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347 WEST 84TH STREET AND NEIGHBORING BUILDINGS IN ROW
NTS

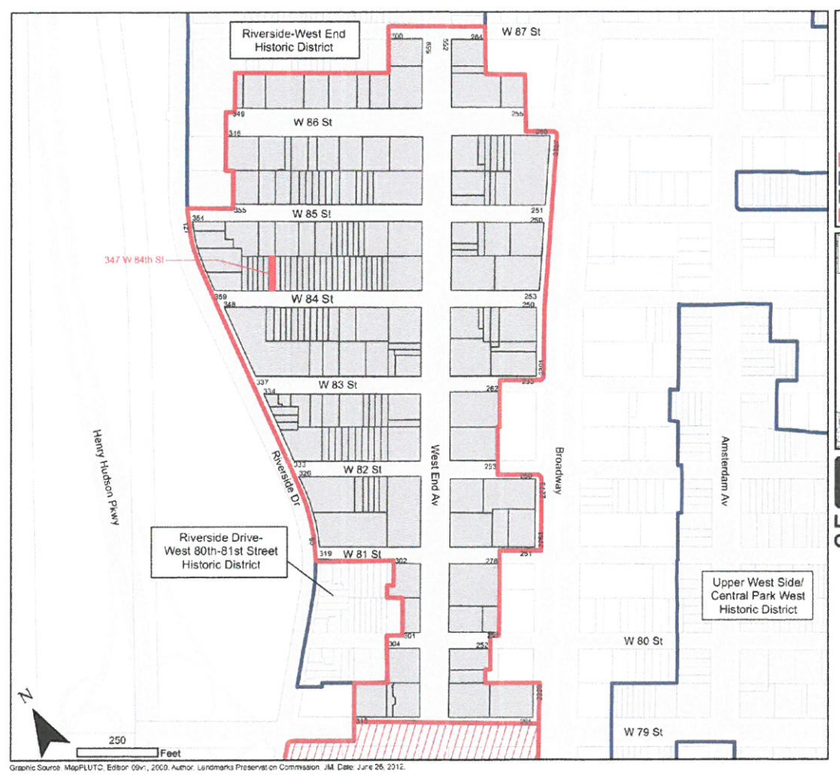
3

347 W 84TH STREET
TAX MAP BLOCK 1248, LOT 14
BUILT: 1888–89
ARCHITECT/BUILDER: JOSEPH M. DUNN
TYPE: ROW HOUSE
STYLE: QUEEN ANNE WITH NEO–GREC ELEMENTS
MATERIAL: BROWNSTONE, BRICK

347 WEST 84TH STREET: TAX ID PHOTO
NTS

2

Riverside-West End Historic District Extension I

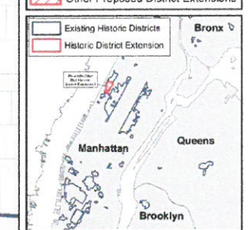


Graphic Source: MapPLUTO, Editor 09v., 2009. Author: Landmarks Preservation Commission. JM. Date: June 26, 2012.

Landmarks Preservation Commission
Riverside-West End
Historic District Extension I
Borough of Manhattan, NY
[LP-2463]

Calendared: November 16, 2010
Public Hearing: March 22, 2011
Designated: June 26, 2012

- Boundary of District Extension
- Boundaries of Existing Districts
- Tax Map Lots in District Extension
- Other Proposed District Extensions



NYC Landmarks Preservation Commission

347 WEST 84TH STREET: HISTORIC DISTRICT MAP
NTS

1

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

HISTORIC DISTRICT MAP , TAX ID PHOTO, AND PHOTO OF ROW

DATE: 05/18/15
PROJECT No:
DRAWING BY: DO
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DWG No:

A-500.00

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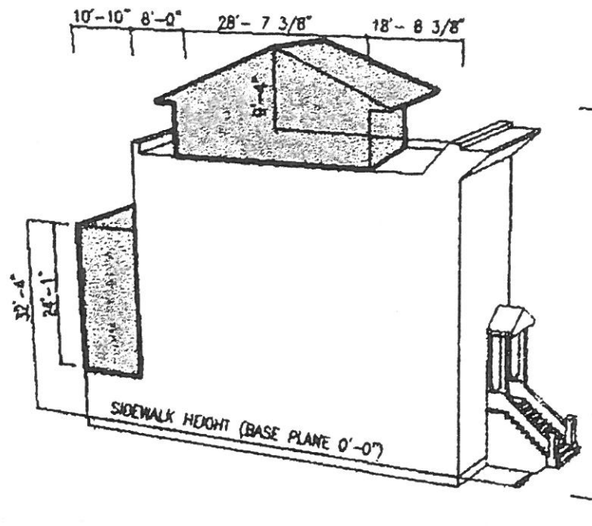
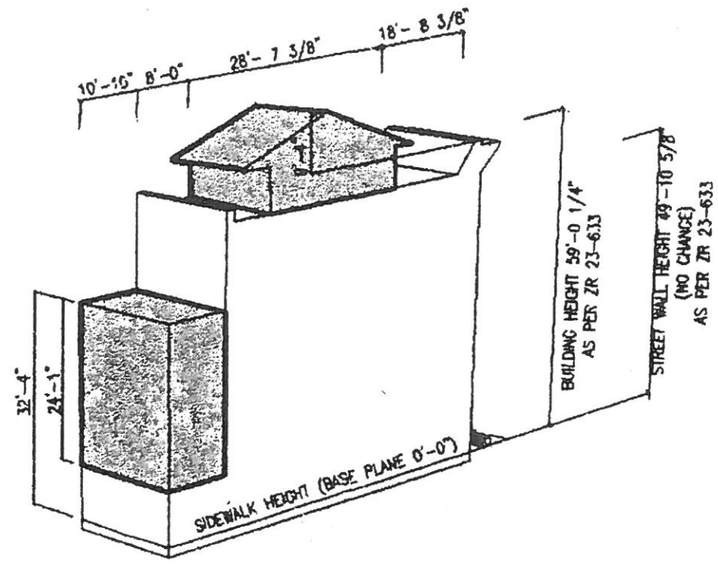
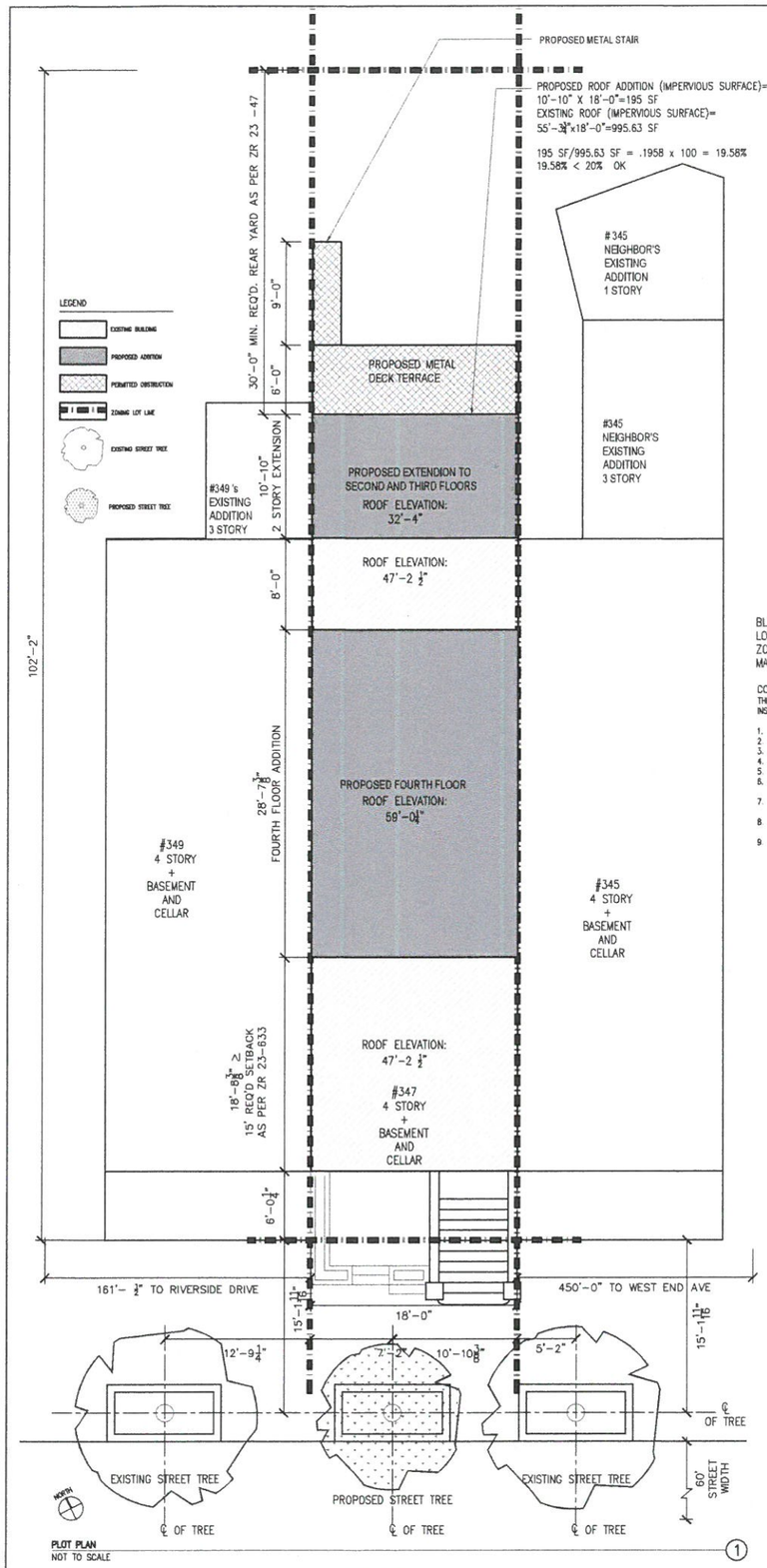


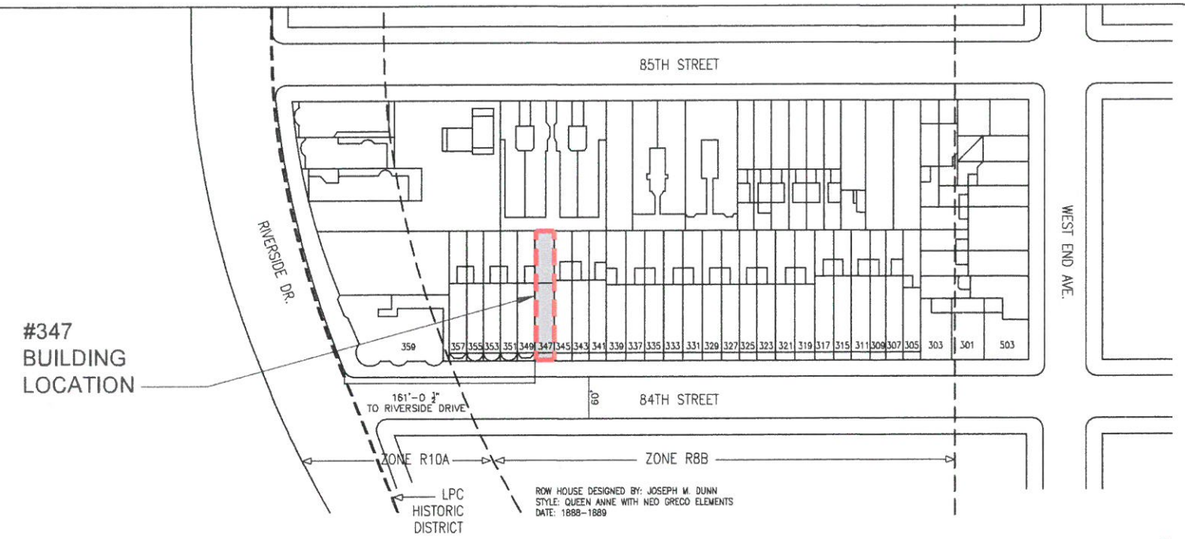


AXONOMETRIC DIAGRAMS
NOT SCALE



PLOT PLAN
NOT TO SCALE

1



BLOCK PLAN
NOT TO SCALE

2

BLOCK: 1246
LOT: 14
ZONE: R8B
MAP: 5D

CONTROLLED INSPECTIONS
THE FOLLOWING ITEMS ARE SUBJECT TO CONTROLLED INSPECTION.

