PROJECT:

156 EAST 89TH STREET
NEW YORK, NY 10128

LOT: 47
BLOCK: 1517

OWNER:

RICHARD & LETICIA PRESUTTI
156 EAST 89TH STREET
NEW YORK, NY 10128

ARCHITECT:

GUILLERMO GOMEZ, R.A.
GGARCHITECT
28 W 27TH STREET, 2ND FL
NEW YORK, NY 10001
T: 212-628-7276

EXPEDITER:

IRENE BERZAK
BERZAK SCHOEN CONSULTANTS
299 BROADWAY, SUITE 1102
NEW YORK, NY 10007
T: 212-243-2434

STRUCTURAL ENGINEER:

CIRO CUONO, P.E., LEED AP
CUONO ENGINEERING, PLLC
42 NORTH MAIN STREET, 3RD FLOOR
PORT CHESTER, NY 10573
T: 914-305- 5679

MEP ENGINEER:

DAVE R. WALL, P.E., LEED AP, BD+C
TWIG CONSULTING
7 PENN PLAZA, SUITE 702
NEW YORK, NY 10001
T: 212-967-8944

GUILLERMO M. GOMEZ
A R C H I T E C T
28 W 27TH STREET, NEW YORK, NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE

TITLE SHEET

Date: 2016-05-12
Phase: DD
Drawn by: IM
Checked by: GG

T-100.00

1 OF 42

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156 E 89 - LANDMARK MAP

Designated Historic District

Designated Scenic Landmark

Landmark

Landmark Interior

GUILLERMO M. GOMEZ
A R C H I T E C T
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

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TITLE
LANDMARK MAP

Date: 2016-05-12
Phase: DD
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G-115.00

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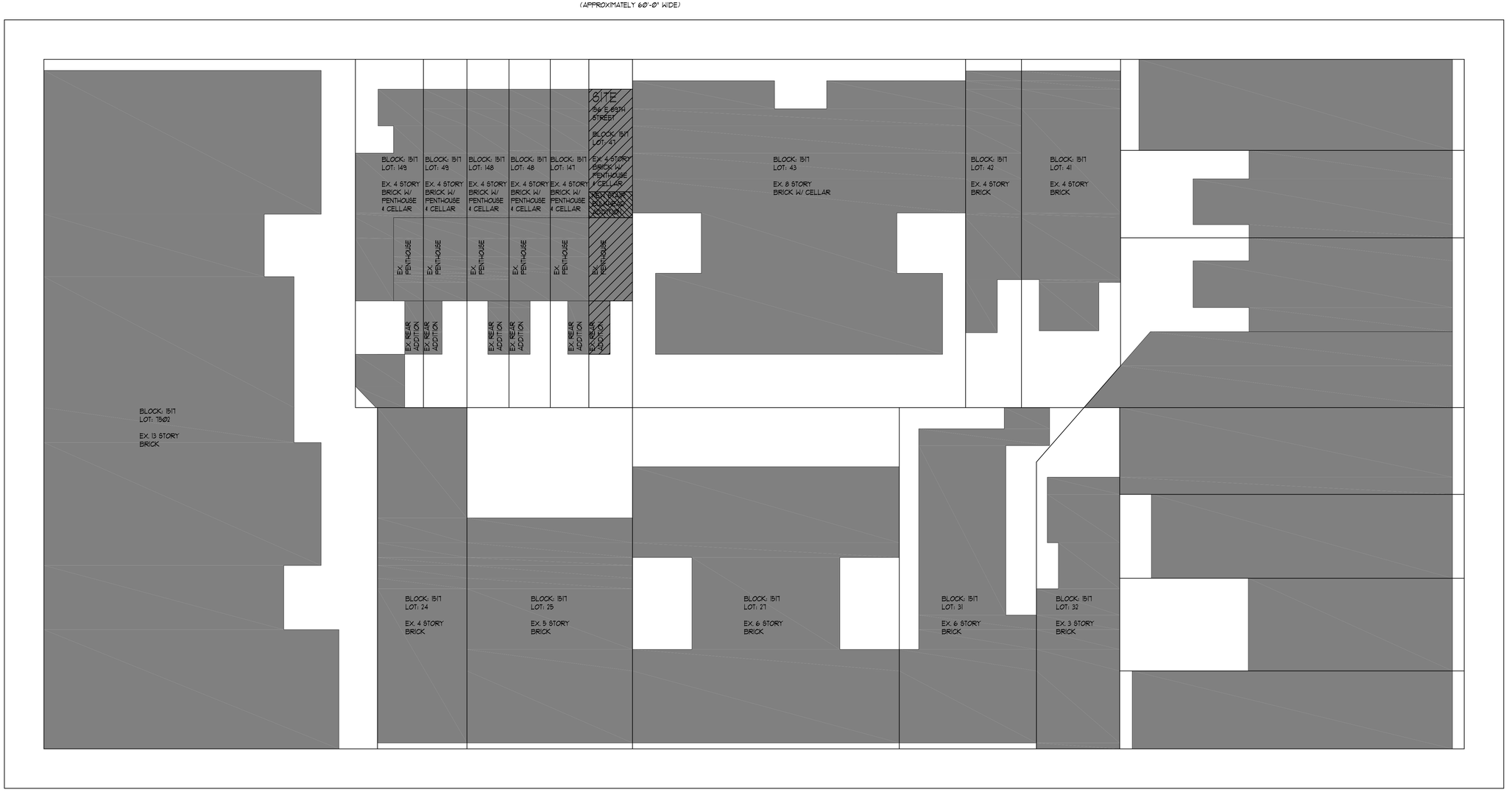

BLOCK PLAN (EXISTING & PROPOSED - NO CHANGE)

SCALE: 1/16" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK, NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO

A BUILDING AT

156 EAST 89TH STREET
NEW YORK, NY

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TITLE
BLOCK PLAN

Date: 2016-05-12
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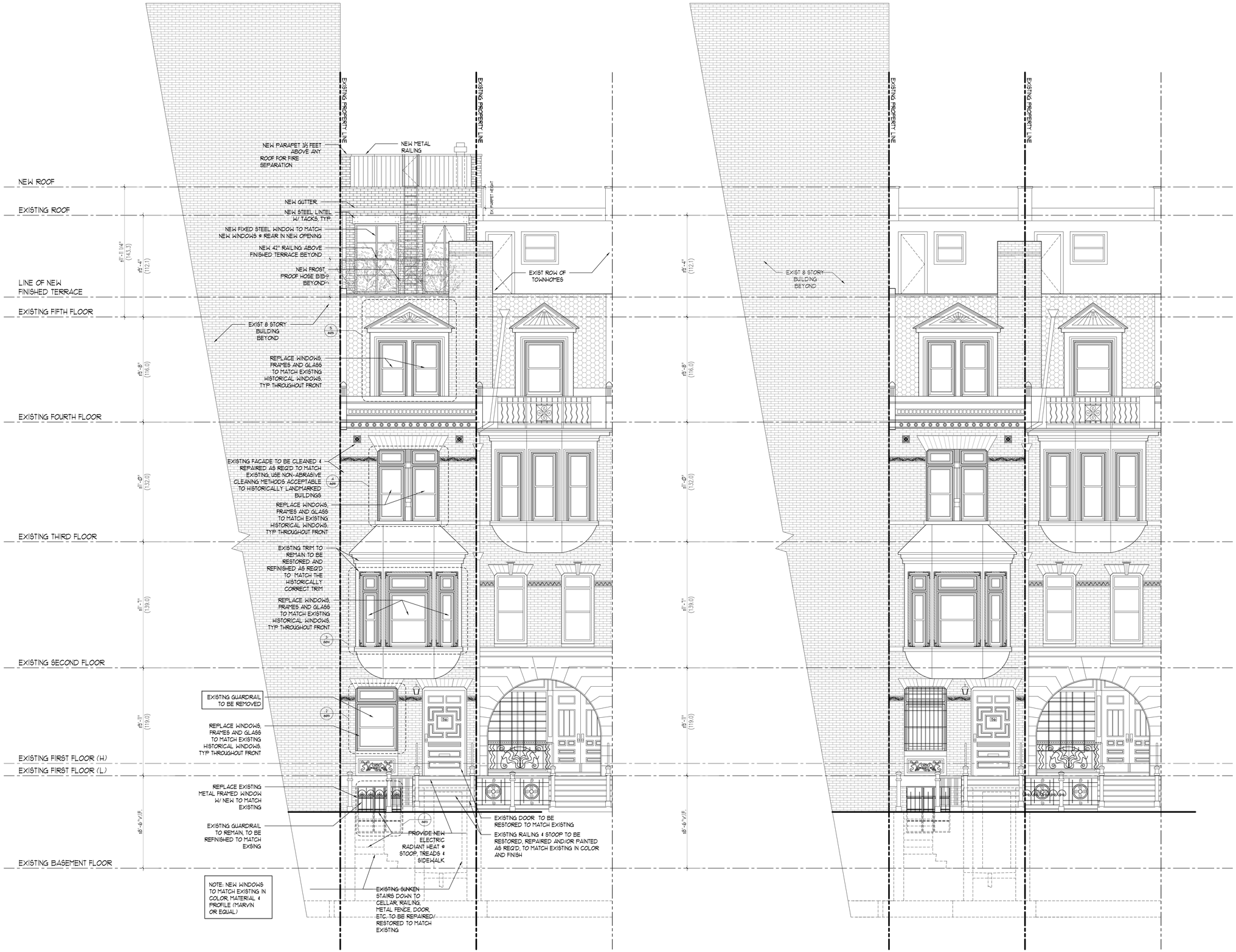

PROPOSED FRONT ELEVATION

SCALE: ¼" = 1'-0"

EX. FRONT ELEVATION

SCALE: ¼" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

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PROPOSED ALTERATION TO A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE
LANDMARK
EX & PROPOSED
FRONT ELEVATIONS

