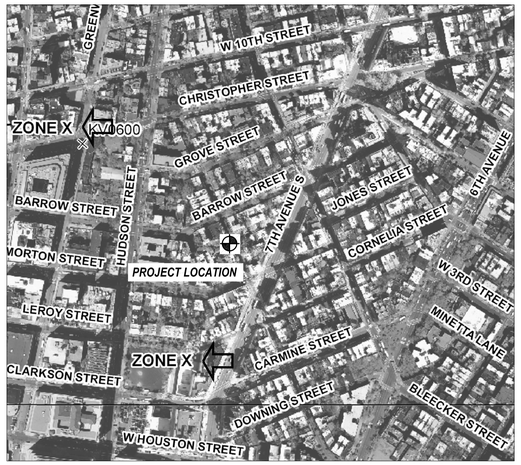
SMOKE DETECTING DEVICES

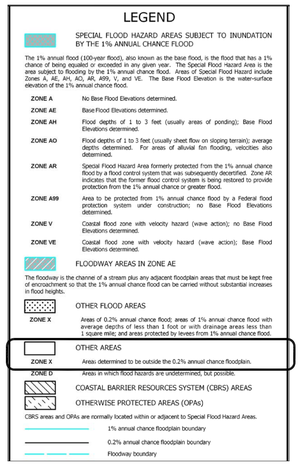
1. BC 907.2.10 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms shall be installed in accordance with the provisions of the NYC Building Code 2008 and the household fire-warning equipment provisions of NFPA 72.
2. BC 907.2.10.1 Where required. Single- or multiple-station smoke alarms shall be installed in the locations described in Sections 907.2.10.1.1.
3. BC 907.2.10.1.1 Smoke alarms in Groups R-2, R-3, and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, and I-1, regardless of occupant load at all of the following locations within a dwelling unit:
   A. On the ceiling or wall outside of each room used for sleeping purposes within 15 feet (4572 mm) from the door to such room.
   B. In each room used for sleeping purposes.
   C. In each story within a dwelling unit, including below-grade stories and penthouses of any area, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. BC 907.2.10.2 Power source. Required smoke alarms shall receive their primary power from a dedicated branch circuit or the unswitched portion of a branch circuit also used for power and lighting, and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.
5. BC 907.2.10.3 Interconnection. Where more than one smoke alarm or detector is required to be installed within an individual dwelling unit in Group R-2, R-3, or within an individual dwelling unit or sleeping unit in Group R-1, the smoke alarms or detectors shall be interconnected in such a manner that the activation of one alarm or detector will activate all of the alarms or detectors in the individual unit. The alarm or detector shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
6. BC 907.2.10.4 Acceptance testing. When the installation of the alarm devices is complete, each detector and interconnecting wiring for multiple-station alarm devices shall be tested in accordance with the household fire warning equipment provisions of NFPA 72.

CARBON MONOXIDE DETECTING DEVICES

1. BC 908.7 Carbon monoxide alarms and detectors. Carbon monoxide alarms and detectors shall be provided and installed in accordance with Sections 908.7.1 through 908.7.3.‡
2. BC 908.7.1 Group I-1 and R occupancies. Listed carbon monoxide alarms or detectors shall be installed as follows:
   2.1. Groups I-1, R-2 and R-3. Carbon monoxide alarms shall be installed in affected dwelling units as per Section 908.7.1.1.
3. 908.7.1.1 Affected dwelling units. Carbon monoxide alarms or detectors shall be required within the following dwelling units:
   3.1. Units on the same story where carbon monoxide-producing equipment or enclosed parking is located.
   3.2. Units on the stories above and below the floor where carbon monoxide-producing equipment or enclosed parking is located.
   3.3. Units in a building containing a carbon monoxide-producing furnace, boiler or water heater as part of a central system.
   3.4. Units in a building served by a carbon monoxide-producing furnace, boiler or water heater as part of a central system that is located in an adjoining or attached building.
4. BC 908.7.1.1.1 Required locations within dwelling units. Carbon monoxide alarms or detectors shall be located within dwelling units as follows:
   4.1. Outside of any room used for sleeping purposes, within 15 feet (4572 mm) of the entrance to such room.
   4.2. In any room used for sleeping purposes.
   4.3. On any story within a dwelling unit, including below-grade stories and penthouses of any area, but not including crawl spaces and uninhabitable attics.
5. BC 908.7.1.1.2 Installation requirements. Carbon monoxide alarms or detectors shall comply with the power source, interconnection, and acceptance testing requirements as required for smoke alarms in accordance with Sections 907.2.10.2 through 907.2.10.4.



Property is located in Zone X this is not in a Special Flood Hazard Area, per revised flood maps released September 2007.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

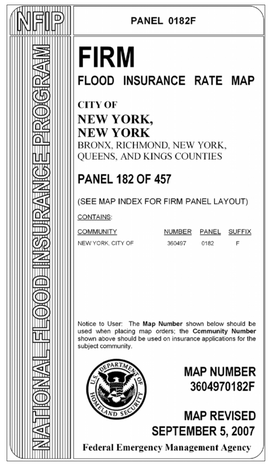
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0182F

FIRM

FLOOD INSURANCE RATE MAP

CITY OF NEW YORK, NEW YORK

BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 182 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0182	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 3604970182F

MAP REVISED SEPTEMBER 5, 2007

Federal Emergency Management Agency

DRAWING LIST

Architectural

A-001	Plot Plan, FEMA FIRM, General Notes, Required Inspections + Drawing List
A-002	1940's Tax Photos, Dormer Detail + Color Palette
A-003	Site plan, Project Views
A-004	Site plan, Site section + View from the Public Way
A-101	Basement, First + Second Floor Existing + Construction Plans
A-301	Section + Rear Elevation - Existing
A-302	Section + Rear Elevation - Proposed
A-303	Existing Street Elevation
A-304	Proposed Street Elevation
A-401	Rear Elevation + Details
A-402	Door Details + Schedule
A-403	Window Details, Schedule + NYC Energy Code Compliance
A-404	Entry Door + Details
A-405	Roof Details

Premises:	66 BEDFORD STREET, NEW YORK, NY 10014
Borough:	Manhattan
Block:	587
Lot:	4
Bin:	1009936
Comm. Bd.:	102
Zone:	C2-6
Map:	12A
FEMA FIRM:	3604970182F
Zone:	X - Areas to be determined to be outside the 0.2% annual chance flood plain

PLOT PLAN
NOT TO SCALE

GENERAL NOTES

01. PROJECT SCOPE:
Perform all work required by the contract documents for the alteration, renovation, repair and rehabilitation of the designated premises, including all labor, materials, equipment, transportation, scaffolding and other facilities and services necessary for the proper and complete execution of the work. These general conditions shall apply to all work indicated in this drawing set and shall extend to any changes or additional scope developed during the course of the project.

02. EXCLUSIONS:
Contractor shall make known to the architect any limitations, exclusions or modifications to the project clearly and explicitly on the contract documents. Unless specifically excluded, they will be presumed to be included in all pricing of the project.

03. COMPLEMENTARY DOCUMENTS:
The architect's drawings, specifications and construction notes are complementary, and what is called for by one shall be binding as if called for by all.

04. INCONSISTENCIES:
Where differences between the drawings, notes and specifications occur, the decision of the architect shall govern as to which takes precedence. The architect shall promptly resolve any such discrepancies brought forward by the contractor.

05. MISSING INFORMATION:
Study the drawings, notes, specifications and other instructions, and notify the architect of any inconsistencies or missing information required for fabrication or installation of the work. The contractor shall request instruction from the architect before proceeding with the work.

06. DOUBTFUL CONDITIONS / FIELD CONDITIONS:
Verify all existing conditions and dimensions affecting the work at the site. Notify the architect of any condition or materials that are found contrary to those indicated on the drawings, or of any doubtful conditions that might affect the quality of or interfere with the proper completion of the project prior to commencing work. Commencement of work indicates acceptance of existing conditions.

07. BUILDING REGULATIONS:
Comply with the rules and regulations of the building. Confirm with the building management permitted hours of work, the hours of availability of elevators, and the permitted methods of handling and hoisting equipment, materials and debris. Avoid conflict or interference with normal building operations.

08. DISTRIBUTION OF DRAWINGS:
Distribute drawings required to fully explain the subcontractors' scope of work and required coordination with other trades to all subcontractors.

09. INSPECTIONS:
Schedule required inspections in a timeline manner so as not to interrupt progress of work.

10. COMPLIANCE WITH CODES:
Work is to be performed in accordance with rules and regulations of governmental agencies having jurisdiction and shall conform to all applicable town, city, county, state and federal construction, safety and sanitary laws, codes, statutes and ordinances. Where requirements of these codes are contradictory or mutually exclusive, the more stringent rule shall apply.

11. MEANS AND METHODS:
The contractor shall supervise the work using the best skill and attention. The contractor shall be solely responsible for, and shall have control over, construction means, methods, techniques, sequences and procedures.

12. SAFETY:
The contractor shall be solely responsible for initiating, maintaining and supervising safety precautions in connection with the work. The contractor shall give notices and comply with all applicable laws, ordinances, rules, regulations and orders of any public authority bearing on the safety of persons and the property, and their protection from damage, injury and loss. The contractor shall insure that the job site is maintained at all times in such a way as to prevent injury or damage to all persons working on or visiting the premises, and to personal property.

13. HAZARDOUS MATERIALS:
A) In the event that the contractor encounters asbestos or products containing (or thought to contain) asbestos, all persons shall be removed from the property immediately without disturbing these products and the owner shall be notified.
B) The contractor shall take appropriate measures to protect all parties from potential hazards produced by the removal of or damage to lead-based paints and coatings, or other materials representing similar hazards, existing on or about the property.

14. APPROVED MATERIALS:
A) There shall be no substitution of materials where a manufacturer is specified. Where the term "or approved equal" is used, the architect alone shall determine the suitability and acceptability of a substitution requested by the contractor.
B) All materials shall be new, unused and of the highest quality in every respect.
C) Unless otherwise noted in the drawings, manufactured materials and equipment shall be installed in accordance with the manufacturer's recommendations and instructions.

15. LICENSED TRADES PEOPLE:
Plumbing and electrical work shall be performed by contractors licensed in their trade, who shall arrange for and obtain all required permits, inspections and sign-offs.

16. CURRENT DRAWINGS:
Maintain a complete and current set of the contract documents and one set of perforated/approved drawings on site during all phases of construction for the use of all trades.

17. LAYOUT OF WORK:
Lay out the work from dimensions and alignments shown on the drawings and be responsible for all measurements in connection therewith. The contractor shall immediately report any discrepancies between drawings and field conditions to the architect. Do not scale drawings: no extra charges will be allowed on account of differences between actual dimensions and those indicated on the drawing. The contractor shall assume full and undivided responsability for the accuracy, fit and stability of all parts of the work.

18. SHOP DRAWINGS AND SAMPLES:
Submit shop drawings, product samples and manufacturer's technical information for the architect's review, prior to the commencement of fabrication, where required by contract documents.
A) Provide accurate, large scale, detailed shop drawings prepared specifically for this project on reproducible media. Indicate and identify adjacent conditions and materials, methods of attachment or interface for all adjacent work.
B) Show accurate field dimensions and indicate any coordination with other work required.
C) Reproduction of the architect's contract documents as the basis for shop drawings will not be accepted.
D) Provide samples that are identical with final materials and description of the source, varietal name or manufacturer's make and model number.
E) Architect's review is for confirmation of visual design intent, color pattern, texture and type only. The contractor is not relieved from full responsibility for any deviation from the requirements of the contract documents of for errors or omissions in the shop drawings by the architect's review and approval of said shop drawings.
F) The contractor shall be responsible for quantities, dimensions and for compliance with the architect's design intent and for the coordination of the work with all trades.

19. APPROVALS:
The architect's approval of shop drawings and samples is for conformance with design intent only. Approval of a specific item does not indicate approval of an assembly of which the item is a component.

20. QUALITY ASSURANCES:
A) All work to shall be performed and supervised by workers thoroughly familiar with the materials and methods specified.
B) Work shall be installed plumb and level. Should existing adjacent work not be plumb and level, new work shall be installed as necessary to meet existing work, without appearing to emphasize the variance, subject to the approval of the architect.

21. CHANGE ORDERS:
Do not proceed with any additional work or changes for which additional compensation is expected without a written authorization from the owner and the architect. Failure to obtain such authorization shall invalidate the cliam for extra compensation.

22. SECURING OF PREMISES:
Erect temporary, rigid, dustproof, sound attenuation barriers to minimize the impact of dust and noise in the spaces that are not involved in construction. Secure the premises and materials within the construction area for the duration of construction until the owner's final acceptance. Take all necessary precautions at the end of each work day to insure that unauthorized persons cannot enter the job site.

