

ALTERATION
37 CHARLES STREET NY, NY 10014
CHANGE IN USE/ALTERATION SINGLE FAMILY RESIDENCE

NO.	ISSUE/DESCRIPTION	DATE
1	LPC PRESENTATION	10.23.2012

EXISTING STREET FACADE LOOKING NORTH



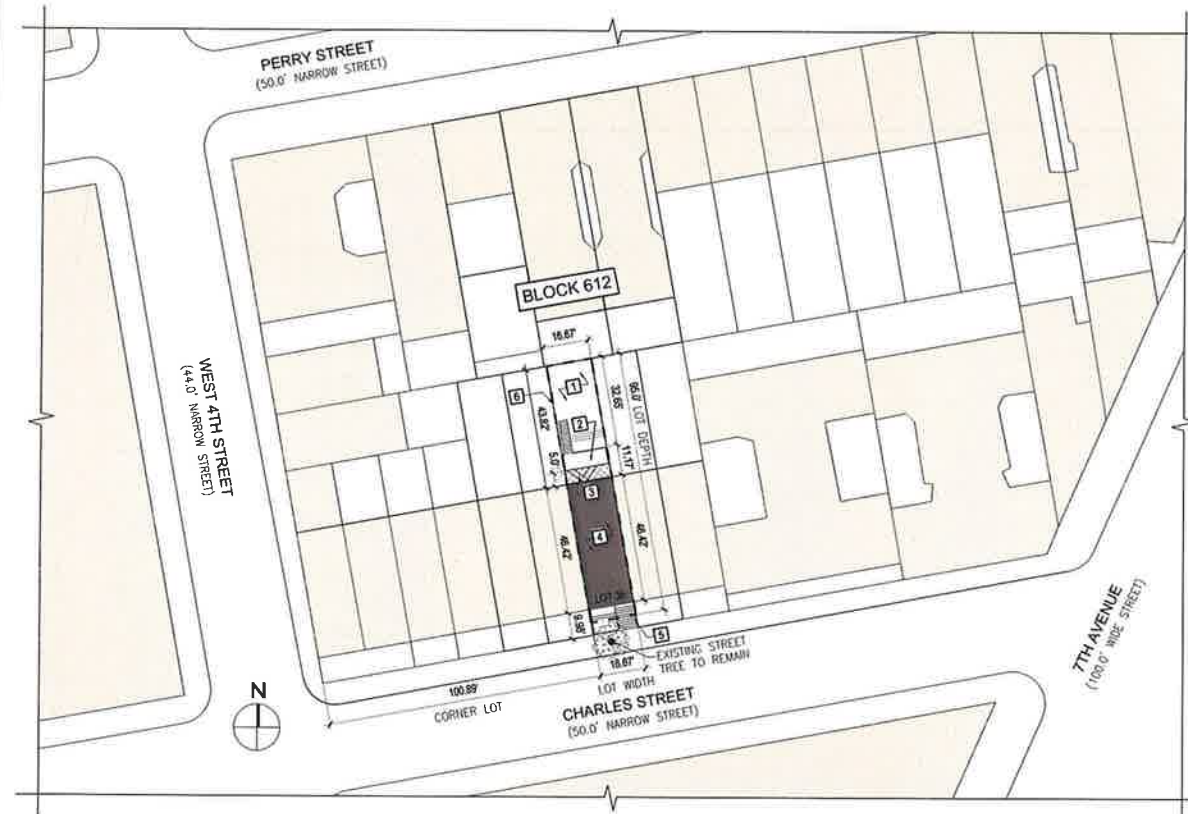
EXISTING REAR YARD FACADE LOOKING SOUTH



PLOT PLAN

SCALE: 1/32" = 1'-0"

NOTES KEY	SYMBOL KEY
1 EXISTING REAR YARD = 16.67' X 43.82' = 730 SF PROPOSED REAR YARD = 16.67' X 32.65' = 544 SF	37 CHARLES STREET
2 PROPOSED BASEMENT EXTENSION = 16.67' X 11.17' = 186 SF PROPOSED 1ST FLOOR TERRACE = 16.67' X 6.17' = 103 SF	AREA OF 2 STORY EXTENSION
3 PROPOSED 1ST FLOOR EXTENSION = 16.67' X 5.00' = 83 SF PROPOSED 2ND FLOOR EXTENSION = 16.67' X 5.00' = 83 SF	ADJACENT BUILDINGS
4 EXISTING RESIDENCE = 16.67' X 46.42' = 774 SF	
5 PROPOSED STOOP ADDITION = 16.67' X 9.98' = 166 SF PROPOSED PLANTING BOX = 6.0' X 5.0' = 30 SF	
6 LOT LINE = 16.67' X 95.0' = 1,583 SF	



NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4006

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.

44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

TITLE SHEET, PLOT
PLAN & NOTES

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

SEAL: DRAWING NUMBER:

T-001.00

SHEET: 01 OF 20

LIST OF DRAWINGS

NUMBER	NAME	ISSUE/DATE	
		LPC CB2	LPC HEARING
T-001.00	TITLE SHEET, PLOT PLAN & NOTES	09.24.2012	10.23.2012
T-002.00	REAR YARD EXTENSION ANALYSIS	09.24.2012	10.23.2012
T-003.00	REAR YARD EXTENSION ANALYSIS	09.24.2012	10.23.2012
T-004.00	37 CHARLES STREET LOT SURVEY	09.24.2012	10.23.2012
ZD-1	ZONING DIAGRAM	09.24.2012	10.23.2012
A-101.00	CELLAR, BASEMENT & 1ST FLOOR DEMOLITION PLANS	09.24.2012	10.23.2012
A-102.00	2ND, 3RD & ROOF DEMOLITION PLANS	09.24.2012	10.23.2012
A-103.00	CELLAR, BASEMENT & 1ST FLOOR CONSTRUCTION PLANS	09.24.2012	10.23.2012
A-104.00	2ND, 3RD & ROOF CONSTRUCTION PLANS	09.24.2012	10.23.2012
A-201.00	EXISTING EXTERIOR ELEVATIONS - REAR YARD	09.24.2012	10.23.2012
A-202.00	PROPOSED EXTERIOR ELEVATIONS - REAR YARD	09.24.2012	10.23.2012
A-203.00	EXISTING EXTERIOR ELEVATIONS - CHARLES STREET	09.24.2012	10.23.2012
A-204.00	PROPOSED EXTERIOR ELEVATIONS - CHARLES STREET	09.24.2012	10.23.2012
A-301.00	EXISTING BUILDING SECTION	09.24.2012	10.23.2012
A-302.00	PROPOSED BUILDING SECTION	09.24.2012	10.23.2012
A-401.00	ENTRY STAIR & GUARD DETAILS	09.24.2012	10.23.2012
A-402.00	STOOP ADDITION AND CONTEXT PHOTOGRAPHS	09.24.2012	10.23.2012
A-403.00	STOOP ADDITION AND CONTEXT PHOTOGRAPHS	09.24.2012	10.23.2012
A-404.00	STOOP ADDITION AND CONTEXT PHOTOGRAPHS	09.24.2012	10.23.2012
A-601.00	WINDOW TYPES & DETAILS	09.24.2012	10.23.2012

SITE INFORMATION

37 CHARLES STREET NEW YORK, NY 10014	
BLOCK	612
LOT	38
STORIES	3
BIN#	1010879
ZONING MAP	12A
ZONING DISTRICT	R6
ZONING LOT SIZE	16.67' X 95'
ZONING USE	RESIDENTIAL
USE & OCCUPANCY CLASSIFICATION	OCCUPANCY GROUP R-3 SINGLE FAMILY RESIDENCE
CONSTRUCTION CLASSIFICATION	TYPE 1A NON-COMBUSTIBLE (UNPROTECTED)

SCOPE OF WORK

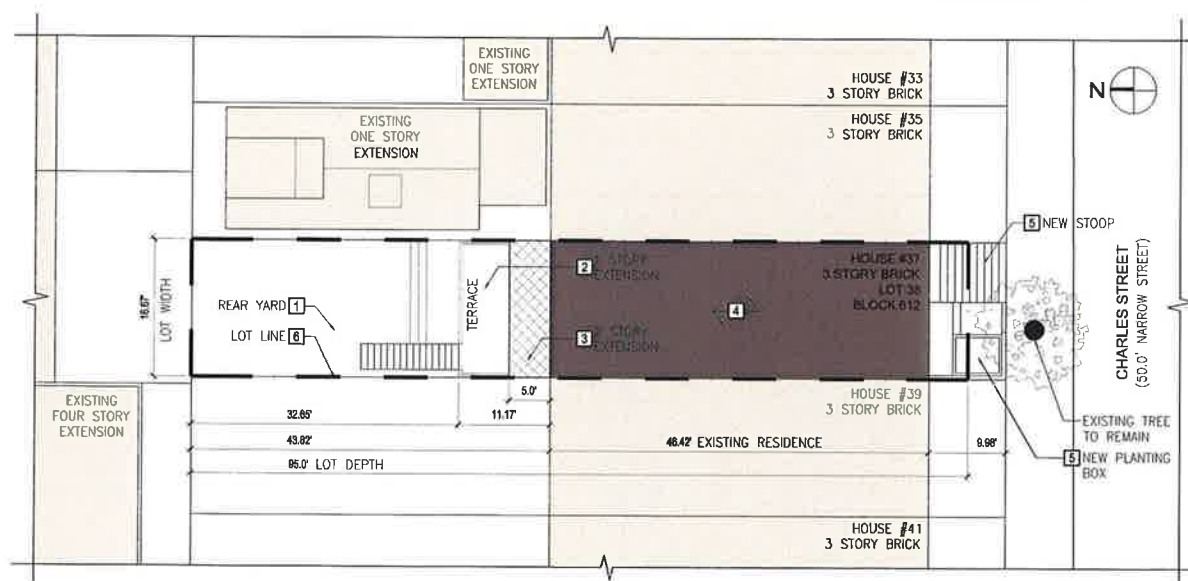
CHARLES STREET FACADE
NEW ENTRANCE STOOP
NEW ENTRANCE DOOR
NEW FENCE & HANDRAILS
WINDOW REPLACEMENT
MASONRY REPAIR
CORNICHE REPAIR
NEW PLANTER
NEW SIDEWALK

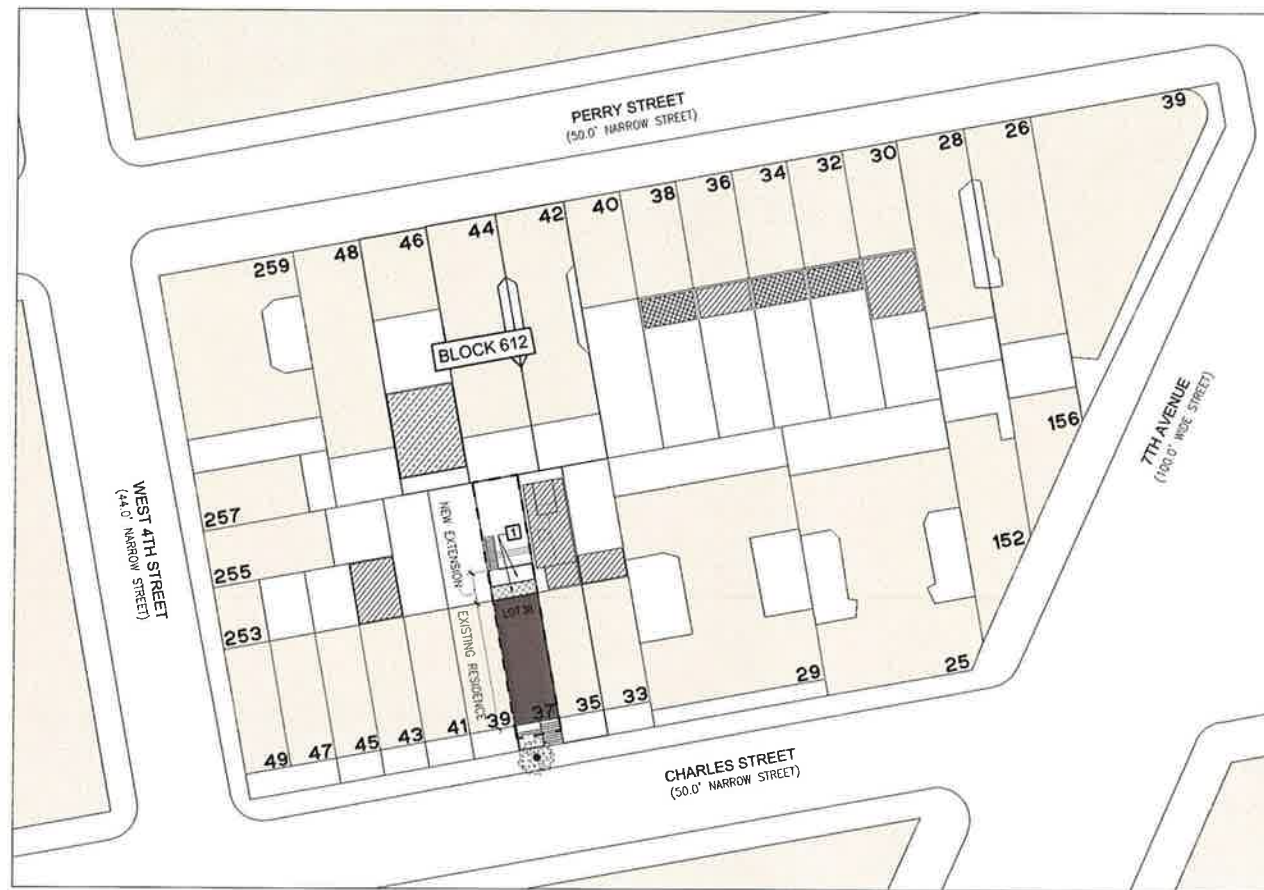
REAR YARD

MASONRY REPLACEMENT
WINDOW REPLACEMENT
NEW EXTENSION WITH TERRACE
NEW WINDOWS
NEW GLASS DOORS
NEW FENCE & HANDRAILS
NEW METAL STAIR
NEW STONE PATIO

SITE PLAN

SCALE: 3/32" = 1'-0"

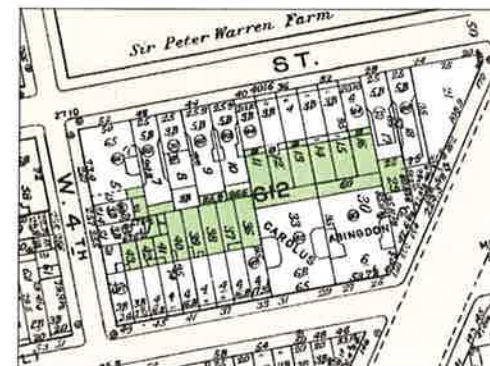




PLOT PLAN
SCALE: 1/32" = 1'-0"

KEY PLAN NOTES

1	PROPOSED REAR YARD EXTENSION OF 37 CHARLES ST.
	AREA OF RESIDENCE AT 37 CHARLES STREET
	ADJACENT BUILDINGS.
	AREA OF SINGLE STORY EXTENSION.
	AREA OF DOUBLE STORY EXTENSION.
	AREA OF FOUR STORY EXTENSION.