Date: 2016-05-12

Phase: DD

Drawn by: IM

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G-108.00

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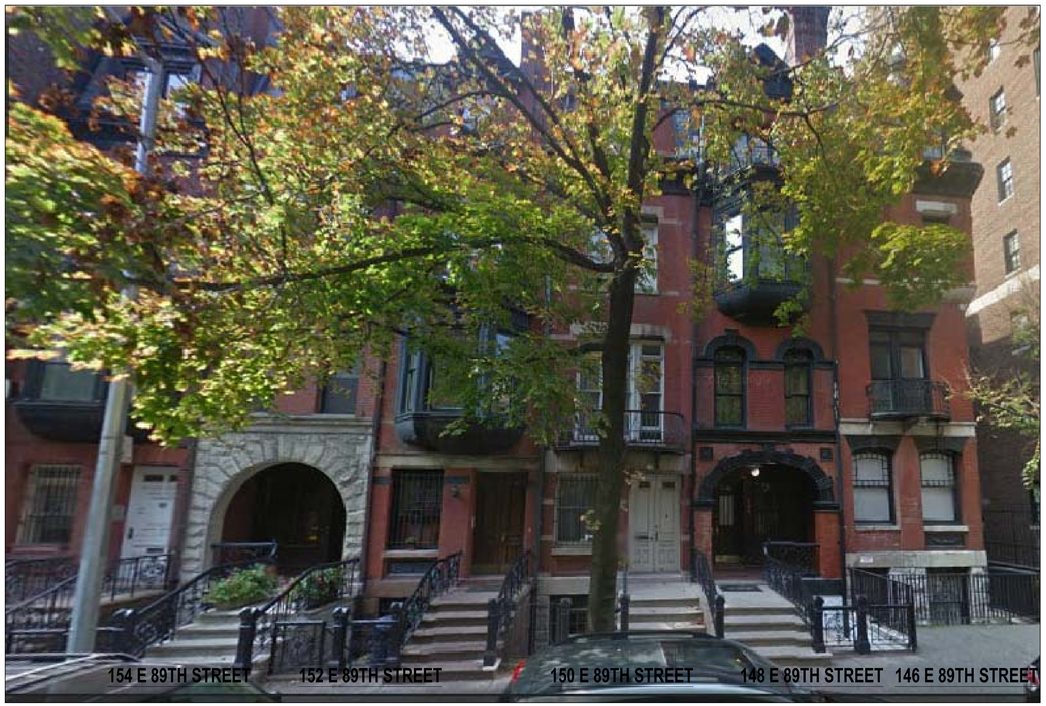
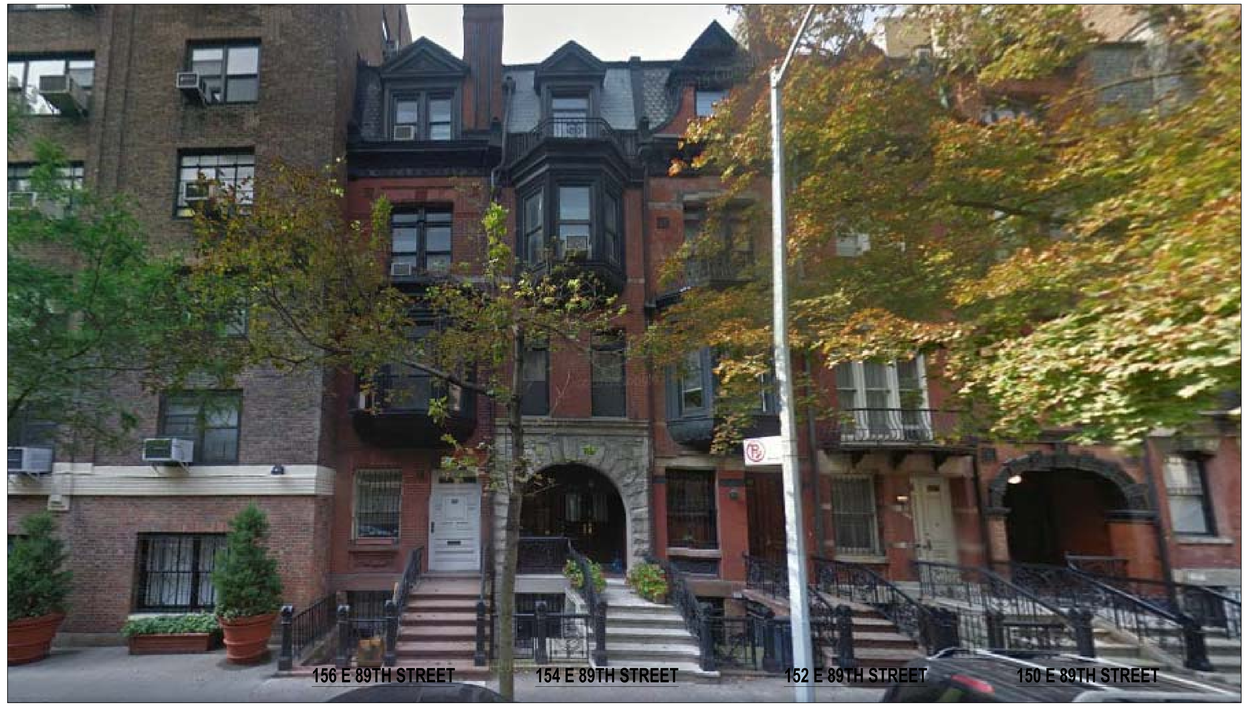


1 FRONT FACADE



2 FRONT FACADE

3 FRONT FACADE – VIEW OF PENTHOUSES

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO

A BUILDING AT

156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE

LANDMARK COLOR PHOTOGRAPHS

Date: 2016-05-12

Phase: DD

Drawn by: IM

Checked by: GG

G-111.00

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6 REAR FACADE – VIEW OF EXISTING ADJ. REAR ADDITIONS

7 REAR FACADE – EXISTING ADJ. TOWNHOUSES

8 REAR FACADE – EXISTING ADJ. TOWNHOUSES

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

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PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE
LANDMARK
COLOR
PHOTOGRAPHS