23. PROTECTION DURING CONSTRUCTION:
Provide and maintain all necessary coverings and protection to prevent damage, discoloration or soiling of both existing and new construction, finishes and building elements. Such protection shall be maintained until the owner's final acceptance. Upon owner's acceptance, the contractor shall remove all protection and clean all exposed surfaces.

24. DELIVERIES:
Each contractor shall make all required arrangements for delivery and transfer of equipment and materials to the job site.

25. CUTTING AND PATCHING:
Perform all cutting and patching required by the installation of new plumbing, plumbing fixtures and connections, wiring, electrical and telephone outlets, switches, heating and ventilation elements and devices to provide a finished project.
A) Materials used in cutting and patching shall be identical to original materials, unless otherwise noted.
B) Use cutting methods least likely to damage retained elements or adjoining work.
C) Locate utilities before cutting. Cap, valve, seal and plug abandoned utilities or remove entirely where indicated on the drawings.
D) Patching shall provide solid, true and aligned substrates for the installation of finish materials.
E) Patching shall seamlessly join the immediate existing adjacent construction in material, finish, gloss and color. Joints shall be durable and invisible. Create true, even planes with uniform continuous appearance.
F) Repaint entire assemblies and surfaces, not just patched areas.
G) No penetrations, cutting or channeling of load bearing wall is allowed. Also no work is allowed on walls which enclosed fireplace flues and no penetrations or cutting of terra cotta arches or ceiling panels is allowed.

26. REMOVALS:
Maintain a clean and neat work site at all times. Clean up and remove from the premises all waste materials, rubbish, wrapping, containers and salvages generated by the construction, demolition and by the delivery and installation of woodwork, furniture and appliances, whether provided under this contract or not.

27. FINAL CLEAN UP:
All spaces must be left vacuum-clean and orderly, ready for owner occupancy. All surfaces, including counters, cabinet shelves and tops, mantles, moldings, door and window heads, plumbing and lighting fixtures, appliances, heating and air-conditioning equipment (including radiators, fin-tube and convectors) and floors shall be thoroughly dusted with a frequently rinsed damp cloth. After dusting all surfaces, floors shall be vacuumed using attachments appropriate for the finish. Windows shall be scraped clean with a razor and washed and wiped with vinegar and newsprint.

28. PROJECT CLOSEOUT:
Upon completion of the job the contractor shall submit all certificates of inspection and certificate of substantial completion (A/A Document G-704) to the architect. Upon owner's acceptance, the contractor shall perform a final cleaning.

29. WARRANTY AND GUARANTEE:
A) The contractor guarantees that the work completed under this contract is free from faulty materials and workmanship, including improper installation. This guarantee shall cover a minimum period of one (1) year following the date of acceptance of the work by the owner and shall bind the contractor to repair or replace, promptly and efficiently, any and all work and materials found to be defective during this period, including other work not performed under this contract, that is damaged by such deficiency.
B) Neither the final certificate nor the final payment, nor any other provision in the contract, shall relieve the contractor for responsibility described in this section.
C) The contractor shall prepare a digital package of all maintenance documents, warranties and/or manufacturers' guarantees for submission to the Architect and Owner prior certification of the final payment.
D) This warranty is in addition to manufacturer's standard warranties on specific products, materials and assemblies.
E) In the event that additional professional services are required to verify and direct repairs or replacements of work as a direct consequence of the failure of materials or workmanship guaranteed by the contractor, the contractor shall be responsible for the payment of fees for such professional services and any other fees necessary to correct the work.

BUILDING DEPARTMENT NOTES

1. Code: BUILDING CODE OF THE CITY OF NEW YORK, Old Code of 1938
2. Construction Classification: Class 3 NON-FIREPROOF
3. Occupancy Classification: Residential - Single Family Dwelling
3. All new Plumbing + Mechanical Work to comply with 2014 NYC Building Code.
4. Scope of Work: The work covered under this application is restricted to exterior modifications described in the drawings. Drawings and notes showing other areas are provided for information only.

NO CHANGE IN USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION

SPECIAL + PROGRESS INSPECTIONS

The following items are subject to Special and Progress Inspection:

1.	Structural Stability - Existing Buildings	BC 1704.20.1
2.	Fire-Resistant Penetrations and Joints	BC 1704.27
3.	Energy Code Compliance Inspections	TR8, BC 110.3.5
4.	Fire-Resistance Rated Construction	BC 110.3.4
5.	Final Inspection (28-116.2.4.2 amd BC 110.5 and Directive 14/75, 1RCNY §101-10)	

BUILDING CODE REQUIREMENTS

CONSTRUCTION CLASSIFICATION - CLASS 3 NON FIREPROOF - 1938 CODE		
CONSTRUCTION ELEMENT PER C26-241.0	MATERIALS	RATING
EXTERIOR WALLS	MASONRY OR REINFORCED CONCRETE	
NON-BEARING		1 HOUR
NON-BEARING/PROTECTED OPENINGS		2 HOUR
BEARING WALLS		3 HOUR
FLOOR ABOVE THE CELLAR + COLUMNS BELOW, EXCEPT RESID'L STRUCTURES < 40 FEET		3 HOUR
FOR BLDGS ERECTED PRIOR TO 1/1/1938		1 HOUR
SHAFTS + REQUIRED STAIRWAYS		2 HOUR
SHAFTS < 9 SF NOT MORE THAN 3 STOREYS OR FORTY FEET ABOVE BSMT OR CELLAR, C26-646.0		1 HOUR
BULKHEADS - PER C26-671.0(b)	COMBUSTIBLE CONSTRUCTION COVERED W/ FIRE-RESISTIVE	1 HOUR

OWNER: 66 Bedford LLC, 35 East 62nd Street, New York, N.Y. 10021, Tel. 212.206.5600

ARCH.: Victor Schwartz Architect, 720 Greenwich Street, New York, N.Y. 10014, Tel. 212.727.9644, Mobile 917.913.8227

CONTR.: Three Pillars Construction, Inc., 29 Cedar Avenue, Montclair, NJ 07042, Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: PLOT PLAN, FEMA FIRM, GENERAL NOTES, REQUIRED INSPECTIONS + DRAWING LIST

Scale: NONE

Drawn by: VS

Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-001.00

3 66 BEDFORD STREET - existing dormers
Scale: none

2 66 BEDFORD STREET - 1940's tax photo
Scale: none

1 64 BEDFORD STREET - 1940's tax photo
Scale: none

4 BROWNSTONE
Color: to match #64 Bedford
Scale: none

5 MORTAR SAMPLE
Color: #G-302
Scale: none

6 MORTAR SAMPLE - Glen Gery Premix Type N
Color: #G-302
Scale: none

7 PAINT SAMPLE - Benjamin Moore
Color: #2109-40 Smoked Oyster
Scale: none

RESIDENCE - 66 Bedford Street - New York - NY 10014

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CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

Drawing Name: 1940'S TAX PHOTOGRAPHS, DORMER DETAIL + COLOR PALETTE

Scale: NONE

Drawn by: VS

Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

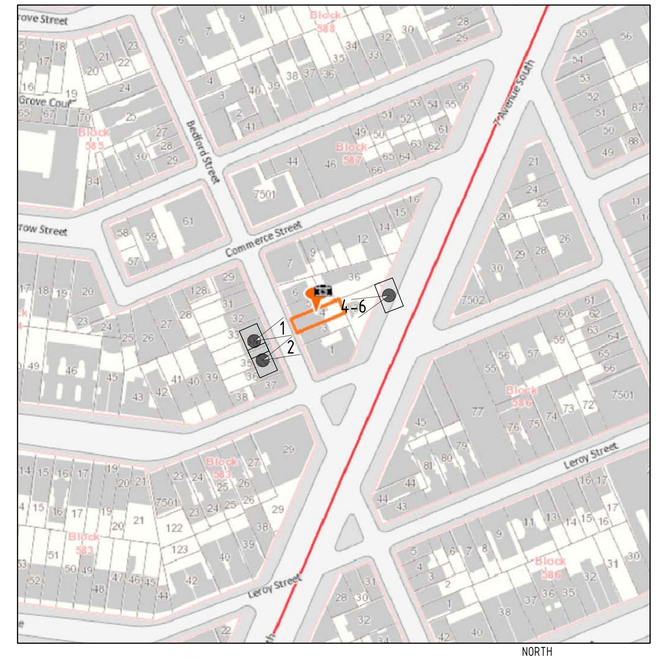
A-002

1 #66 BEDFORD STREET - CURRENT

Scale: none

2 #64 BEDFORD STREET - CURRENT

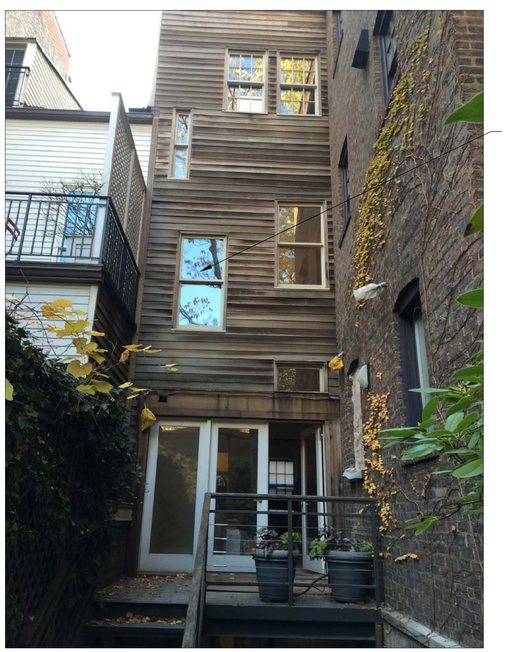
Scale: none



3 SITE PLAN

Scale: NTS

NORTH

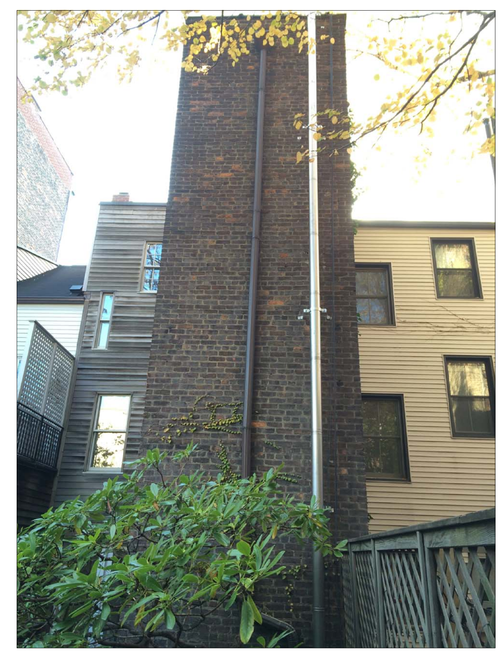


4 #66 - EXISTING DECK

Scale: none

5 #66 - EXTENSION SOUTH WALL

Scale: none



6 #66 BEDFORD STREET - REAR EXTENSION

Scale: none

LEGEND

1 CAMERA LOCATION

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
ARCH.	Victor Schwartz Architect 720 Greenwich Street New York, N.Y. 10014 Tel. 212.727.9644 Mobile 917.913.8227
CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: VIEWS FROM THE PUBLIC WAY, SITE PLAN + REAR YARD VIEWS

Scale: NONE

Drawn by: VS

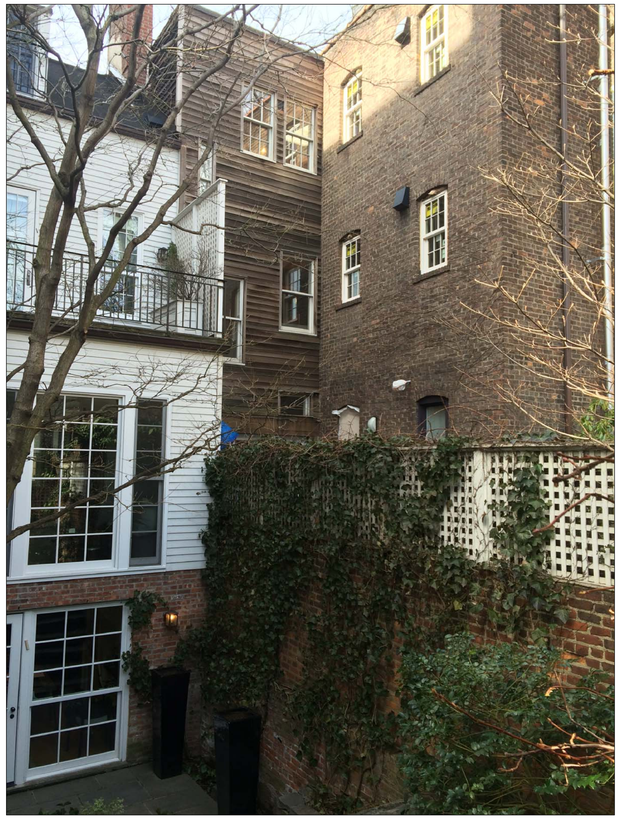
Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-003