LAND MAP OF BLOCK 612



AERIAL MAP OF BLOCK 612 REAR YARD

NO	ISSUE/DESCRIPTION	DATE
	LPC PRESENTATION	10.23.2012

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

**ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.**
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

**REAR YARD
EXTENSION ANALYSIS**



BLDG. #43 REAR YARD EXTENSION



N.W. VIEW OF REAR YARD



NORTH VIEW OF REAR YARD



N.E. VIEW OF REAR YARD



BLDGs. #38, #36, #34, REAR EXTENSIONS



BLDG. #38 REAR YARD EXTENSIONS



BLDG. #33 REAR YARD EXTENSION



BLDG. #35 REAR YARD EXTENSION



SOUTH VIEW OF REAR YARD



WEST VIEW OF REAR YARD



BLDG. #29 REAR YARD FACADE

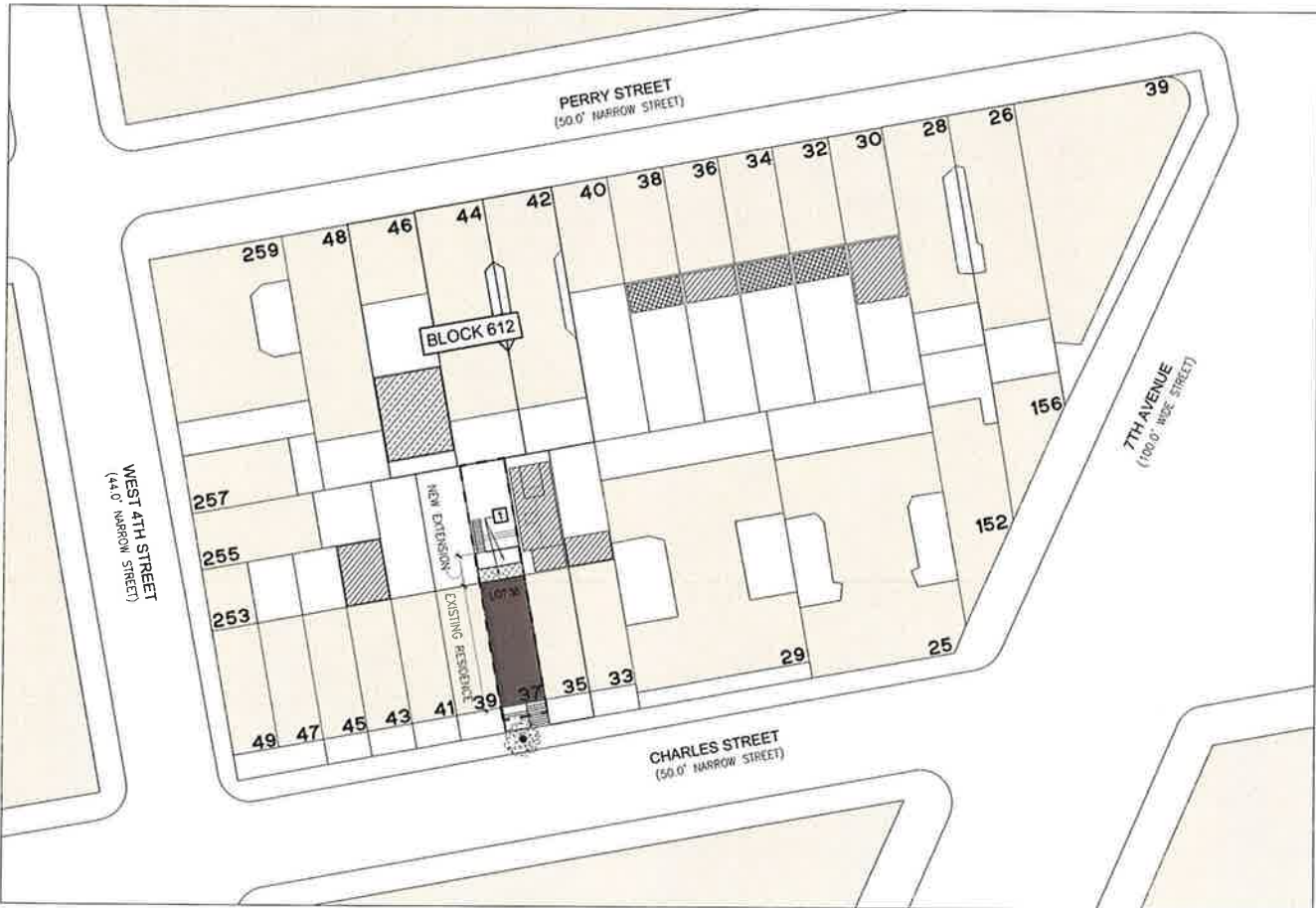
ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA

SEAL:

DRAWING NUMBER:

T-002.00

02 OF 20



PLOT PLAN
SCALE: 1/32" = 1'-0"



BLDG. #43 REAR YARD EXTENSION



BLDG. #43 REAR YARD EXTENSION



BLDG. #43 REAR YARD EXTENSION

KEY PLAN NOTES

1	PROPOSED REAR YARD EXTENSION OF 37 CHARLES ST.		AREA OF SINGLE STORY EXTENSION.
	AREA OF RESIDENCE AT 37 CHARLES STREET.		AREA OF DOUBLE STORY EXTENSION.
	ADJACENT BUILDINGS.		AREA OF FOUR STORY EXTENSION.



BLDG. #38, 36, 34 REAR YARD EXTENSIONS

NO.	ISSUE/DESCRIPTION	DATE
1	LPC PRESENTATION	10.23.2012
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:
**ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.**
44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

**REAR YARD
EXTENSION ANALYSIS**

ARCHITECT'S PROJECT NUMBER	51220.00
SCALE	AS NOTED
DATE	08.03.2012
DRAWN BY	LP
CHECKED BY	DA
SEAL	DRAWING NUMBER:

T-003.00

DRAWING: 03 OF 20

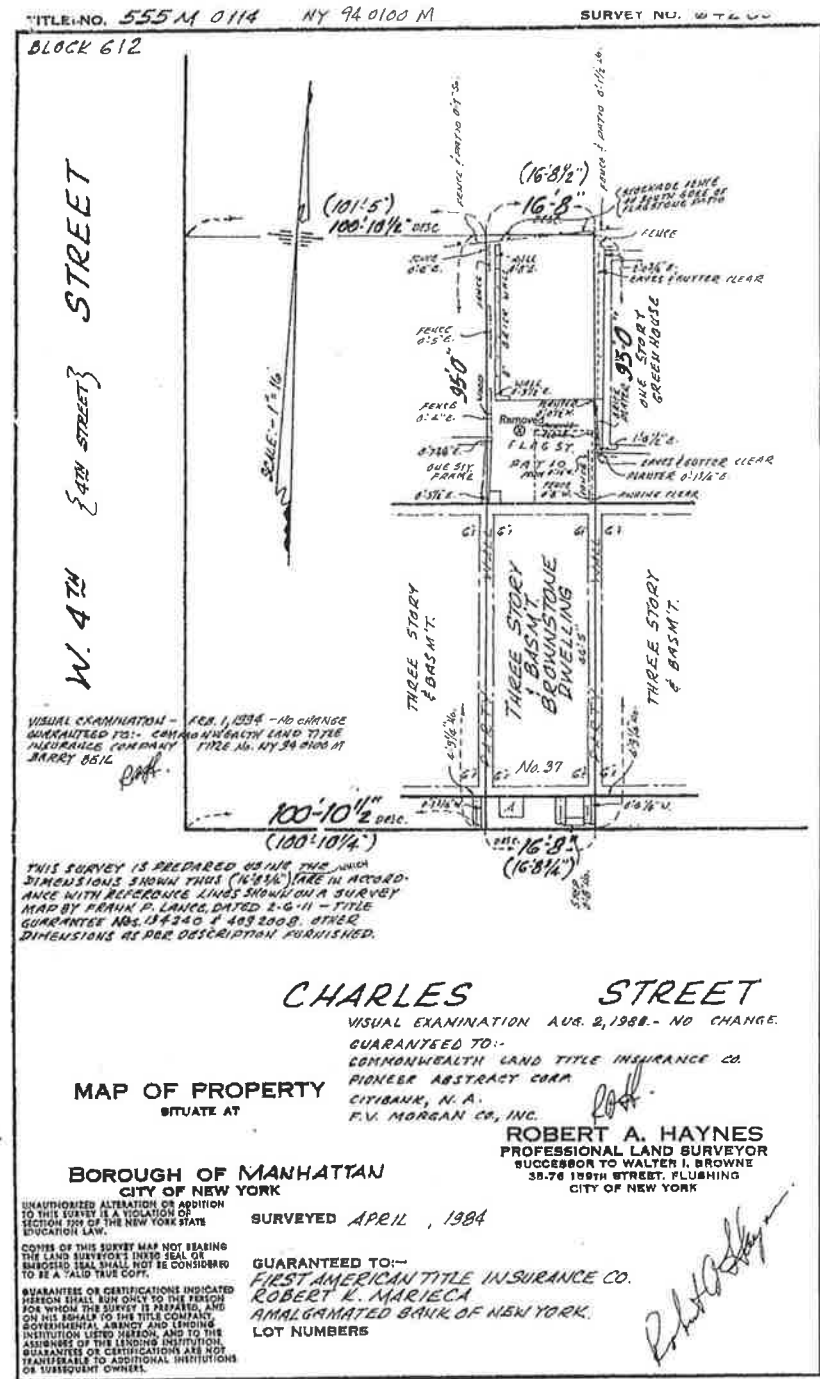
VISUAL INSPECTION OF A SURVEY BY ROBERT A. HAYNES DATED APRIL 1984
REDATED AUGUST 2, 1988 AND LAST INSPECTED BY JOSEPH NICOLETTI, P.C.
ON MAY 4, 1998, WAS MADE ON JANUARY 22, 2001
THERE ARE NO CHANGES
CERTIFIED TO: TV-NY-208
TITLEVEST AGENCY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TRI PROPERTIES LLC
GE CAPITAL LOAN SERVICES, INC., AS SERVICER, ITS
SUCCESSORS AND/OR ASSIGNS

VISUAL INSPECTION OF A SURVEY BY ROBERT A. HAYNES DATED APRIL 1984
REDATED AUGUST 2, 1988 AND LAST INSPECTED BY JOSEPH NICOLETTI, P.C. ON
MAY 4, 1998, WAS MADE ON JANUARY 22, 2001
THERE ARE NO CHANGES
CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
OF NEW YORK
BEAR STEARNS RUNDING, INC.
ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR
INTEREST MAY APPEAR
BARRY BEIL
STANLEY PINE

JULY 31, 2006. - TITLE N° TAB 06-00203 M
VISUAL INSPECTION MADE BY JOSEPH NICOLETTI ASSOCIATES
NO PHYSICAL CHANGES. CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
COUNSEL ABSTRACT, INC.
TRI PROPERTIES LLC
INDEPENDENCE COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS.

JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS
499 JERICHO TURNPIKE - SUITE 201
MINNEAPOLIS, NEW YORK 11501
(516) 873-7278



M-612-001
VISUAL INSPECTION OF A SURVEY BY ROBERT A. HAYNES DATED APRIL 1984
REDATED AUGUST 2, 1988 WAS MADE BY JOSEPH NICOLETTI, P.C. ON AUGUST 4, 1994.
SURVEY SHOWS NO CHANGES

TITLE N° 44900100M
INSPECTION CERTIFIED TO:
COMMONWEALTH LAND TITL. INS. CO.
BARRY BEIL
INDEPENDENCE SAVINGS BANK ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
STANLEY PINE

VISUAL INSPECTION MADE BY JOSEPH NICOLETTI ASSOCIATES, P.C.,
ON JAN. 6, 2012.
ONE CHANGE MADE, MARKED (X)
CERTIFIED ONLY TO: TITLE No. LTA-1620
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LANGDON TITLE AGENCY, LLC
DAVID BROSER and LORIE BROSER

NO.	ISSUE/DESCRIPTION	DATE
	LPC PRESENTATION	10.23.2012

NOTE: PROPOSAL FOR INTERIOR RENOVATION
IS SUBMITTED UNDER A SEPARATE LPC
APPLICATION. THIS APPLICATION IS FOR
EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

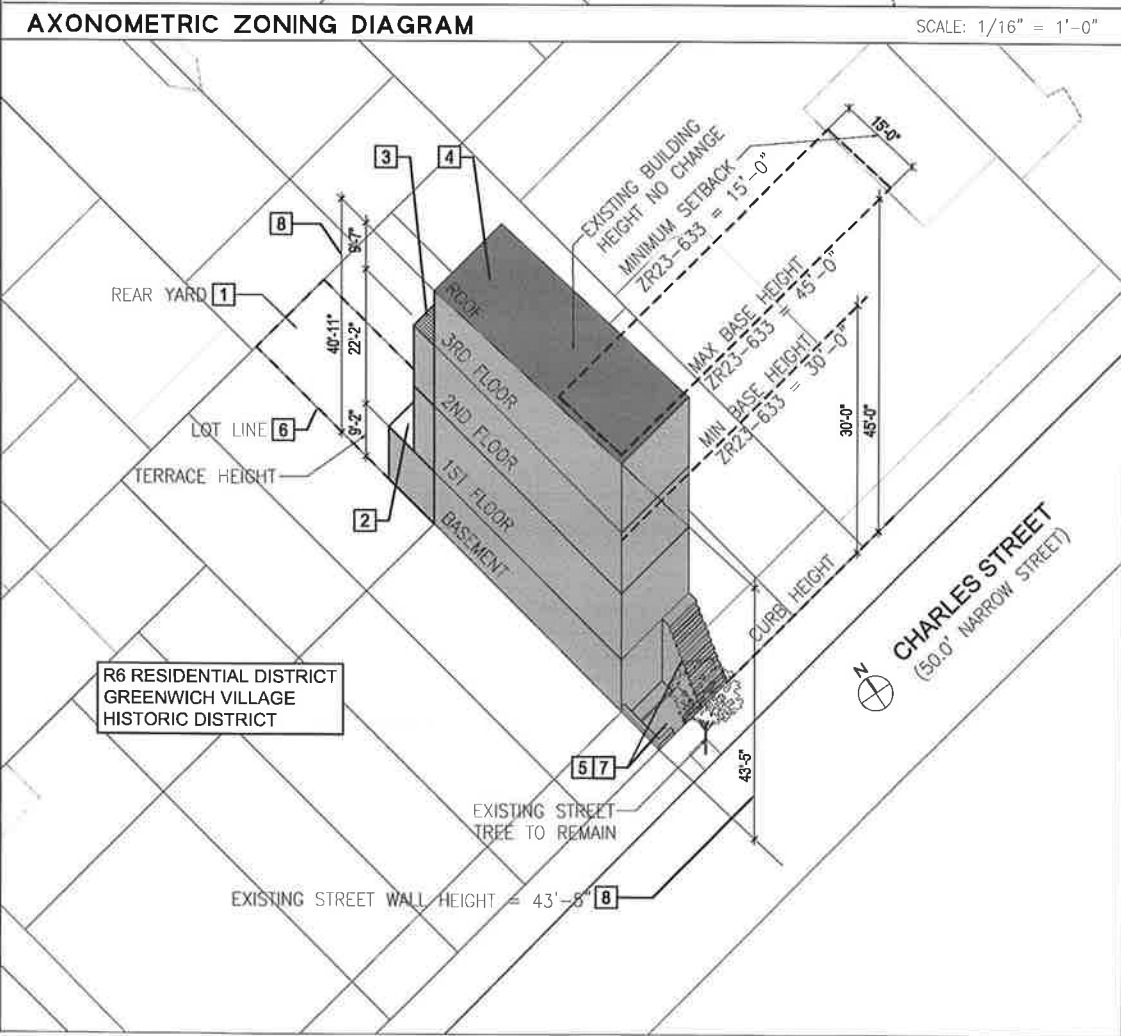
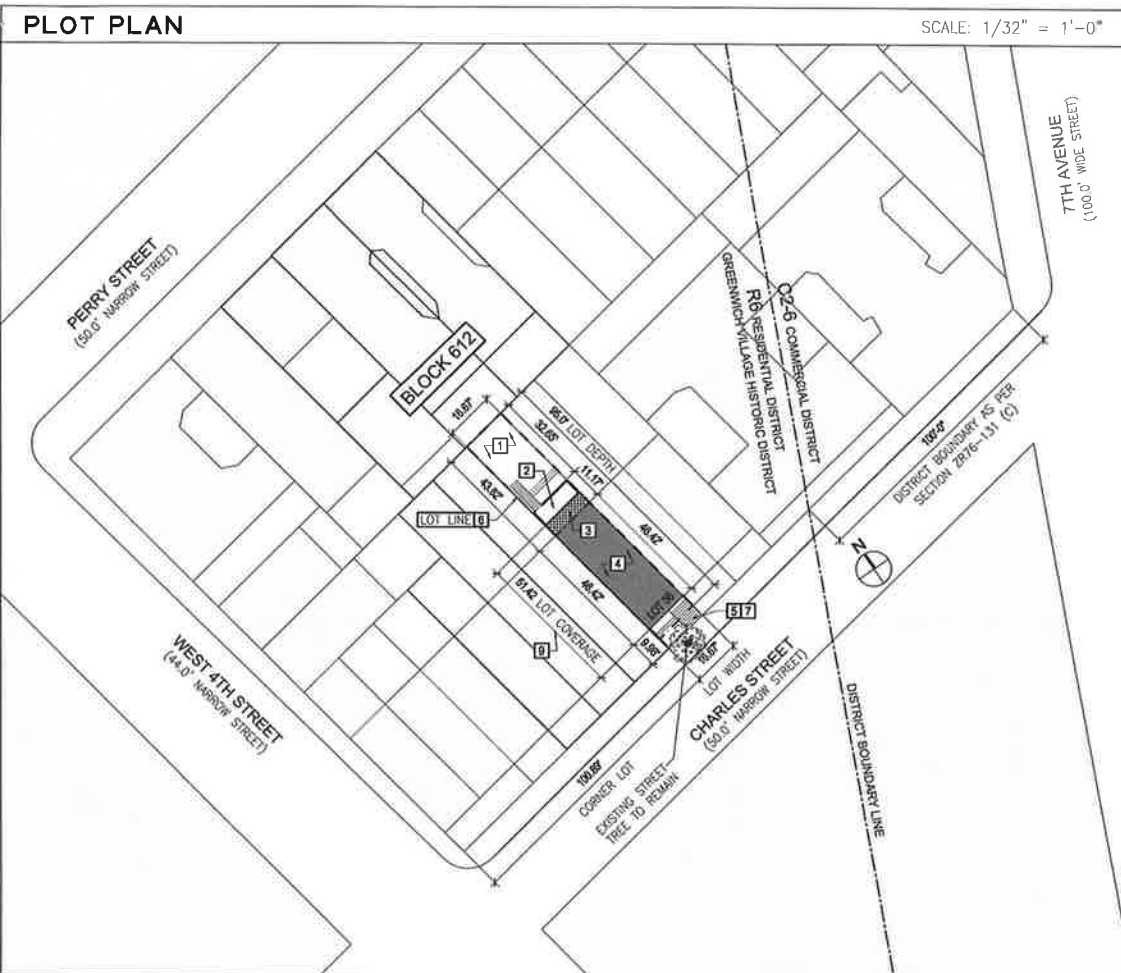
ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