Date: 2016-05-12
Phase: DD
Drawn by: IM
Checked by: GG

G-113.00

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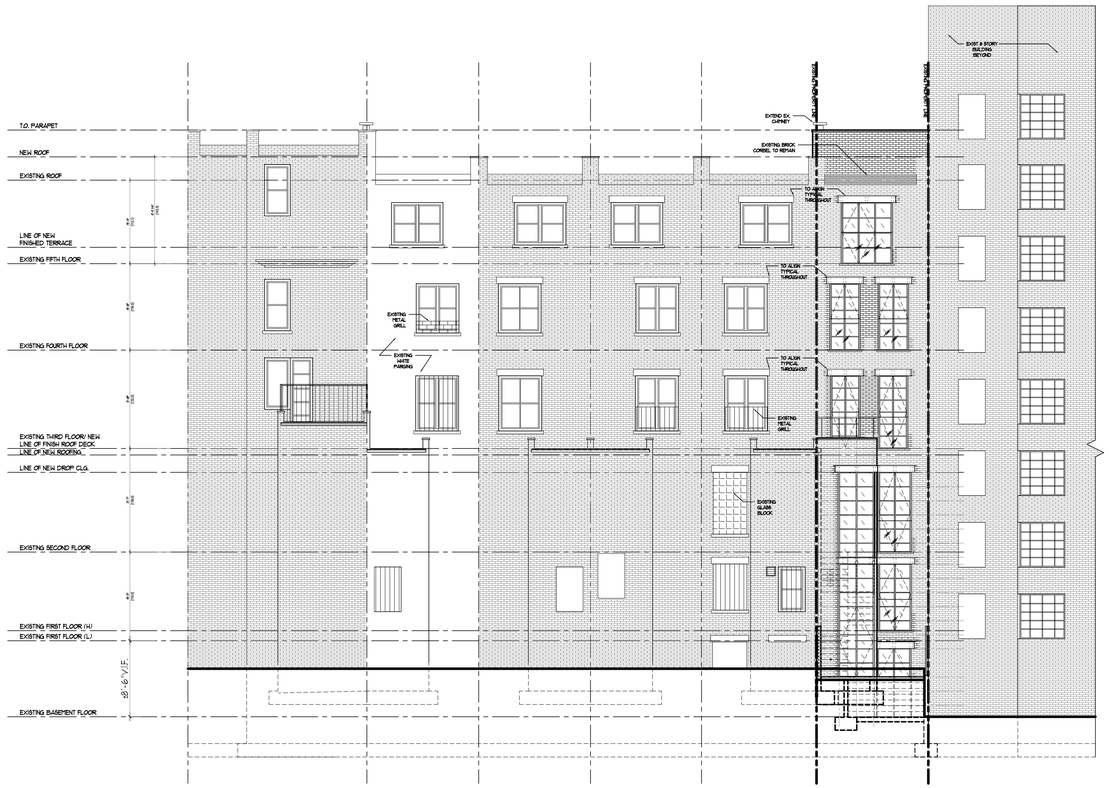
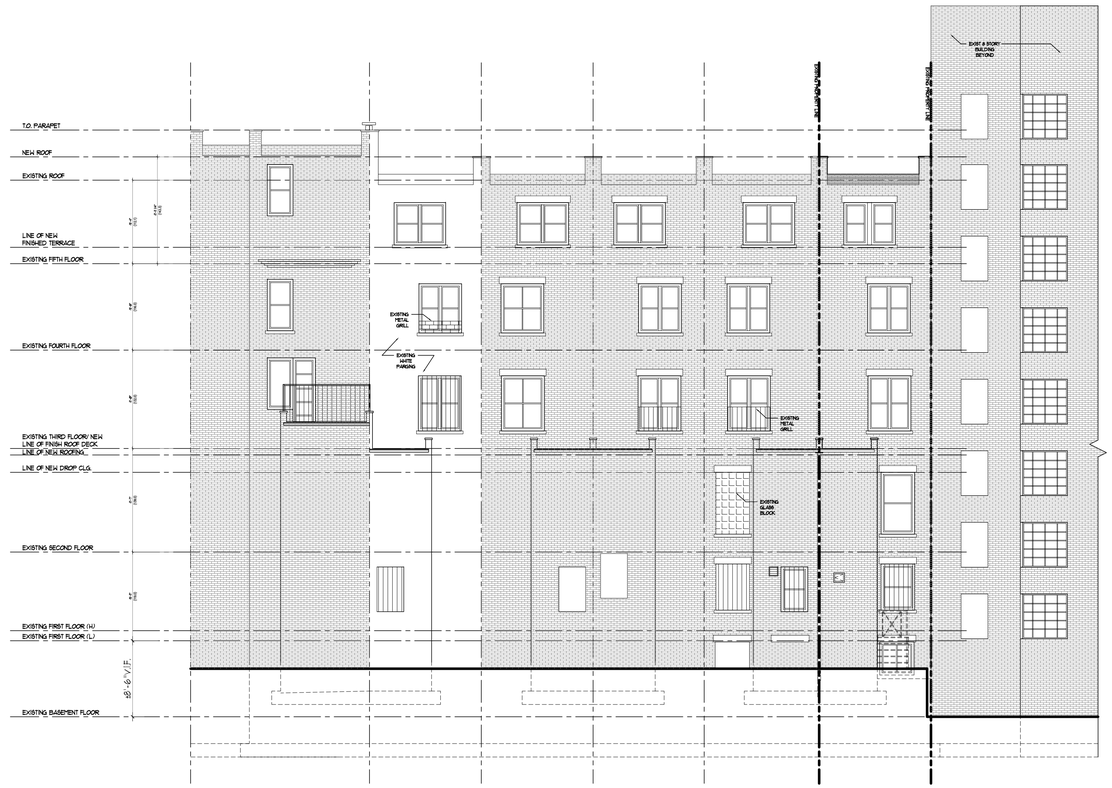


PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



EX. REAR ELEVATION

SCALE: 1/8" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE

LANDMARK
EX. & PROPSED
REAR ELEVATIONS

Date: 2016-05-12

Phase: DD

Drawn by: IM

Checked by: GG

G-109.00

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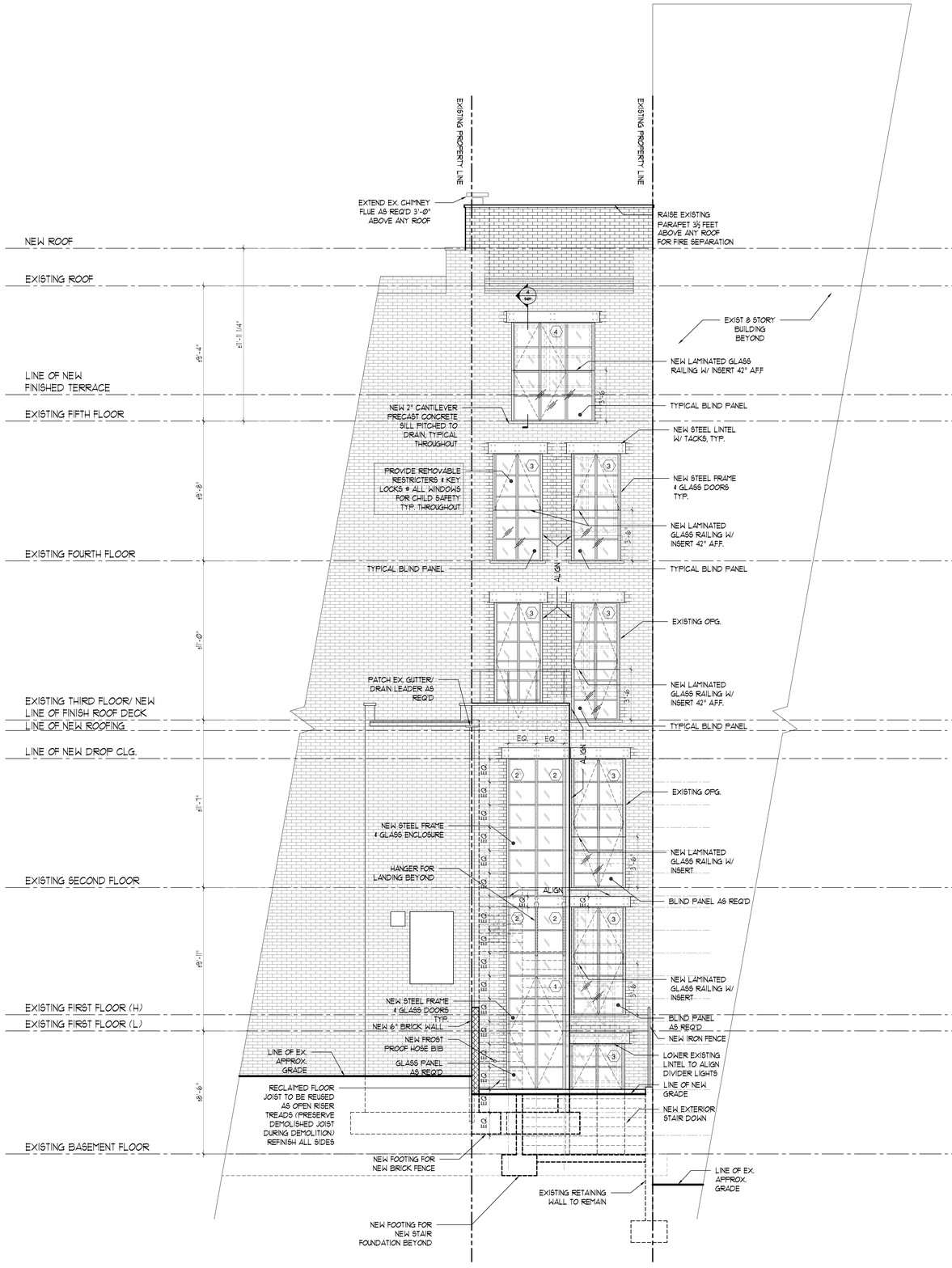
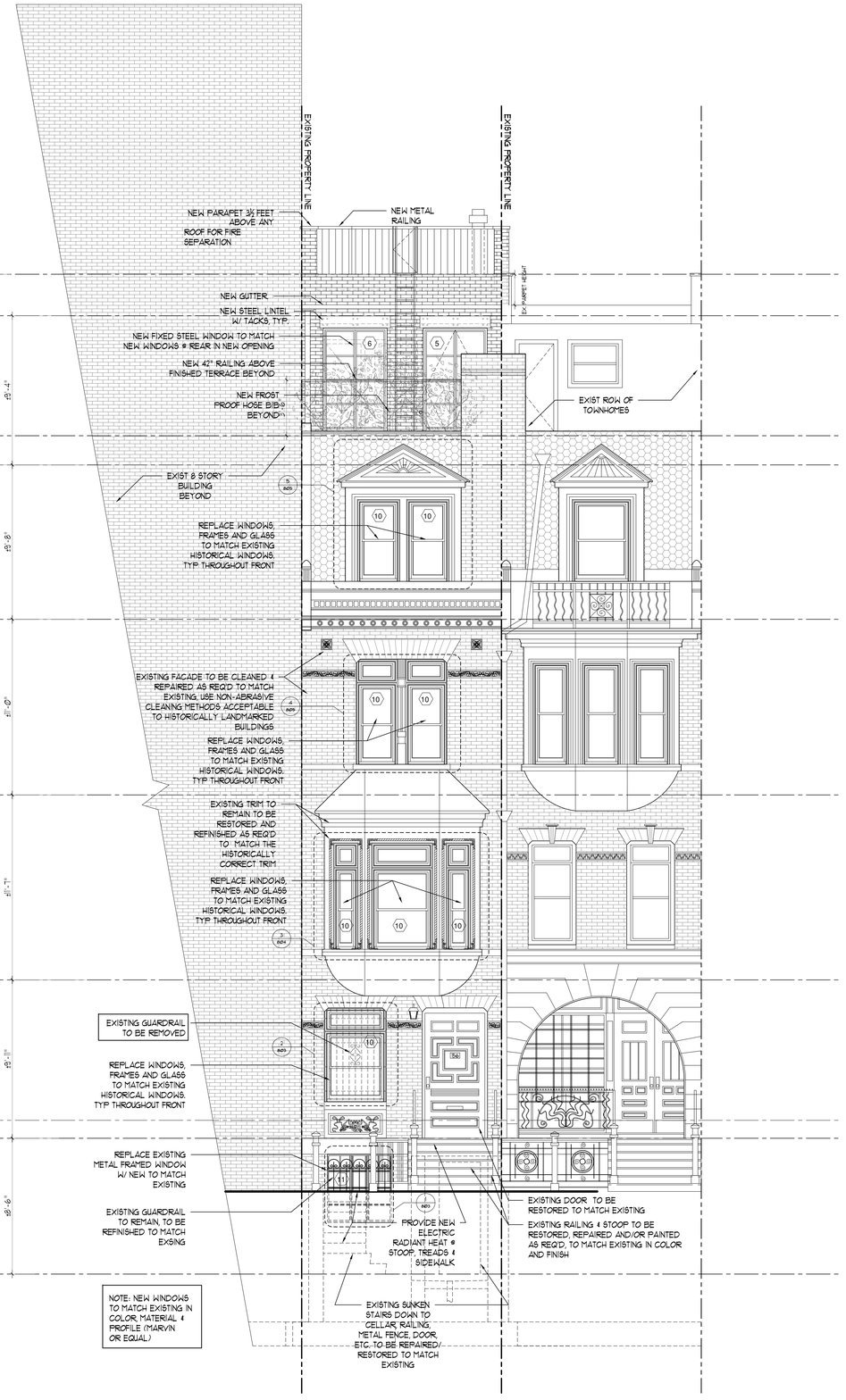


A300 / D

PROPOSED REAR ELEVATION

SCALE: ¼" = 1'-Ø"



A300 / C

PROPOSED FRONT ELEVATION

SCALE: ¼" = 1'-Ø"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE
PROPOSED FRONT & REAR ELEVATION