1 #64 - EXISTING 2 STOREY EXTENSION

Scale: none



2 REAR EXTENSION #66 FROM #64 BEDFORD

Scale: none

3 #64 - EXISTING 2 STOREY EXTENSION

Scale: none

LEGEND

1 CAMERA LOCATION

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
ARCH.	Deborah Berke Partners 220 Fifth Avenue New York, NY 10001 Tel. 212.229.9211
ARCH. of REC.	Victor Schwartz Architect 720 Greenwich Street New York, N.Y. 10014 Tel. 212.727.9644 Mobile 917.913.8227
CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: VIEWS FROM THE PUBLIC WAY, SITE PLAN + REAR YARD VIEWS

Scale: NONE

Drawn by: VS

Checked by:

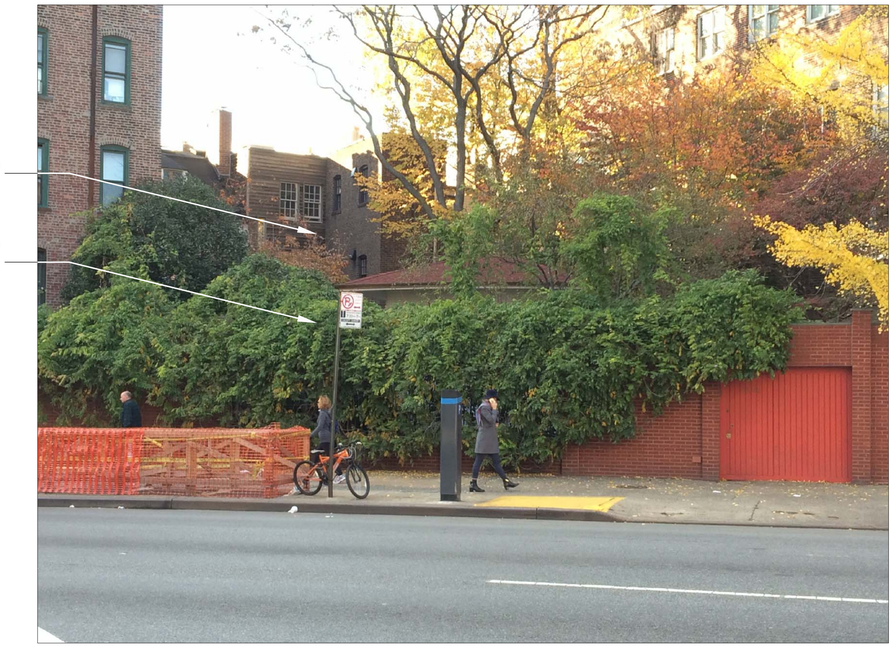
2	01.05.2016	Rear Ext. Survey
	11.28.2015	Revised for LPC approval
	10.30.2015	Issue for LPC approval

A-005

#66 VIEWED FROM ACROSS
SEVENTH AVENUE SOUTH

THIRD FLOOR + PART OF SECOND
VISIBLE FROM SEVENTH AVENUE

VIEW OF FIRST FLOOR CONCEALED
BY GARDEN WALL OF
7TH AVENUE SOUTH PROPERTY

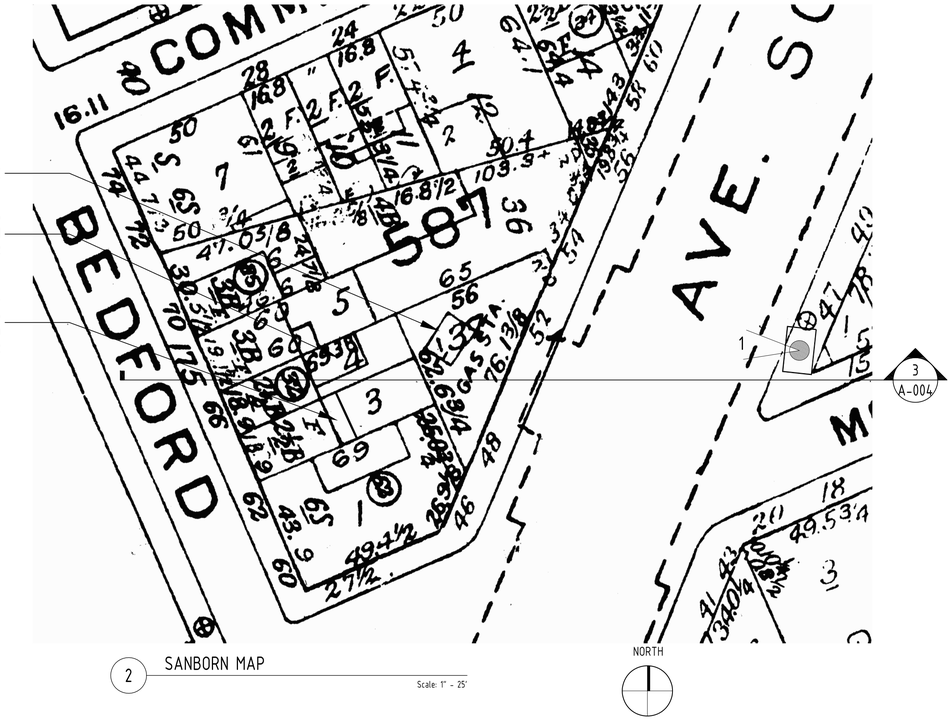


1 VIEW NORTHWEST FROM SEVENTH AVENUE SOUTH

EXISTING 1 STORY RESIDENCE

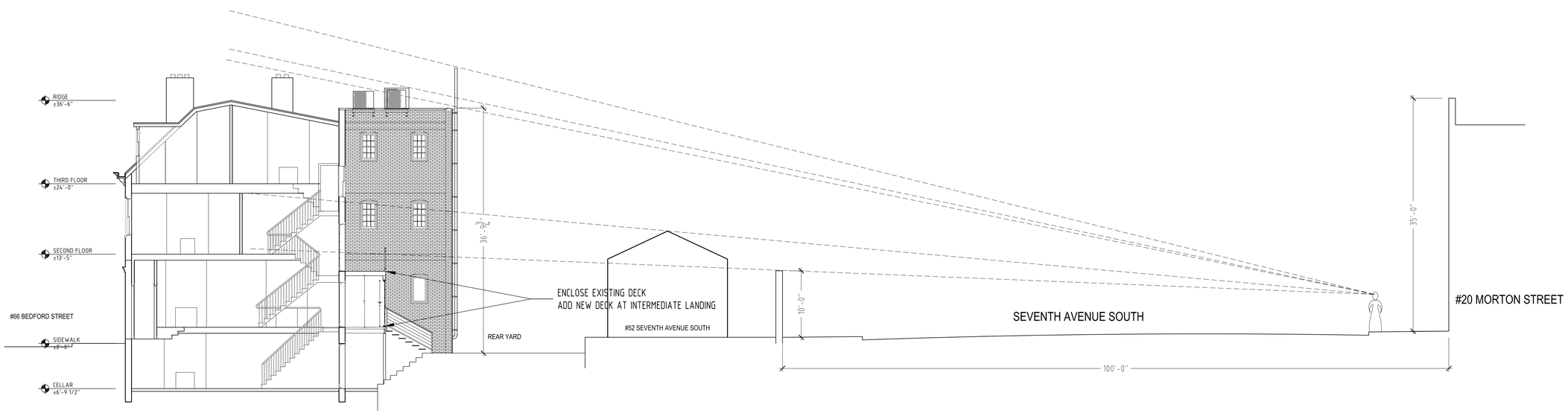
REAR OF #66
EXISTING 7' x 15' 3 STORY EXTENSION
EXISTING 6" x 9.5' DECK @ 1ST FLOOR

REAR OF #64
8 FOOT EXTENSION ACROSS
BACK OF BUILDING @
BASEMENT AND FIRST FLOOR



2 SANBORN MAP

Scale: 1" - 25'



3 SITE SECTION - as proposed

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

LEGEND

1 CAMERA LOCATION

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
ARCH.	Victor Schwartz Architect 720 Greenwich Street New York, N.Y. 10014 Tel. 212.727.9644 Mobile 917.913.8227
CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: SITE PLAN, SITE SECTION + VIEW FROM THE PUBLIC WAY

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

Drawn by: VS

Checked by:

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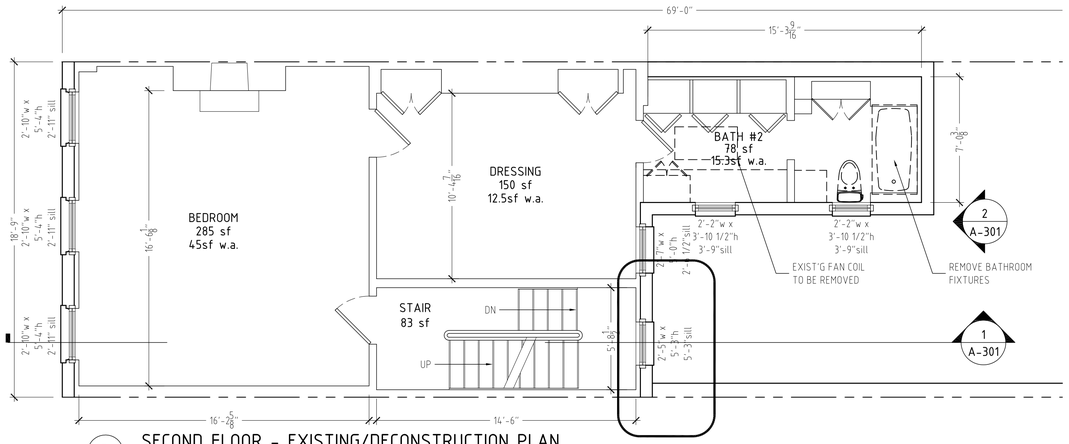
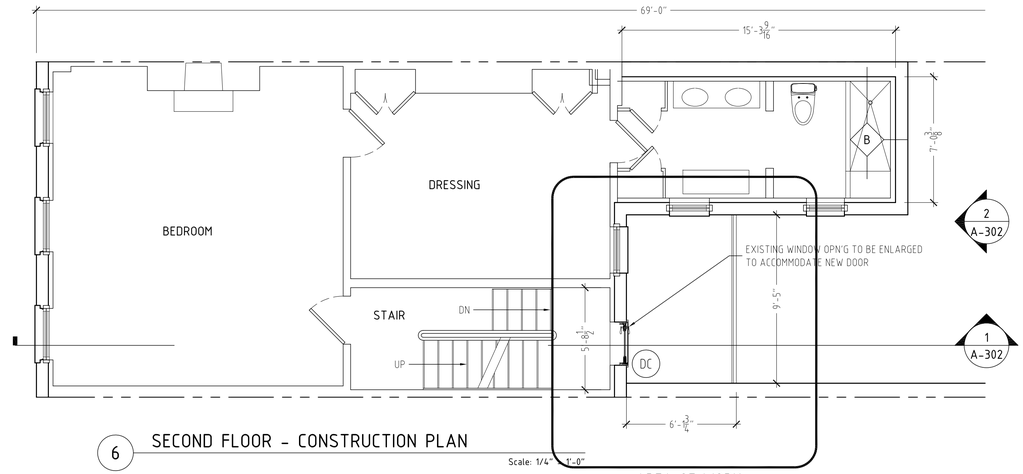
A-004