1. STRUCTURAL STEEL – WELDING BC 1704.3.1
2. SOILS – SITE PREPARATION BC 1704.7.1
3. CONCRETE-CAST IN PLACE BC 1704.4
4. MASONRY BC 1704.5
5. MECHANICAL SYSTEMS BC 1704.15
6. STRUCTURAL SAFETY–STRUCTURAL STABILITY BC 1704.19
7. FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS BC 1704.25
8. FIRE-RESISTANCE RATED CONSTRUCTION BC 109.3.4
9. ENERGY CODE COMPLIANCE INSPECTIONS BC 109.3.5
   A. INSULATION PLACEMENT AND R VALUES (IA2)(IIA2)
   B. FENESTRATION THERMAL VALUES AND RATINGS (IA3)(IIA3)
   C. FENESTRATION RATINGS FOR AIR LEAKAGE (IA4)(IIA4)
   D .FENESTRATION AREAS (IA5)(IIA5)
   E. AIR SEALING AND INSULATION–VISUAL (IA6)(IIA6)
   F. AIR SEALING AND INSULATION – TESTING (IA7)
   G. HVAC AND SERVICE WATER HEATING EQUIPMENT (IB3)(IIB3)
   H. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS (IB4)(IIB4)
   I. DUCT PLENUM AND PIPING INSULATION AND SEALING (IB5)(IIB5)
   J. DUCT LEAKAGE TESTING (IB6)(IIB6)
   K. LIGHTING IN DWELLING UNITS (IC2)(IIC2)
   L. INTERIOR LIGHTING POWER (IIC3)
   M. LIGHTING CONTROLS (IIC5)
   N. MAINTENANCE INFORMATION (ID1)(IID1)
   O. PERMANENT CERTIFICATE (ID2)

GENERAL NOTES

1. SCOPE OF WORK: CONVERSION OF EXISTING MULTIPLE DWELLING TO TWO FAMILY; REAR YARD ADDITION. PLUMBING, STRUCTURAL, HVAC AND PARTITION WORK. NEW CERTIFICATE OF OCCUPANCY TO BE OBTAINED UPON COMPLETION OF PROJECT.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES FOR INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.

4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.

5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

8. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).

9. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

11. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR CERTIFICATE OF OCCUPANCY, AND SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

12. ALL NEW WINDOWS SHALL BE DOUBLE GLAZED.

13. EXISTING FOUNDATION TO REMAIN.

14. NO ONE TO OCCUPY BUILDING DURING DEMOLITION AND CONSTRUCTION.

15. PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA (SFHA) .

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.

2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.

6. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.

7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AN REGULATIONS.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

9. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

10. SEQUENCE OF DEMOLITION: INTERIOR DEMOLITION TO BEGIN AT HIGHEST LEVEL DOWN TO SUB CELLAR

CARBON MONOXIDE DETECTOR NOTES

1. CARBON MONOXIDE DETECTION DEVICES SHALL CONFORM TO LOCAL LAW 7 OF 2004, DOB RULES 1 RNCY 28-02 AND BUILDING CODE REFERENCE STANDARD 17-13 AND 17-14.

2. CARBON MONOXIDE DETECTION DEVICES SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

3. SUCH DEVICES SHALL BE LOCATED WITHIN 15 FEET OF ANY ROOM USED FOR SLEEPING PURPOSES, AS PER CHAPTER 28 OF THE RULES AND REGULATIONS.

4. ALL CARBON MONOXIDE DETECTION DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTO-ELECTRIC TYPE.

SMOKE DETECTING DEVICES

1. SMOKE DETECTING DEVICES SHALL CONFORM TO SUBCHAPTER 17, ARTICLE 6 OF THE BUILDING CODE.

2. SMOKE DETECTING DEVICES SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING. THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

3. ALL SMOKE DETECTING DEVICES SHALL BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY. NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS PROVISION UNLESS IT IS OF EITHER THE IONIZATION OR PHOTOELECTRIC TYPE.

PLUMBING AND DRAINAGE NOTES

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

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

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

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

5. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

HOUSING MAINTENANCE CODE NOTES

1. OWNER TO MAINTAIN PAINT OR OTHER WALL COVERING IN ALL TENANT-OCCUPIED SPACES, AS PER D26-12.01.

2. OWNER TO MAINTAIN PAINTING OF EXTERIOR WINDOW FRAMES AND SASHES BY REPAINTING WITH AT LEAST ONE COAT OF PAINT EVERY FIVE YEARS, AS PER D26-21.03A.

3. OWNER SHALL KEEP PREMISES FREE FROM RODENTS, INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENTS, INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENT AND INSECT AND OTHER PEST LIFE, AS PER D26-13.03.

4. OWNER TO PROVIDE FOR THE REGULAR COLLECTION OF WASTE MATTER AND SHALL NOT PERMIT ANY TYPE OF WASTE MATTER TO ACCUMULATE SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD, AS PER D26-14.07.

5. OWNER SHALL MAINTAIN A SUPPLY OF PURE WATER SUFFICIENT IN QUANTITY AND IN PRESSURE TO DEEP ALL PLUMBING FIXTURES ADEQUATELY SUPPLIED FOR THEIR SANITARY MAINTENANCE, AS PER D26-15.01. ALSO, OWNER SHALL PROVIDE PROPER APPLIANCES TO RECEIVE AND DISTRIBUTE AN ADEQUATE SUPPLY OF WATER AT ALL HOURS, AS PER D26-15.03.

6. OWNER SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE PLUMBING AND DRAINAGE SYSTEM, AS PER D26-16.01. ALSO, THE OWNER SHALL MAINTAIN THE GRADE OF ROOFS AND ALL OPEN SPACES ON THE LOT, AND SHALL MAINTAIN UNOBSTRUCTED DRAINAGE FROM THESE AREAS THROUGH A DRAIN CONNECTED TO A STREET STORM-WATER MAIN, AS PER D26-16.03.

7. OWNER SHALL PROVIDE HEAT FROM A CENTRAL HEATING SYSTEM, SHALL MAINTAIN REQUIRED TEMPERATURES DURING THE PERIOD FORM OCTOBER 1 THROUGH MAY 31, AS PER D26-17.01 AND 17.03. IF A BREAKDOWN OF THE HEATING SYSTEM IS TO OCCUR, THE OWNER SHALL PROVIDE INSPECTIONS OF THE HEATING SYSTEM A PER THE REQUIREMENTS OF D26-17.05.

8. HOT WATER SHALL BE SUPPLIED BETWEEN THE HOURS OF SIX A.M. AND MIDNIGHT AT A CONSTANT TEMPERATURE OF 120 DEGREES FAHRENHEIT, AS PER THE REQUIREMENTS OF D26-17.07.

9. OWNER SHALL EQUIP ALL DWELLINGS FOR LIGHTING BY ELECTRICITY, AND SHALL PROVIDE AND MAINTAIN LIGHT FIXTURES FOR ALL PUBLIC PARTS IN A DWELLING AND FOR ALL ROOMS, AS PER D26-19.01.

10. PEEPHOLES OR OTHER MEANS OF VIEWING THE ENTRANCE AREA TO BE PROVIDED AS PER THE REQUIREMENTS OF D26-20.01.

11. LIGHTING AND VENTILATION SHALL MEET THE REQUIREMENTS OF D26-30.11 WITH REGARD TO THE NUMBER AND TYPE OF WINDOWS REQUIRED AND THE SIZE OF REQUIRED WINDOWS.

TENANTS SAFETY PLAN

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.

3. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

4. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

5. DUST CONTROL: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.

6. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.

7. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.

8. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOOR. CONTRACTOR WILL LIMIT TO THE MINIMAL THE AMOUNT OF DUST, DIRT, OR OTHER SUCH INCONVENIENCES CREATED TO ALL OTHER AREAS WITHIN THE BUILDING.

9. THERE WILL BE NO ONE OCCUPYING THE PROPOSED CONSTRUCTION FLOOR TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.

NOTES:
SURVEY AND ZONING EXHIBITS TO BE PROVIDED PRIOR TO COMPLETION OF CERTIFICATE OF OCCUPANCY

APPROVAL OF LANDMARKS PRESERVATION COMMISSION TO BE OBTAINED PRIOR TO DEPARTMENT OF BUILDINGS APPROVAL.

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DRAWING LEGEND

A-001.00	COVER SHEET
A-002.00	ZONING NOTES
DM-001.00	EXISTING FLOOR PLANS CELLAR AND BASEMENT
DM-002.00	EXISTING FLOOR PLANS 1ST AND 2ND FLOORS
DM-003.00	EXISTING FLOOR PLANS 3RD FLOOR AND ROOF LEVEL
A-101.00	PROPOSED FLOOR PLANS CELLAR AND BASEMENT
A-102.00	PROPOSED FLOOR PLANS 1ST AND 2ND FLOORS
A-103.00	PROPOSED FLOOR PLANS 3RD AND 4TH FLOOR
A-104.00	PROPOSED FLOOR PLANS ROOF
A-200.00	EXISTING AND PROPOSED FRONT FACADES
A-201.00	EXISTING REAR FACADE
A-202.00	PROPOSED REAR FACADE
A.203.00	PROPOSED SIDE ELEVATION
A-300.00	STEEL WINDOWS
A-301.00	WOOD WINDOWS AND STEEL/WOOD WINDOW DETAILS
A-400.00	PROPOSED BUILDING SECTION
A-500.00	HISTORIC DISTRICT MAP & FRONT FACADE PHOTOS
A-501.00	PHOTOS OF REAR ELEVATION
A-502.00	BASEMENT ADDITION
A-503.00	PHOTOS OF MOCKUP
A-504.00	RENDERINGS