Date: 2016-05-12

Phase: DD

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A-300.00

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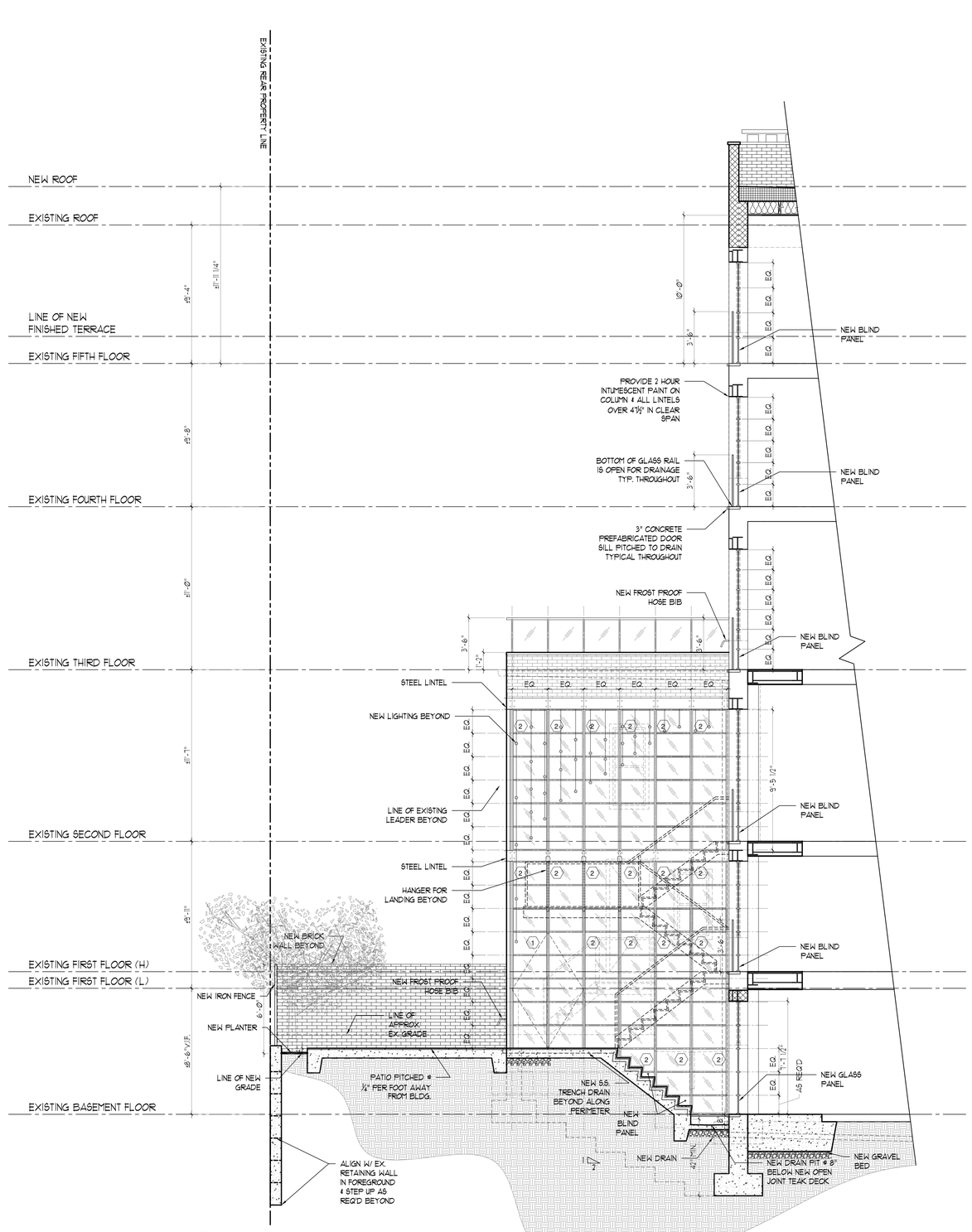

A301 / E

PROPOSED SIDE ELEVATION

SCALE: ¼" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
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TITLE
PROPOSED SIDE ELEVATION

Date: 2016-05-12
Phase: DD
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A-301.00

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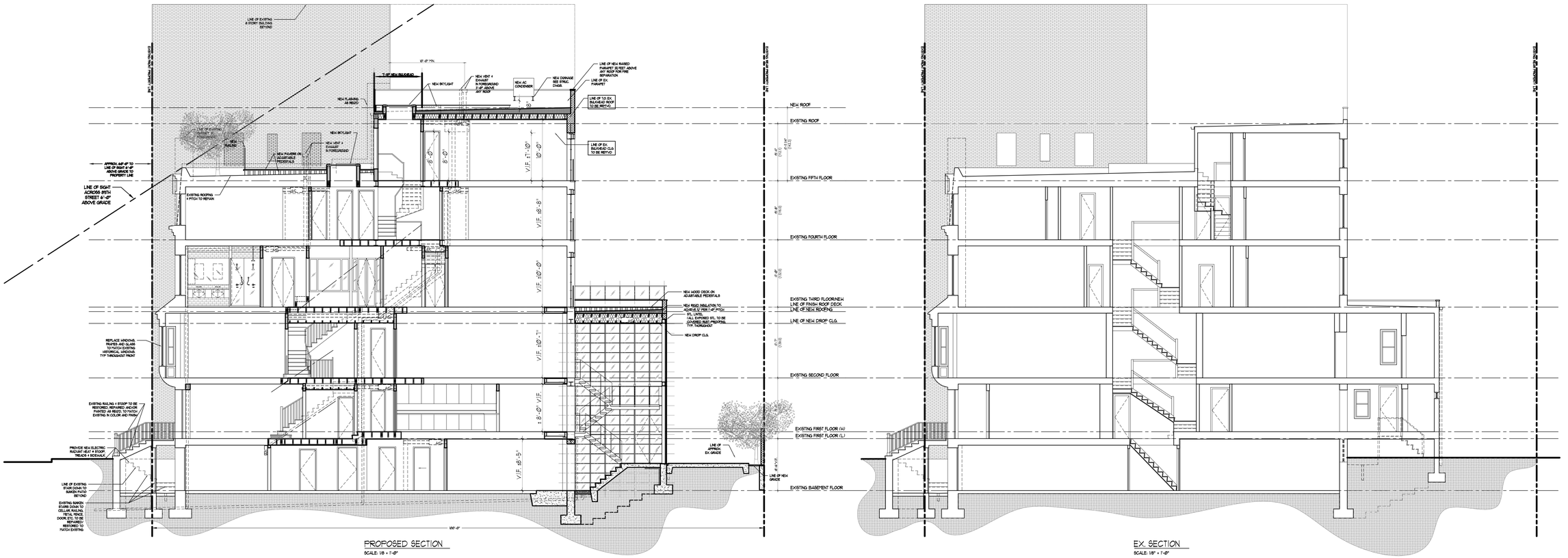