3 SECOND FLOOR - EXISTING/DECONSTRUCTION PLAN

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

AREA OF WORK



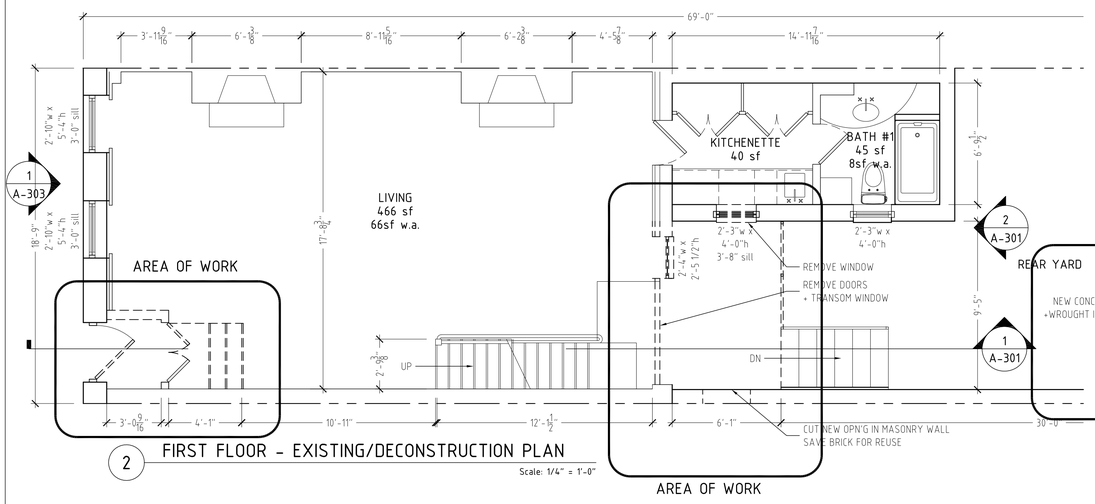
6 SECOND FLOOR - CONSTRUCTION PLAN

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

AREA OF WORK

LEGEND

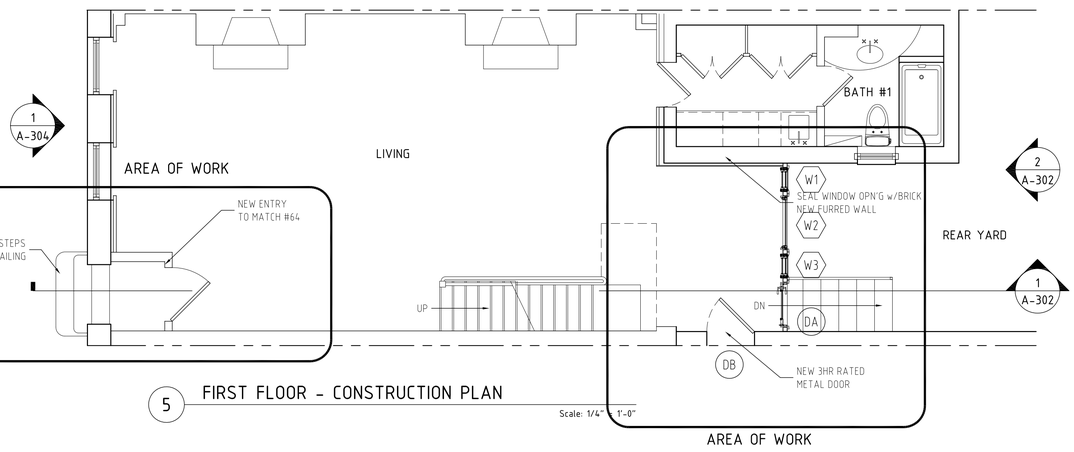
- PROPERTY LINE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- WALL TYPE
- WINDOW TAG
- DOOR TAG
- CARBON MONOXIDE/SMOKE DETECTOR
- ELEVATION KEY
- WINDOW/DOOR DIMENSIONS (NOTED ON PLAN)



2 FIRST FLOOR - EXISTING/DECONSTRUCTION PLAN

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

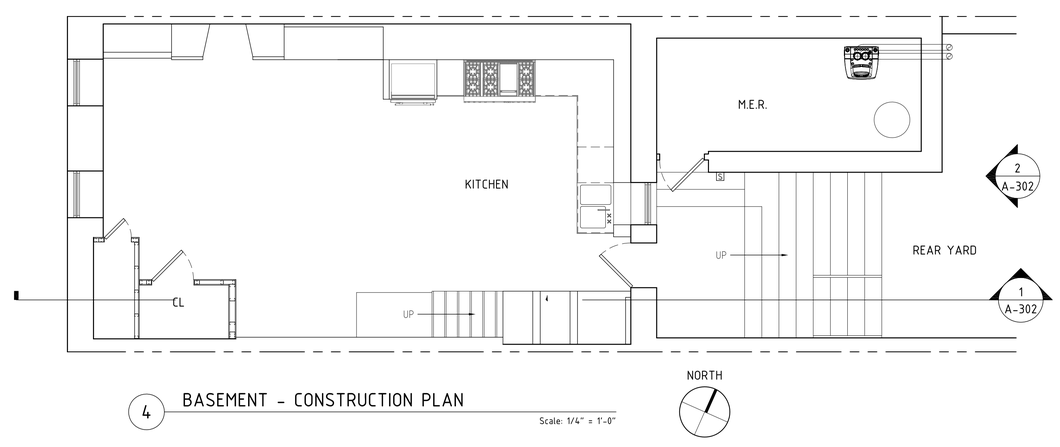
AREA OF WORK



5 FIRST FLOOR - CONSTRUCTION PLAN

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

AREA OF WORK



4 BASEMENT - CONSTRUCTION PLAN

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

TENANT SAFETY NOTES: PER 2014 NYC BUILDING CODE

1. WORK TO BE PERFORMED IN A BUILDING WHERE DWELLING UNITS ARE OCCUPIED DURING CONSTRUCTION.
2. THERE WILL BE NO ONE OCCUPYING THE SPACE/APARTMENT TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.
3. DEMISING WALLS AND DOORS SERVING THIS WORK AREA ARE TO REMAIN IN PLACE DURING THE WORK.
4. EGRESS WITHIN THE WORK AREA SHALL BE MAINTAINED DURING THE WORK. DEBRIS SHALL BE REMOVED PROMPTLY. THE CONTRACTOR SHALL NOT PLACE OR STORE MATERIALS IN PUBLIC HALLS, STAIRS OR ELEVATORS. EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
5. FIRE SAFETY - ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
6. HEALTH REQUIREMENTS - THE CONTRACTOR SHALL PREPARE A PLAN FOR THE CONTROL OF DUST, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES INCLUDING LIMITATION OF NOISE LEVELS. ALL HOUSE RULES SHALL BE COMPLIED WITH PER THE ALTERATION AGREEMENT.
7. NOTHING IN THE WORK SHALL CONFLICT WITH NYC HOUSING MAINTENANCE CODE OR THE NYS MULTIPLE DWELLING LAW.
8. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS OR THE BUILDING.
9. ALL WORK SHALL BE CONTAINED WITH THE DESIGNATED WORK AREA.
10. CONSTRUCTION HOURS SHALL BE FROM 8:00AM TO 5:00PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO CONSTRUCTION WORK DURING EVENING HOURS OR ON WEEKENDS OR ON HOLIDAYS.
11. IF ANY SERVICES SUCH AS HOT OR COLD WATER WILL BE TURNED OFF FOR A PERIOD OF TIME, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE MANAGING AGENT OF SUCH WORK IN ADVANCE.
12. A MINIMUM OF ONE 20LB MULTI-PURPOSE FIRE EXTINGUISHER SHALL BE MAINTAINED WITHIN 75 FEET OF THE WORK AREA DURING ALL CONSTRUCTION OPERATIONS.

CONTRACTOR NOTES:

1. Deconstruction work shall not commence until all permits and insurance certificates have been submitted to the Managing Agent.
2. Deconstruction work shall conform with the General Conditions and Tenant Safety Notes covered on drawing A-001 + A-101, the Project Manual and the Building Alteration Agreement.

DEMOLITION NOTES

1. All demolition work to be executed in a safe and efficient manner by experienced workmen.
2. All rubbish shall be removed from the premises daily.
3. Care shall be taken to protect existing structural members, decorative moldings and pipes.
4. The contractor shall not damage or endanger any portion of the work, or the work of the owner by cutting, patching or otherwise altering any work without written consent of the owner.
5. Provide temporary protection as required to preserve existing items indicated to remain, restore damaged work to the condition existing prior to the start of work, unless otherwise directed.
6. Demolish and remove from the premises partitions, doors and frames, built-in work, and any other work which must be removed in order to complete the work shown on the drawings and noted in the specifications.
7. Salvage and store at a location in the premises selected by the owner items noted to be saved.
8. Disconnect existing service lines, seal or cap as required before starting deconstruction operations.
9. Verify requirements with building owner regarding control of dust and dirt in public areas, removal of debris and noise, and conform to these requirements.

OWNER: 66 Bedford LLC
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Mobile 917.913.8227

CONTR.: Three Pillars Construction, Inc.
29 Cedar Avenue
Montclair, NJ 07042
Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: BASEMENT, FIRST + SECOND FLOOR EXISTING PLANS, CONSTRUCTION PLANS + LEGEND

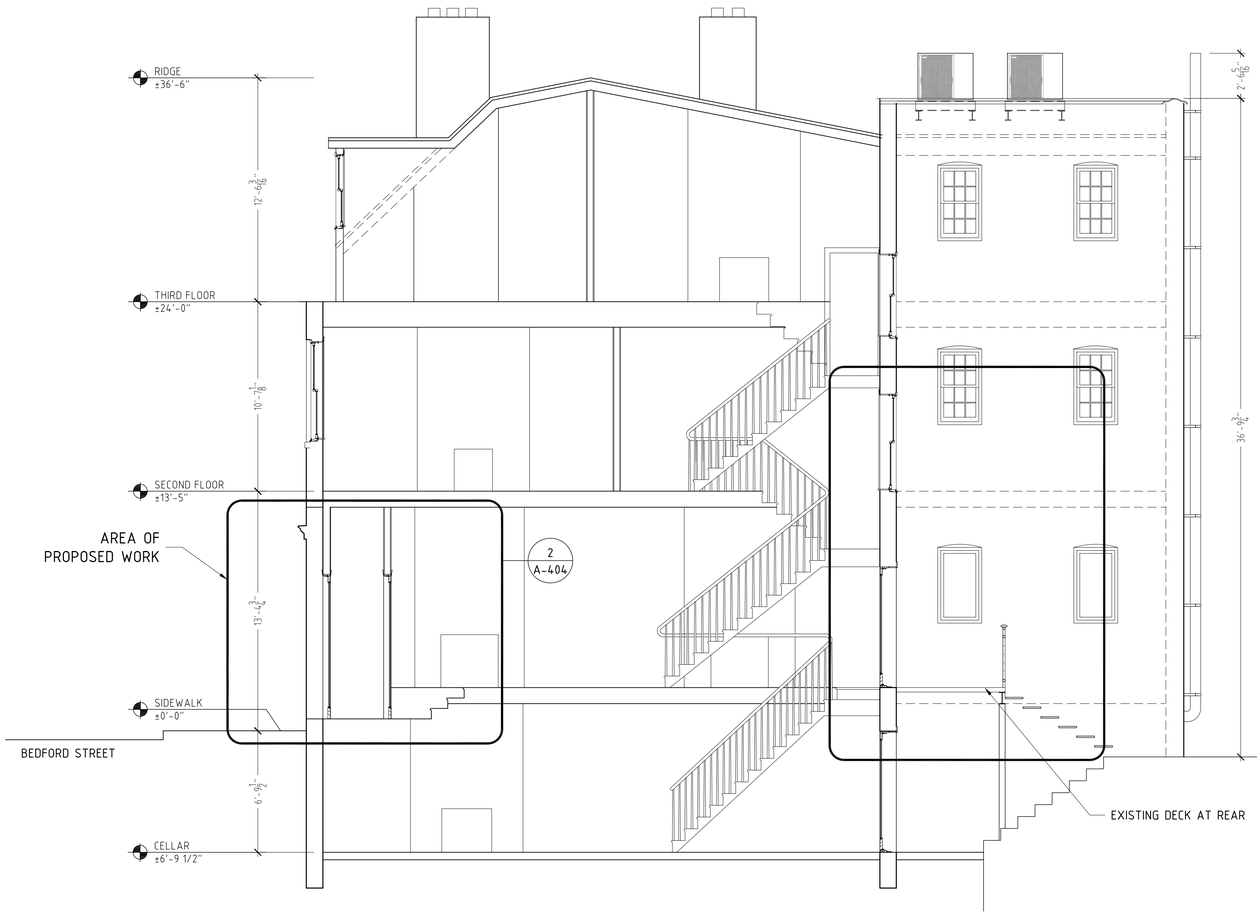
Scale: 1/4" = 1'-0"

Drawn by: VS

Checked by:

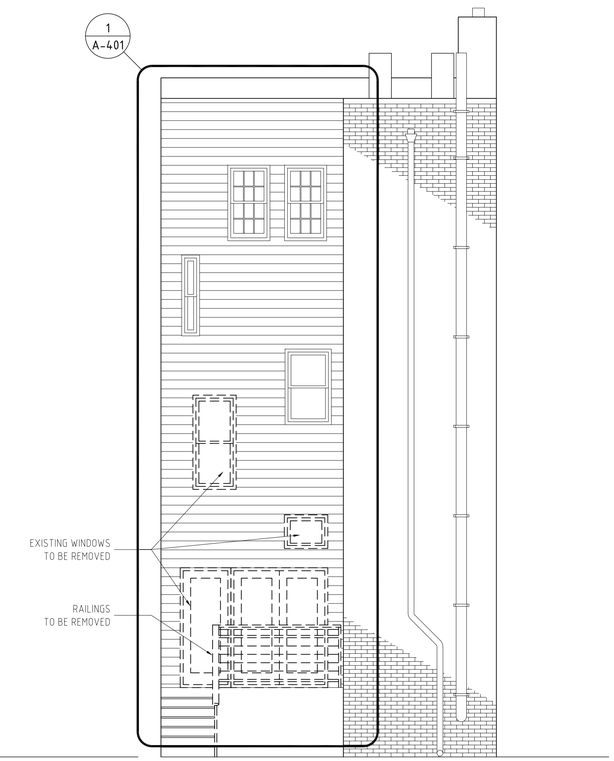
11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-101.00