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST,
NEW YORK, NY 10024

COVER SHEET

DATE: 05/18/15
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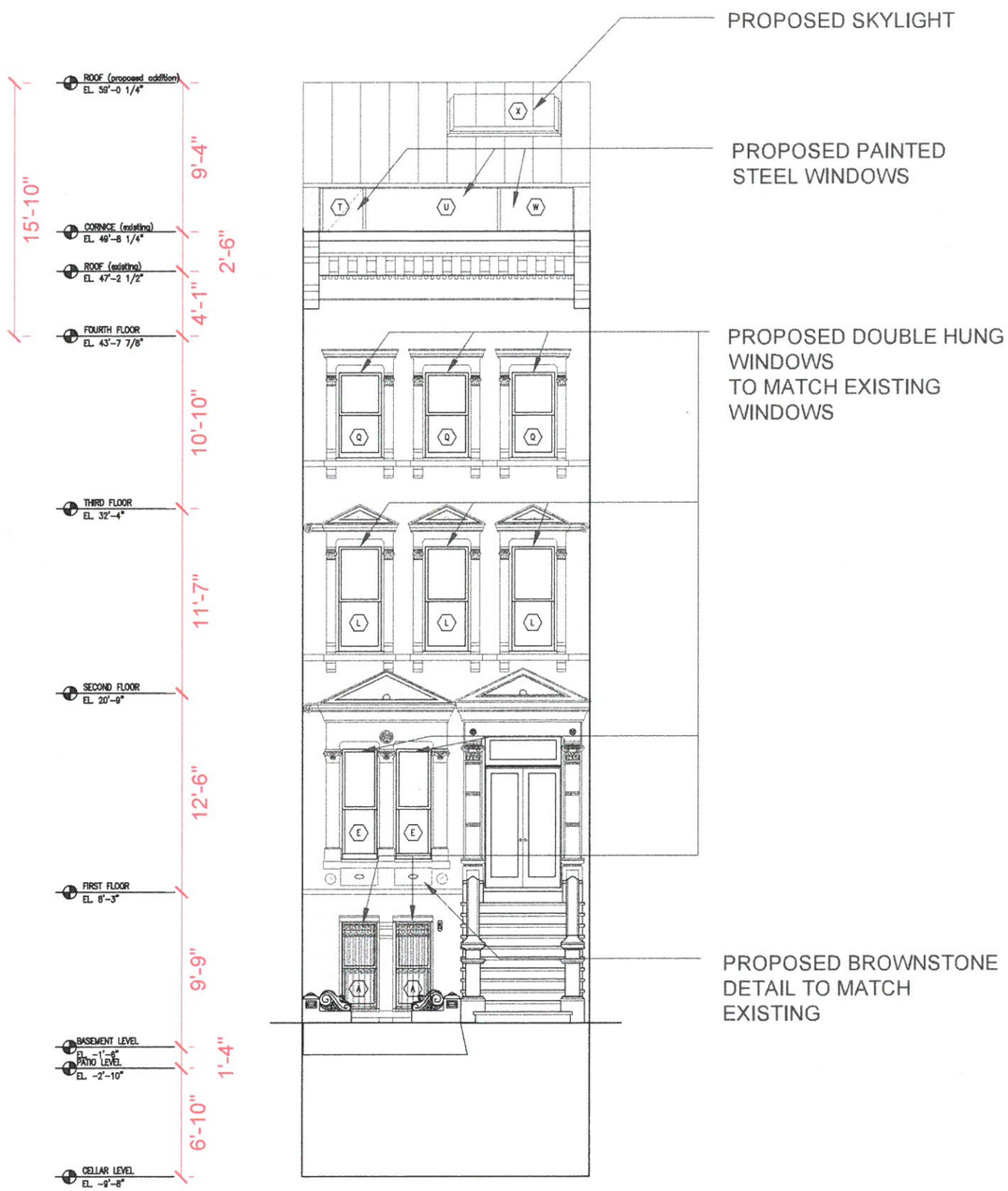
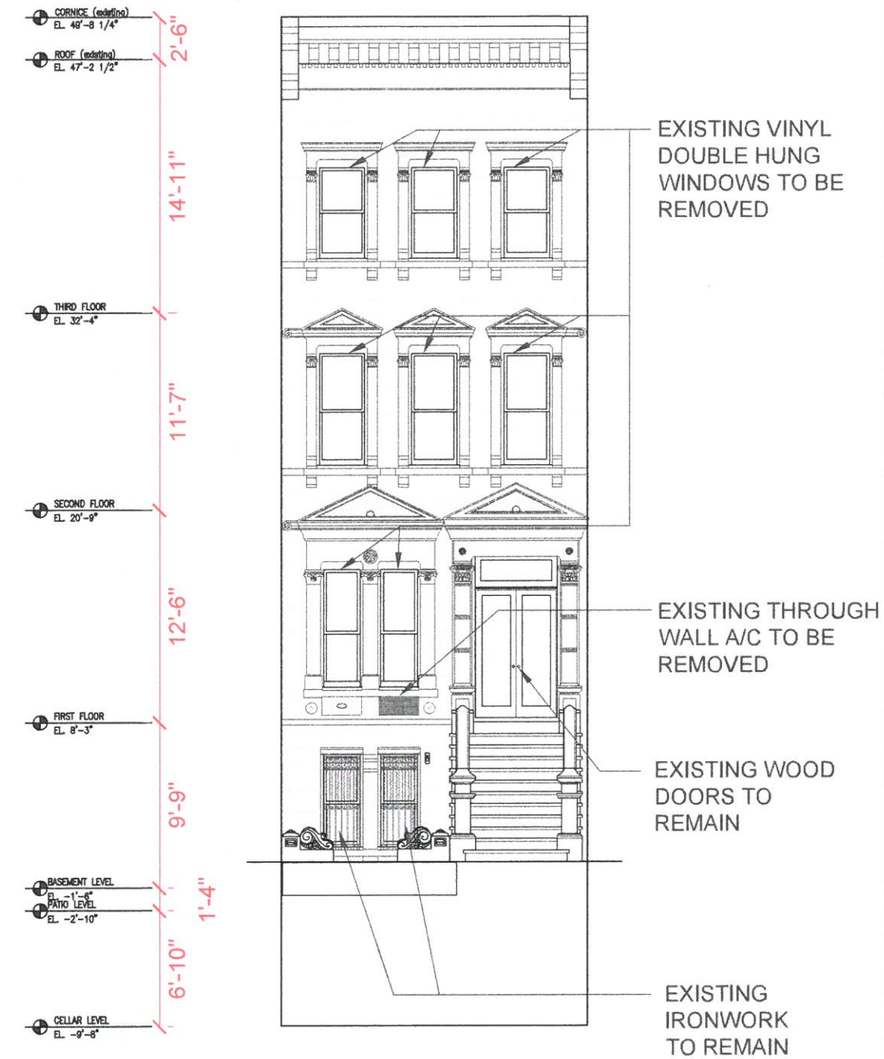


PROPOSED FRONT ELEVATION
1/4"=1'-0" (2)



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

ISSUES AND REVISIONS

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05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST,
NEW YORK, NY 10024

EXISTING BUILDING FACADE

DATE: 05/18/15
PROJECT No.:
DRAWING BY: DO
CHK BY: FR
DWG No:
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EXISTING REAR ELEVATION
1/4"=1'-0"

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EXISTING REAR FACADE

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

1

ISSUES AND REVISIONS

DATE	ISSUE
8.18.14	CLIENT REVIEW
9.17.14	CLIENT REVIEW
10.02.14	CLIENT REVIEW
11.05.14	CLIENT REVIEW
12.15.14	DOB REVIEW
02.25.15	LPC REVIEW
05.05.15	LPC REVIEW
03.18.15	DOB REVIEW
05.15.15	DOB REVIEW

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PROPOSED REAR FACADE

DATE: 05/15/15
PROJECT No:
DRAWING BY: DD
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DWG No:

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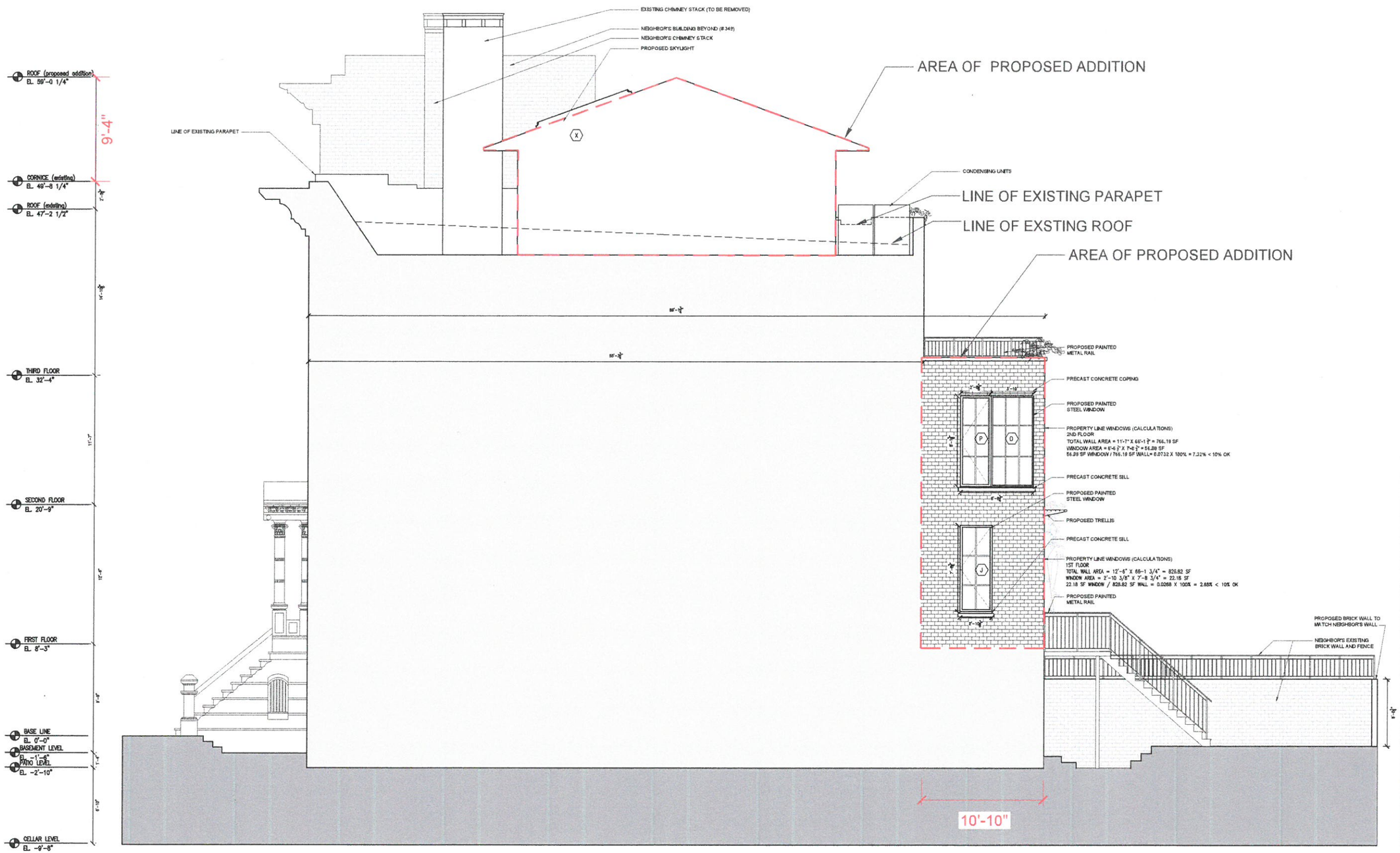