37 CHARLES STREET
LOT SURVEY

ARCHITECT'S PROJECT NUMBER:		51220.00
SCALE:	AS NOTED	DATE: 08.03.2012
DRAWN BY:	LP	CHECKED BY: DA
SEAL:	DRAWING NUMBER:	
		T-004.00
		DRAWING: 04 OF 20



GENERAL REFERENCES

PLOT PLAN & AXONOMETRIC KEY NOTES					
1	EXISTING REAR YARD = 16.67' X 43.82' PROPOSED REAR YARD = 16.67' X 32.65' REAR YARD REQUIREMENT = 30'-0" AS PER SECTION ZR23-47: "Y."				
2	PROPOSED TERRACE = 16.67' X 11.17' PERMITTED OBSTRUCTIONS IN REAR YARD AS PER SECTION ZR23-44 (4): UNENCLOSED BALCONIES: "Y." NO ADDITIONAL LOT COVERAGE AS PER SECTION ZR12-10.				
3	PROPOSED 1ST FLOOR EXTENSION = 16.67' X 5.00' PROPOSED 2ND FLOOR EXTENSION = 16.67' X 5.00' ADDITIONAL LOT COVERAGE AS PER ZR12-10 = 83 GSF REFER TO NOTE 9 FOR PROPOSED LOT COVERAGE				
4	EXISTING RESIDENCE = 16.67' X 46.42' = 774 GSF REFER TO NOTE 9 FOR EXISTING LOT COVERAGE				
5	PROPOSED STOOP ADDITION = 16.67' X 9.98'				
6	LOT LINE = 16.67' X 95.0' LOT AREA = 1,584 ZSF MINIMUM REQUIRED LOT AREA = 1,700 SF AS PER SECTION ZR23-32: "N" 116 UNDER, NO CHANGE. MINIMUM REQUIRED LOT WIDTH = 18'-0" AS PER SECTION ZR23-32: "N" 1.3 UNDER, NO CHANGE.				
7	NEW BROWNSTONE STOOP ADDITION & RAISED PLANTING BEDS, PERMANENTLY AFFIXED AS PER SECTION ZR28-33				
8	EXISTING STREET WALL HEIGHT = 43'-5" NO CHANGE MAXIMUM PERMITTED STREET WALL FACADE = 55'-0" AS PER SECTION ZR23-632: "Y."				
9	EXISTING LOT COVERAGE = 774 GSF / 1,584 GSF = 49% PROPOSED LOT COVERAGE = 857 GSF / 1,584 GSF = 54% MAXIMUM PERMITTED LOT COVERAGE = 60% AS PER SECTION ZR23-145: "Y."				

ZONING FLOOR AREA SUMMARY					
FLOOR	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA	EXISTING ZONING FLOOR AREA	PROPOSED ZONING FLOOR AREA	PROPOSED NEW ZONING FLOOR AREA
CELLAR	820 GSF	820 GSF	0 ZSF	0 ZSF	0 ZSF
BASEMENT	774 GSF	993 GSF	774 ZSF	993 ZSF	219 ZSF
1ST FLOOR	774 GSF	857 GSF	774 ZSF	857 ZSF	83 ZSF
2ND FLOOR	774 GSF	857 GSF	774 ZSF	857 ZSF	83 ZSF
3RD FLOOR	774 GSF	774 GSF	774 ZSF	774 ZSF	0 ZSF
ROOF	774 GSF	857 GSF	0 ZSF	0 ZSF	0 ZSF
MECHANICAL DUDUCTIONS				0 ZSF	0 ZSF
TOTAL	4,690 GSF	5,158 GSF	3,096 ZSF	3,481 ZSF	385 ZSF

NOTE: PERCENT OF EXISTING FLOOR AREA TO BE ADDED = 12%
TOTAL EXISTING PERIMETER WALL AREA = 5,304 SF
TOTAL PROPOSED PERIMETER WALL REMOVAL = 455 SF
PERCENT OF EXISTING PERIMETER WALL TO BE REMOVED = 8.5%

OCCUPANCY/USE SUMMARY		
NOTE: EXISTING CLASS A MULTIPLE DWELLING CONVERTED TO PROPOSED SINGLE-FAMILY RESIDENCE NOT CLASSIFIED SINGLE ROOM OCCUPANCY.		
	EXISTING LEGAL USE	PROPOSED USE
BUILDING CODE OCCUPANCY GROUP	J-2 TWO APARTMENT DWELLING UNITS*	R-3 ONE FAMILY DWELLING UNIT**
ZONING USE GROUP	2	2
CONSTRUCTION CLASSIFICATION	1-A NON-COMBUSTIBLE (UNPROTECTED)	1-A NON-COMBUSTIBLE (UNPROTECTED)

* 1968 CODE DESIGNATION
** 2008 CODE DESIGNATION

SYMBOL KEY

EXISTING RESIDENCE. PROPOSED 1ST & 2ND FLOOR EXTENSION.

EXISTING ADJACENT BUILDING.

QUALITY HOUSING PROGRAM

1. THE PROPOSED ALTERATION OF SINGLE FAMILY RESIDENCE AT 37 CHARLES STREET NEW YORK, NY 10014, SHALL BE PURSUANT TO THE QUALITY HOUSING PROGRAM AS PER SECTION ZR23-011 AS WELL AS THE REGULATIONS LISTED BELOW:

2. ALL WINDOWS IN THE RESIDENTIAL PORTION OF A DEVELOPMENT OR ENLARGEMENT SHALL BE DOUBLE GLAZED AS PER SECTION ZR28-22.

3. THE ENTIRE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, PURSUANT TO THE PROVISIONS OF SECTION 23-892 AS PER SECTION ZR28-33. THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS ARE SET FORTH IN THE PROVISIONS APPLICABLE TO THE QUALITY HOUSING PROGRAM IN ARTICLE II, CHAPTER 3; ARTICLE II, CHAPTER 4; ARTICLE III, CHAPTER 4 AND ARTICLE III, CHAPTER 5 AS PER SECTION ZR28-11.

NYC Buildings

ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS job number label here ☒

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

☐ Yes ☒ No

Location Information

House No(s) 37
Street Name Charles Street

Borough Manhattan
Block 612
Lot 38
BIN 1010879

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) DAVID ACHESON
Signature Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

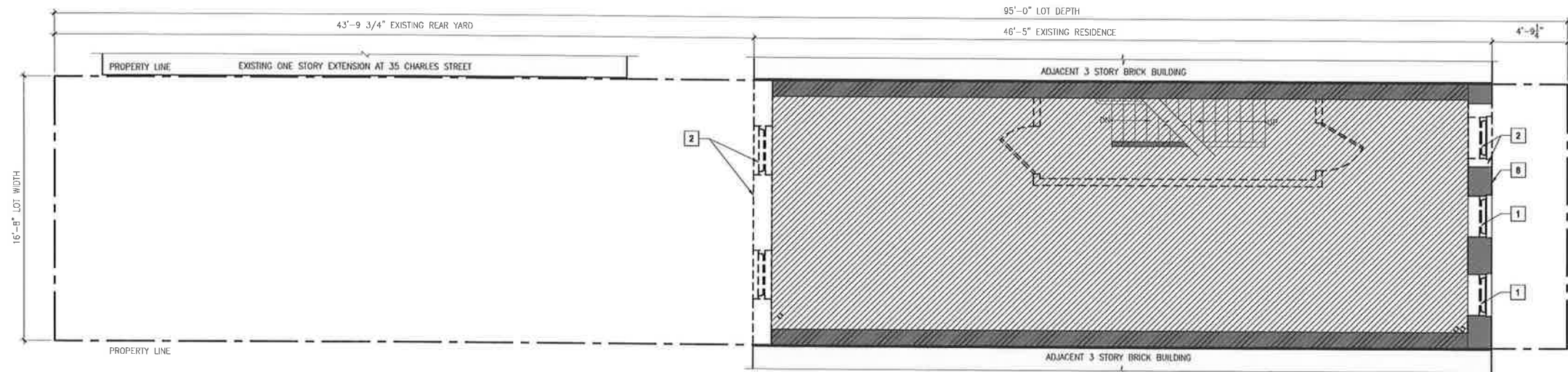
BIS Doc #

NOTE KEY

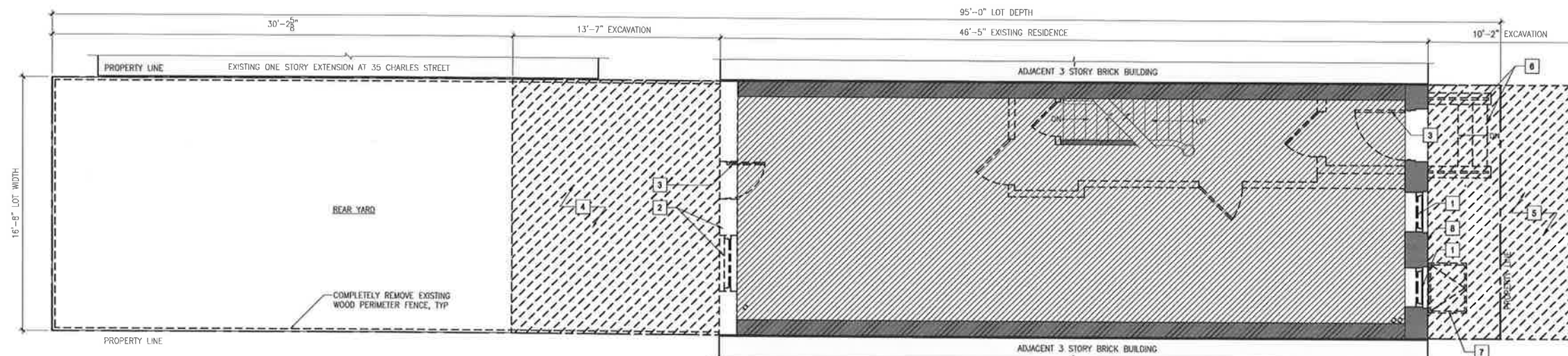
1	COMPLETELY REMOVE EXISTING DOUBLE-HUNG WINDOW, SILL & TRIM DOWN TO MASONRY OPENING. PROVIDE TEMPORARY PROTECTION.	4	EXCAVATE EXISTING REAR YARD PER NEW CONCRETE FOUNDATION WALL EXTENSION.	7	COMPLETELY REMOVE EXISTING AREAWAY GRATE, PROVIDE TEMPORARY PROTECTION.
2	COMPLETELY REMOVE EXISTING EXTERIOR MASONRY BRICK WALL INCLUDING EXISTING DOUBLE-HUNG WINDOWS, SILLS & LINTELS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.	5	REMOVE EXISTING SIDEWALK AND EXCAVATE PER NEW BROWNSTONE STOOP ADDITION.	8	CLEAN AND PREPARE EXISTING STUCCO FACADE FOR REPAIRS. REFER TO LPC ROW HOUSE MANUAL.
3	COMPLETELY REMOVE EXISTING DOOR, TRIM & HARDWARE.	6	COMPLETELY REMOVE EXISTING BROWNSTONE CURB, STEPS & HANDRAIL.	9	NOT USED.

