPLY WITH THE 2014 NEW YORK CITY BUILDING CODE.
- G.2 THE STRUCTURAL CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DRAWINGS.
- G.3 BEFORE PROCEEDING WITH ANY WORK, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL VERIFY THAT ALL MAJOR DIMENSIONS (LOCATIONS OF GRID LINES, COLUMNS, SLAB EDGES, ETC.) SHOWN ON STRUCTURAL DRAWINGS ARE THE SAME AS SHOWN ON ARCHITECTURAL DRAWINGS AND THAT EXISTING CONDITIONS ARE AS INDICATED. ANY VARIANCES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.
- G.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL COORDINATE THE LOCATION OF FRAMING AROUND ELEVATORS, STAIRS AND SHAFTS WITH THE ELEVATOR, STAIR, MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS.
- G.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY RESPONSIBLE FOR COORDINATION BETWEEN TRADES INCLUDING BUT NOT LIMITED TO THE LOCATION OF SLOTS, TRENCHES AND SLEEVES AS REQUIRED FOR THE MECHANICAL OR OTHER TRADES AND THE PROVISION AND/OR INSTALLATION OF ANCHORS, INSERTS, HANGERS, ETC. AS REQUIRED FOR THE VARIOUS TRADES.
- G.6 CONTROL OVER OR CHARGE OF AND RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE PROJECT ARE SOLELY THE GENERAL CONTRACTOR'S OR CONSTRUCTION MANAGER'S RESPONSIBILITY.
- G.7 THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT.
- G.8 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE SAFETY AND STABILITY OF EXISTING ADJACENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDINGS, SIDEWALKS, ROADWAYS AND UTILITIES AND FOR ANY METHODS REQUIRED TO ENSURE THAT SAFETY AND STABILITY.
- G.9 THE DESIGN, CONSTRUCTION, INSPECTION AND MAINTENANCE OF TEMPORARY STRUCTURES OR PROCEDURES INCLUDING BUT NOT LIMITED TO SUPPORT FOR AND STABILITY OF CRANES OR HOISTS OR LIFTS OR OTHER SIMILAR EQUIPMENT, TEMPORARY GUYNIG OR BRACING, SCAFFOLDING, FORMWORK OR SHORING, DEWATERING, SHEETING OR UNDERPINNING, CONSTRUCTION STORAGE OR STAGING AREAS, SIDEWALK BRIDGES OR CONSTRUCTION FENCES, TEMPORARY ENCLOSURES AT OPENINGS, AT THE BUILDING'S PERIMETER, OR ELSEWHERE, ETC., ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR CONTRACTORS AND/OR CONSULTANTS RETAINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.
- G.10 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL MAKE NO DEVIATION FROM CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- G.11 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL REPORT TO THE ARCHITECT, IN WRITING, ANY DISCREPANCIES, AMBIGUITIES OR CONTRADICTIONS IN THE CONSTRUCTION DOCUMENTS.
- G.12 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER RESPONSIBLE FOR CONTROLLED OR SPECIAL INSPECTIONS, IN A TIMELY MANNER, WHEN WORK IS READY FOR INSPECTION.

F FOUNDATION WORK

- F.1 FOOTINGS SHALL BEAR ON UNDISTURBED ROCK HAVING A SAFE BEARING CAPACITY OF 20 TONS PER SQ. FT.
- F.2 ELEVATIONS OF THE BOTTOM OF THE FOOTINGS ARE INDICATED ON THE FOUNDATION PLAN, BUT ARE SUBJECT TO REVISION WHEN THE TRUE CONDITIONS ARE REVEALED BY THE EXCAVATIONS.
- F.4 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR ALL EXCAVATION WORK INCLUDING BUT NOT LIMITED TO THE DESIGN, INSTALLATION AND MAINTENANCE OF SHEETING AND SHORING, PROTECTION OF SLOPES, UNDERPINNING AND DEWATERING.
- F.5 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE FOUNDATION CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO DESIGN ALL SHEETING AND SHORING, UNDERPINNING AND DEWATERING SYSTEMS.
- F.8 HORIZONTAL JOINTS IN WALLS WILL BE PERMITTED ONLY IF AND AS SHOWN.
- F.9 FOUNDATION WALLS SHALL BE TEMPORARILY BRACED LATERALLY TO RESIST EARTH PRESSURE, WIND, CONSTRUCTION LOADS AND OTHER LATERAL LOADS UNTIL FRAMED SLABS AND SLABS ON GRADE THAT PERMANENTLY BRACE THESE WALLS AND/OR GRADE BEAMS HAVE BEEN IN PLACE 28 DAYS (MINIMUM).
- F.10 TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL BEFORE THE COMPLETE STRUCTURAL FRAME IS IN PLACE.

SI STRUCTURAL INSPECTIONS

- SI1. ALL PROGRESS INSPECTIONS SHALL CONFORM TO CHAPTER 1 OF THE NEW YORK CITY BUILDING CODE. ALL SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
- SI2. THE FOLLOWING PROGRESS INSPECTIONS ARE REQUIRED:
 - A. FOOTING AND FOUNDATION
- SI3. THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:
 - A. STRUCTURAL STEEL – WELDING
 - B. STRUCTURAL STEEL – DETAILS
 - C. STRUCTURAL STEEL – HIGH STRENGTH BOLTING
 - D. STRUCTURAL COLD-FORMED STEEL
 - E. CONCRETE – CAST-IN-PLACE
 - F. CONCRETE SAMPLING AND TESTING, TR-2
 - G. CONCRETE DESIGN MIX, TR-3
 - H. MASONRY
 - I. UNDERPINNING
 - J. STRUCTURAL STABILITY – EXISTING BUILDINGS
 - K. EXCAVATIONS – SHEETING, SHORING AND BRACING
 - L. POST-INSTALLED ANCHORS (BB #2014-018, 2014-019)
- SI4. SPECIAL INSPECTIONS SHALL BE CONTINUOUS EXCEPT WHERE PERIODIC SPECIAL INSPECTIONS ARE SPECIFICALLY PERMITTED BY THE BUILDING CODE.
- SI5. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED BY SPECIAL INSPECTORS AND AGENCIES QUALIFIED BY THE CITY OF NEW YORK AND ACCEPTABLE TO THE ENGINEER OF RECORD.
- SI6. ALL WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL APPROVED BY THE SPECIAL INSPECTOR.
- SI7. ALL SPECIAL INSPECTIONS SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD.
- SI8. ALL SPECIAL INSPECTORS SHALL FURNISH INSPECTION REPORTS TO THE OWNER AND TO THE ENGINEER OF RECORD.