PROPOSED SIDE ELEVATION
1/4"=1'-0"

1

ISSUES AND REVISIONS

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PROPOSED BUILDING ELEVATION

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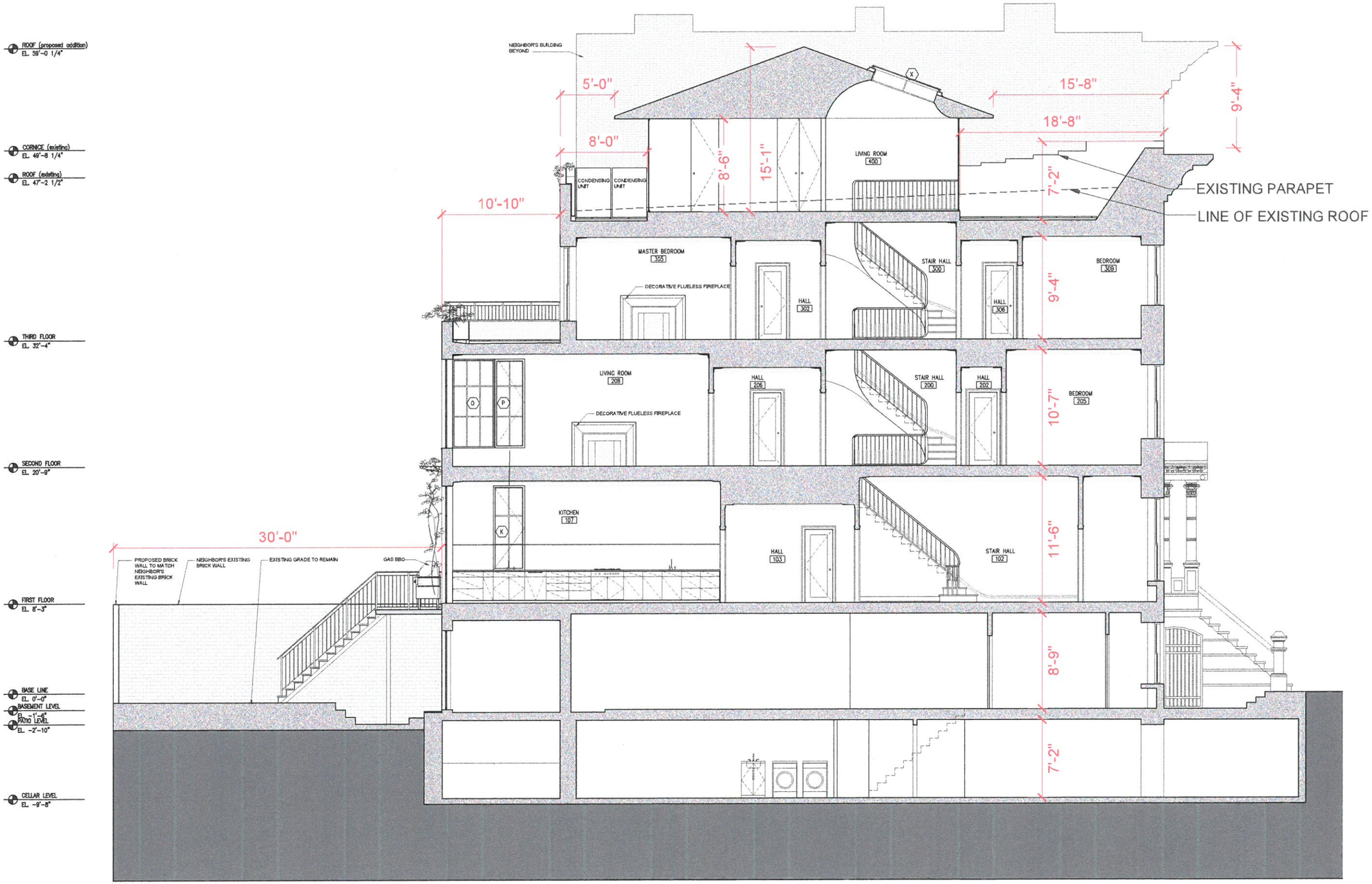

PROPOSED BUILDING SECTION
1/4"=1'-0"

1

ISSUES AND REVISIONS

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PROPOSED BUILDING SECTION

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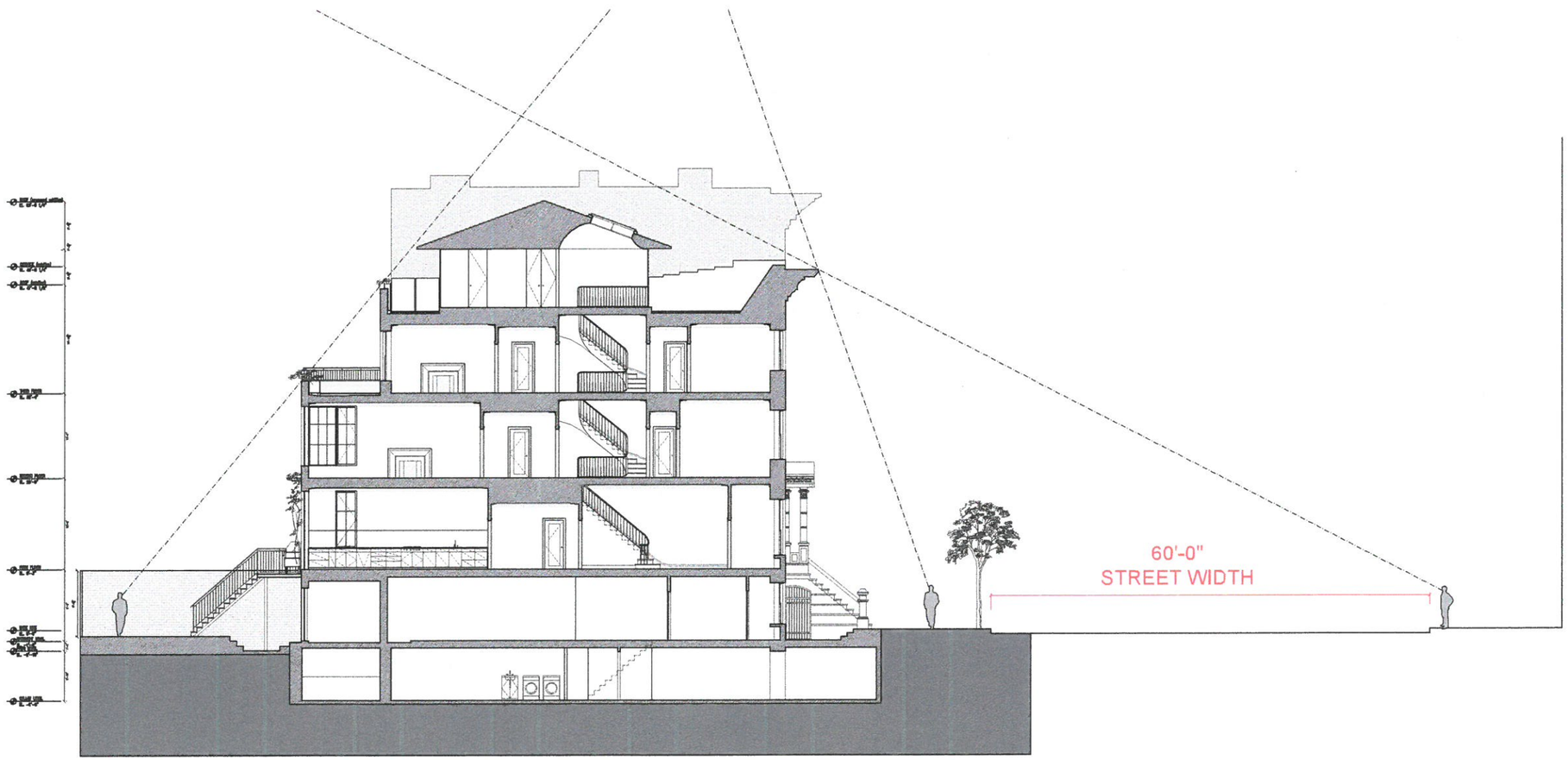

SIGHT LINES DIAGRAM
1/8"=1'-0"

1

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

SIGHT LINES DIAGRAM

DATE: 05/18/15
PROJECT No:
DRAWING BY: DO
CHK BY: FR
DWG No:

A-401.00

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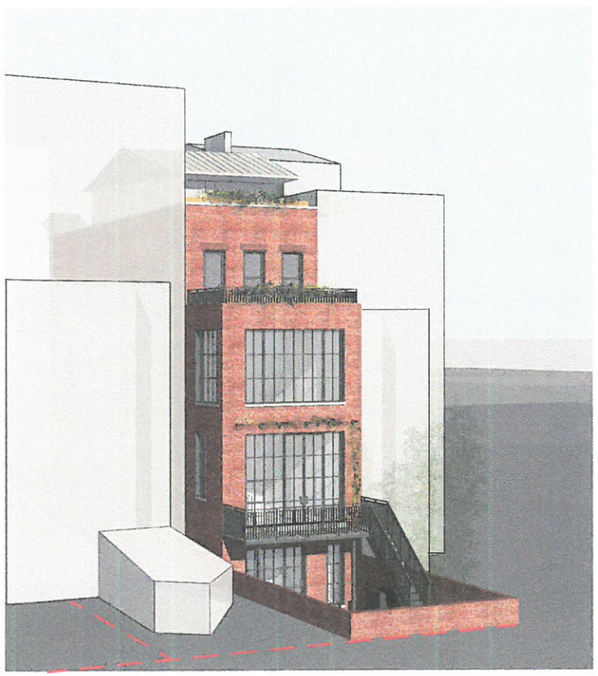

RENDER OF PROPOSED REAR FACADE
NTS
(2)

RENDER OF PROPOSED REAR FACADE
NTS
(1)