1 BUILDING SECTION - EXISTING

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



2 REAR ELEVATION - EXISTING

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

LEGEND

PROPERTY LINE

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW CONSTRUCTION

B — WALL TYPE

W1 — WINDOW TAG

DB — DOOR TAG

CO/SD — CARBON MONOXIDE/SMOKE DETECTOR

1 / A-201 — ELEVATION KEY

2'-4" w x
4'-2" h
3'-8" sill — WINDOW/DOOR DIMENSIONS (NOTED ON PLAN)

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RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: SECTION + REAR ELEVATION - EXISTING

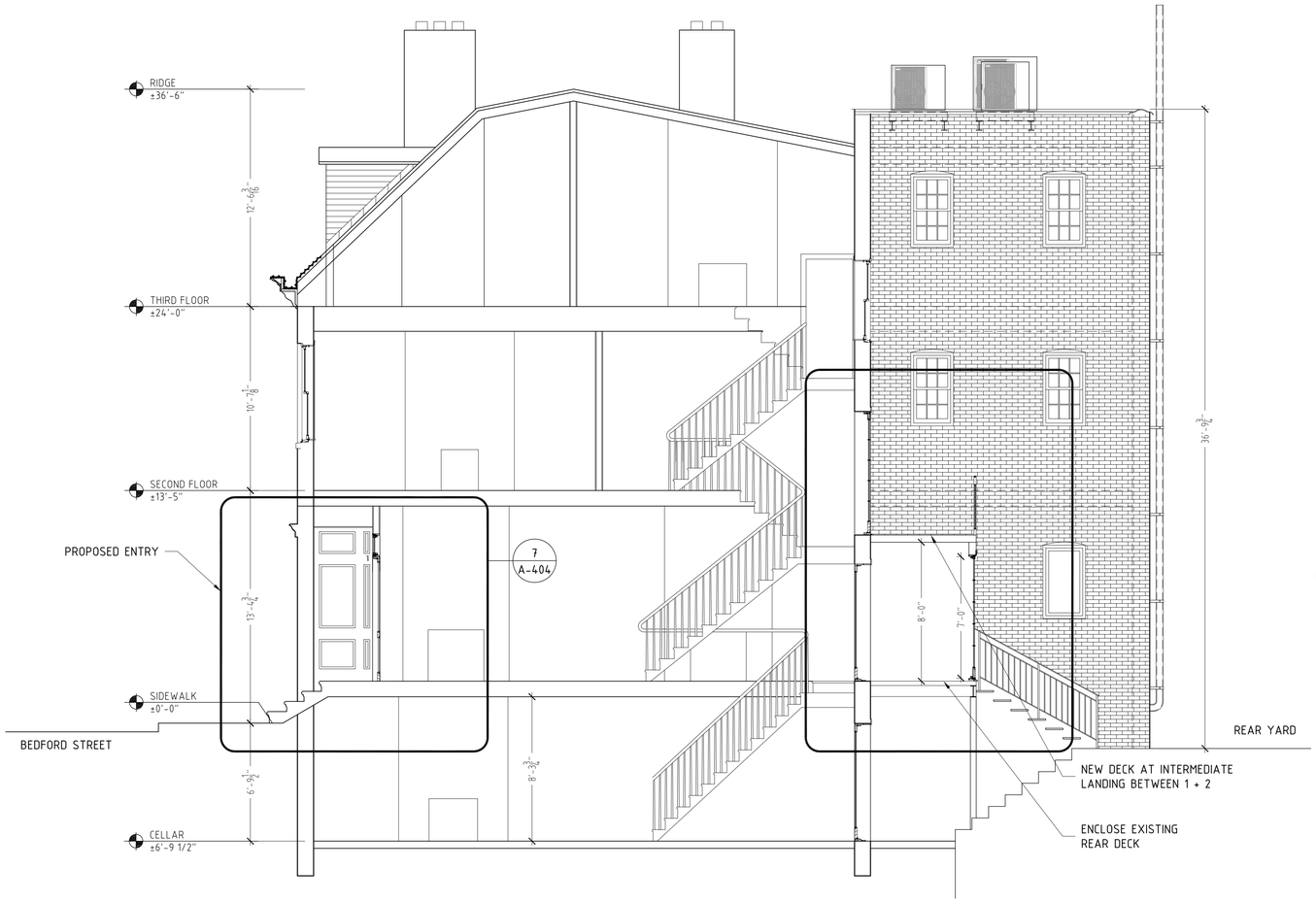
Scale: 1/4" = 1'-0"

Drawn by: VS

Checked by:

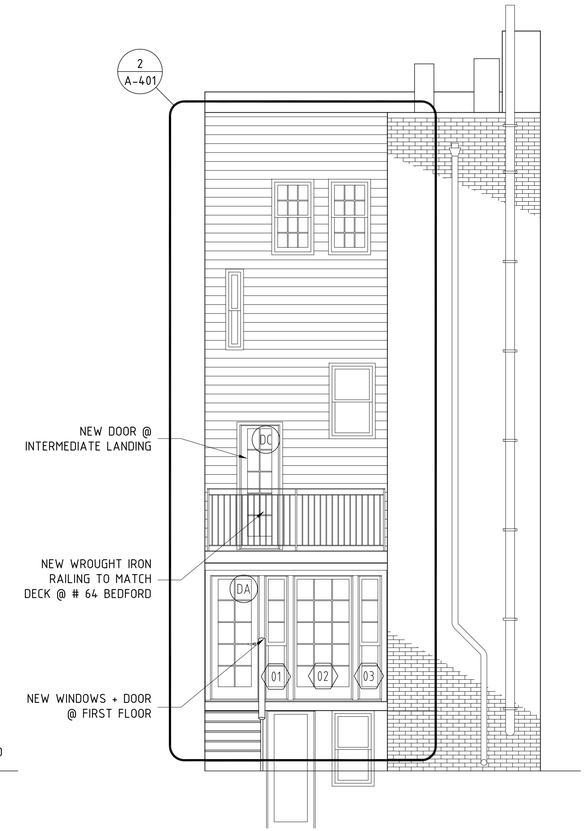
11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-301.00



1 BUILDING SECTION - PROPOSED

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



2 REAR ELEVATION - PROPOSED

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

LEGEND

PROPERTY LINE

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW CONSTRUCTION

B — WALL TYPE

W1 — WINDOW TAG

DB — DOOR TAG

CO/SD — CARBON MONOXIDE/SMOKE DETECTOR

1 / A-201 — ELEVATION KEY

2'-4" w x
4'-2" h
3'-8" sill — WINDOW/DOOR DIMENSIONS (NOTED ON PLAN)

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RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: SECTION + REAR ELEVATION - PROPOSED

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

Drawn by: VS

Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-302.00

1 BEDFORD STREET ELEVATION - EXISTING

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

RESIDENCE - 66 Bedford Street - New York - NY 10014

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
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CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

Drawing Name: EXISTING STREET ELEVATION
64-68 BEDFORD STREET

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

Drawn by: VS

Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-303.00

PREMISES SUBJECT OF THIS APPLICATION

2 BEDFORD STREET ELEVATION - PROPOSED

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

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
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RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: PROPOSED STREET ELEVATION
64-68 BEDFORD STREET

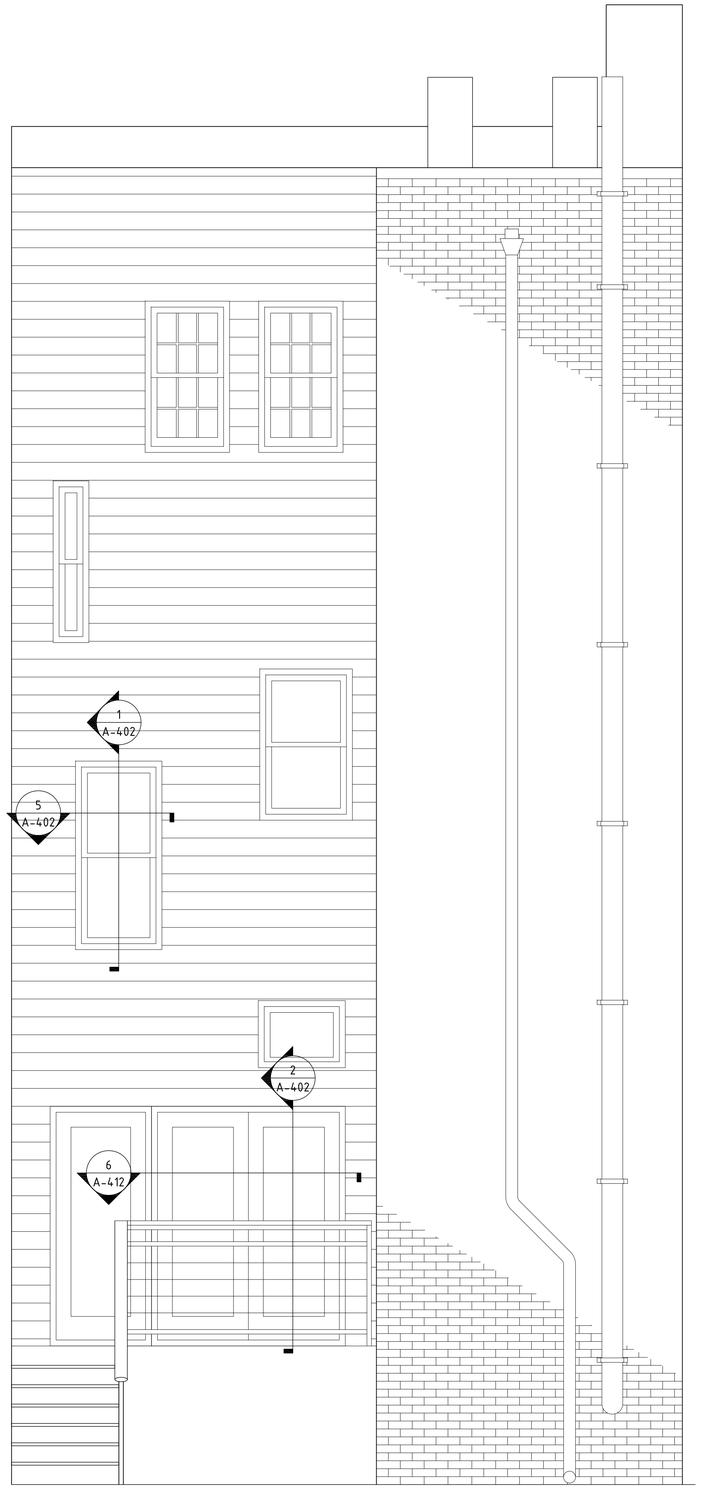
Scale: 1/2" = 1'-0"

Drawn by: VS

Checked by:

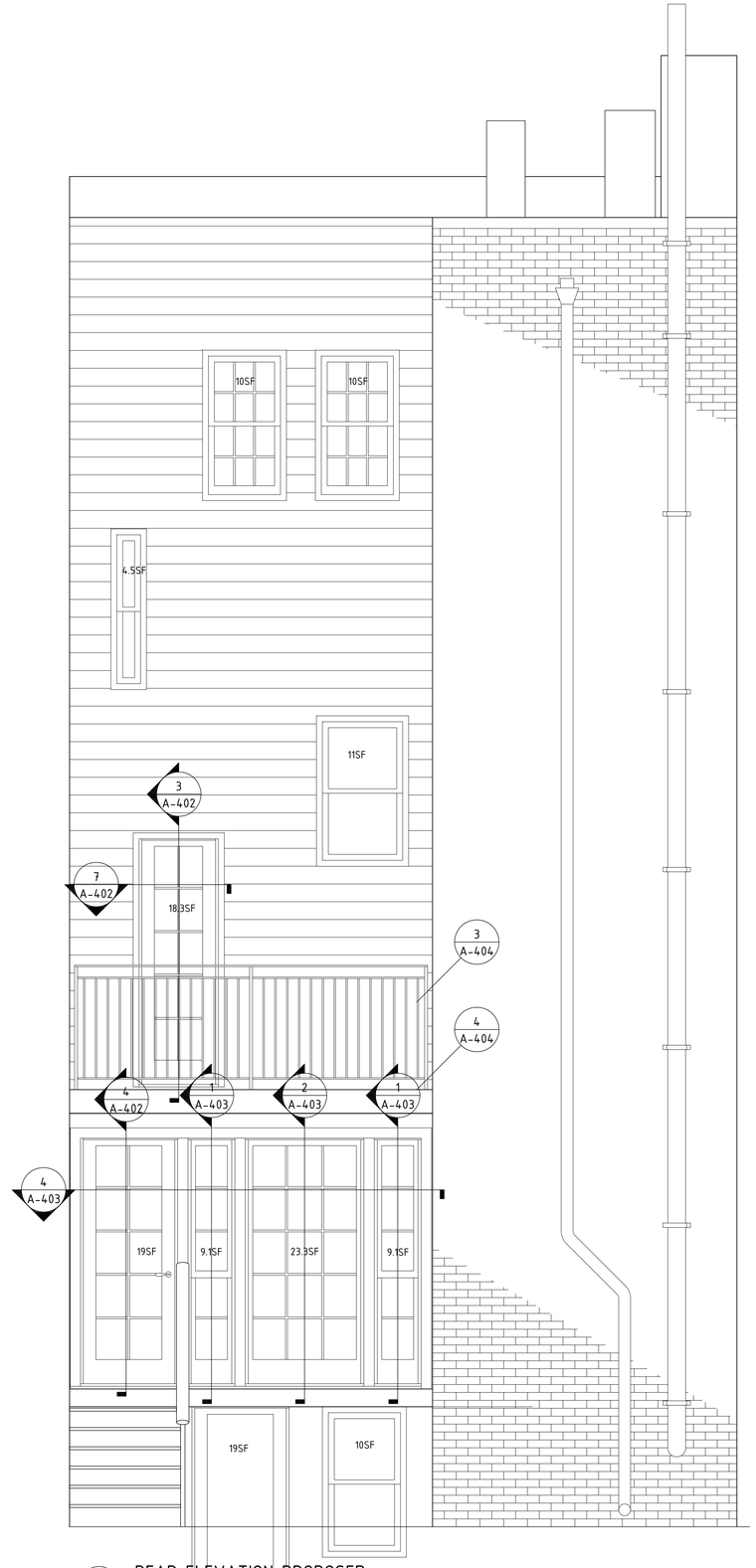
11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-304.00



1 REAR ELEVATION EXISTING

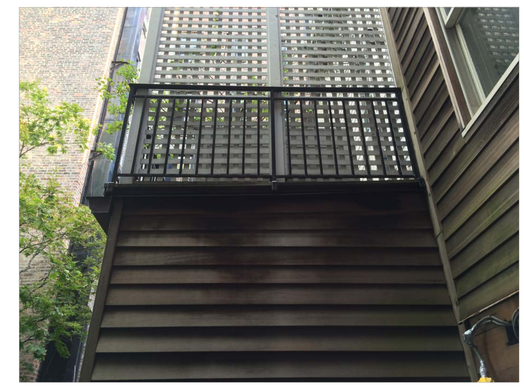
Scale: 1/2" = 1'-0"



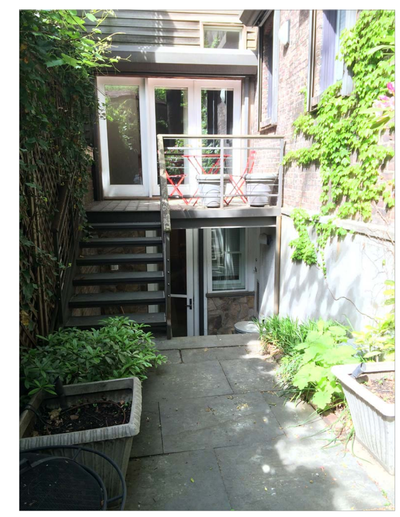
2 REAR ELEVATION PROPOSED

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

3 REAR ELEVATION #64 DETAIL



4 RAILING #64 DETAIL



5 REAR DECK - #66 EXISTING

OWNER	66 Bedford LLC 35 East 62nd Street New York, N.Y. 10021 Tel. 212.206.5600
ARCH.	Victor Schwartz Architect 720 Greenwich Street New York, N.Y. 10014 Tel. 212.727.9644 Mobile 917.913.8227
CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: REAR ELEVATION DETAILS + VIEWS

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

Drawn by: VS

Checked by:

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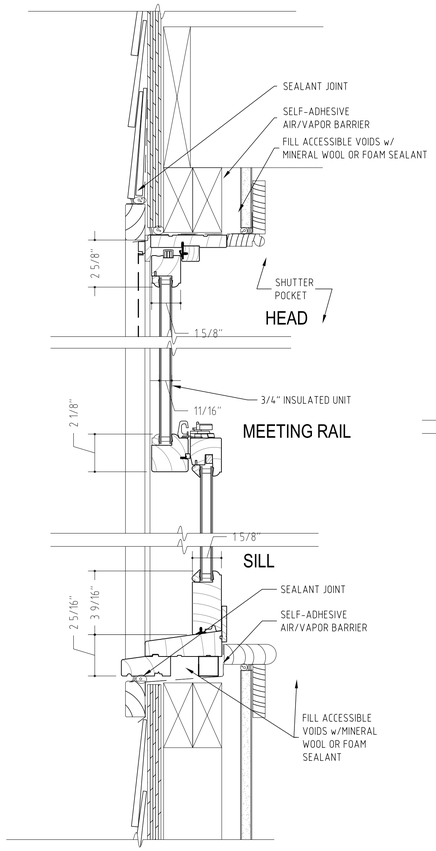
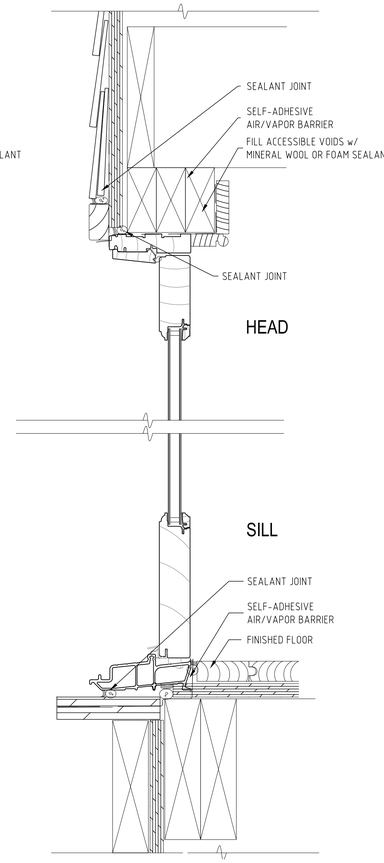
10.30.2015	Issue for LPC approval

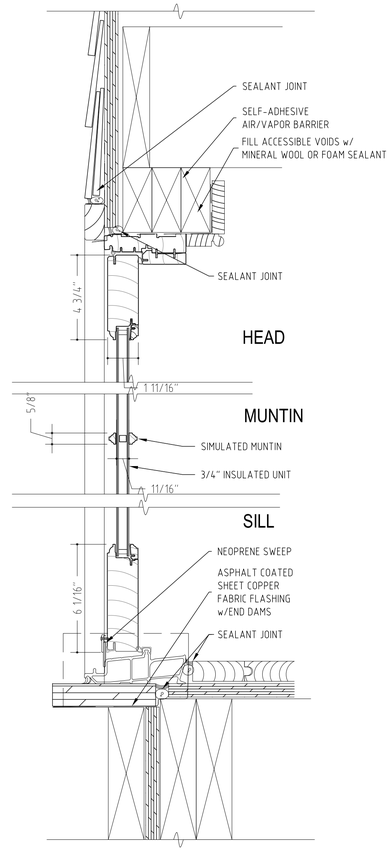
A-401.00



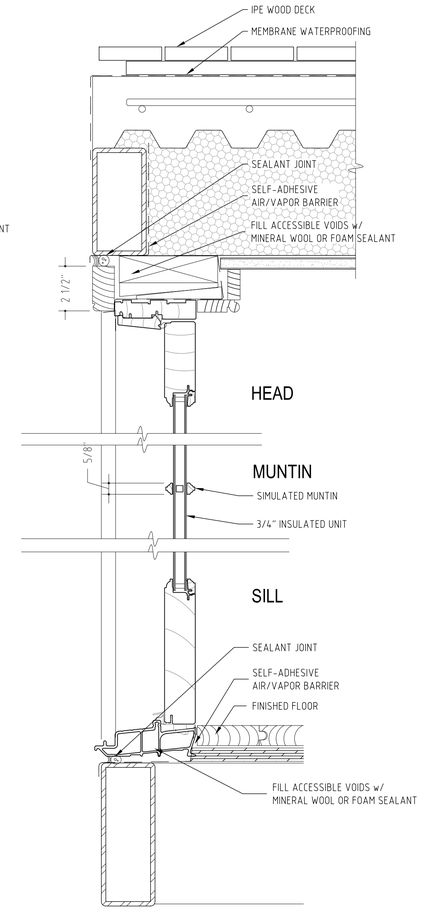
1 SECTION - existing d/h window
Scale: 3" = 1'-0"



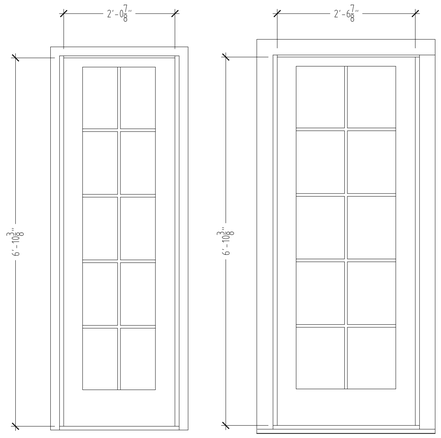
2 SECTION - existing terrace door
Scale: 3" = 1'-0"



3 SECTION - new outswing door
Scale: 3" = 1'-0"

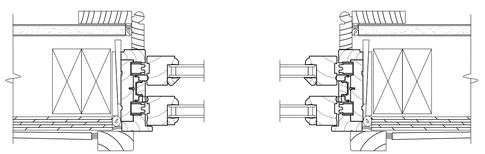


4 SECTION - new in-swing door
Scale: 3" = 1'-0"

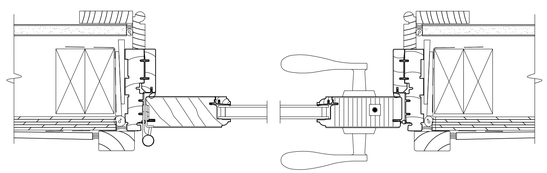


10 DOOR ELEV A
Scale: 3/4" = 1'-0"

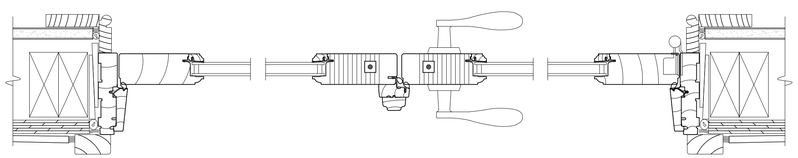
11 DOOR ELEV B
Scale: 3/4" = 1'-0"



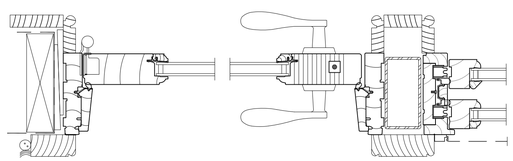
5 PLAN SECTION - existing d/h window
Scale: 3" = 1'-0"



7 PLAN SECTION - new out-swing door
Scale: 3" = 1'-0"



6 PLAN SECTION - existing terrace door
Scale: 3" = 1'-0"



8 PLAN SECTION - new in-swing door
Scale: 3" = 1'-0"

DOOR	ROOM	ELEVATION	TYPE	MANUFACTURER	MODEL	COLOR / FINISH	FRAME SIZE	DAYLITE OPENING	GLAZING	U-FACTOR	SHGC	AIR LEAKAGE	HAND	REMARKS
DA	LIVING	11	10 LITE	MARVIN	WOOD ULTIMATE	PTD WHITE	2'-10 3/8" x 7'-3"	2'-8" x 7'-0"	3/4" INSUL.	.030	0.21	0.30	LH	LOW 'E' COATING, ARGON FILLED UNITS
DB	LIVING	-	HM	LI FIREPROOF DOOR	3 HR RATED	PTD WHITE	2'-10 3/8" x 7'-3"	2'-8" x 7'-0"	-	-	-	-	RHR	
DC	LANDING	12	10 LITE	MARVIN	WOOD ULTIMATE	PTD WHITE	2'-3 1/4" x 7'-3"	2'-0 7/8" x 7'-0"	3/4" INSUL.	.029	0.22	0.30	LHR	LOW 'E' COATING, ARGON FILLED UNITS

9 DOOR SCHEDULE
Scale: none

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RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: DOOR DETAILS + SCHEDULE
Scale: 3" = 1'-0"
Drawn by: VS
Checked by:

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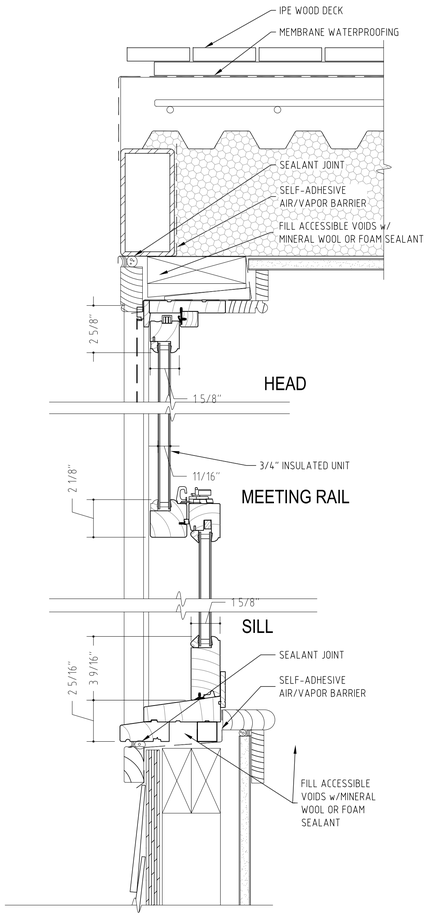
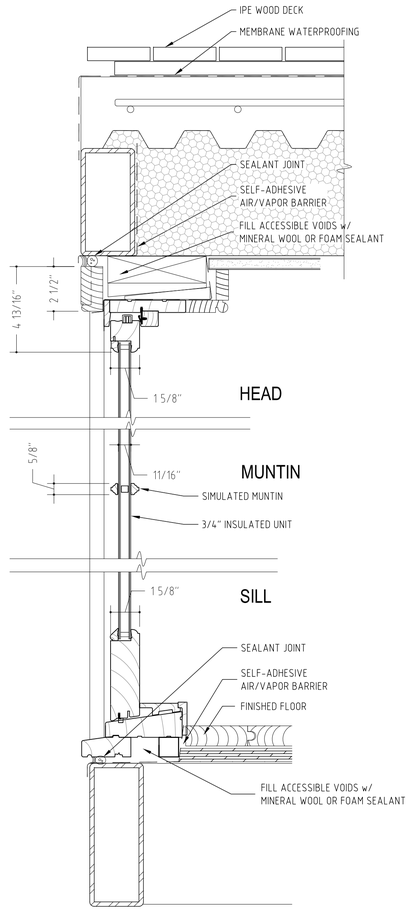
10.30.2015	Issue for LPC approval

A-402.00



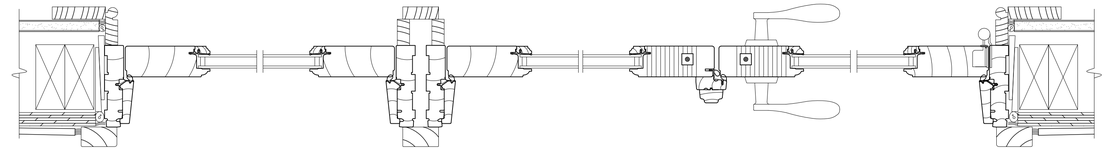
1 SECTION - new d/h window

Scale: 3" = 1'-0"



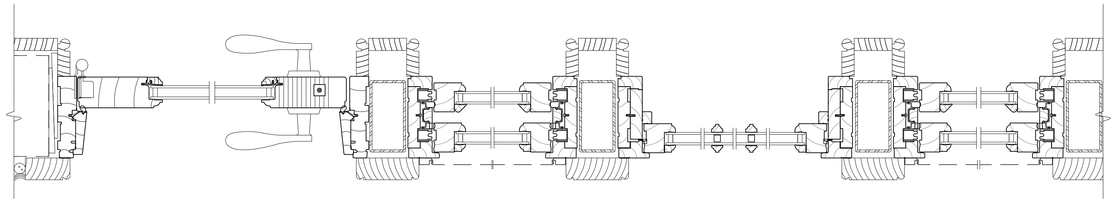
2 SECTION - new fixed sash

Scale: 3" = 1'-0"



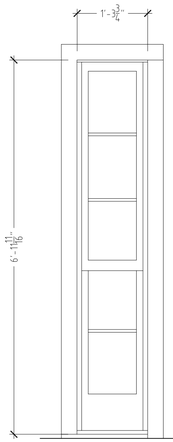
3 PLAN SECTION - existing terrace door

Scale: 3" = 1'-0"



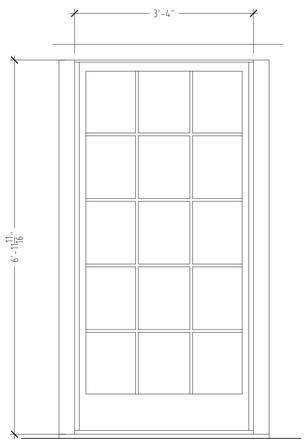
4 PLAN SECTION - new garden enclosure

Scale: 3" = 1'-0"



6 WINDOW ELEV 01

Scale: 3/4" = 1'-0"



7 WINDOW ELEV 02

Scale: 3/4" = 1'-0"

WINDOW #	ELEV	ROOM	TYPE	MANUFACTURER	MODEL	COLOR / FINISH	FRAME SIZE	SASH OPENING	GLAZING	U-FACTOR	SHGC	AIR LEAKAGE CFM/F²	INSECT SCREEN	REMARKS
01	6	LIVING	3/2 DOUBLE HUNG	MARVIN	WOOD ULTIMATE	PTD WHITE	1'-4" x 7'-3"	1'-1-5/16" x 7'-0"	3/4" INSUL	.029	0.26	0.30	YES	LOW 'E' COATING, ARGON FILLED UNITS
02	7	LIVING	15 LITE FIXED PICTURE	MARVIN	WOOD ULTIMATE	PTD WHITE	3'-0" x 7'-3"	2'-9-5/16" x 7'-0"	3/4" INSUL	.027	0.29	0.30	NO	LOW 'E' COATING, ARGON FILLED UNITS
03	6	LIVING	3/2 DOUBLE HUNG	MARVIN	WOOD ULTIMATE	PTD WHITE	1'-4" x 7'-3"	1'-1-5/16" x 7'-0"	3/4" INSUL	.029	0.26	0.30	YES	LOW 'E' COATING, ARGON FILLED UNITS

5 WINDOW SCHEDULE

Scale: none

Table Reference	NYCECC Citation	Provision	Item Description	Proposed Design Value	Code Prescriptive Value	Supporting Documentation
	C402.3	FENESTRATION				
IIA3	C402.3	Fenestration thermal U-factor and product ratings	New doors at windows at rear	Fixed glazing - U-0.27; SHGC -0.29 Operable fenestration U-0.29; SHGC - 0.26 Door U-0.29-0.30, SHGC - 0.21-0.22	Fixed fenestration - 0.38 Operable fenestration - 0.45 Entrance doors - 0.77 SHGC - 0.40	See schedules on A-402 + A-403
IIA4	C402.4.3	Fenestration air leakage	New doors at windows at rear	Air leakage <0.30 cfm/SF	Windows, sliding or swinging doors - 0.20a CFM/FT² a. The maximum rate for windows, sliding and swinging doors, and skylights is permitted to be 0.3 cfm per square foot of fenestration or door area when tested in accordance with AAMA/WDMA/CSA101/I.S.2/A440 at 6.24 psf (300 Pa).	See schedules on A-402 + A-403
IIA5	C402.3	Fenestration areas	Replace terrace door + new doors to rear green house extension	Window area = 143.3 Wall area = 690.26 20.76%	The vertical fenestration area (not including opaque doors and opaque spandrel panels) shall not exceed 30 percent of the gross above-grade wall area	See elevations on A-401
IIA6	C402.4	Air sealing and insulation - visual inspection	Replace existing doors and windows using the existing openings	Provide continuous air/vapor barrier around perimeter of new windows, add insulation in any cavity exposed due to the new work only.	A continuous air barrier shall be provided throughout the building thermal envelope.	See details on A-402 + A-403

2014 NYC ENERGY CODE COMPLIANCE

omit per 101.4.2 Historic buildings

101.4.2 Historic Buildings: An alteration or renovation to an existing building or structure that (1) is listed in the New York State Register of Historic Places, either individually or as a contributing building to a historic district, (2) is listed in the National Register of Historic Places, either individually or as a contributing building to a historic district, (3) has been determined to be eligible for listing in either the New York State or National Register of Historic Places, either individually or as a contributing building to a historic district,by the New York State Commissioner of Parks, Recreation and Historic Preservation, or (4) has been determined to be eligible for listing in the National Register of Historic Places, either individually or as a contributing building to a historic district, by the United States Secretary of the Interior, need not comply with this code.

Climate Zone 4A

Energy Code Compliance has been designed on the basis of tabular values contained in 2014 NYC Energy Code. The materials and systems are limited exclusively to the new windows covered under this application and the drawings prepared by the Architect.

PROFESSIONAL STATEMENT

To the best of my knowledge, belief and professional judgement the portions of the building, limited to the new materials and systems installed under this application, comply with the energy analysis and construction drawings, as presented herein, for compliance with 2014 NYC ECC.

Greenwich Village Historic District
National Register Information System ID: 79001604
Roughly bounded by W. 13th St., St. Luke's Pl., University Pl., and Washington St

OWNER: 66 Bedford LLC
35 East 62nd Street
New York, N.Y. 10021
Tel. 212.206.5600

ARCH.: Victor Schwartz Architect
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New York, N.Y. 10014
Tel. 212.727.9644
Mobile 917.913.8227

CONTR.: Three Pillars Construction, Inc.
29 Cedar Avenue
Montclair, NJ 07042
Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: WINDOW DETAILS, SCHEDULE + NYC ENERGY CODE COMPLIANCE

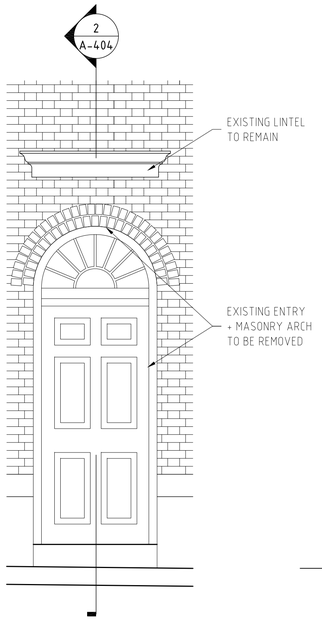
Scale: 3" = 1'-0"

Drawn by: VS

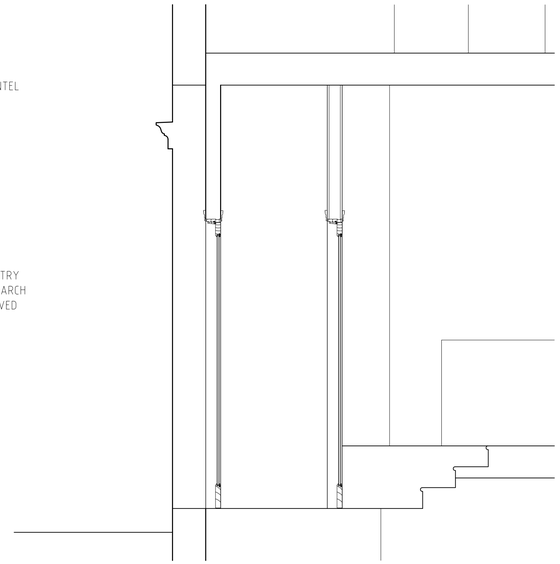
Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-403.00



1 ENTRANCE ELEVATION - existing
Scale: 1/2" = 1'-0"



2 ENTRANCE SECTION - existing
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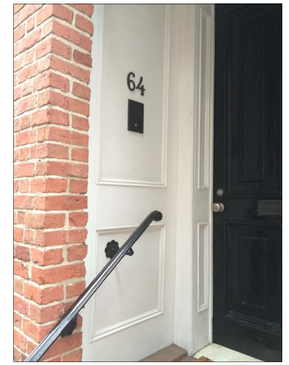
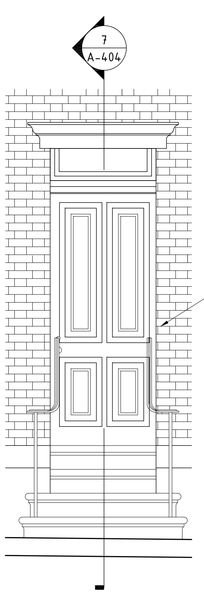
3 ENTRY PHOTO #64
Scale: none