C CAST-IN-PLACE CONCRETE

- C.1 ALL CONCRETE WORK SHALL CONFORM TO THE ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- C.2 **CONCRETE**
- C.2A UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE NORMAL WEIGHT (STONE) CONCRETE HAVING A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- C.2B LIGHTWEIGHT CONCRETE SHALL HAVE A MAXIMUM DRY WEIGHT OF 114 PCF AND A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- C.3 **REINFORCING**
- C.3A BAR REINFORCING SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.
- C.3B WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 82 AND A 185.
- C.4 **ADMIXTURES**
- C.4A ALL CONCRETE EXPOSED TO THE WEATHER IN THE FINISHED BUILDING AND ALL LIGHTWEIGHT CONCRETE SHALL BE AIR-ENTRAINED.
- C.4B ALL STONE CONCRETE FOR SLABS ON GRADE AND LIGHTWEIGHT CONCRETE ON METAL DECK SHALL CONTAIN A HIGH RANGE WATER REDUCING ADMIXTURE (SUPERPLASTICIZER).
- C.5 DEVELOPMENT LENGTHS OF REINFORCING (L_d, L_{dh} or L_{dc}) SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.
- C.6 ALL HORIZONTAL BARS IN WALLS AND BEAMS, AND BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED A DISTANCE l_d AT SPLICES AND AT CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM BARS AT SUPPORTS. HOOK ALL TOP BARS AT NON-CONTINUOUS ENDS.
- C.7 ALL LENGTHS OF HOOKED BARS INDICATED ON DRAWINGS DO NOT INCLUDE EXTENSION FOR HOOK.
- C.8 ALL DETAILS OF BENDS AND HOOKS SHALL BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.
- C.9 ALL REINFORCING SHALL BE HELD RIGIDLY AND ACCURATELY IN PLACE, AND PROTECTED AGAINST DISPLACEMENT BEFORE AND DURING CASTING. IF NECESSARY, ADDITIONAL BARS AND/OR STIRRUPS SHALL BE PROVIDED TO FURNISH SUPPORT FOR ALL REINFORCING.
- C.10 PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7. IN THE FIRST PARAGRAPH OF 7.7.1, THE WORD "MINIMUM" SHALL BE REPLACED WITH THE WORD "CLEAR".
- C.11 PROVIDE SHRINKAGE AND TEMPERATURE REINFORCEMENT FOR ALL STRUCTURAL SLABS WHERE THE FLEXURAL REINFORCING EXTENDS IN ONE DIRECTION ONLY, IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.
- C.12 PRIOR TO THE START OF WORK, THE CONCRETE CONTRACTOR SHALL COORDINATE AND DETERMINE WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER ALL DIMENSIONS AND LOCATIONS OF SLAB DEPRESSIONS, FLOOR DRAINS, OPENINGS, SLEEVES, CONCRETE CURBS, PADS AND EQUIPMENT BASES AND OTHER SIMILAR ITEMS. THE PROVISION OF THESE ITEMS SHALL BE PART OF THE CONCRETE CONSTRUCTION WORK.
- C.13 THE CONCRETE CONTRACTOR SHALL INSTALL IN THE FORMS ALL SLOTS, SLEEVES, INSERTS, ANCHOR BOLTS, HANGERS, MASONRY ANCHORS, ETC., REQUIRED BY OTHER TRADES AND SHALL COORDINATE WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS CAST.
- C.14 IF PIPES OR CONDUITS ARE TO BE PLACED IN SLABS, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, PRIOR TO THE START OF WORK, SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL DRAWINGS SHOWING THE SIZE, LOCATION (VERTICALLY AND HORIZONTALLY) AND SPACING OF PIPES AND/OR CONDUITS.
- C.15 GENERALLY, PIPES OR CONDUITS PLACED IN SLABS SHOULD NOT BE LARGER THAN 1/3 THE SLAB THICKNESS AND SHOULD NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER AND SHOULD NOT BE PLACED IN THE INTERSECTION OF COLUMN STRIPS FOR FLAT SLABS.
- C.16 ALUMINUM CONDUITS OR PIPES SHALL NOT BE PLACED IN CONCRETE.
- C.17 ALL BEAMS AND SLABS SHALL BE CAST MONOLITHICALLY, AND THE SLABS FINISHED AS REQUIRED BY THE SPECIFICATIONS.
- C.19 HORIZONTAL CONSTRUCTION JOINTS SHALL BE PERMITTED IN SLABS BEAMS, JOISTS AND WALLS ONLY IF AND AS SHOWN.
- C.20 STEEL BEAMS SUPPORTING METAL DECK AND CONCRETE FILL ARE CAPABLE OF SUPPORTING THE WET WEIGHT OF CONCRETE FILL WITHOUT THE USE OF TEMPORARY SHORES AFTER THE METAL DECK IS WELDED TO THE BEAMS TO PROVIDE LATERAL BRACING. HOWEVER, UNSHORED BEAMS AND DECK WILL DEFLECT WHILE CONCRETE IS BEING CAST. IF CONCRETE IS CAST WITHOUT BEAM AND DECK SHORING, PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO MAINTAIN PROPER FINISHED ELEVATIONS. IF SHORES ARE USED, CAMBER SLABS UPWARD TO COMPENSATE FOR DEFLECTION WHEN SHORES ARE REMOVED.
- C.21 ALL PLUMBING SLOTS AROUND SLEEVES SHALL BE FILLED WITH CONCRETE TO THE SAME DEPTH AS FLOOR SLAB AFTER PIPING IS INSTALLED.
- C.22 SLABS ON GROUND SHALL BE CAST OVER A 6" LAYER OF COMPACTED POROUS FILL, UNLESS OTHERWISE SHOWN. THE THICKNESS OF THE SLAB IS SHOWN ON PLANS. PROVIDE 6" X 6"-W5 X W5 WELDED FABRIC PLACED 1" FROM TOP OF SLAB IN ALL SLABS ON GROUND UNLESS OTHERWISE NOTED ELSEWHERE. SLABS SHALL BE CAST IN ALTERNATE PANELS NOT EXCEEDING 40 FEET IN ANY LENGTH OR WIDTH.
- C.25 FOR TREATMENT OF EXPOSED CONCRETE, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
- C.27 CURING OF CONCRETE SHALL START AS SOON AS THE FINISH WILL NOT BE MARRED THEREBY. IT SHALL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.