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

RENDERS

DATE: 05/18/15
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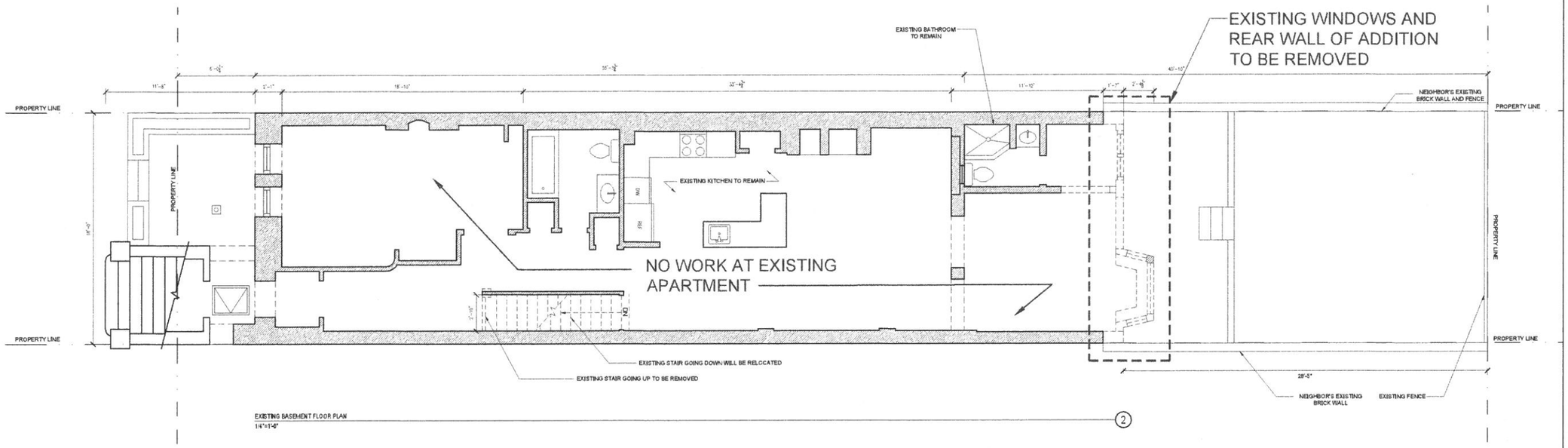
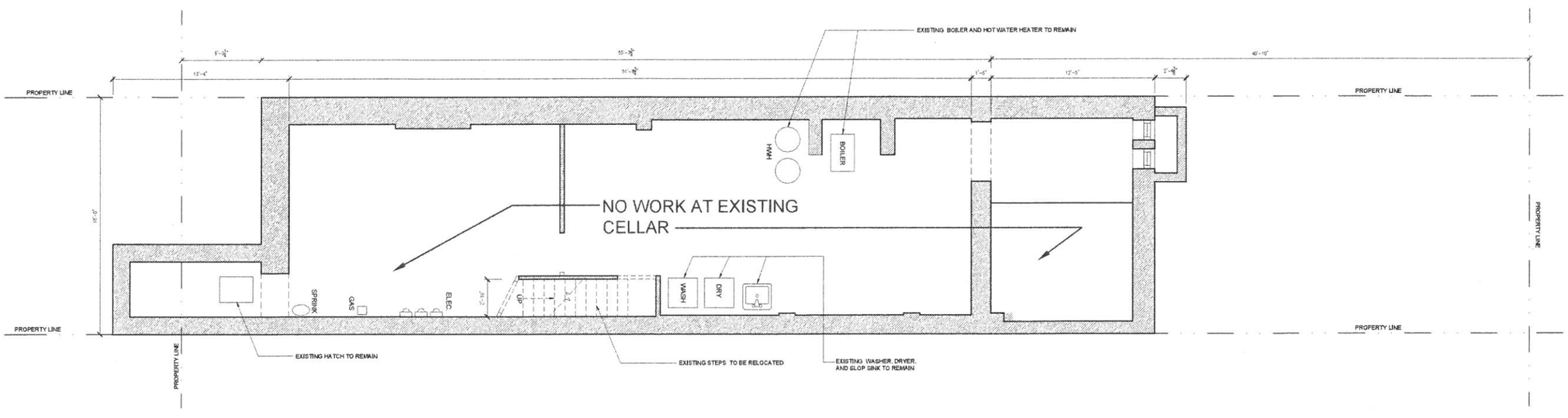


EXISTING BASEMENT FLOOR PLAN
1/4"=1'-0" (2)



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

LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

EXISTING FLOOR PLANS
CELLAR AND BASEMENT

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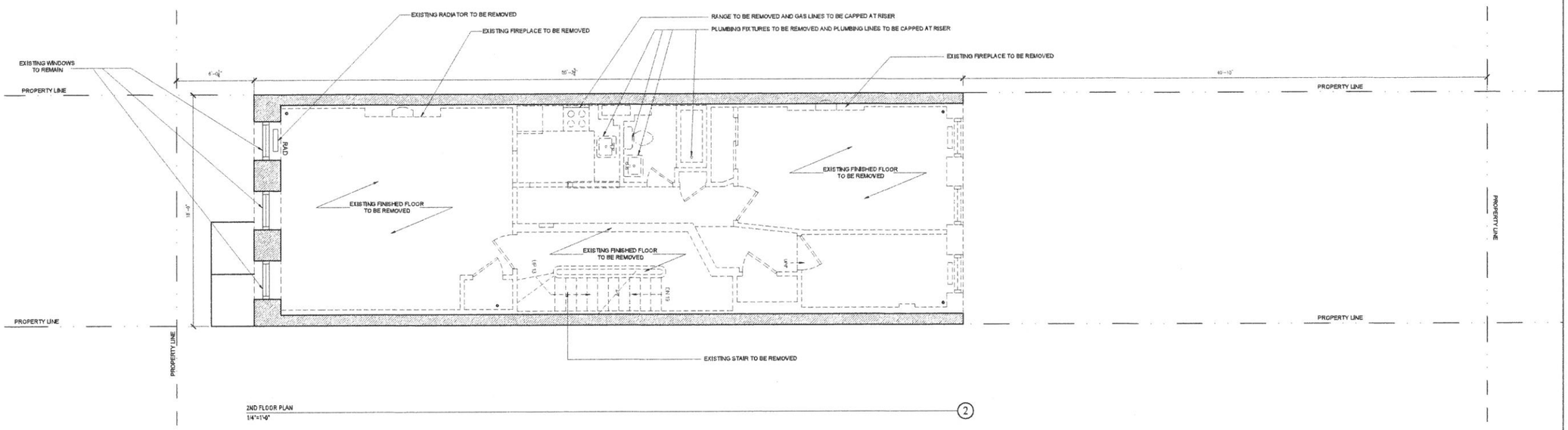
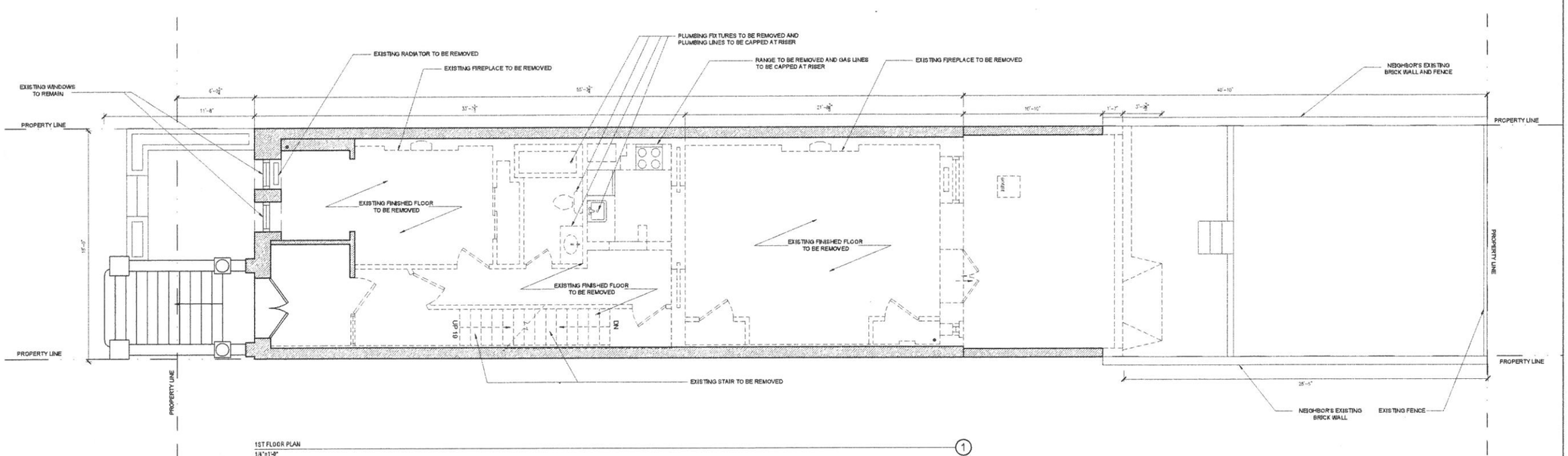


2ND FLOOR PLAN
1/4"=1'-0"
2



1ST FLOOR PLAN
1/4"=1'-0"
1

LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

EXISTING FLOOR PLANS
1ST AND 2ND FLOORS

DATE: 05/18/15
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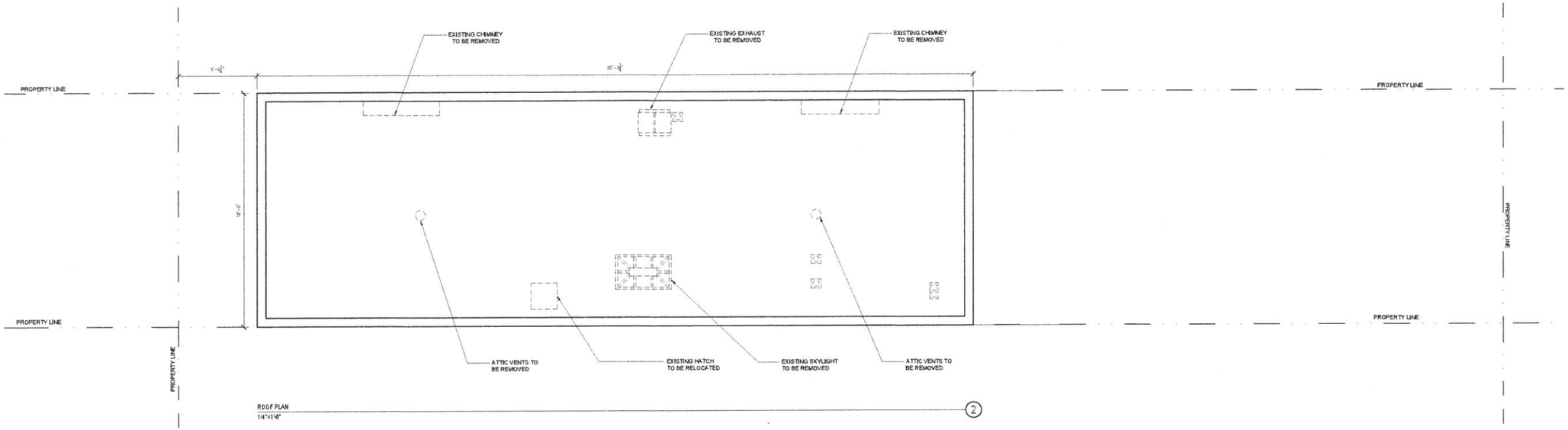
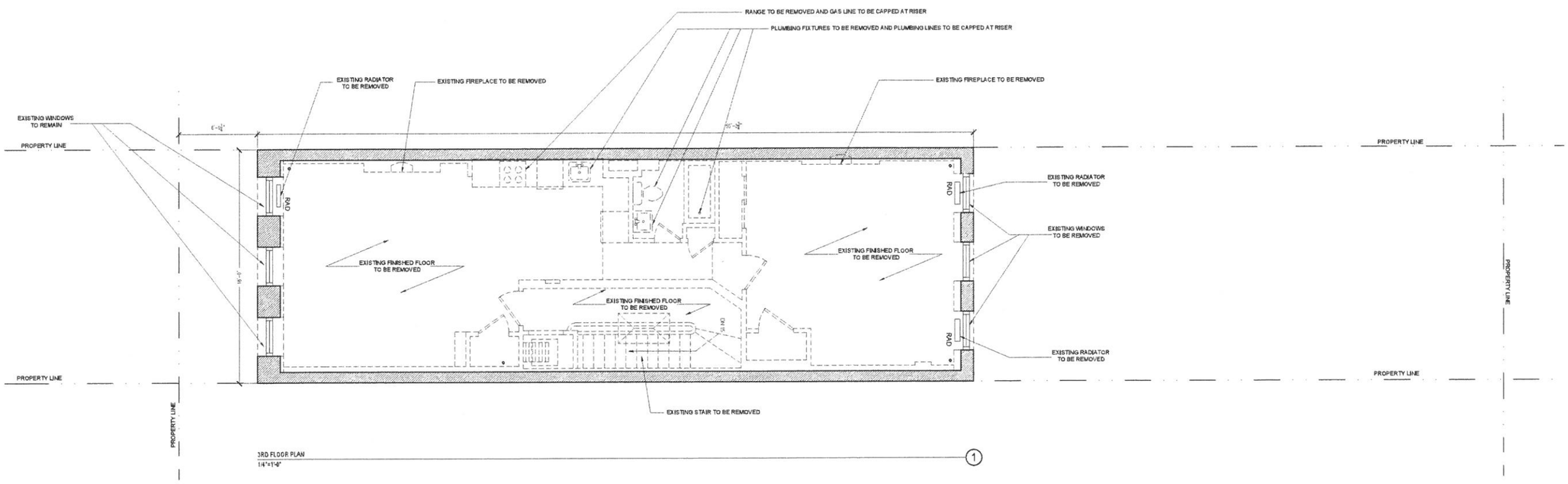