SYMBOL KEY

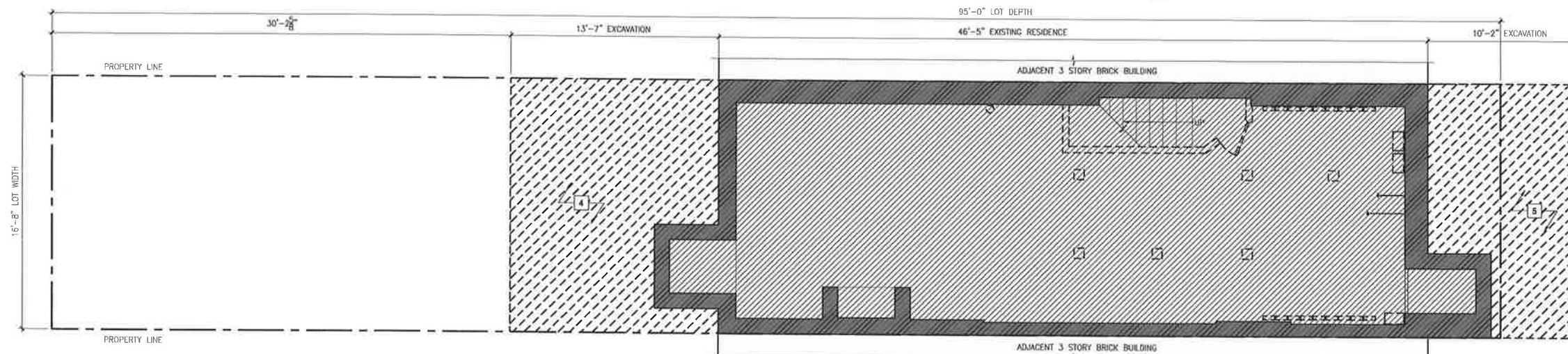
	EXISTING WALL TO REMAIN.		AREA OF EXCAVATION.
	EXISTING ADJACENT BUILDING.		PROPOSAL FOR INTERIOR RENOVATION IS FILED UNDER SEPARATE APPLICATION, THIS APPLICATION IS FOR EXTERIOR WORK ONLY.
	EXISTING ITEMS TO BE REMOVED AS INDICATED.		



3
A101
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2
A101
BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1
A101
CELLAR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

CELLAR, BASEMENT &
FIRST FLOOR
DEMOLITION PLANS

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

SEAL: DRAWING NUMBER:

A-101.00

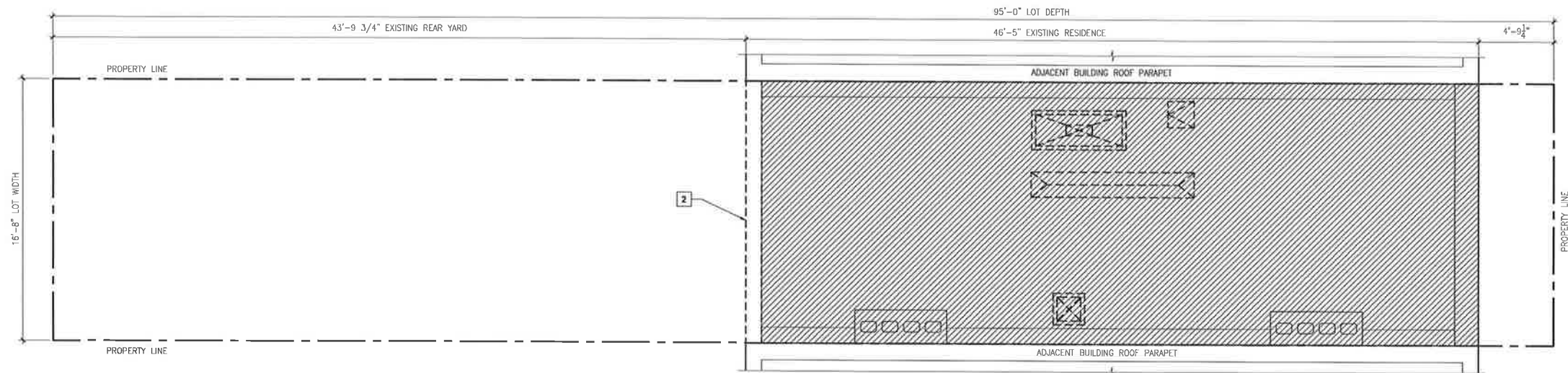
DRAWING: 06 OF 20

NOTE KEY

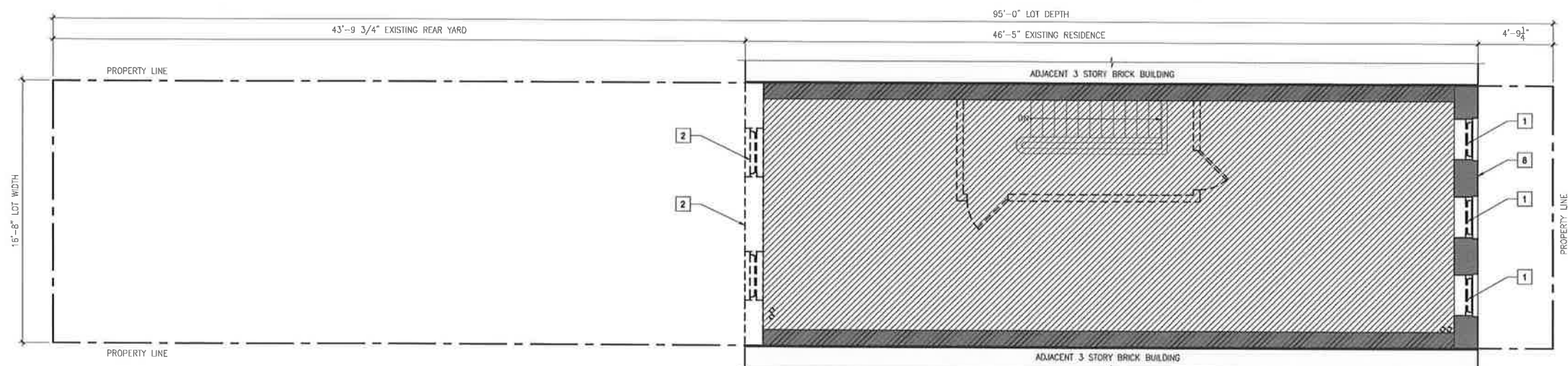
1	COMPLETELY REMOVE EXISTING DOUBLE-HUNG WINDOW, SILL & TRIM DOWN TO MASONRY OPENING. PROVIDE TEMPORARY PROTECTION.	4	EXCAVATE EXISTING REAR YARD PER NEW CONCRETE FOUNDATION WALL EXTENSION.	7	COMPLETELY REMOVE EXISTING AREAWAY GRATE, PROVIDE TEMPORARY PROTECTION.
2	COMPLETELY REMOVE EXISTING EXTERIOR MASONRY BRICK WALL INCLUDING EXISTING DOUBLE-HUNG WINDOWS, SILLS & LINTELS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.	5	REMOVE EXISTING SIDEWALK AND EXCAVATE PER NEW BROWNSTONE STOOP ADDITION.	8	CLEAN AND PREPARE EXISTING STUCCO FACADE FOR REPAIRS. REFER TO LPC ROW HOUSE MANUAL.
3	COMPLETELY REMOVE EXISTING DOOR, TRIM & HARDWARE.	6	COMPLETELY REMOVE EXISTING BROWNSTONE CURB, STEPS & HANDRAIL.	9	NOT USED.

SYMBOL KEY

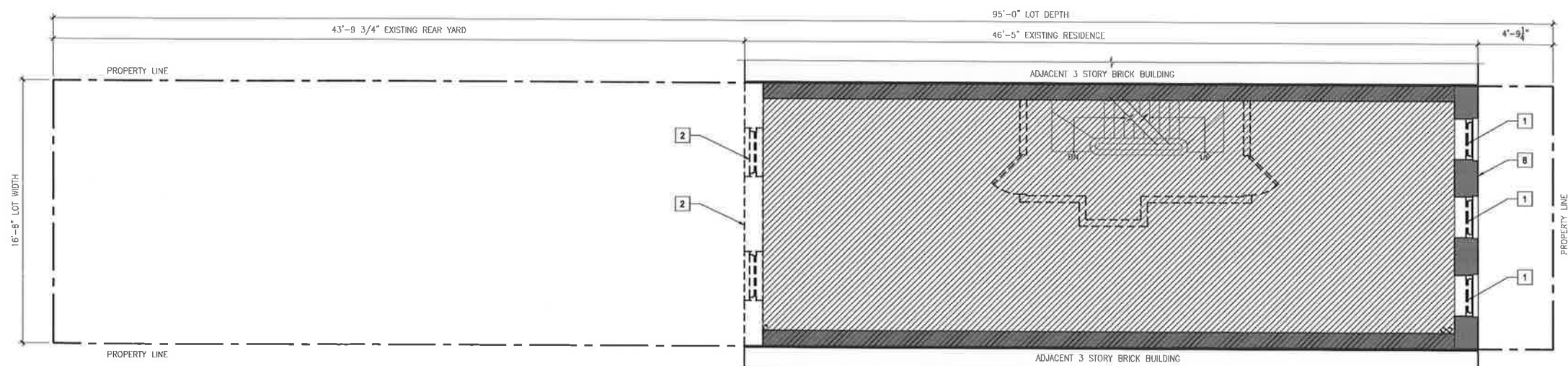
	EXISTING WALL TO REMAIN.		AREA OF EXCAVATION.
	EXISTING ADJACENT BUILDING.		PROPOSAL FOR INTERIOR RENOVATION IS FILED UNDER SEPARATE APPLICATION, THIS APPLICATION IS FOR EXTERIOR WORK ONLY.
	EXISTING ITEMS TO BE REMOVED AS INDICATED.		



3 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



NO.	ISSUE/DESCRIPTION	DATE
	LPC PRESENTATION	10.23.2012

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION, THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

SECOND FLOOR, THIRD FLOOR & ROOF DEMOLITION PLANS

ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA










SEN:

DRAWING NUMBER:

A-102.00

DRAWING: 07 OF 20

1	(A) NEW BROWNSTONE STOOP & CURB ADDITION. (B) NEW METAL STAIR ADDITION.	4	(A) NEW REINFORCED CONCRETE SLAB ON GRADE. (B) NEW EXTERIOR MASONRY WALL.
2	(A) NEW METAL HANDRAIL & BALUSTERS. (B) NEW METAL PERIMETER FENCE AND GATE.	5	(A) NEW ROOFING SYSTEM, PARAPET & METAL FLASHING. (B) NEW PARAPET SCUPPER.
3	(A) NEW METAL AREAWAY HATCH TO MATCH EXISTING. (B) NEW PLANTING BOX FIXED TO THE GROUND.	6	NEW BROWNSTONE: STUCCO FACADE. REFER TO LPC ROW HOUSE MANUAL FOR SPECIFICATIONS.

	EXISTING WALL TO REMAIN.		NEW CMU WALL.		NEW BROWNSTONE STUCCO FINISH TO MATCH EXISTING AT 33 CHARLES STREET.		PROPOSAL FOR INTERIOR RENOVATION IS FILED UNDER SEPARATE APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.
	EXISTING ADJACENT BUILDING.		NEW CONCRETE WALL.		NEW REINFORCED CONCRETE SLAB ON GRADE.		
	NEW WALL OF TYPE INDICATED.		NEW BRICK VENEER TO MATCH EXISTING SIZE, SHAPE & COLOR.				

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER



515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

CELLAR, BASEMENT & FIRST FLOOR CONSTRUCTION PLANS

ARCHITECT'S PROJECT NUMBER: 51220.00

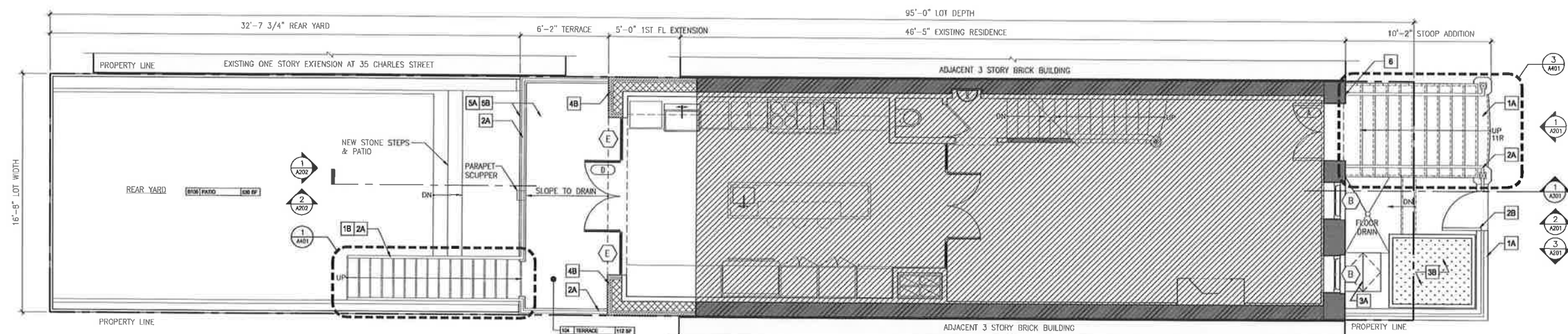
SCALE: AS NOTED DATE: 08.03.201

GRANT BY: LP CHECKED BY: DA

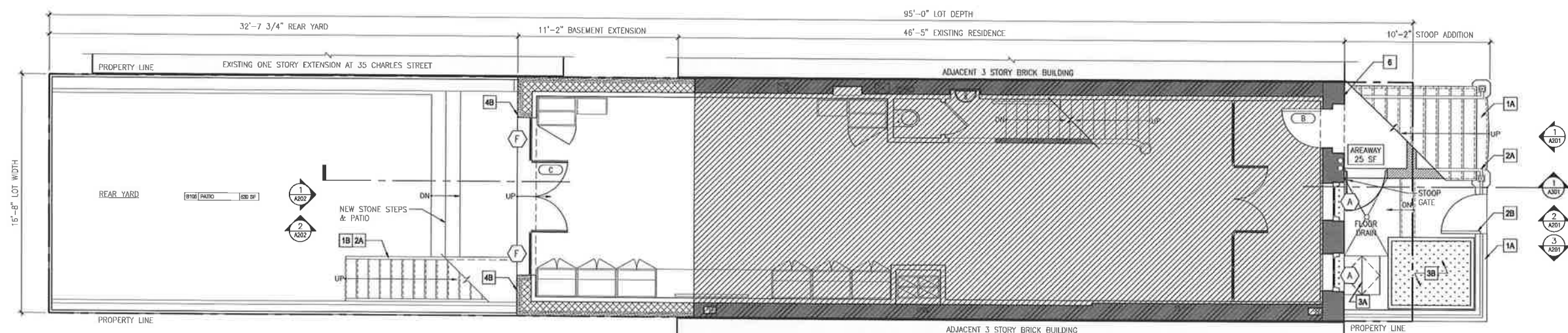
SCALE:	DRAWING NUMBER:
--------	-----------------

A-103.00

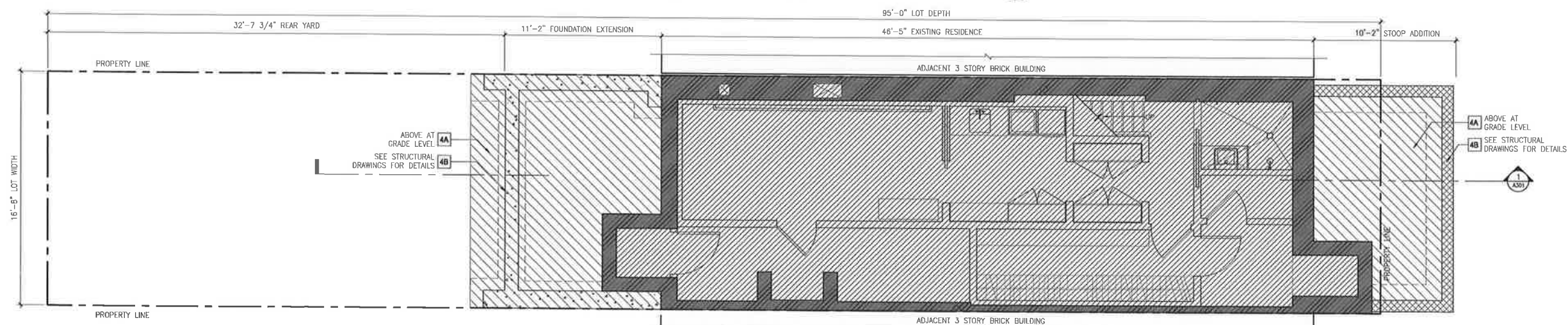
DRAWING: 08 OF 20



SCALE: 1/4" = 1'-0"