S STRUCTURAL STEEL

- S.1 ALL STRUCTURAL STEEL MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, INCLUDING THE COMMENTARY AND ANY SUPPLEMENTS.
- S.2 ALL STRUCTURAL STEEL SHALL BE ASTM A992 OR ASTM A572, GRADE 50 STEEL. ALL HSS RECTANGULAR AND ROUND STEEL SHALL BE ASTM A500, GRADE B. PLATES, ANGLES, ETC., USED AS CONNECTION MATERIAL MAY BE ASTM A36 STEEL. THE TYPE OF STEEL FOR ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. SHALL BE INDICATED ON SHOP DRAWINGS.
- S.4 ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL CONFORM TO THOSE SHOWN IN THE AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, WHERE POSSIBLE. ALL SHOP CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH HIGH-STRENGTH BOLTS WITH HARDENED WASHERS, INSTALLED BY MEANS OF PNEUMATIC WRENCHES AND TORQUED TO THE REQUIRED VALUE, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED JOINTS.
- S.5A ALL BEAM TO BEAM/GIRDER OR BEAM/GIRDER TO COLUMN CONNECTIONS SHALL HAVE A CAPACITY OF 60% OF THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOAD FOR THE SIZE, SHAPE, SPAN AND F_y OF THE BEAM TO BE CONNECTED. THE EFFECT OF ANY CONCENTRATED LOADS AT THE ENDS OF THE BEAM (NEAR THE CONNECTION) SHALL ALSO BE INCLUDED. THE TOTAL UNIFORMLY DISTRIBUTED DESIGN LOADS SHALL BE CALCULATED USING THE TABLES FOR UNIFORM LOAD CONSTANTS FOR BEAMS CONTAINED IN THE AISC STEEL CONSTRUCTION MANUAL.
- S.8 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.
- S.9 WELDING ELECTRODES SHALL CONFORM TO ASTM SPECIFICATION E-70XX. ALL BUTT WELDS SHALL BE 100% PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 3/8". IF REQUIRED BY THE APPLICABLE BUILDING CODE, COPIES OF TEST REPORTS SHALL BE FILED WITH THE BUILDING DEPT.
- S.10 ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
- S.11 FOR COMPOSITE CONSTRUCTION, THE NUMBER IN PARENTHESIS AFTER THE BEAM DESIGNATION INDICATES THE TOTAL NUMBER OF 3/4" DIAMETER HEADED SHEAR CONNECTORS. SEE TYPICAL DETAILS FOR PLACEMENT AND FURTHER DETAILS. REGARDLESS OF THE QUANTITY OF STUDS SHOWN ON THE PLAN, THE MINIMUM SPACING FOR STUDS SHALL NOT EXCEED 12" ON CENTER.
- S.13 ALL CONTACT SURFACE WITHIN HIGH-STRENGTH BOLT CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LACQUER OR GALVANIZING.
- S.14 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLATES, CLIP ANGLES, CONNECTIONS, NAILER HOLES, ETC., REQUIRED FOR THE COMPLETION OF THE STRUCTURE OR BY OTHER TRADES, EVEN IF EVERY SUCH ITEM IS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- S.15 THE STEEL FRAMING SHALL BE TEMPORARILY BRACED AGAINST EARTH PRESSURE, WIND, POSSIBLE LATERAL CONSTRUCTION LOADS OR UNBALANCES CAUSED BY CONSTRUCTION SEQUENCING UNTIL SLABS, BEAMS, COLUMNS, BRACING AND ANY OTHER STRUCTURE DESIGNED TO LATERALLY BRACE THE FINISHED STRUCTURE ARE IN PLACE AND HAVE ATTAINED THEIR REQUIRED STRENGTH OR HAVE HAD THEIR PERMANENT CONNECTIONS MADE. THE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER AND/OR THE STEEL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE INTEGRITY OF THE STEEL STRUCTURE DURING ERECTION AND CONSTRUCTION.
- S.17 THE USE OF LEVELING PLATES UNDER COLUMN BASE PLATES WILL NOT BE PERMITTED.
- S.18 ALL GROUT FOR BASE PLATES AND ANCHOR BOLTS SHALL BE OF A NON-SHRINKAGE TYPE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 7,500 PSI AFTER 28 DAYS.