PROPOSED SECTION

SCALE: 1/8" = 1'-0"

EX. SECTION

SCALE: 1/8" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO A BUILDING AT
156 EAST 89TH STREET
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Signature/Seal

Revision

TITLE

LANDMARK
EX & PROPOSED
SECTION

Date: 2016-05-12

Phase: DD

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G-110.00

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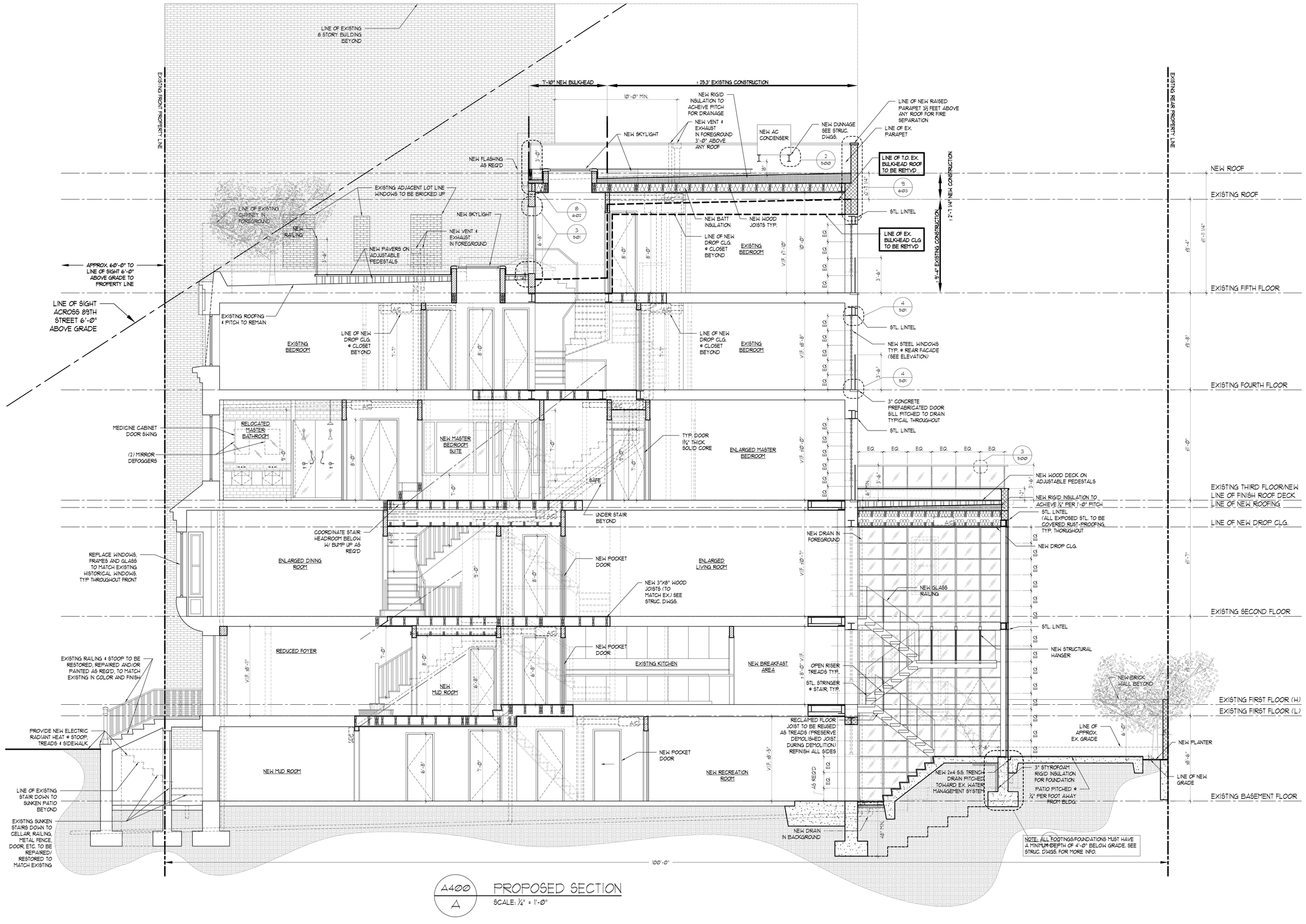

A400/A PROPOSED SECTION

SCALE: ¼" = 1'-0"

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE
PROPOSED SECTION

Date: 2016-05-12
Phase: DD
Drawn by: IM
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A-400.00