ROOF PLAN
1/4"=1'-0"
2



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

LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

EXISTING FLOOR PLANS
3RD FLOOR AND ROOF LEVEL

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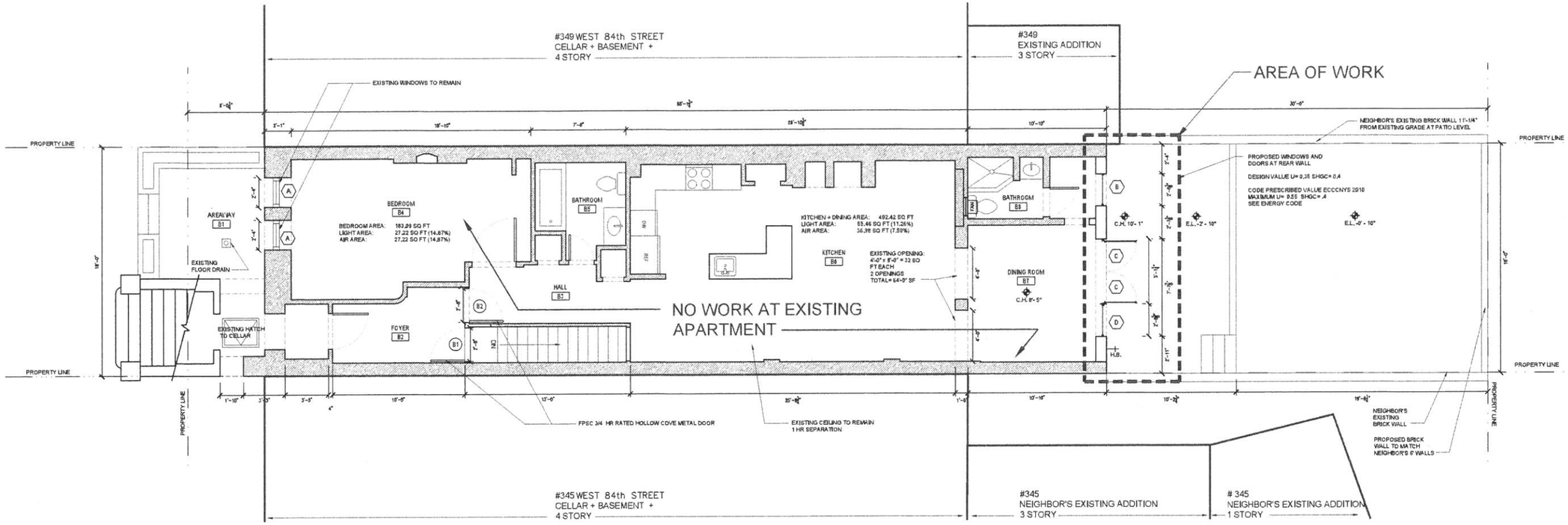
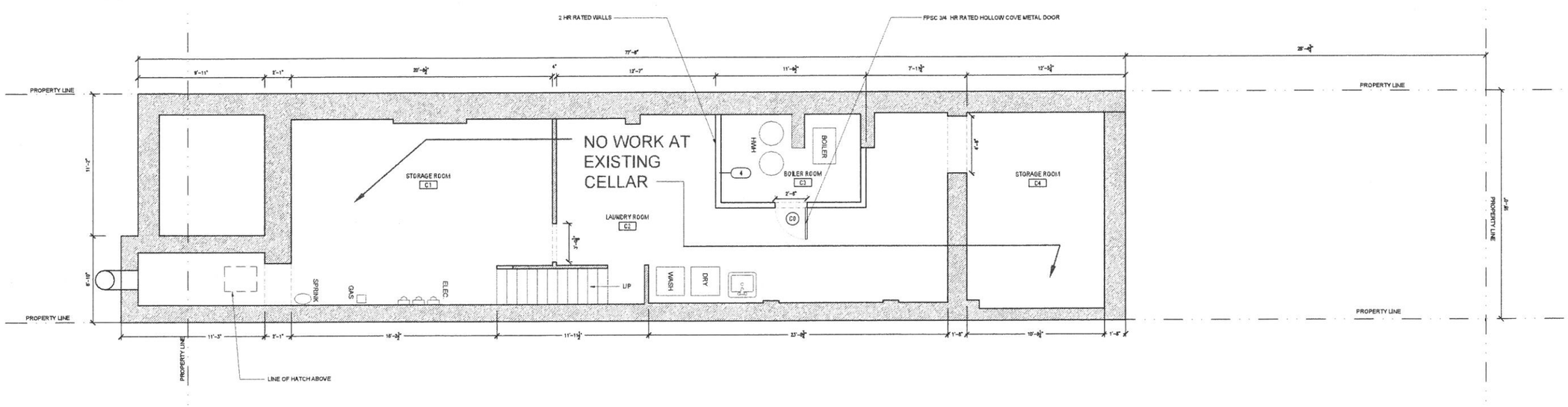


BASEMENT LEVEL PLAN
1/4"=1'-0"



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

LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.19.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PROPOSED FLOOR PLANS
CELLAR AND BASEMENT

DATE: 05/19/15
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CHK BY: FR
DWG No:

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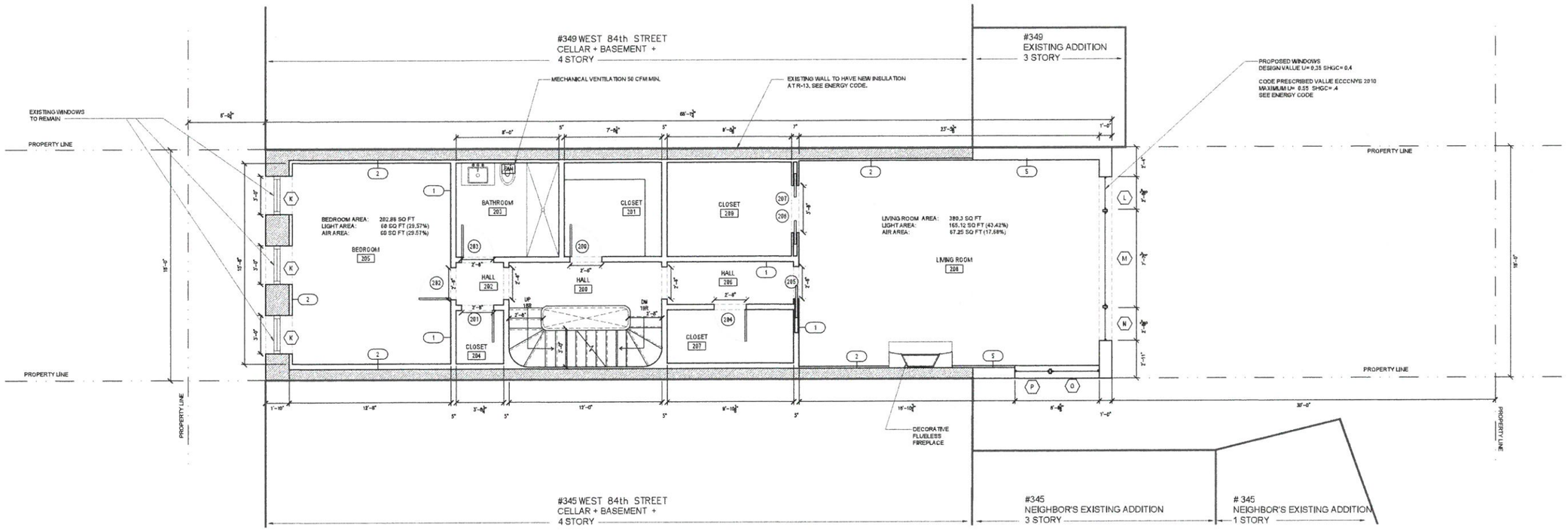
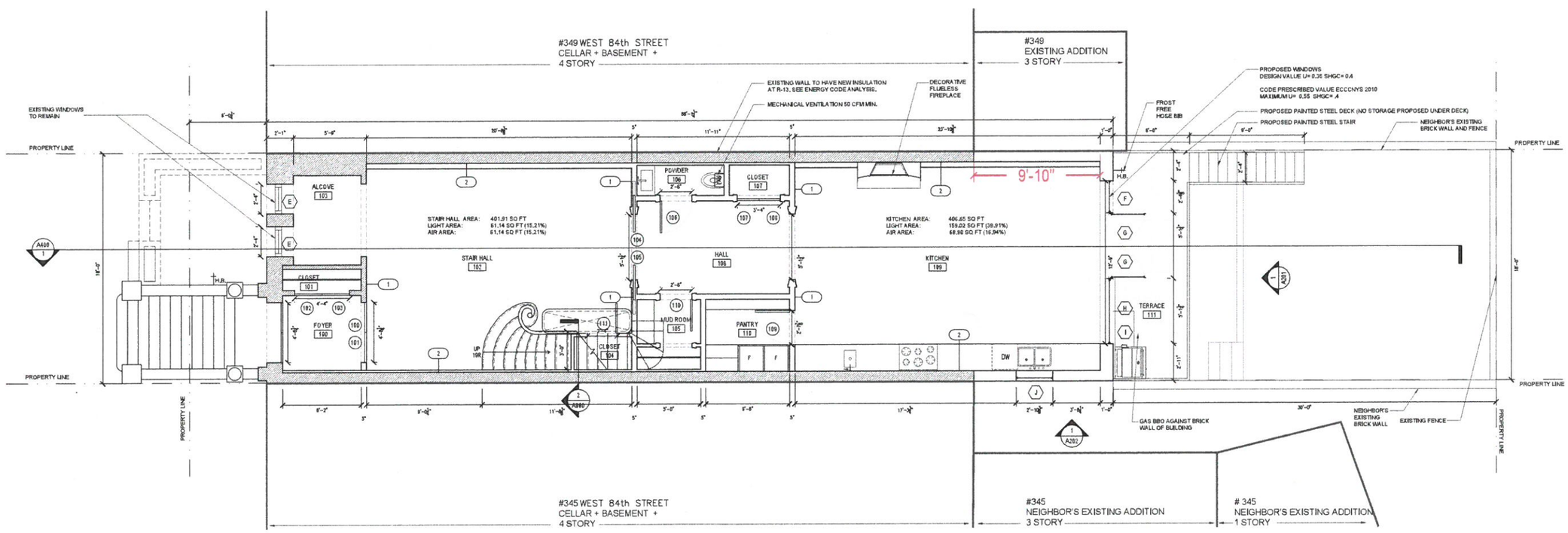