D METAL DECKING

- D.1 ALL METAL DECK MATERIAL, FABRICATION AND ERECTION SHALL COMPLY WITH THE PROVISIONS OF THE AISI SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS AND THE SDI DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS.
- D.3 STEEL FOR GALVANIZED METAL DECK UNITS SHALL CONFORM TO ASTM A653, GRADE 40. GALVANIZING SHALL CONFORM TO ASTM A924, G60.
- D.4 ALL WELDING OF METAL DECK TO SUPPORTING STEEL SHALL BE IN ACCORDANCE WITH THE AWS D1.3 STRUCTURAL WELDING CODE – SHEET STEEL.
- D.5 THE TYPE, GAGE AND DIRECTION OF METAL DECK SHALL BE AS SHOWN ON PLANS.
- D.6 FASTEN FLOOR AND ROOF DECK UNITS TO STEEL SUPPORTING MEMBERS AND SPANDREL GIRDERS BY NOT LESS THAN 3/4" DIAMETER FUSION WELDS OR ELONGATED WELDS OF EQUAL STRENGTH, SPACED NOT MORE THAN 12" ON CENTER WITH A MINIMUM OF 2 WELDS PER UNIT AT EVERY SUPPORT AND AT CLOSER SPACING WHERE REQUIRED FOR LATERAL OR UPLIFT FORCE RESISTANCE.
- D.7 FASTEN SIDE LAPS OF ALL ADJACENT DECK UNITS BETWEEN SUPPORTS, WITH SELF-TAPPING NO. 8 OR LARGER MACHINE SCREWS OR BY WELDING AT INTERVALS NOT EXCEEDING 24" ON CENTER.
- D.8 PROVIDE HOLES IN DECK AT SHEAR CONNECTOR LOCATIONS UNLESS THE DECK MANUFACTURER CERTIFIES THAT SHEAR CONNECTORS CAN BE WELDED TO SUPPORTS THROUGH DECK UNITS WITHOUT LESSENING THE SHEAR CONNECTOR'S CAPACITY.
- D.9 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER AND/OR THE DECK CONTRACTOR SHALL COORDINATE OPENINGS IN DECK REQUIRED BY MECHANICAL ELECTRICAL, PLUMBING OR ARCHITECTURAL DOCUMENTS OR BY MECHANICAL OR OTHER TRADE CONTRACTORS.
- D.10 THE DECK CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL A DRAWING INDICATING THE SIZE AND LOCATION OF ALL OPENINGS PROPOSED TO BE PROVIDED IN METAL DECK THAT ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
- D.11 HANGER SLOTS IN METAL DECK SHALL BE USED FOR SUPPORT OF CEILINGS, AIR DUCTS OR LIGHTING FIXTURES AND SHALL NOT BE USED TO SUPPORT MECHANICAL OR ELECTRICAL EQUIPMENT OR PIPING. THE TRIBUTARY LOAD FOR EACH SLOT SHALL NOT EXCEED FIVE POUNDS PER SQUARE FOOT AND A TOTAL LOAD OF 60 POUNDS. HANGER SLOTS SHALL NOT BE USED TO SUPPORT CEILINGS WHERE THE APPLICABLE BUILDING CODE REQUIRES CEILING HANGERS TO SUPPORT MORE THAN 60 POUNDS.
- D.12 METAL DECK SHALL BE CONTINUOUS OVER THREE SPANS MINIMUM, UNLESS SPECIFICALLY SHOWN OTHERWISE.

SD SHOP DRAWINGS – STRUCTURAL

- SD.1 THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SUBMIT STRUCTURAL SHOP DRAWINGS TO THE ARCHITECT AFTER THE GC OR CM HAS REVIEWED AND NOTED ON THESE SUBMITTALS THAT THEY ARE IN CONFORMANCE WITH CONTRACT REQUIREMENTS. THE STRUCTURAL ENGINEER, UPON RECEIPT OF THESE SUBMITTALS FROM THE ARCHITECT, WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON AND RETURN TO THE ARCHITECT FOR FINAL DISPOSITION.
- SD.2 CHANGES OR NON-COMFORMANCE TO CONTRACT REQUIREMENTS SHALL BE FLAGGED ON SUBMITTALS.
- SD.3 SUBMITTALS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUESTS FOR, OR APPROVALS OF SUBSTITUTIONS OR OTHER CHANGES OR PROCEDURES REQUIRED BY THE CONSTRUCTION CONTRACT.
- SD.5 THE STRUCTURAL ENGINEER'S REVIEW OF, APPROVAL OF, OR OTHER ACTION UPON THE SHOP DRAWINGS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND INFORMATION EXPRESSED IN CONTRACT DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER.
- SD.6 THE STRUCTURAL ENGINEER'S REVIEWS SHALL NOT INCLUDE THE ACCURACY OR COMPLETENESS OF DETAILS SUCH AS WEIGHTS, GAUGES, FABRICATION OR ERECTION PROCESS, CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR GENERAL CONTRACTOR.
- SD.7 THE STRUCTURAL ENGINEER'S REVIEW OF A SPECIFIC ITEM SHALL NOT EXTEND TO A REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
- SD.8 THE STRUCTURAL ENGINEER WILL NOT REVIEW SUBMISSIONS WHICH ARE PARTIALLY COMPLETE.
- SD.9 NO WORK MAY COMMENCE UNTIL ALL RELEVANT SHOP DRAWINGS HAVE BEEN REVIEWED AND FINAL "APPROVAL WITH NO EXCEPTIONS" HAS BEEN GRANTED BY THE ARCHITECT.
- SD.11 STRUCTURAL STEEL SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED WHO IS EXPERIENCED IN THE DETAILING OF STRUCTURAL STEEL AND HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF THE AISC MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS AND THE AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE-STEEL".
- SD.14 SHOP DRAWINGS FOR CONCRETE WORK SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR CONCRETE STRUCTURES WHO HAS A THOROUGH WORKING KNOWLEDGE OF THE REQUIREMENTS, SUGGESTIONS, EXAMPLES AND COMMENTARIES OF ACI 318- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 315-DETAILS AND DETAILING OF CONCRETE REINFORCEMENT AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".
- SD.15 SHOP DRAWINGS FOR CONCRETE WORK SHALL INCLUDE BUT NOT BE LIMITED TO BENDING DETAILS, LOCATION AND LENGTH OF ALL LAPS AND VERTICAL AND HORIZONTAL LOCATION OF ALL REINFORCEMENT (BARS AND WELDED WIRE FABRIC AND REINFORCEMENT) INCLUDING THE REINFORCEMENT IN SLABS CAST ON GRADE.
- SD.16 METAL DECK SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF AN EXPERIENCED DETAILER FOR METAL DECK WHO HAS A THOROUGH WORKING KNOWLEDGE OF AWS D1.3 STRUCTURAL WELDING CODE – SHEET STEEL AND THE SDI MANUAL FOR FLOOR DECKS AND ROOF DECKS.
- SD.17 METAL DECK SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO THE TYPE AND GAGE OF DECK, LOCATION AND SIZE OF ALL WELDING TO STRUCTURAL STEEL, LOCATION AND TYPE OF SIDE LAP FASTENINGS, LOCATION AND SIZE OF SHEAR STUDS (IF ANY), CLOSURES, SUPPLEMENTARY FRAMING (IF ANY), SUMP PANS, CANT STRIPS, ETC.