SCALE: $1/4" = 1'-0"$



A103 SCALE: 1/4" = 1'-0"

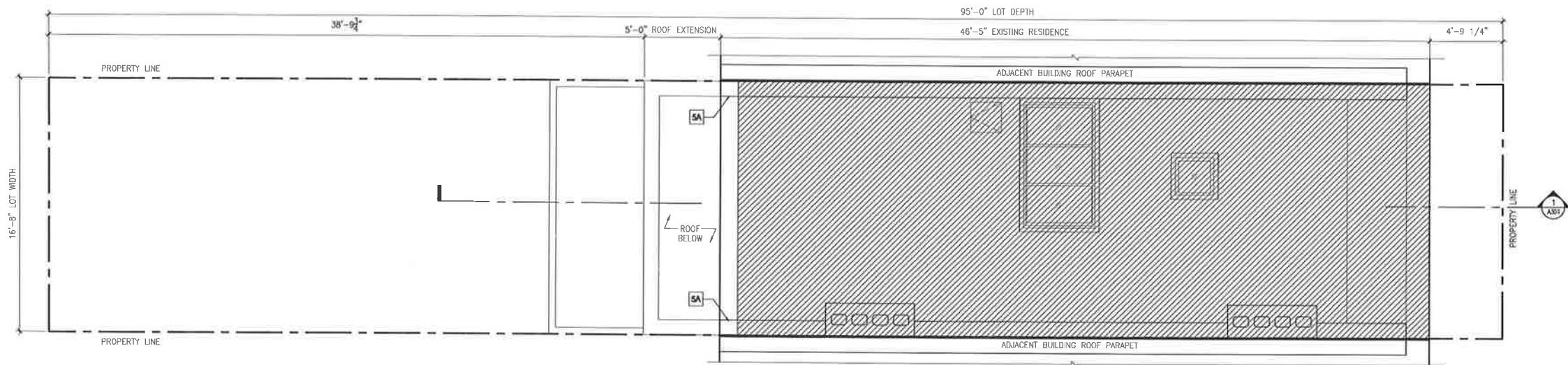


NOTE KEY

1	(A) NEW BROWNSTONE STOOP & CURB ADDITION, (B) NEW METAL STAIR ADDITION.	4	(A) NEW REINFORCED CONCRETE SLAB ON GRADE, (B) NEW EXTERIOR MASONRY WALL.
2	(A) NEW METAL HANDRAIL & BALUSTERS, (B) NEW METAL PERIMETER FENCE AND GATE.	5	(A) NEW ROOFING SYSTEM, PARAPET & METAL FLASHING, (B) NEW PARAPET SCUPPER.
3	(A) NEW METAL AREAWAY HATCH TO MATCH EXISTING, (B) NEW PLANTING BOX FIXED TO THE GROUND.	6	NEW BROWNSTONE STUCCO FACADE. REFER TO LPC ROW HOUSE MANUAL FOR SPECIFICATIONS.

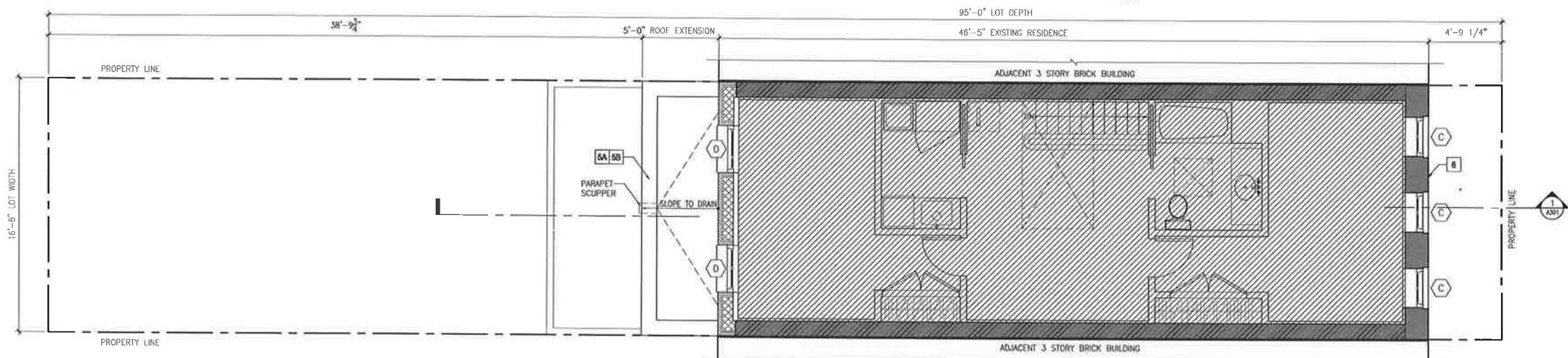
SYMBOL KEY

	EXISTING WALL TO REMAIN.		NEW CMU WALL.		NEW BROWNSTONE STUCCO FINISH TO MATCH EXISTING AT 33 CHARLES STREET.
	EXISTING ADJACENT BUILDING.		NEW CONCRETE WALL.		NEW REINFORCED CONCRETE SLAB ON GRADE.
	NEW WALL OF TYPE INDICATED.		NEW BRICK VENEER TO MATCH EXISTING SIZE, SHAPE & COLOR.		PROPOSAL FOR INTERIOR RENOVATION IS FILED UNDER SEPARATE APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.



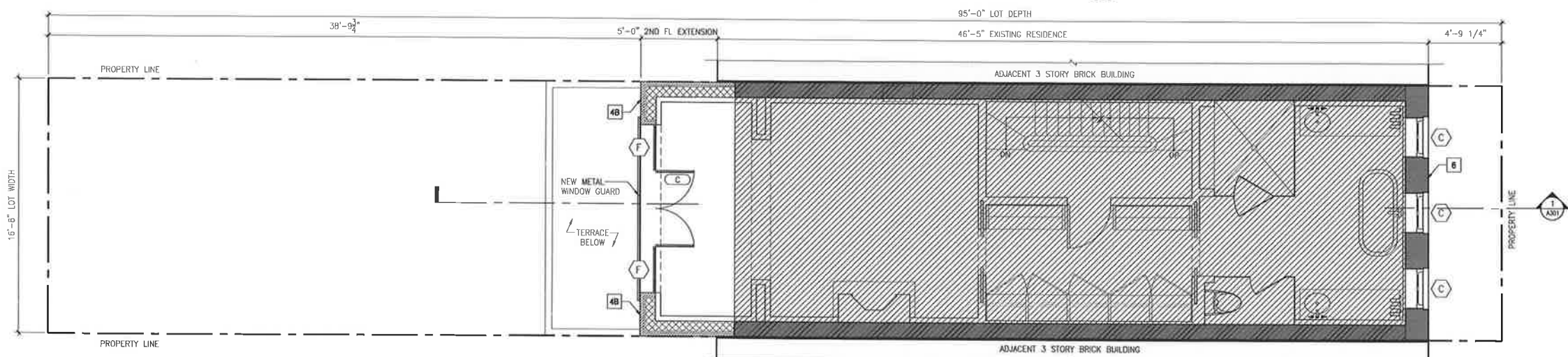
3 ROOF CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



2 THIRD FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



1 SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

SECOND FLOOR,
THIRD FLOOR & ROOF
CONSTRUCTION PLANS

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

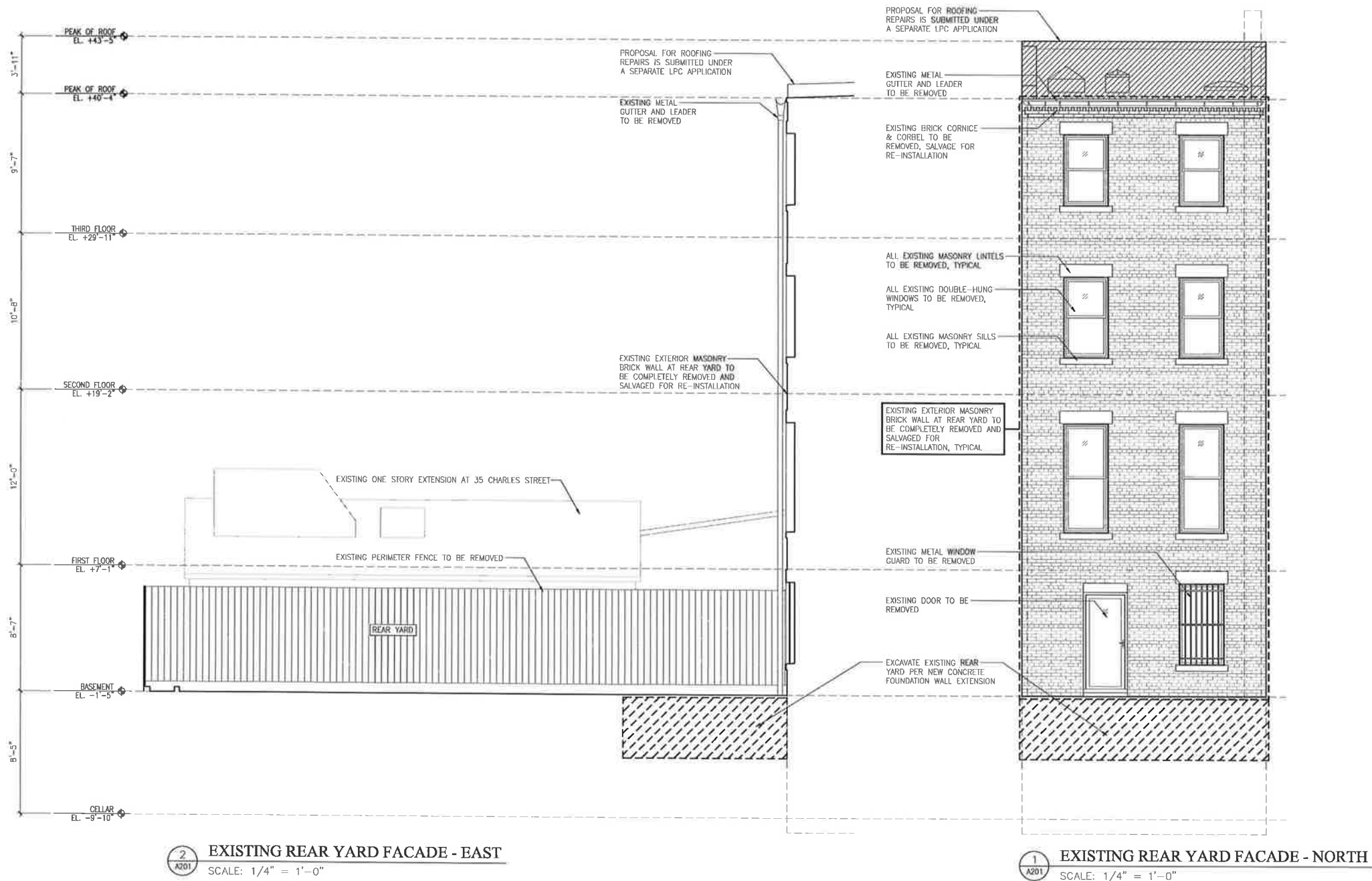
SEAL: DRAWING NUMBER:

A-104.00

DRAWING 09 OF 20

SYMBOL KEY

	ALL INTERIOR AND FRONT STOOP IS FILED UNDER SEPARATE APPLICATION. THIS APPLICATION IS FOR REAR YARD ONLY.
	AREA OF EXCAVATION.
	AREA OF MASONRY WALL TO BE REMOVED. SALVAGE FOR RE-INSTALLATION.



NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@odparchitects.com


DRAWING TITLE:

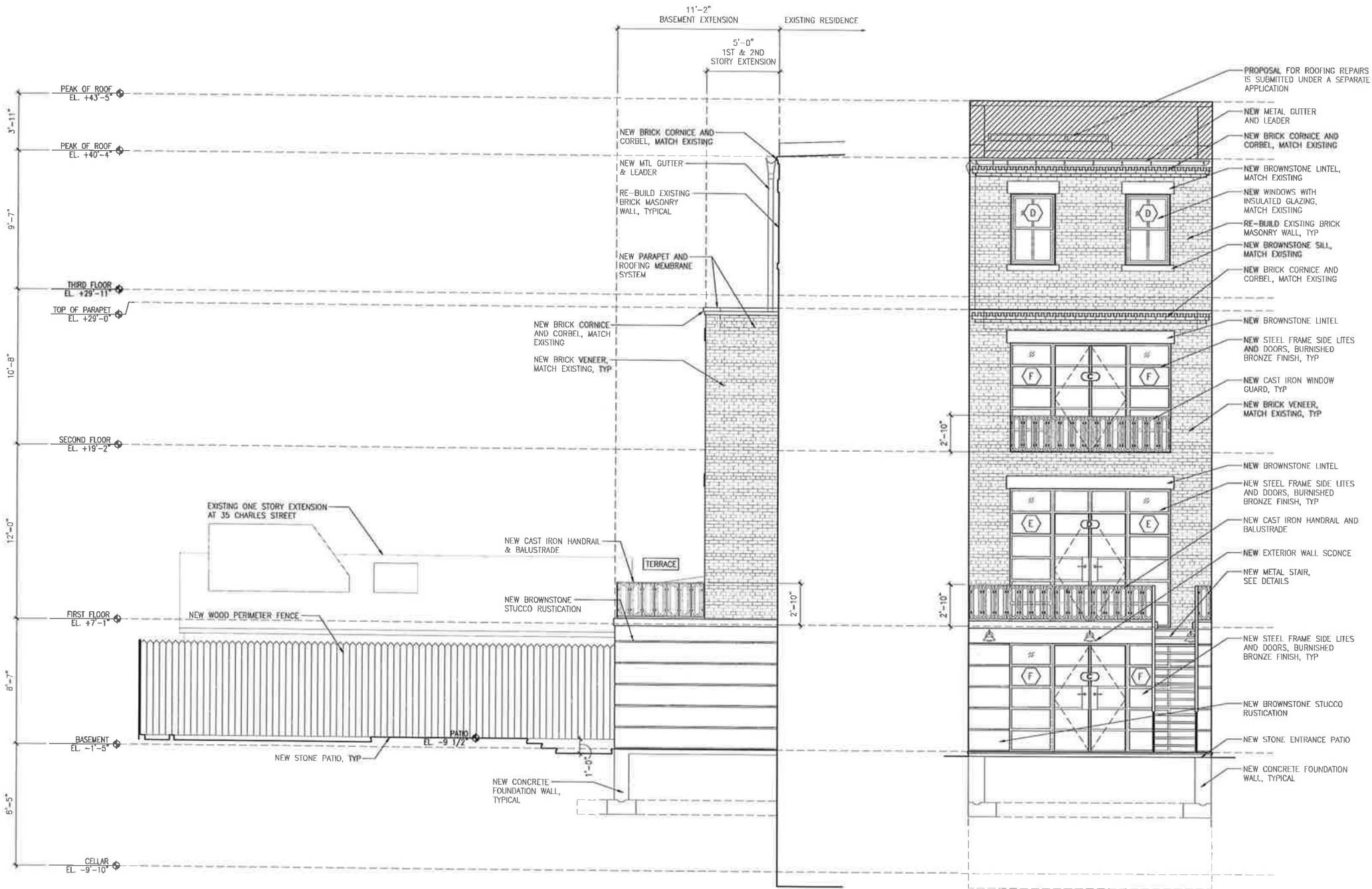
EXISTING EXTERIOR
ELEVATIONS
REAR YARD

ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA

DRAWING NUMBER:

A-201.00

SYMBOL KEY	NOTES
	ALL INTERIOR AND FRONT STOOP IS FILED UNDER SEPARATE APPLICATION. THIS APPLICATION IS FOR REAR YARD ONLY.
	1. ALL DETAILS TO MATCH EXISTING AT 33 CHARLES STREET. REFER TO A-405.00 AND A-601.00 FOR MORE INFORMATION



NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:

MARKZEFF
515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:
**ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.**
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@odparchitects.com

DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS REAR YARD

2
A202
PROPOSED REAR YARD FACADE - EAST
SCALE: 1/4" = 1'-0"

1
A202
PROPOSED REAR YARD FACADE - NORTH
SCALE: 1/4" = 1'-0"

ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA
SEAL:	
DRAWING NUMBER:	

A-202.00

SYMBOL KEY



1
A203
EXISTING CHARLES STREET FACADE - SOUTH
SCALE: 1/4" = 1'-0"

2
A203
EXISTING CHARLES STREET FACADE - WEST
SCALE: 1/4" = 1'-0"

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

EXISTING EXTERIOR
ELEVATIONS
CHARLES STREET

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

SEAL: DRAWING NUMBER:

A-203.00

DRAWING: 12 OF 20

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

PROPOSED EXTERIOR
ELEVATIONS
CHARLES STREET

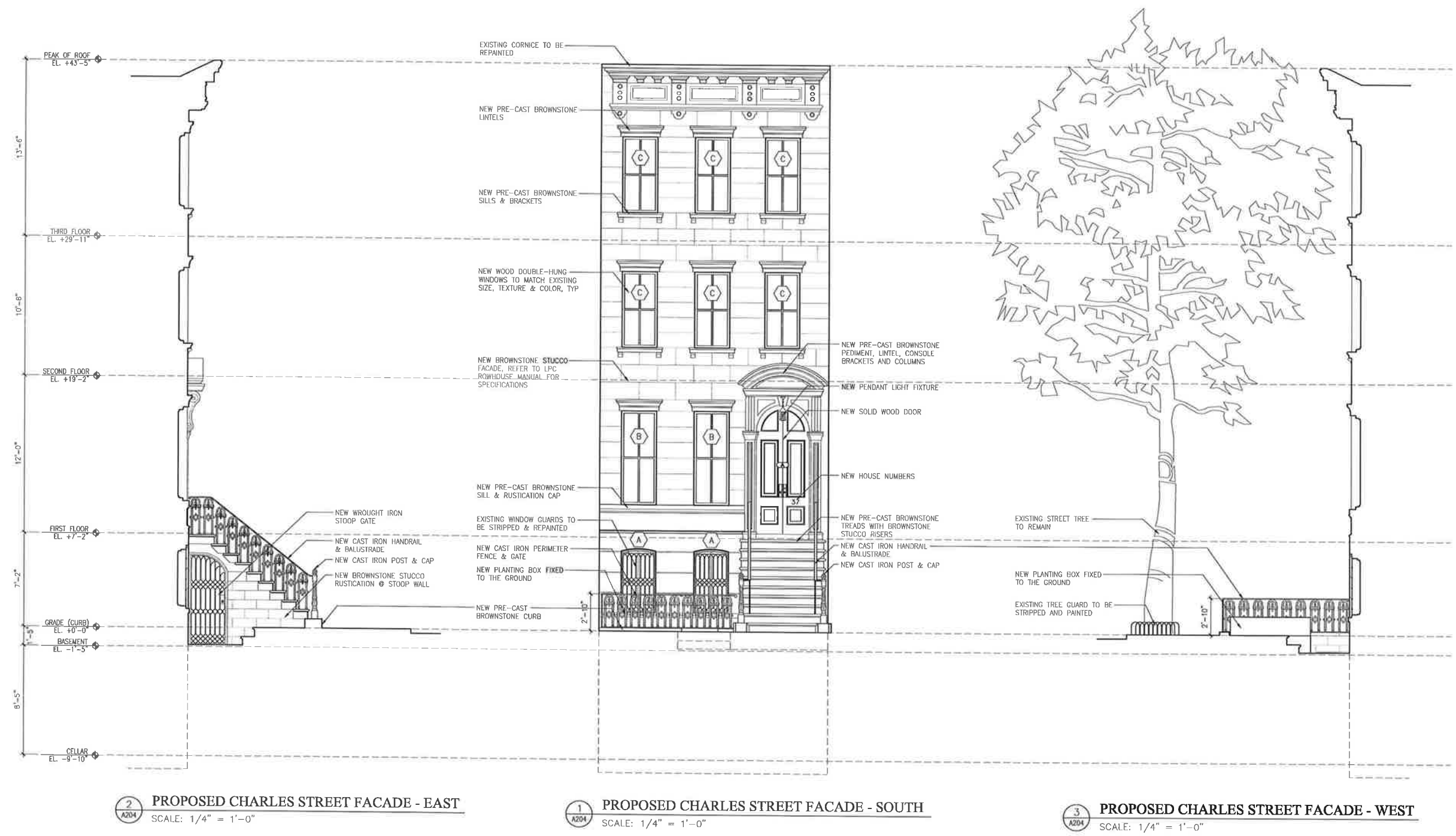
ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	L.P.
CHECKED BY:	DA
SEAL:	

A-204.00

DRAWING: 13 OF 20

NOTES

1. ALL DETAILS TO MATCH EXISTING AT 33 CHARLES STREET. REFER TO DRAWING SHEETS A-401.00, A-402.00 & A-403.00, A-404.00 & A-601.00 FOR MORE INFORMATION.



2 PROPOSED CHARLES STREET FACADE - EAST
SCALE: 1/4" = 1'-0"

1 PROPOSED CHARLES STREET FACADE - SOUTH
SCALE: 1/4" = 1'-0"

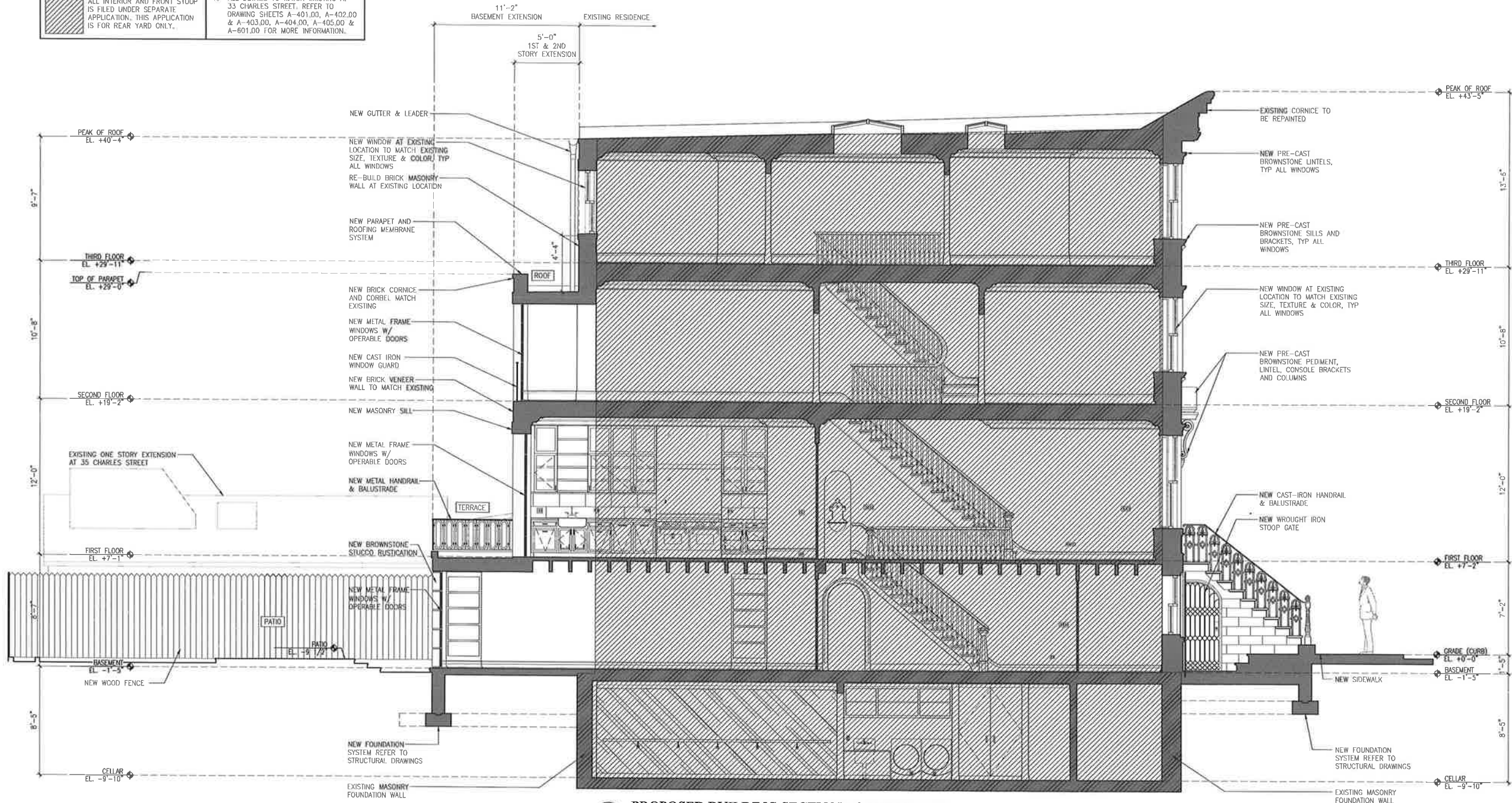
3 PROPOSED CHARLES STREET FACADE - WEST
SCALE: 1/4" = 1'-0"

SYMBOL KEY

ALL INTERIOR AND FRONT STOOP IS FILED UNDER SEPARATE APPLICATION. THIS APPLICATION IS FOR REAR YARD ONLY.

NOTES

1. ALL DETAILS TO MATCH EXISTING AT 33 CHARLES STREET. REFER TO DRAWING SHEETS A-401.00, A-402.00 & A-403.00, A-404.00, A-405.00 & A-601.00 FOR MORE INFORMATION.



1
A302
PROPOSED BUILDING SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014



515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:
ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@odpartners.com

PROPOSED BUILDING
SECTION

ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA
SEAL:	

A-302.00

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT

**ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.**
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE

STOOP ADDITION AND CONTEXT PHOTOGRAPHS

ARCHITECT'S PROJECT NUMBER	51220.00
SCALE	AS NOTED
DATE	08.03.2012
DRAWN BY	LP
CHECKED BY	DA
SEAL	

A-402.00

DRAWING 17 OF 20



37 CHARLES STREET

1 EXISTING FRONT FACADE AT 37 CHARLES STREET
A404 NOT TO SCALE



33 CHARLES STREET

2 EXISTING FACADE AT 33 CHARLES STREET TO MATCH PROPOSED AT 37 CHARLES STREET
A404 NOT TO SCALE

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING FILE

STOOP ADDITION AND CONTEXT PHOTOGRAPHS

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: L.P. CHECKED BY: DA

SEAL: DRAWING NUMBER:

A-403.00

DRAWING: 18 OF 20



#49

#47

#45

#43

#41

#39

#37

#35

#33

#29

1 NORTH SIDE OF CHARLES STREET WITH EXISTING FACADE
NOT TO SCALE



#49

#47

#45

#43

#41

#39

#37

#35

#33

#29

2 NORTH SIDE OF CHARLES STREET WITH PROPOSED FACADE
NOT TO SCALE

EXISTING CORNICE TO BE STRIPPED AND REPAINTED

COLOR: BENJAMIN MOORE, ONYX 2193-10, SEMI-GLOSS

1
A406

EXISTING AT 37 CHARLES STREET



NEW PRE-CAST BROWNSTONE SILLS AND LINTELS TO MATCH EXISTING STYLE AT 47 CHARLES STREET

2
A406

COLOR: STUCCO SAMPLE TO BE SUBMITTED FOR APPROVAL PRIOR TO APPLICATION.

EXISTING AT 37 CHARLES STREET (TO BE REPLACED)



EXISTING PRE-CAST BROWNSTONE SILLS AND LINTELS AT 47 CHARLES STREET TO MATCH PROPOSED AT 37 CHARLES STREET



NEW PRE-CAST BROWNSTONE SILL AND RUSTICATION CAP TO MATCH EXISTING STYLE AT 47 CHARLES STREET

4
A406

COLOR: STUCCO SAMPLE TO BE SUBMITTED FOR APPROVAL PRIOR TO APPLICATION.

EXISTING AT 37 CHARLES STREET (TO BE REPLACED)

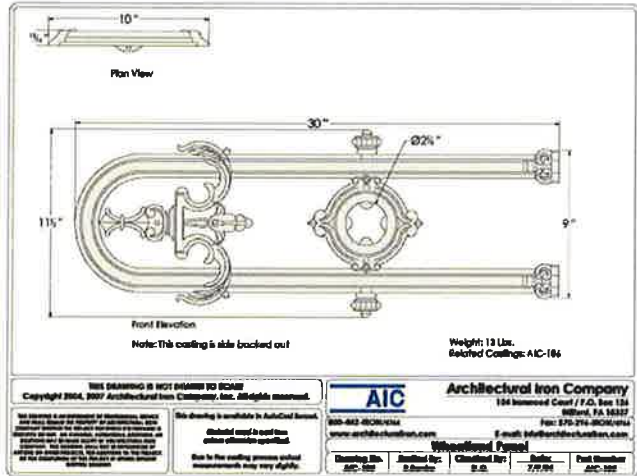


EXISTING AT 47 CHARLES STREET



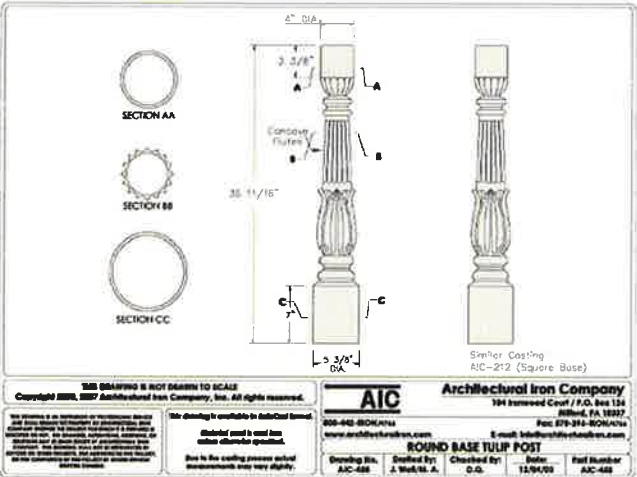
CAST IRON STOOP AND FENCE PANEL
MANUFACTURER: ARCHITECTURAL IRON COMPANY
STYLE: WHEATLAND
COLOR: PAINTED BLACK