2ND FLOOR PLAN
1/4"=1'-0"



1ST FLOOR PLAN
1/4"=1'-0"

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LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PROPOSED FLOOR PLANS
1ST AND 2ND FLOORS

DATE: 05/18/15
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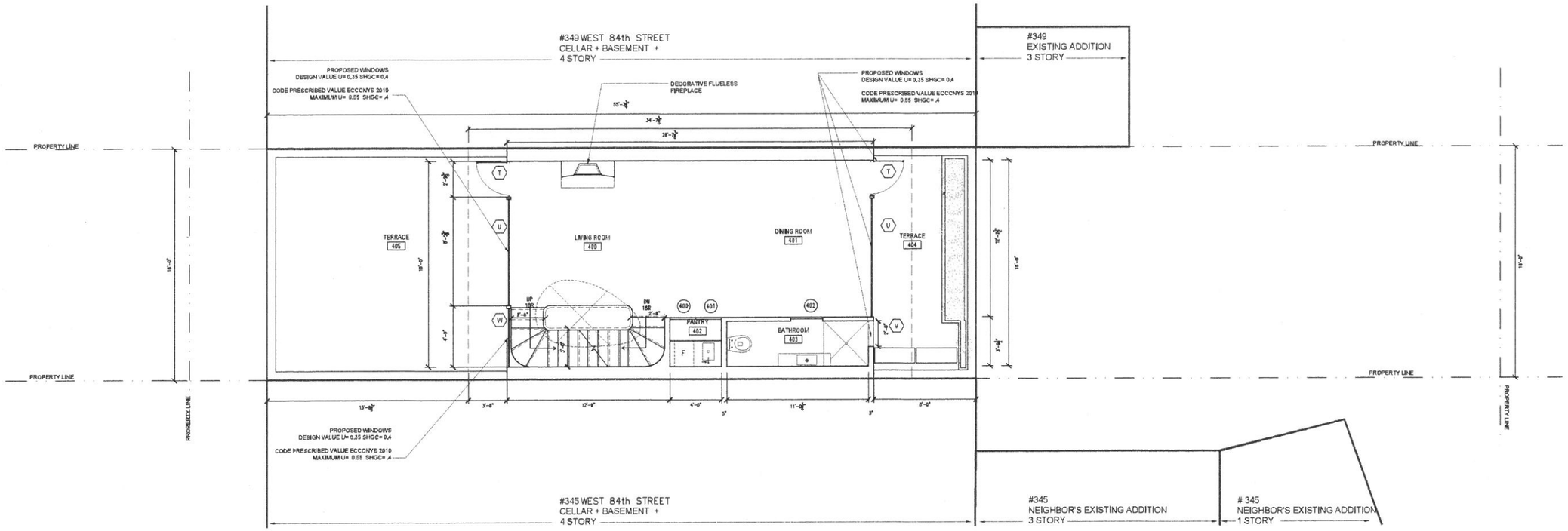
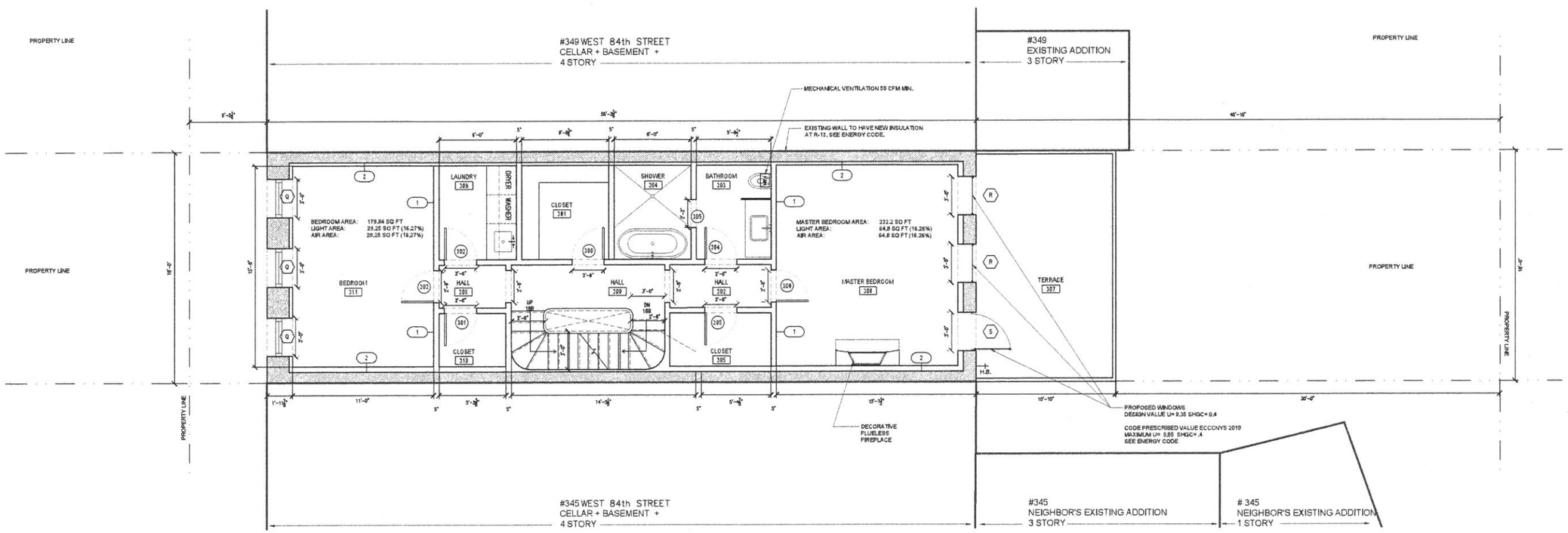


4TH FLOOR PLAN
1/4"=1'-0"

2



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

1

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LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PROPOSED FLOOR PLANS
3RD AND 4TH FLOORS

DATE: 05/18/15
PROJECT No:
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CHK BY: FR
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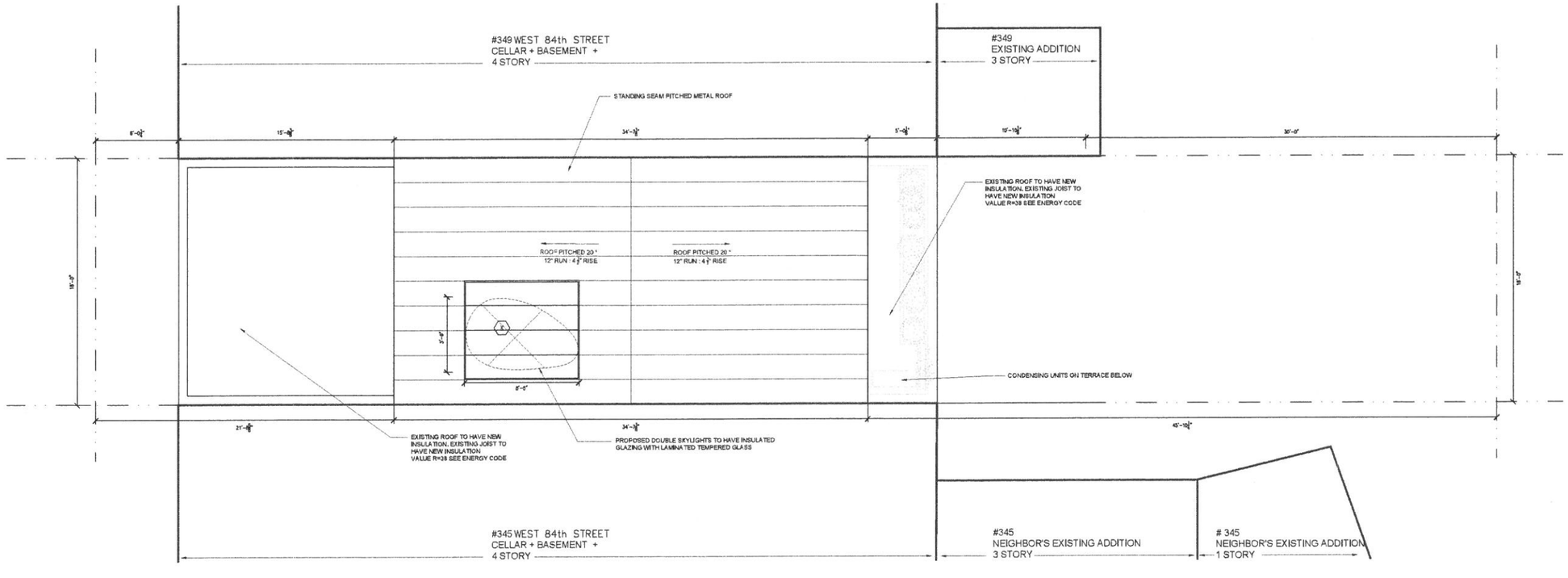

ROOF PLAN
1/4"=1'-0"

1

LEGEND

- EXISTING CONSTRUCTION
- WALLS TO BE REMOVED
- NEW CONSTRUCTION
- PROPERTY LINE

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PROPOSED FLOOR PLANS
ROOF PLAN

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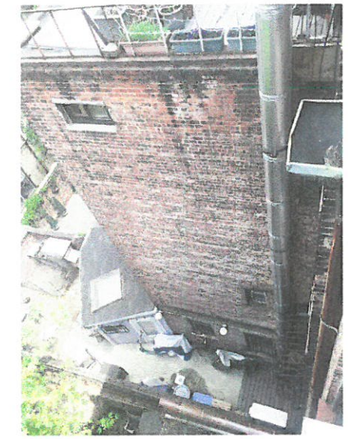
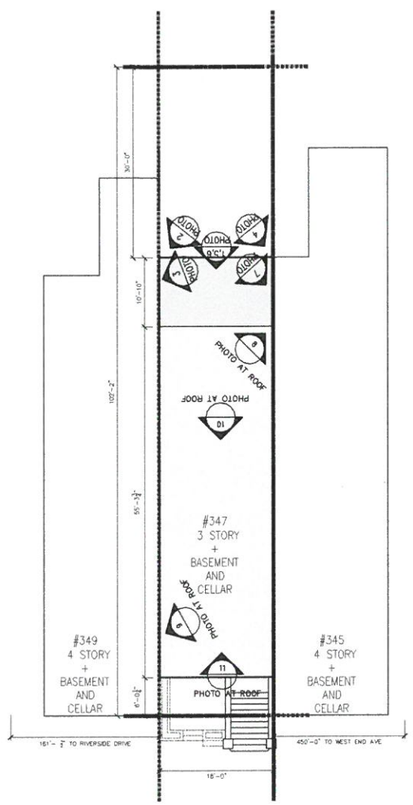
VIEW AT ROOFTOP LEVEL LOOKING SOUTH (11)
NTS