DESIGN CRITERIA SCHEDULE	
BUILDING OCCUPANCY CATEGORY	II
ROOF SNOW LOAD:	
GROUND SNOW LOAD (P _g)	25 psf
FLAT-ROOF SNOW LOAD (P _f)	20 psf
SNOW EXPOSURE FACTOR (C _e)	1.0
SNOW LOAD IMPORTANCE FACTOR (I _s)	1.0
THERMAL FACTOR (C _t)	1.0
WIND LOADS:	
BASIC WIND SPEED (V _{3s})	98 mph
WIND IMPORTANCE FACTOR (I _w)	1.0
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT (GC _{pi})	±0.18
SEISMIC LOADS:	
SEISMIC IMPORTANCE FACTOR (I _e)	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S _s)	0.364g
1-SECOND PERIOD (S ₁)	0.070g
SEISMIC SITE CLASS	B
DESIGN SPECTRAL RESPONSE ACCELERATIONS	
SHORT PERIOD (S _{DS})	0.243g
1-SECOND PERIOD (S _{D1})	0.047g
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	
SEISMIC FORCE RESISTING SYSTEM:	
STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE	
FOR SEISMIC RESISTANCE	
RESPONSE MODIFICATION FACTOR (R)	3
SYSTEM OVER-STRENGTH FACTOR (Ω ₀)	3
DEFLECTION AMPLIFICATION FACTOR (C _d)	3
DESIGN BASE SHEAR	85 kips
SEISMIC RESPONSE COEFFICIENT (C _s)	0.018
ANALYSIS PROCEDURE	EQUIV. LAT. FORCE

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SHOP DRAWINGS BEARING ADRONALMENT OF THE SEAL OF THE ARCHITECT TRACER SIGNATURE APPEARS HEREON. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY PART THEREOF FOR ANY OTHER PROJECT OR ALTERATION/EXTENSION OF THIS PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF THE COPYRIGHT LAW. MANUFACTURED AND DISTRIBUTED BY THE ARCHITECTURAL RECORD COMPANY, A DIVISION OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
325 Hudson Street, 9th Floor
New York, NY 10013
T: 212.334.2489
F: 212.334.5721