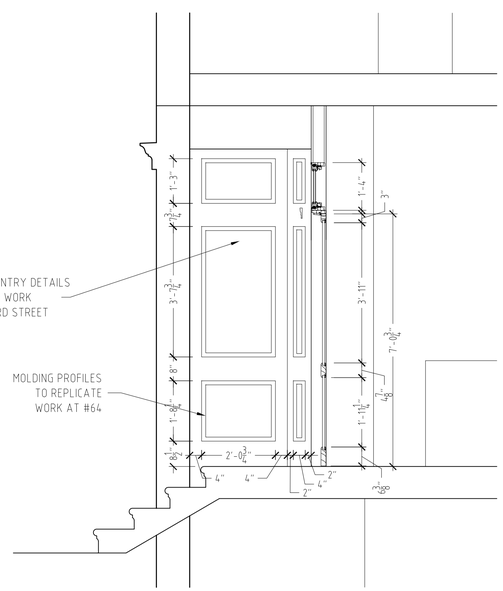


4 ENTRY DETAIL #64
Scale: none

5 ENTRY DETAIL #64
Scale: none



6 ENTRANCE ELEVATION - proposed
Scale: 1/2" = 1'-0"



7 ENTRANCE SECTION - proposed
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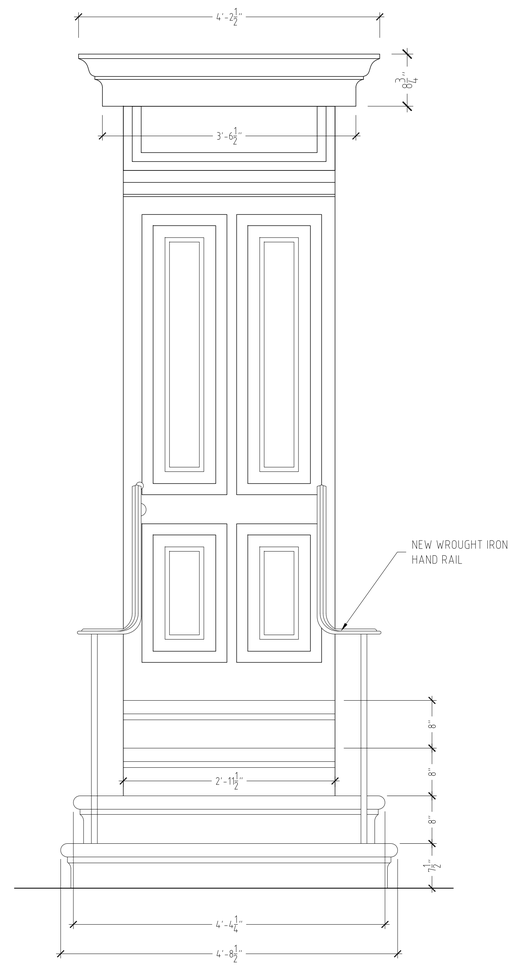
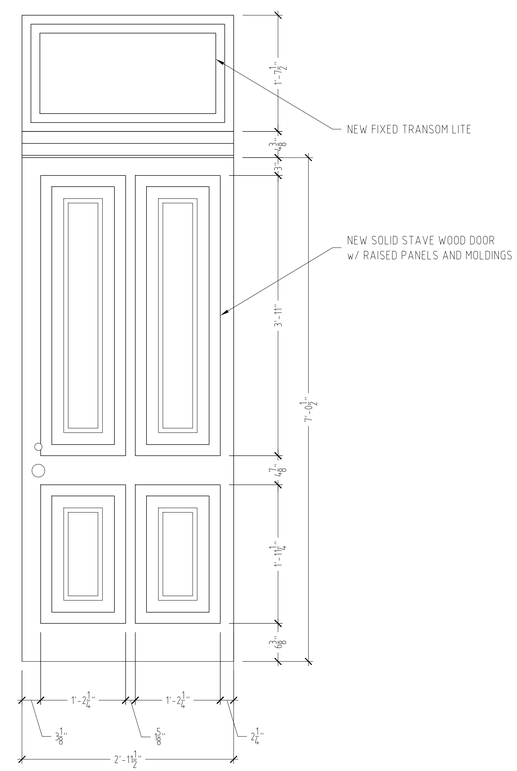


8 ENTRY DETAIL
Scale: 1" = 1'-0"



9 DOOR ELEVATION
Scale: 1" = 1'-0"

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RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: ENTRY DOOR + DETAILS

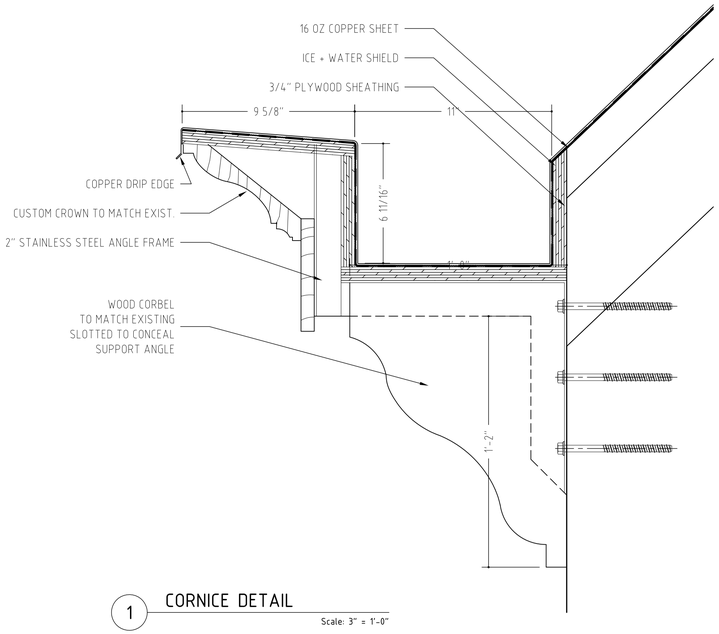
Scale: 1/2" = 1'-0" + 1" = 1'-0"

Drawn by: VS

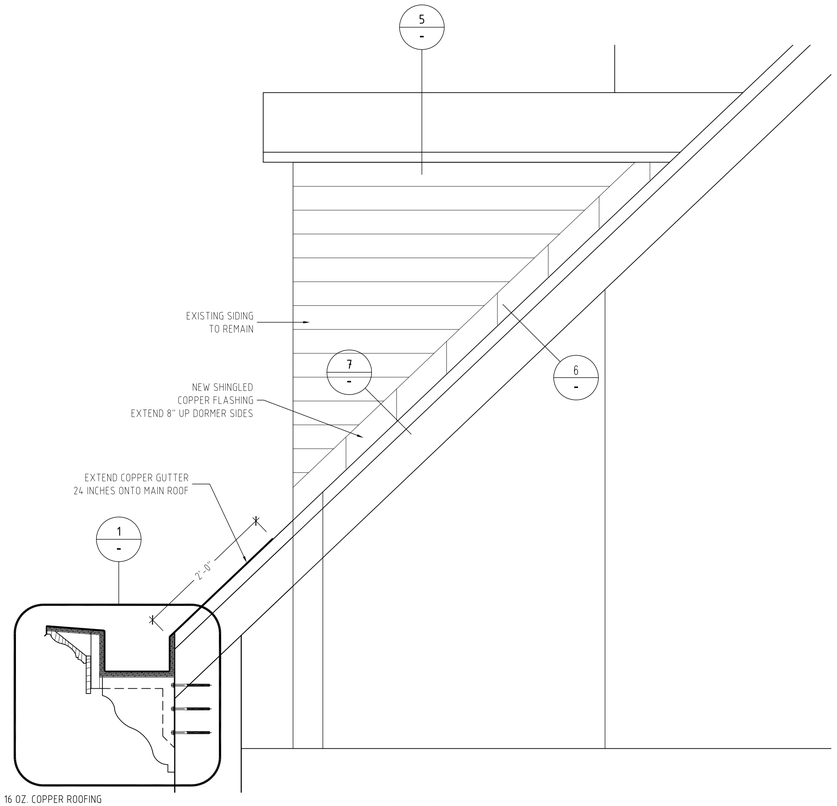
Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

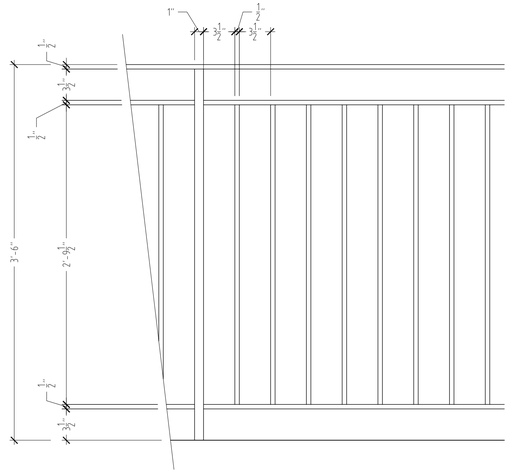
A-404.00



1 CORNICE DETAIL
Scale: 3" = 1'-0"



2 DORMER DETAIL
Scale: 1" = 1'-0"



3 WROUGHT IRON RAILING DETAIL
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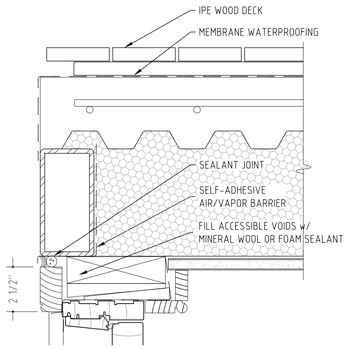
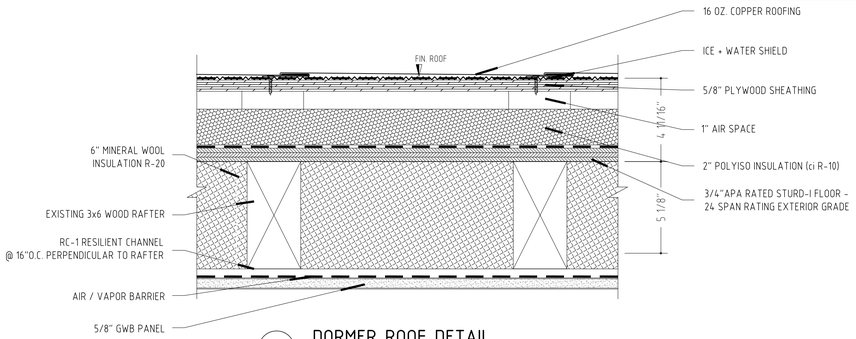
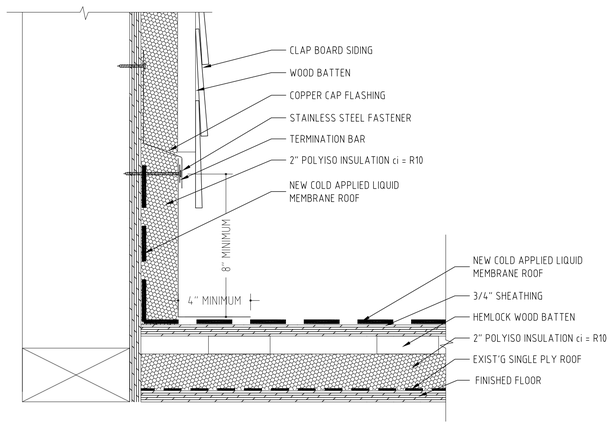


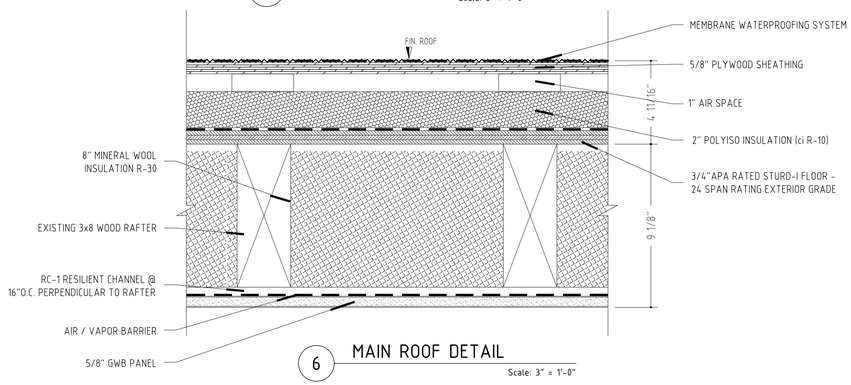
4 DECK ROOF DETAIL
Scale: 3" = 1'-0"



5 DORMER ROOF DETAIL
Scale: 3" = 1'-0"



7 DORMER BASE DETAIL
Scale: 3" = 1'-0"



6 MAIN ROOF DETAIL
Scale: 3" = 1'-0"

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CONTR.	Three Pillars Construction, Inc. 29 Cedar Avenue Montclair, NJ 07042 Mobile 917.592.6855

RESIDENCE - 66 Bedford Street - New York - NY 10014

Drawing Name: ROOF DETAILS
Scale: AS NOTED
Drawn by: VS
Checked by:

11.28.2015	Revised for LPC approval
10.30.2015	Issue for LPC approval

A-405.00