VIEW AT ROOFTOP LEVEL LOOKING NORTH (10)
NTS

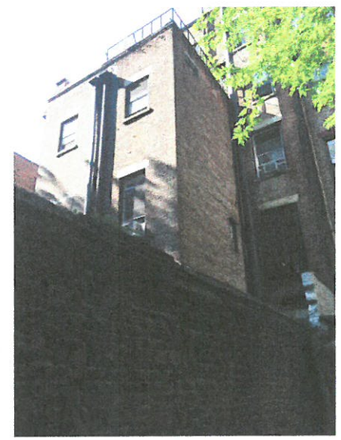
VIEW AT ROOFTOP LEVEL OF NEIGHBORING BUILDING 347 (9)
NTS



REAR VIEW OF NEIGHBORING BUILDING ADDITION ON EAST SIDE (8)
NTS



PLOT PLAN (4)
3/32" = 1'-0"



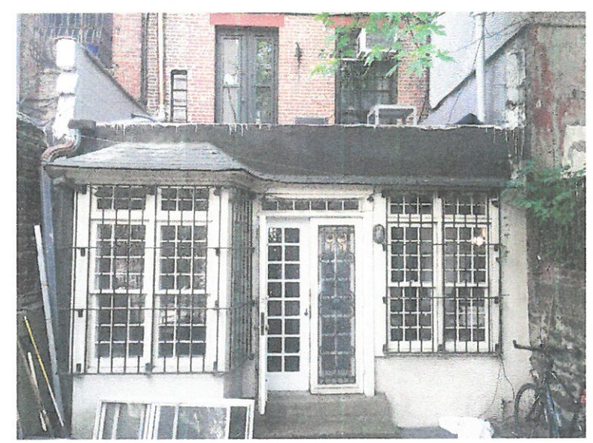
REAR VIEW OF NEIGHBORING BUILDING AND ADDITION ON EAST SIDE (7)
NTS

REAR VIEW OF 1ST, 2ND, AND 3RD FLOORS (6)
NTS

REAR FACADE (5)
NTS

REAR VIEW OF NEIGHBORING BUILDING AND ADDITION ON WEST SIDE (3)
NTS

REAR VIEW OF NEIGHBORING BUILDING AND ADDITION ON WEST SIDE (2)
NTS



VIEW OF REAR ELEVATION AT THE BASEMENT LEVEL ADDITION (1)
NTS

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ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PHOTOS OF REAR ELEVATION

DATE: 05/18/15
PROJECT No:
DRAWING BY: DO
CHK BY: FR
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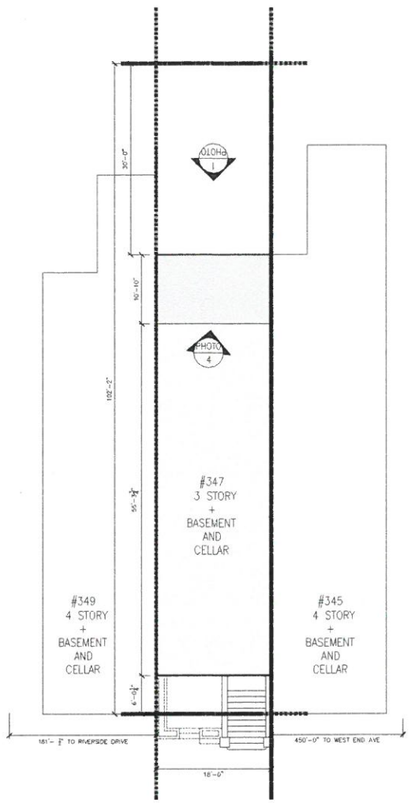


PLOT PLAN
3/32" = 1'-0"
6

Form 34-C (Rev. 4/62)-8032 400805/62) 114

BC

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

Date December 12, 1969 No. 68324

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 65304 Temp. & AMENDS C.O.59256

THIS CERTIFIES that the ~~new~~ altered ~~erected~~ building—premises located at 347 West 84th Street Block 1246 Lot 14

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the west side of West 84th Street distant 450 feet West from the corner formed by the intersection of West End Avenue and West 84th Street

running thence north 102'-2" feet; thence west 18 feet;

thence south 102'-2" feet; thence east 18 feet;

running thence ..... feet; thence ..... feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Alt.~~ Alt. No.— 730-1965 Construction classification— Class 3 Nonfireproof

Occupancy classification Heretofore Converted . Height Bsmt. & 3 stories, 48 feet.

Date of completion— November 26, 1969 Located in R 8 Zoning District.

at time of issuance of permit July 2, 1965

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
and The City Planning Commission: (Calendar number to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces .....

Off-Street Loading Berths .....

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.			Boiler room.
Bsmt.) 1st) to) 3rd) incl.)			One (1) apartment on each story.
			FIRE DEPARTMENT APPROVAL: Sprinkler System-December 8, 1959.
		NOTE:	This is an AMENDED Certificate of Occupancy issued for change in number of rooms on Basement floor.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE UNDER SECTION 302 OF THE CITY'S FIRE PREVENTION LAW.

OFFICE COPY—DEPARTMENT OF BUILDINGS: THIS CERTIFICATE MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.

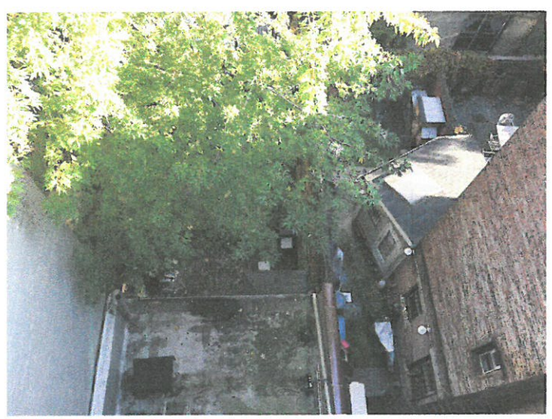
Borough Superintendent

PERMISSIBLE USE AND OCCUPANCY (continued)

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE

Borough Superintendent

CERTIFICATE OF OCCUPANCY, BASEMENT LEVEL ADDITION 1969
NTS
5



DETAIL OF WINDOW AT BASEMENT LEVEL ADDITION
NTS
4

DETAIL OF WINDOW AT BASEMENT LEVEL ADDITION
NTS
3

DETAIL OF WINDOW AT BASEMENT LEVEL ADDITION
NTS
2

VIEW OF REAR ELEVATION AT THE BASEMENT LEVEL ADDITION
NTS
1

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

BASEMENT ADDITION

DATE: 05/18/15
PROJECT No:
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DWG No:

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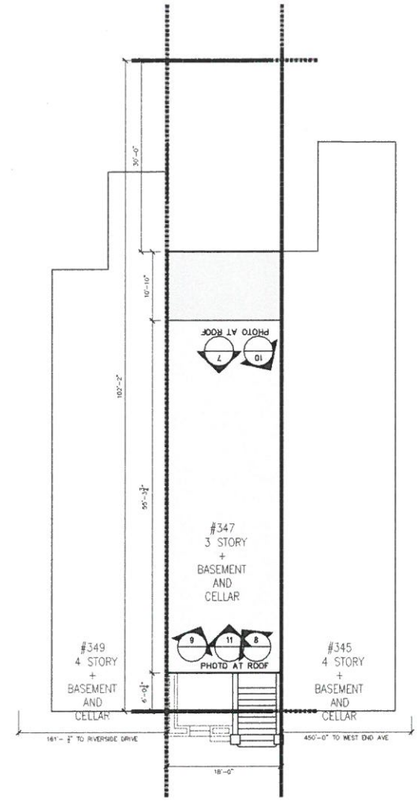
PHOTO OF MOCK UP LOOKING NORTHEAST
NTS
11

PHOTO OF MOCKUP LOOKING SOUTHEAST
NTS
10

PHOTO OF MOCKUP LOOKING NORTH
NTS
9

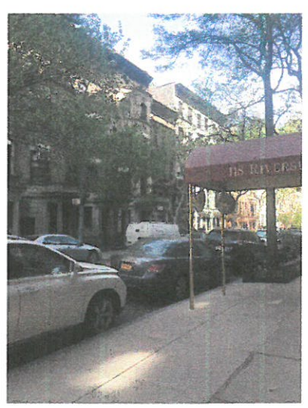
PHOTO OF MOCKUP LOOKING NORTHWEST
NTS
8

PHOTO OF MOCKUP LOOKING SOUTH
NTS
7



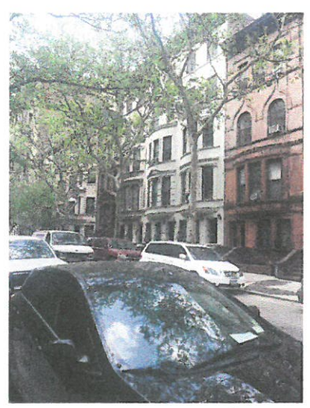
PLOT PLAN
3/32" = 1'-0"
6

VIEW FROM 85TH STREET – MOCKUP VISIBLE THROUGH ALLEYWAY
NTS
5

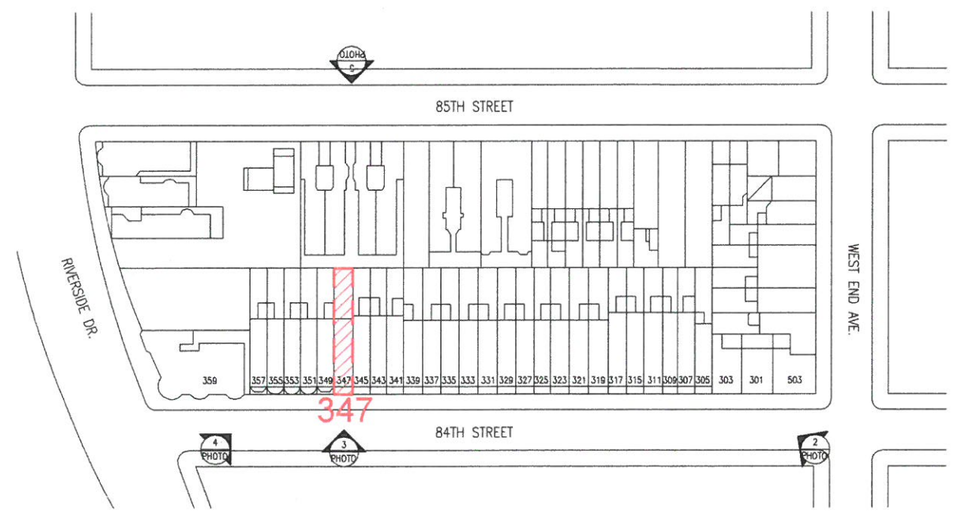


VIEW FROM CORNER OF 84TH & RIVERSIDE DR. – MOCK UP NOT VISIBLE
NTS
4

FRONT FACADE – MOCKUP NOT VISIBLE
NTS
3



CORNER OF 84TH & WEST END AVE LOOKING WEST – MOCKUP NOT VISIBLE
NTS
2



BLOCK PLAN
NTS
1

ISSUES AND REVISIONS

DATE	ISSUE
05.18.15	LPC REVIEW

PROJECT:
STALLBAUMER KAPLAN RESIDENCE
347 WEST 84TH ST.
NEW YORK, NY 10024

PHOTOS OF MOCKUP

DATE: 05/18/15
PROJECT No:
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CHK BY: FR
DWG No:

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