REVISION NO.	DATE	REMARKS

ISSUED FOR: DOB FILING

GENERAL NOTES

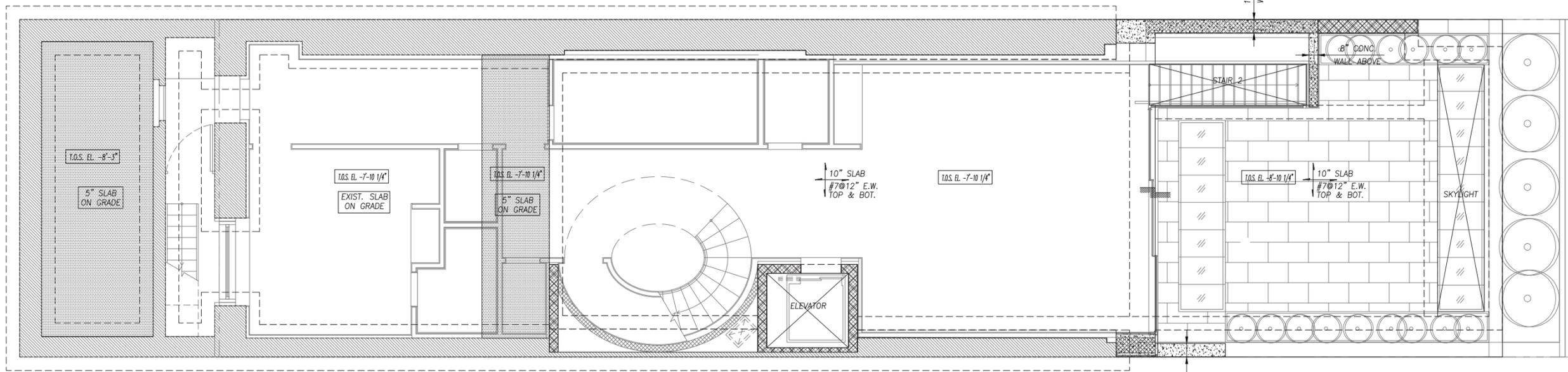
PROJECT:
SMR
SCRIBNER MANSON RENOVATION

39 E. 67TH STREET
New York City, NY 10065

Date: SEPTEMBER 18, 2015
Scale: AS INDICATED
Dwg By: MHP
Proj No: 15267

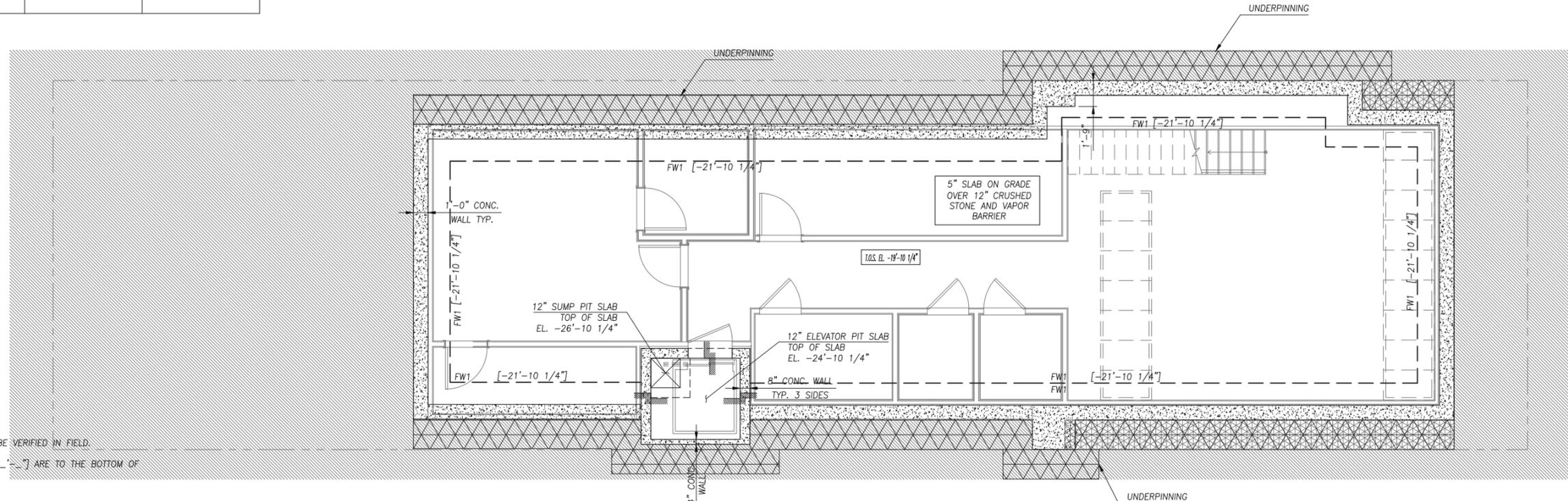
SEAL + SIGNATURE:

S-001.00
SHEET 1 of 15

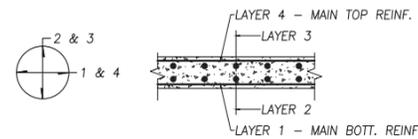


CELLAR FOUNDATION AND FRAMING PLAN
1/4" = 1'-0"

FOOTING SCHEDULE (ALLOWABLE SOIL BEARING = 20 TONS/SQ. FT.)				
MARK	SIZE	DEPTH (INCHES)	BOTTOM REINF. EACH WAY (U.O.N.)	REMARKS
FW1	3'-0"	18	#5@12"	CONTINUOUS BELOW SUBCELLAR WALL



SUBCELLAR FOUNDATION PLAN
1/4" = 1'-0"



FLAT SLAB BAR PLACING ORDER

- NOTES:
- ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN FIELD.
 - FOUNDATION ELEVATIONS SHOWN [±'-...'] ARE TO THE BOTTOM OF THE FOOTINGS.
 - SEE S001 FOR GENERAL NOTES.
 - SEE S500 SERIES FOR TYPICAL DETAILS.
 - SEE ARCHITECTURAL DRAWINGS FOR ALL STAIR, ELEVATOR, AND SHAFT OPENINGS.
 - WP INDICATES WALL PLATE, SEE TYPICAL DETAILS.
 - ALL 12" CONCRETE WALLS SHALL CONTAIN 30 PLF REINFORCING.
 - ALL 8" CONCRETE WALLS SHALL CONTAIN 15 PLF REINFORCING.
 - INDICATES NEW CONCRETE SLAB ON GRADE.

THE DRAWING IS ONLY VALID FOR CONSTRUCTION, BIDDING OR GOVERNMENT AGENCY REVIEW IF SIGNED AND SEALED BY AN ORIGINAL, STAMPED AND NOTARIZED ARCHITECT. THIS DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF THE COPYRIGHT LAW. MANUFACTURED ALTERNATIONS OR ADDITIONS TO THE DRAWING IS A VIOLATION OF SECTION 206 OF THE NEW YORK STATE EDUCATION LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 325 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

REVISION NO: DATE: REMARK:

ISSUED FOR: DOB FILING

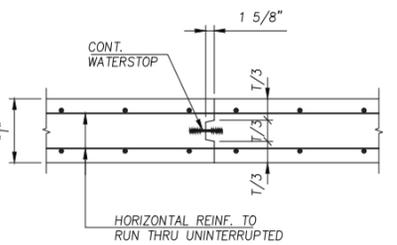
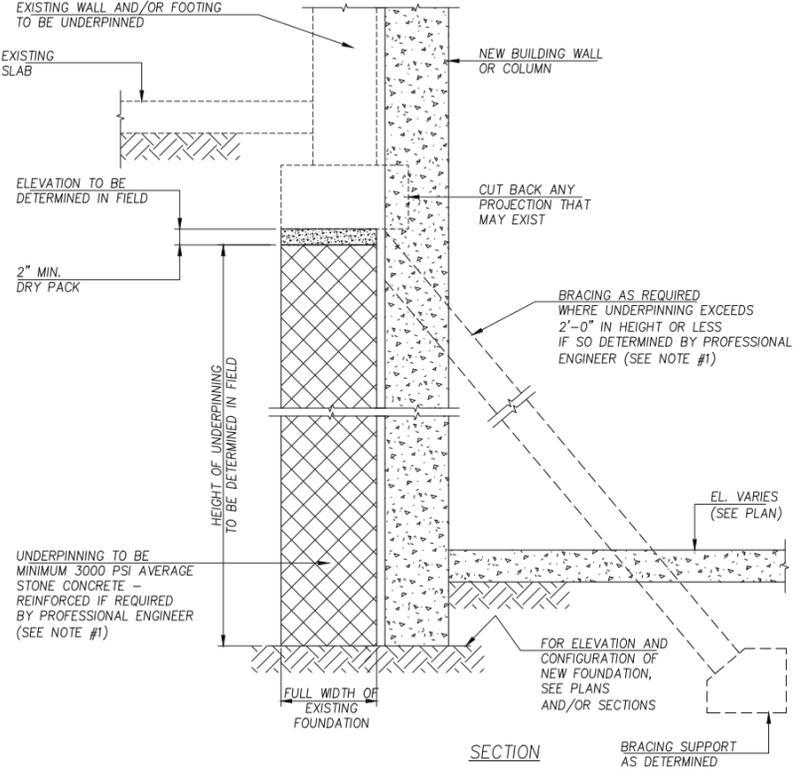
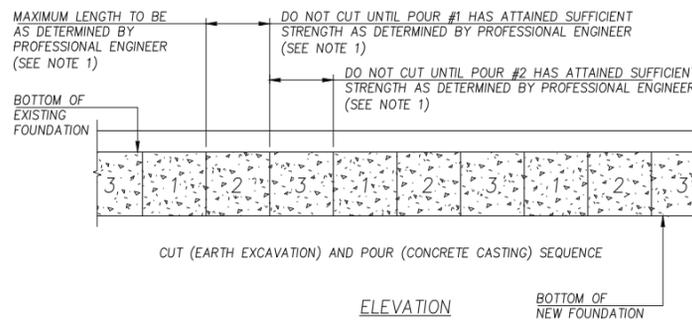
SUBCELLAR AND CELLAR FOUNDATION AND FRAMING PLANS