7
A406



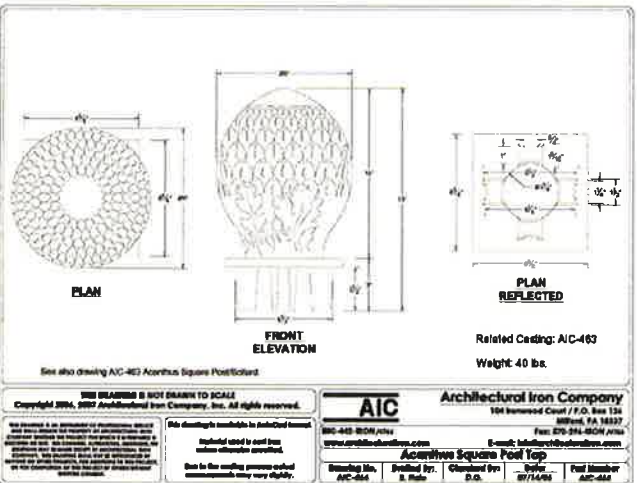
CAST IRON BASE POST
MANUFACTURER: ARCHITECTURAL IRON COMPANY
STYLE: TULIP
COLOR: PAINTED BLACK

8
A406



CAST IRON POST CAP
MANUFACTURER: ARCHITECTURAL IRON COMPANY
STYLE: ACANTHUS
COLOR: PAINTED BLACK
CUSTOM CAST SIZE TO FIT TULIP BASE POST

9
A406



NO	ISSUE/DESCRIPTION	DATE
1	LPC PRESENTATION	10.23.2012
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:

MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18TH STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3519
info@adparchitects.com

DRAWING TITLE:

STOOP ADDITION AND
CONTEXT
PHOTOGRAPHS

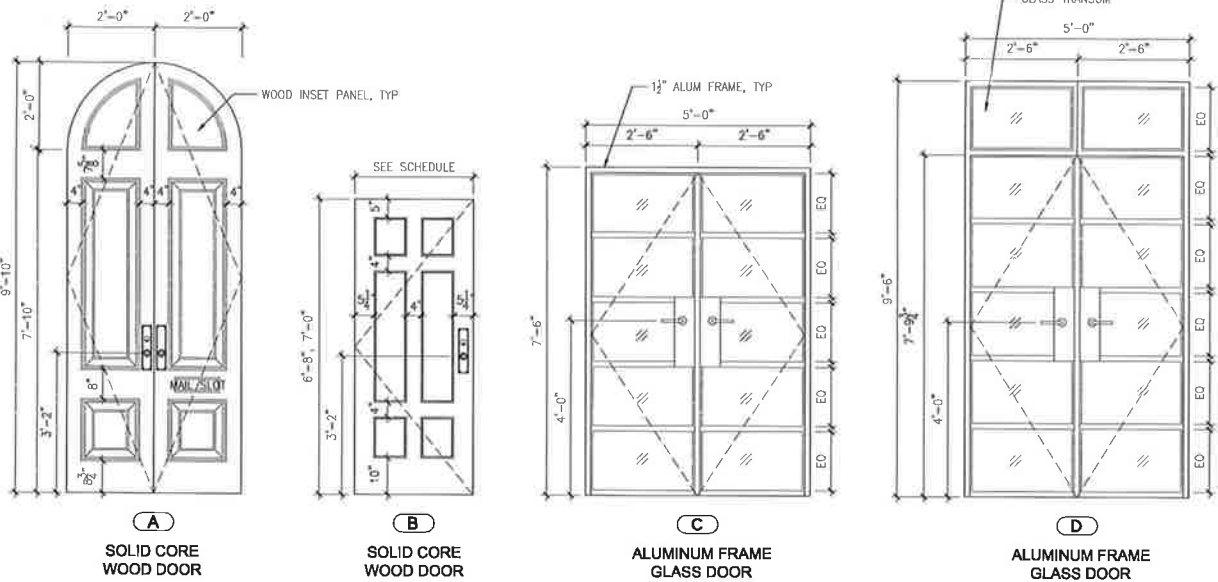
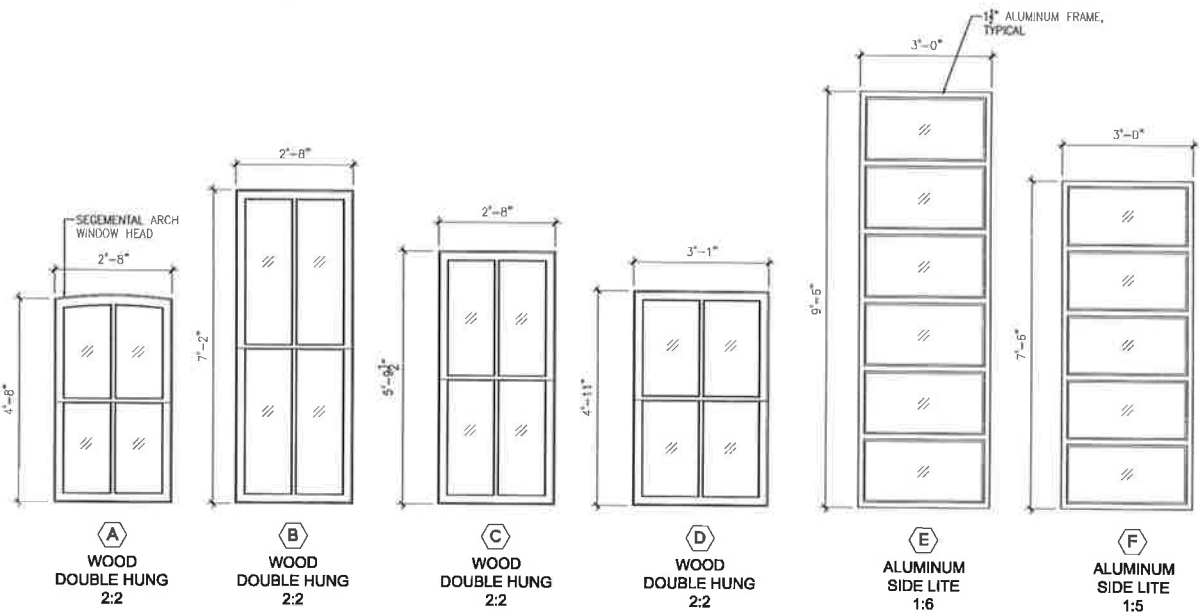
ARCHITECT'S PROJECT NUMBER:	51220.00
SCALE:	AS NOTED
DATE:	08.03.2012
DRAWN BY:	LP
CHECKED BY:	DA
SEAL:	
DRAWING NUMBER:	A-404.00
DRAWING:	19 OF 20

WINDOW TYPES

SCALE: 1/2" = 1'-0"

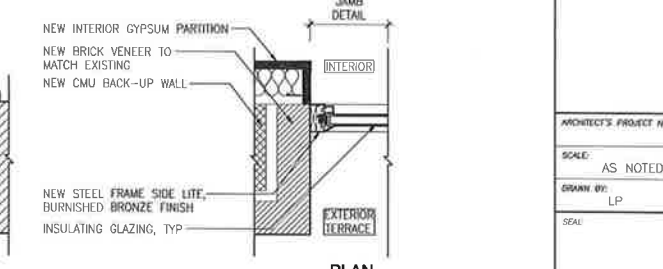
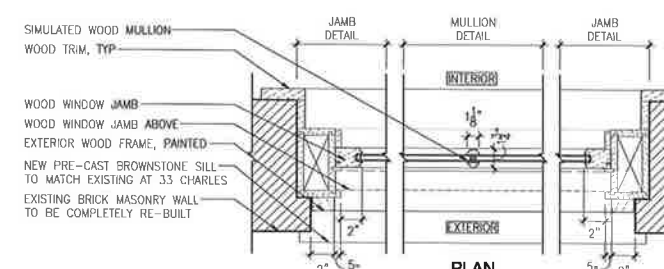
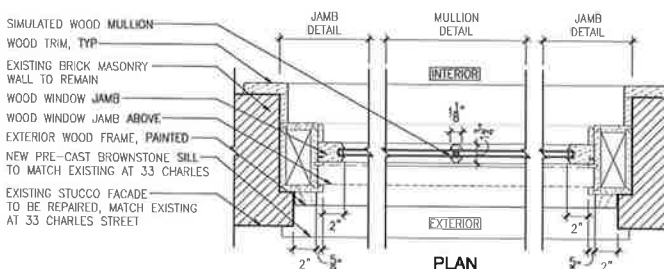
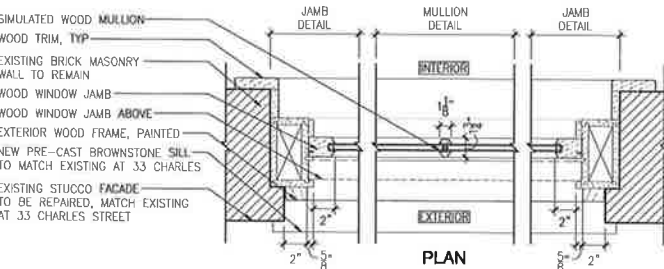
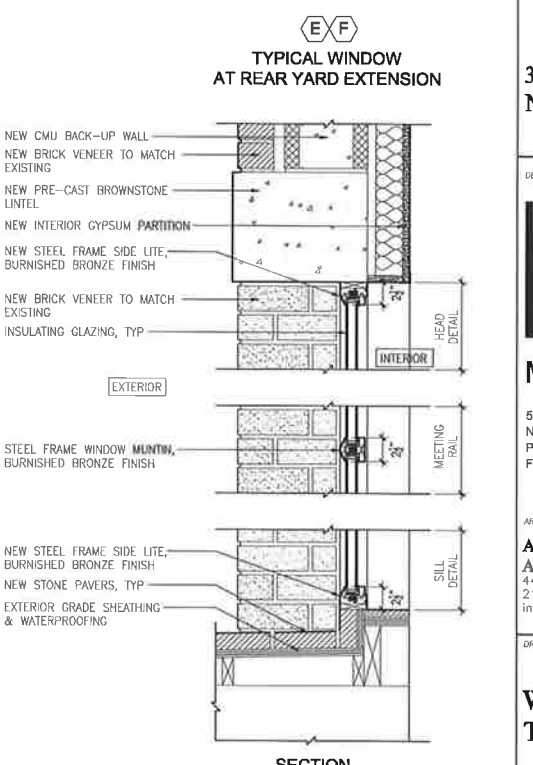
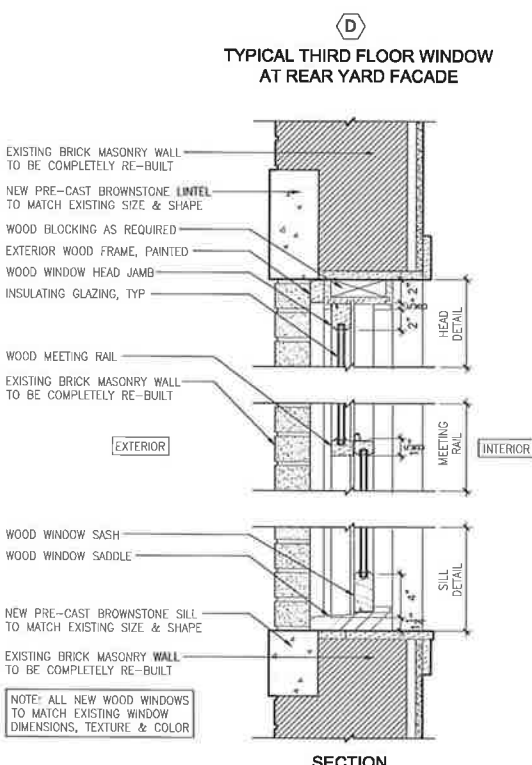
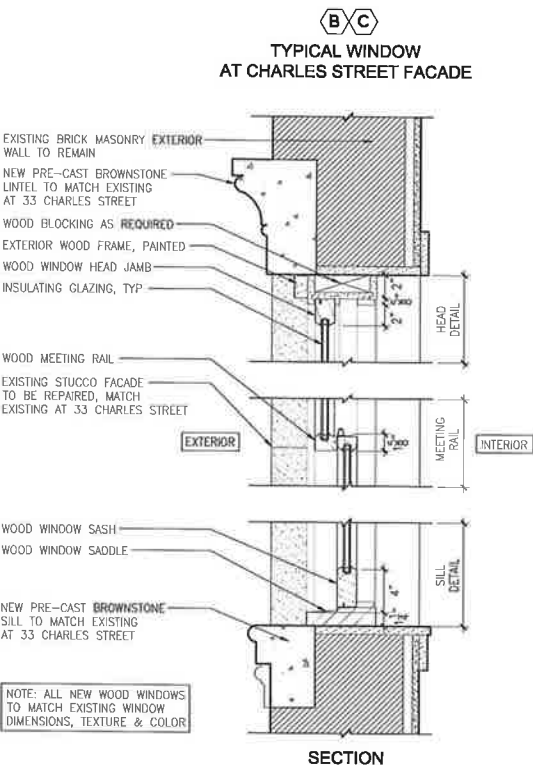
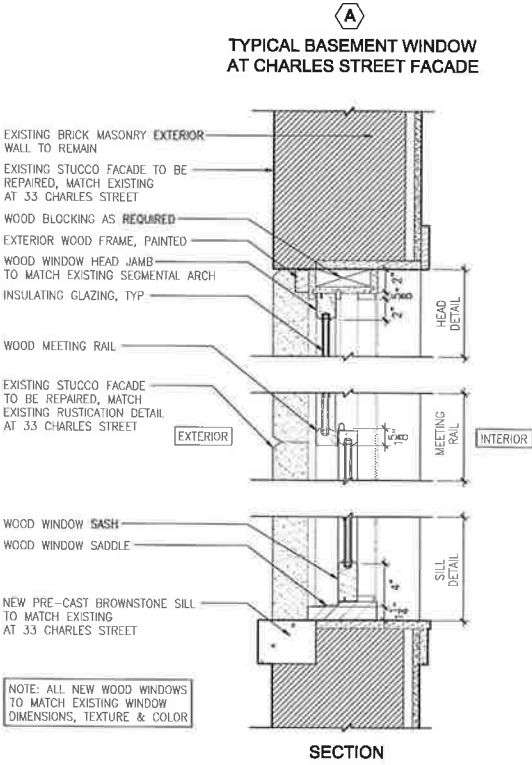
DOOR TYPES

SCALE: 1/2" = 1'-0"



WINDOW DETAILS

SCALE: 1 1/2" = 1'-0"



ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adparchitects.com

DRAWING TITLE:

WINDOW TYPES, DOOR
TYPES & DETAILS

ARCHITECT'S PROJECT NUMBER: 51220.00

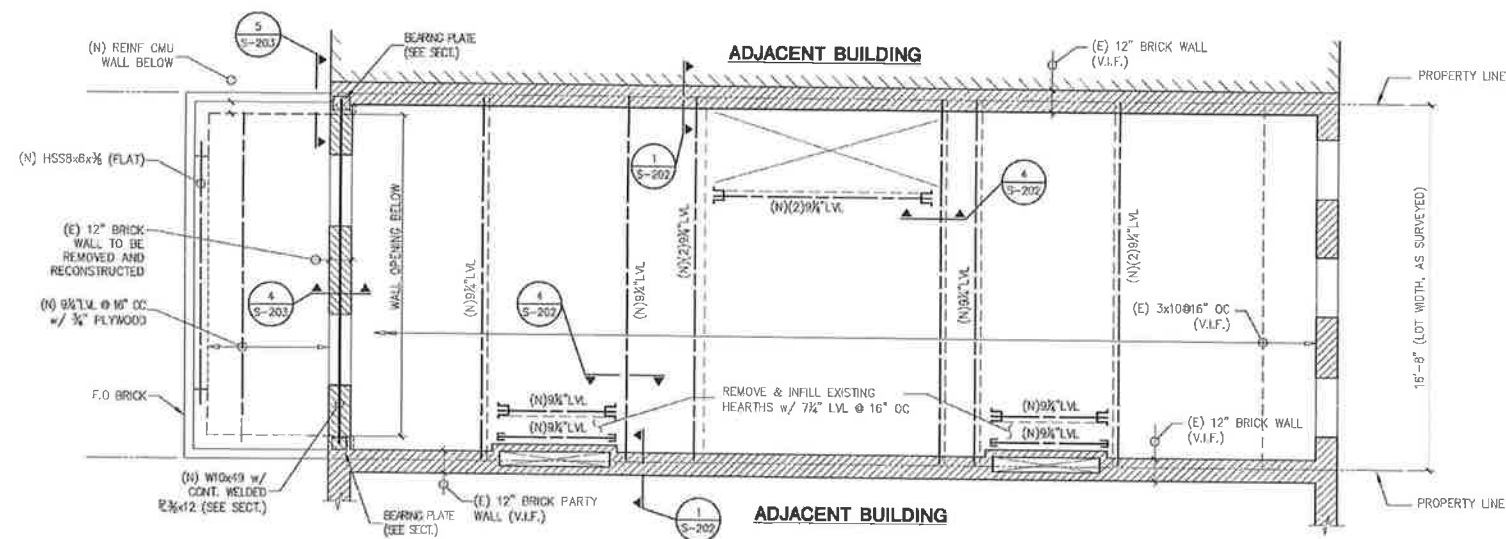
SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

SEAL DRAWING NUMBER:

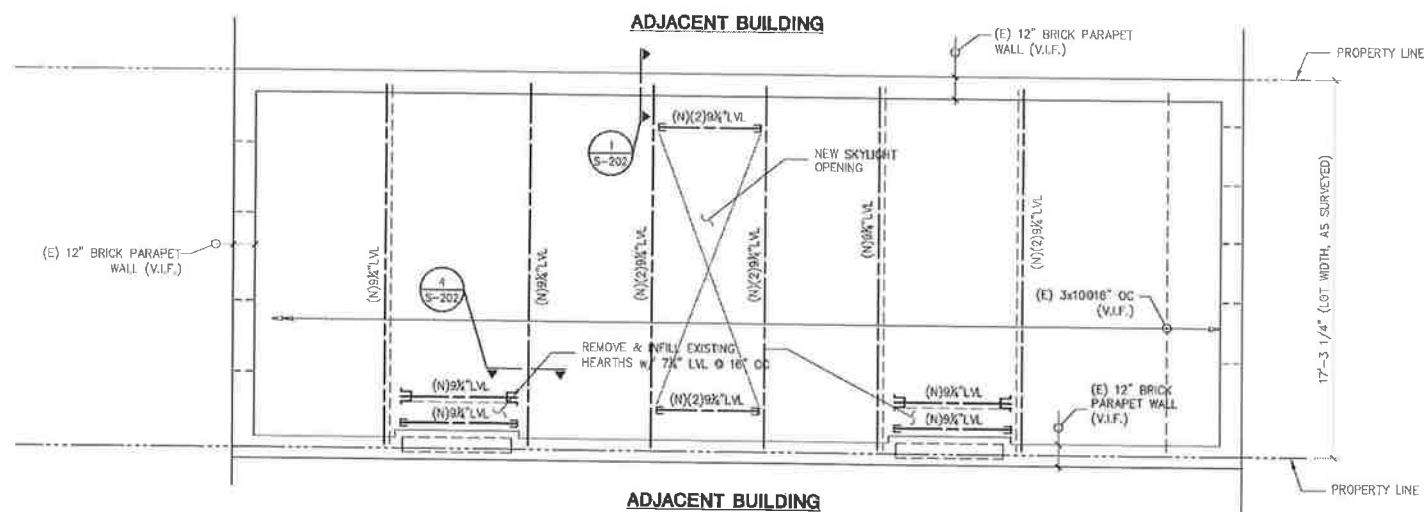
A-601.00

DRAWING: 20 OF 20



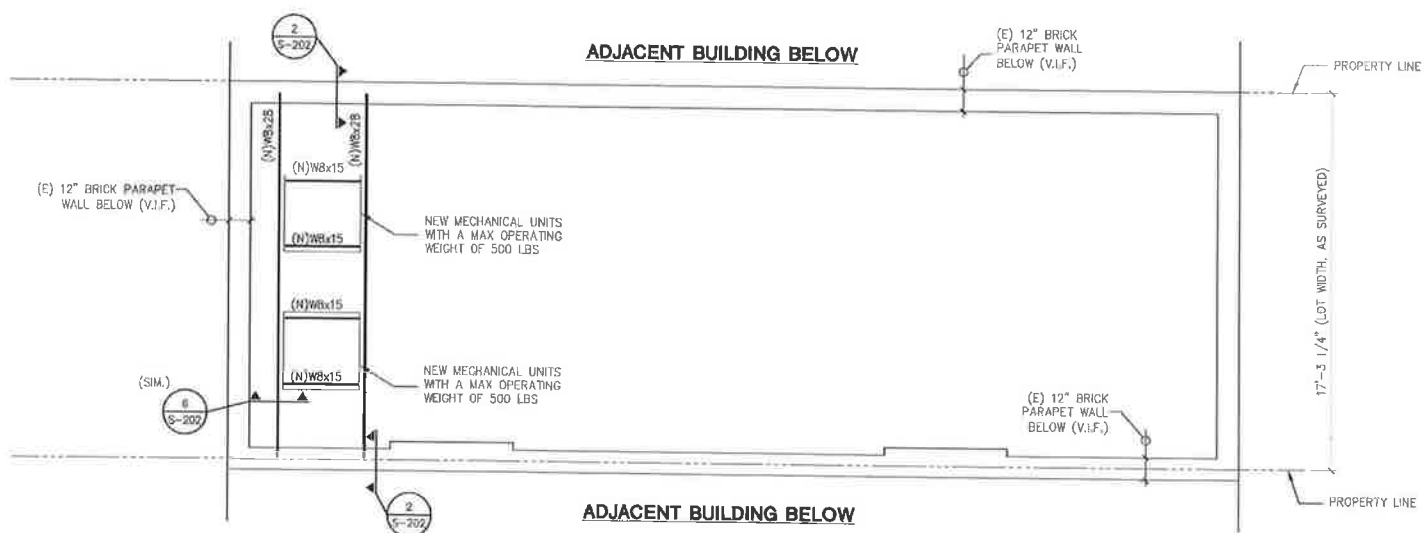
THIRD FLOOR FRAMING PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



ROOF FRAMING PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



ROOF DUNNAGE FRAMING PLAN

SCALE: $\frac{1}{4}$ "=1'-0"

LEGEND

	EXIST. WOOD JOIST, HEADER OR TRIMMER
	NEW STEEL MEMBER
	NEW WOOD JOIST, HEADER OR TRIMMER
	EXIST. BRICK WALL
	NEW CMU WALL W/ #4@16\"/>
	REINFORCE EXIST. CONNECTION w/ NEW BRIDAL HANGER SIMPSON TOP FLANGE HANGER
	DENOTES JOIST HANGER (SEE SCHEDULE THIS SHEET)
	TEMPORARY SHORING

PLAN NOTES

1. SEE S-200 FOR GENERAL NOTES.
2. SEE S-200 & S-201 FOR TYPICAL DETAILS.
3. SEE S-201 FOR TYPICAL BEAM SISTERING FASTENING DETAILS.
4. SEE BELOW FOR TYPICAL HANGER SIZES.

SIMPSON HANGER SCHEDULE:	
*JOIST OR HEADER:	HANGER:
(2)2\"/>	SIMPSON 'HUB46'
(3)3\"/>	SIMPSON 'HUB55/10'
(4)4\"/>	SIMPSON 'HUB72/10'
(2)2\"/>	SIMPSON 'HUB55/10'
3x10 w/ SISTERED	SIMPSON 'HUB55/10' w/ 16d NAILS
(1)3\"/>	SIMPSON 'HUB55/10' w/ 16d NAILS
4x10 w/ SISTERED	SIMPSON 'HUB55/10' w/ 16d NAILS
(1)3\"/>	SIMPSON 'HUB55/10' w/ 16d NAILS
3x10 SISTERED w/	SIMPSON 'HUB55/10' w/ 16d NAILS
(2)2\"/>	SIMPSON 'HUB55/10' w/ 16d NAILS

*NOTE: CONTRACTOR TO VERIFY ALL JOIST & HEADER SIZES IN FIELD FOR FIT OF HANGERS

NO.	ISSUE/DESCRIPTION	DATE
1	LPC PRESENTATION	10.23.2012

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:

ALTERATION

37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:



MARKZEFF

515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

STRUCTURAL ENGINEER:

RODNEY D. GIBBLE
CONSULTING ENGINEERS
19 West 21st Street | Suite 501 | NY, NY 10011
Phone 212-989-2853 | Fax 212-989-4017
www.rdgengineers.com

ARCHITECT:

ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18th STREET NEW YORK, NY 10011
212 414-4500 FAX: 212 229-3819
info@adpartners.com

DRAWING TITLE:

THIRD FLOOR, ROOF & DUNNAGE FRAMING PLANS

ARCHITECT'S PROJECT NUMBER: 51220.00

SCALE: AS NOTED DATE: 08.03.2012

DRAWN BY: LP CHECKED BY: DA

SEAL: DRAWING NUMBER:

S-102.00

DRAWING: 01 OF 02

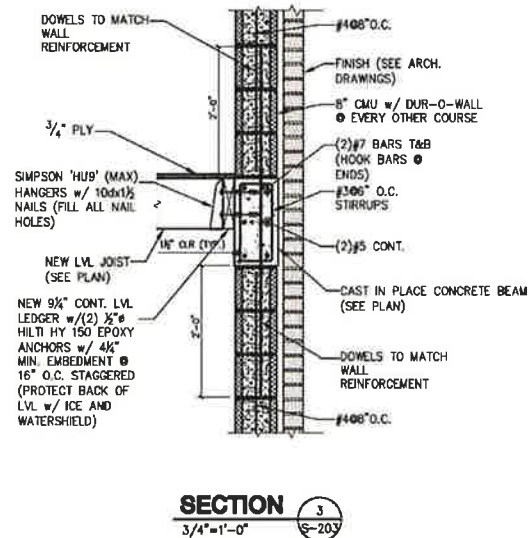
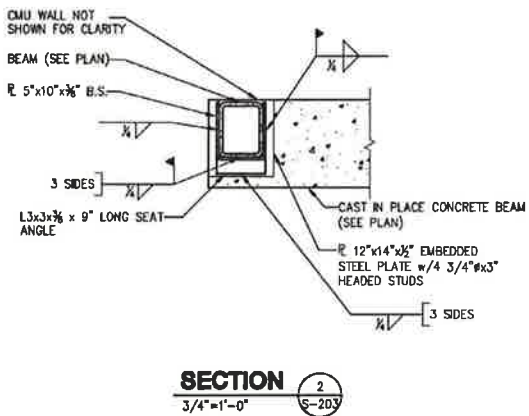
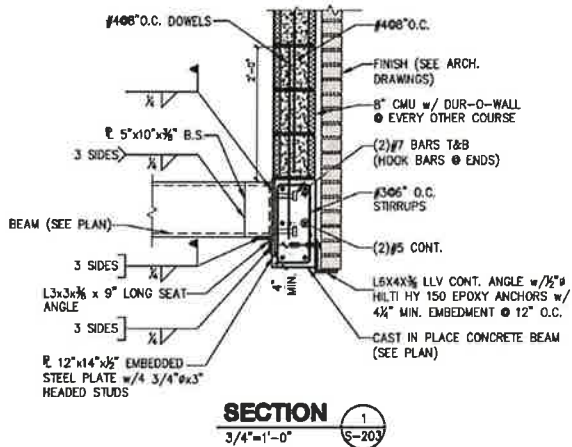
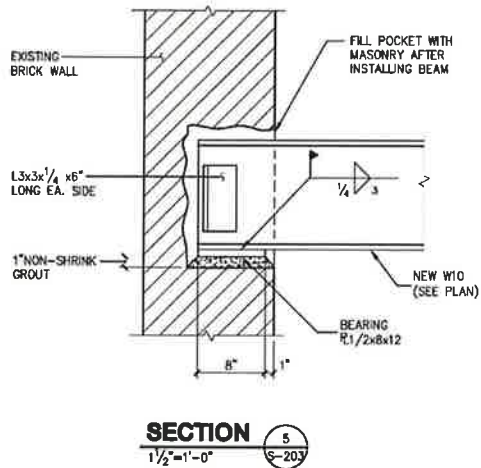
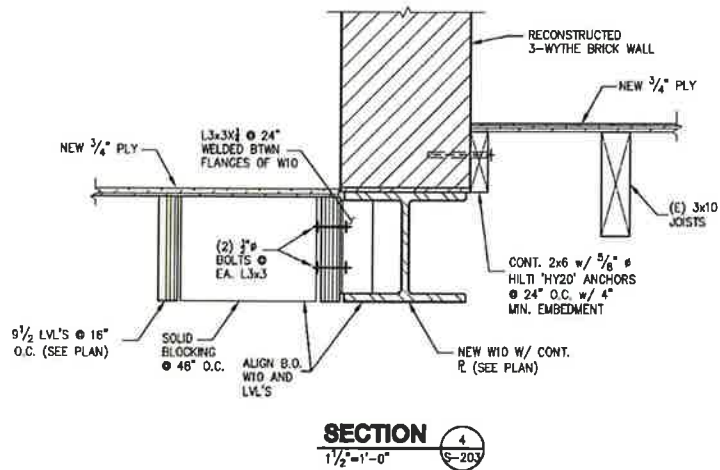


DETERIORATED MORTAR
THROUGHOUT WALL THICKNESS

EXISTING BRICK MASONRY WALL
AT 3RD FLOOR LEVEL



EXISTING BRICK MASONRY CORNICE
AT EXTERIOR REAR WALL
TO BE RE-CONSTRUCTED TO MATCH EXISTING



NO.	ISSUE/DESCRIPTION	DATE
1	LPC PRESENTATION	10.23.2012
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

NOTE: PROPOSAL FOR INTERIOR RENOVATION IS SUBMITTED UNDER A SEPARATE LPC APPLICATION. THIS APPLICATION IS FOR EXTERIOR WORK ONLY.

PROJECT:
ALTERATION
37 CHARLES STREET
NEW YORK, NY 10014

DESIGNER:
MARKZEFF
515 WEST 20TH STREET, SUITE 4W
NEW YORK, NY 10011
PHONE: 212.624.4004
FAX: 212.624.4008

STRUCTURAL ENGINEER:
RODNEY D. GIBBLE
CONSULTING ENGINEERS
19 West 21st Street | Suite 501 | NY, NY 10011
Phone 212-989-2853 | Fax 212-989-4017
www.rdgengineers.com

ARCHITECT:
ACHESON DOYLE PARTNERS
ARCHITECTS, P.C.
44 WEST 18TH STREET NEW YORK, NY 10011
212.414-4500 FAX: 212.229-3819
info@odpartners.com

DRAWING TITLE:
THIRD FLOOR, ROOF & DUNNAGE FRAMING PLANS

ARCHITECT'S PROJECT NUMBER	51220.00
SCALE	AS NOTED
DATE	08.03.2012
DRAWN BY	LP
CHECKED BY	DA
SEAL	DRAWING NUMBER
	S-203.00
DRAWING	02 OF 02