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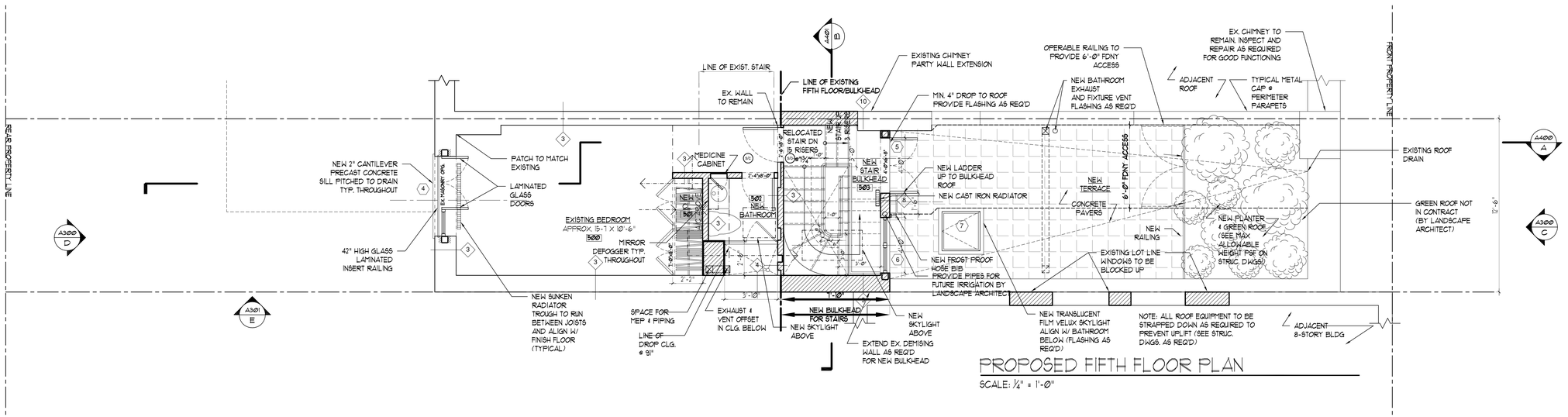
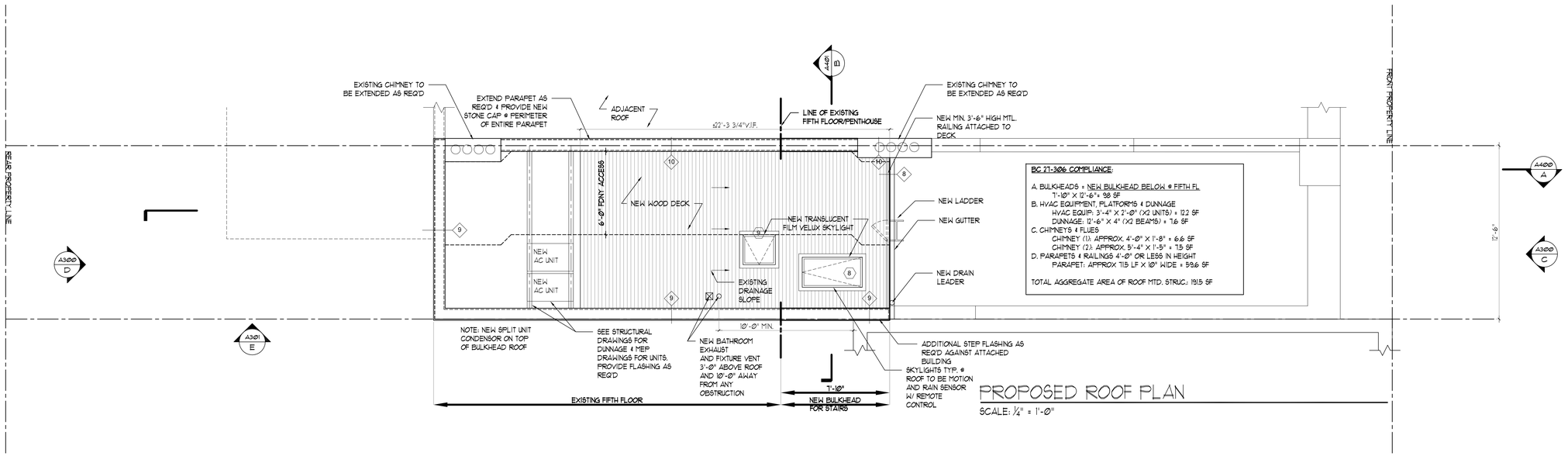


PROPOSED FIFTH FLOOR PLAN

SCALE: ¼" = 1'-0"



BC 27-306 COMPLIANCE:

A. BULKHEADS + NEW BULKHEAD BELOW @ FIFTH FL
7'-10" X 12'-6" = 98 SF
B. HVAC EQUIPMENT, PLATFORMS & DUNNAGE
HVAC EQUIP: 3'-4" X 2'-0" (X2 UNITS) = 12.2 SF
DUNNAGE: 12'-6" X 4" (X2 BEAMS) = 7.6 SF
C. CHIMNEYS & FLUES
CHIMNEY (1): APPROX. 4'-0" X 1'-8" = 6.6 SF
CHIMNEY (2): APPROX. 5'-4" X 1'-5" = 7.5 SF
D. PARAPETS & RAILINGS 4'-0" OR LESS IN HEIGHT
PARAPET: APPROX 7.15 LF X 10" WIDE = 59.6 SF

TOTAL AGGREGATE AREA OF ROOF MTD. STRUC.: 191.5 SF

PROPOSED ROOF PLAN

SCALE: ¼" = 1'-0"

LEGEND:

- EX. WALL TO BE REM'VD
- EX. DOOR TO BE REM'VD
- EX. DOOR TO BE REMAIN
- NEW DOOR
- NEW WALL

GENERAL CONSTRUCTION NOTES:

1. ALL NEW FLOORING W/ SOUND BARRIER THROUGHOUT.
2. ELECTRIC RADIANT FLOOR HEAT AT ALL BATHROOMS EXCEPT THE POWDER ROOMS AT THE FIRST AND SECOND FLOORS
3. ELECTRIC RADIANT HEAT AT EXTERIOR SLABS, STAIRS, STEPS, SIDEWALK, PATIO, ETC. SEE PLANS
4. PROVIDE 1 HOUR FIREPROOFING (GYPSUM WALL BOARD) AT ALL COLUMNS, BEAMS AND THE UNDERSIDE OF JOISTS
5. PROVIDE 1 5/8" ACOUSTICAL FUR OUT (+⅝" THICK GYPSUM BOARD ON TOP) @ THE PARTY WALL ONLY. NO ACOUSTICAL TREATMENT AT THE FREE STANDING WALL.
6. COMPLY W/ TPPN#88 BULLETIN.

GUILLERMO M. GOMEZ
ARCHITECT
28 W 27TH STREET, NEW YORK, NY 10001
PHONE (347) 577- 9945 FAX (347) 577- 9946

STRUCTURAL ENGINEER

MEP ENGINEER

PROPOSED ALTERATION TO
A BUILDING AT
156 EAST 89TH STREET
NEW YORK, NY

Signature/Seal

Revision

TITLE
THIRD & FOURTH FLOOR & BULKHEAD /ROOF PROPOSED PLAN

Date: 2016-05-12
Phase: DD
Drawn by: IM
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A-101.00

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