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: SEPTEMBER 18, 2015
 Scale: AS INDICATED
 Drawn By: MHP
 Proj No: 15287

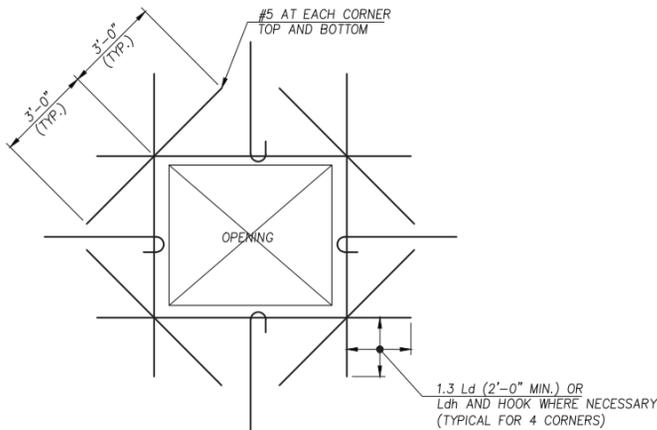
SEAL + SIGNATURE:

S-100.00
 SHEET 2 of 15



TYPICAL CONCRETE WALL CONSTRUCTION JOINT DETAIL

- NOTES:**
- UNLESS OTHERWISE NOTED ELSEWHERE, LOCATE JOINTS MIDWAY BETWEEN COLUMN CENTERLINES.
 - UNLESS OTHERWISE NOTED ELSEWHERE, SPACING OF JOINTS SHALL NOT EXCEED 60'-0".
 - ALLOW 7 (SEVEN) DAYS MINIMUM BETWEEN PLACING CONCRETE ADJACENT TO PREVIOUSLY CAST CONCRETE.

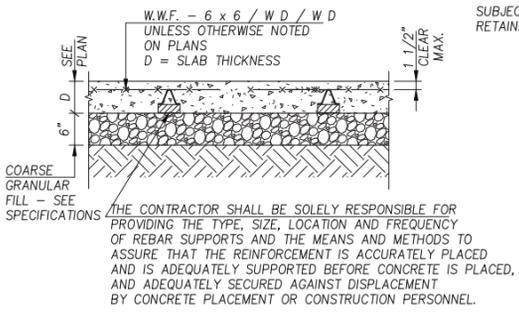


TYPICAL CONCRETE SLAB OPENING DETAIL

- NOTES:**
- HOOK ALL TOP BARS INTERRUPTED BY OPENING.
 - ONE HALF OF REINFORCING BARS INTERRUPTED BY OPENING SHALL BE PROVIDED EACH SIDE OF OPENING (SAME NUMBER AND SIZE) MINIMUM 1 - #5 TOP AND BOTTOM.
 - SLAB REINFORCING MAY BE SPREAD TO MISS OPENINGS BUT SPACING BETWEEN SLAB REINFORCING BARS SHALL NOT EXCEED 3 TIMES SLAB THICKNESS NOR 18".
 - DEVELOPMENT LENGTH L_d AND L_{dh} TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENT OF ACI 318, CHAPTER 12.
 - DO NOT CONSTRUCT OPENINGS THROUGH FLAT SLABS IN AREAS COMMON TO TWO COLUMN STRIPS UNLESS OPENINGS ARE DIMENSIONED AND SPECIFICALLY DETAILED ON FRAMING PLANS.
 - SUBMIT SIZE AND LOCATION OF ALL PROPOSED OPENINGS NOT SHOWN ON FRAMING PLANS.

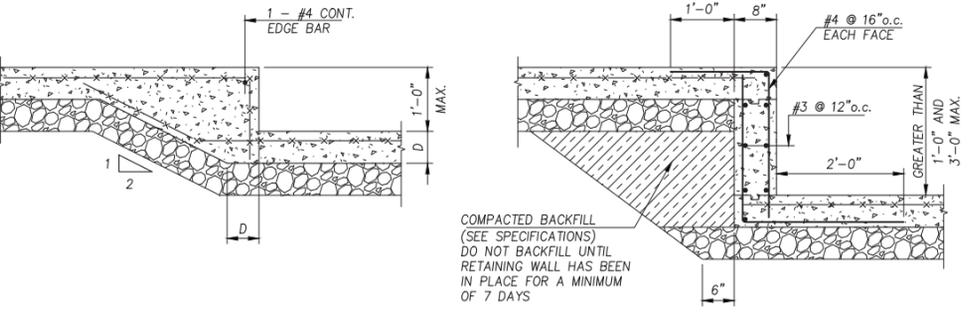
- THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED, TO PREPARE SIGNED AND SEALED DESIGN DRAWINGS AND CALCULATIONS FOR ALL REQUIRED UNDERPINNING OF ADJACENT STRUCTURES. AFTER REVIEW BY THE ENGINEER, THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL FILE THE DRAWINGS WITH THE BUILDING DEPARTMENT AS REQUIRED BY THE BUILDING CODE.
- ALL UNDERPINNING WORK SHALL BE INSPECTED BY THE P.E. RESPONSIBLE FOR THE DESIGN AND A RECORD OF SUCH INSPECTION SHALL BE KEPT AT THE SITE FOR THE DURATION OF THE WORK.
- THE FULL SCOPE OF THIS WORK SHALL BE DETERMINED BY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER BY SITE REVIEW PRIOR TO BIDDING. FOR INFORMATION ONLY, THE ESTIMATED EXTENT OF UNDERPINNING IS SHOWN ON SECTION AND/OR PLANS THUS .
- UNDERPINNING DETAILS SHOWN ON THESE DRAWINGS ARE SUGGESTIONS ONLY. THE CONTRACTOR SHALL PROPOSE AND SUBMIT UNDERPINNING DETAILS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF ALL EXISTING ADJACENT STRUCTURES DURING UNDERPINNING OPERATIONS.

SUGGESTED UNDERPINNING DETAILS

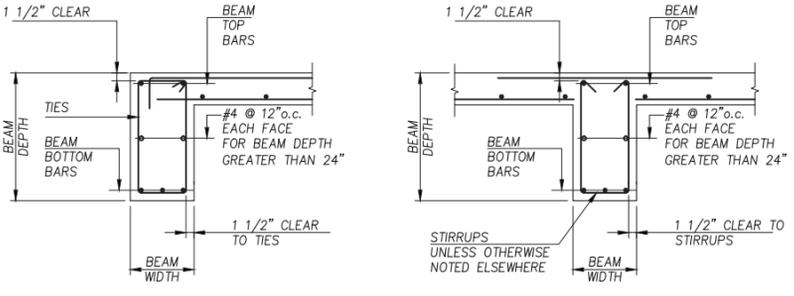


TYPICAL SLAB ON GRADE DETAILS

- NOTES:**
- ALL CONCRETE SHALL BE 4000 PSI MINIMUM STONE CONCRETE WITH SUPERPLASTICIZER UNLESS OTHERWISE NOTED ELSEWHERE.
 - THE CONTRACTOR SHALL SUBMIT PROPOSED METHOD OF CURING AND APPROPRIATE CURING PRODUCT SPECIFICATIONS.
 - CURING OF CONCRETE IS TO START AS SOON AS FINISH WILL NOT BE MARRED THEREBY. IT WILL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.
 - THE CONTRACTOR SHALL SUBMIT A DRAWING FOR THE ARCHITECT'S REVIEW INDICATING THE SIZE AND LOCATION OF WELDED WIRE FABRIC, THE DETAILS AND LOCATIONS OF SPLICES AND THE LOCATION OF ALL JOINTS (CONSTRUCTION AND/OR EXPANSION AND/OR CONTROL).

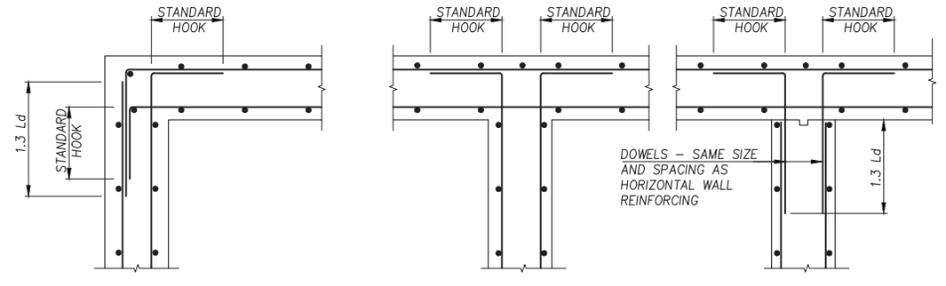


TYPICAL SLAB ON GRADE DEPRESSION DETAILS



TYPICAL CONCRETE BEAM SECTIONS

- NOTES:**
- FOR BEAM SIZE, AND REINFORCING, SEE BEAM SCHEDULE AND/OR SECTIONS.
 - ALL HOOKS AND BENDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 7.



TYPICAL CONCRETE WALL CORNER AND INTERSECTION DETAILS

- NOTE:**
- DEVELOPMENT LENGTH L_d TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 12.

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION. BIDDING OR GOVERNMENT AGENCY REVIEW IF BIDDING. STAMPING OF THE SEAL OF THE ARCHITECT IN THESE AREAS HEREON. THE DRAWING IS THE PROPERTY OF MATTHEW BAIRD ARCHITECTS P.L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT NOTED HEREIN. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR ALTERATION OR EXTENSION OF THE PROJECT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECTS P.L.L.C. ANY UNAUTHORIZED REUSE IS A VIOLATION OF COPYRIGHT LAW.

MATTHEW BAIRD ARCHITECTS P.L.L.C.
 525 Hudson Street, 9th Floor
 New York, NY 10013
 T: 212.334.2499
 F: 212.334.5721

REVISION NO.	DATE	REMARK

ISSUED FOR: DOB FILING

TYPICAL CONCRETE AND UNDERPINNING DETAILS

PROJECT:
SMR
 SCRIBNER MANSION RENOVATION
 39 E. 67TH STREET
 New York City, NY 10065

Date: SEPTEMBER 18, 2015
 Scale: AS INDICATED
 Drawn By: MHP
 Proj No: 15267

SEAL + SIGNATURE:

S-500.00

SHEET 11 of 15