



**LPC SHEET LIST:**

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LPC-004	AERIAL CONTEXT PHOTOS
LPC-005	TAX PHOTOS
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DM-102	FIRST & SECOND FLOOR DEMOLITION PLANS
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A-502	BUILDING ELEVATION
A-503	BUILDING ELEVATION
A-504	BUILDING ELEVATION
A-601	BUILDING SECTION

**SYMBOLS:**

	ELEVATION HEIGHT TAG		MATCH LINE		INTERIOR ELEVATION KEY		MILLWORK/CABINETRY TAG
	DETAIL KEY		WALL SECTION KEY		ROOM LABEL		EQUIPMENT TAG
	COLUMN LINE TAG		BUILDING SECTION KEY		ROOM LABEL W/ FINISH KEYS		PARTITION TYPE TAG
	BUILDING ELEVATION KEY		DETAILED PLAN KEY		DOOR/WIN DETAIL KEY		PLUMBING FIXTURE TAG
	WINDOW TAG		DOOR TAG		REVISION BUBBLE TAG		WINDOW TAG

**ABBREVIATIONS:**

ADA	ACCESSIBLE DESIGN ASSOCIATION	REF	REFERENCE
AFF	COVER SHEET	REQD	REQUIRED
APT	APARTMENT	RM	ROOM
AVR	AVERAGE	RO	ROUGH OPENING
BC	BUILDING CODE	SD	SMOKE DETECTOR
BO	BOTTOM OF	SF	SQUARE FEET
CL	CENTER LINE	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	SPR	SPRINKLER
CONC.	CONCRETE	SS	STAINLESS STEEL
DET	DETAIL	ST	STREET
DIM	DIMENSION	STL	STEEL
DN	DOWN	SYS	SYSTEM
ECC	ENERGY CONSERVATION CODE	TO	TOP OF
EL	ELEVATION	TYP	TYPICAL
ELEV	ELEVATOR	VIF	VERIFY IN FIELD
EPS	EXPANDED POLYSTYRENE	WC	WATER CLOSET
EQ	EQUAL	WD	WOOD
EXIST	EXISTING	XPS	EXTRUDED POLYSTYRENE
EXT	EXTERIOR	ZR	ZONING RESOLUTION
FA	FIRE ALARM		
FL	FLOOR		
FPSC	FIRE PROOF SELF CLOSING		
GWB	GYPSON WALL BOARD		
HC	HANDICAP		
HR	HOUR		
HVAC	HEATING, VENTILATION-AIR		
ICC	INTERNATIONAL CODE COUNCIL		
INT	INTERIOR		
LG	LIGHT GAUGE		
MAX	MAXIMUM		
MIN	MINIMUM		
MO	MASONRY OPENING		
MTL	METAL		
NA	NON APPLICABLE		
NO	NUMBER		
NTS	NOT TO SCALE		
OC	ON CENTER		
OCC	OCCUPANTS		
OPP	OPPOSITE		
PTD	PAINTED		
REC	RECREATION		

NOTES:

REVISIONS:

James Cleary Architecture  
 1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT: 71 JANE STREET  
 NEW YORK, NY 10014  
 DATE: 17 APRIL 2018

SHEET TITLE: COVER SHEET

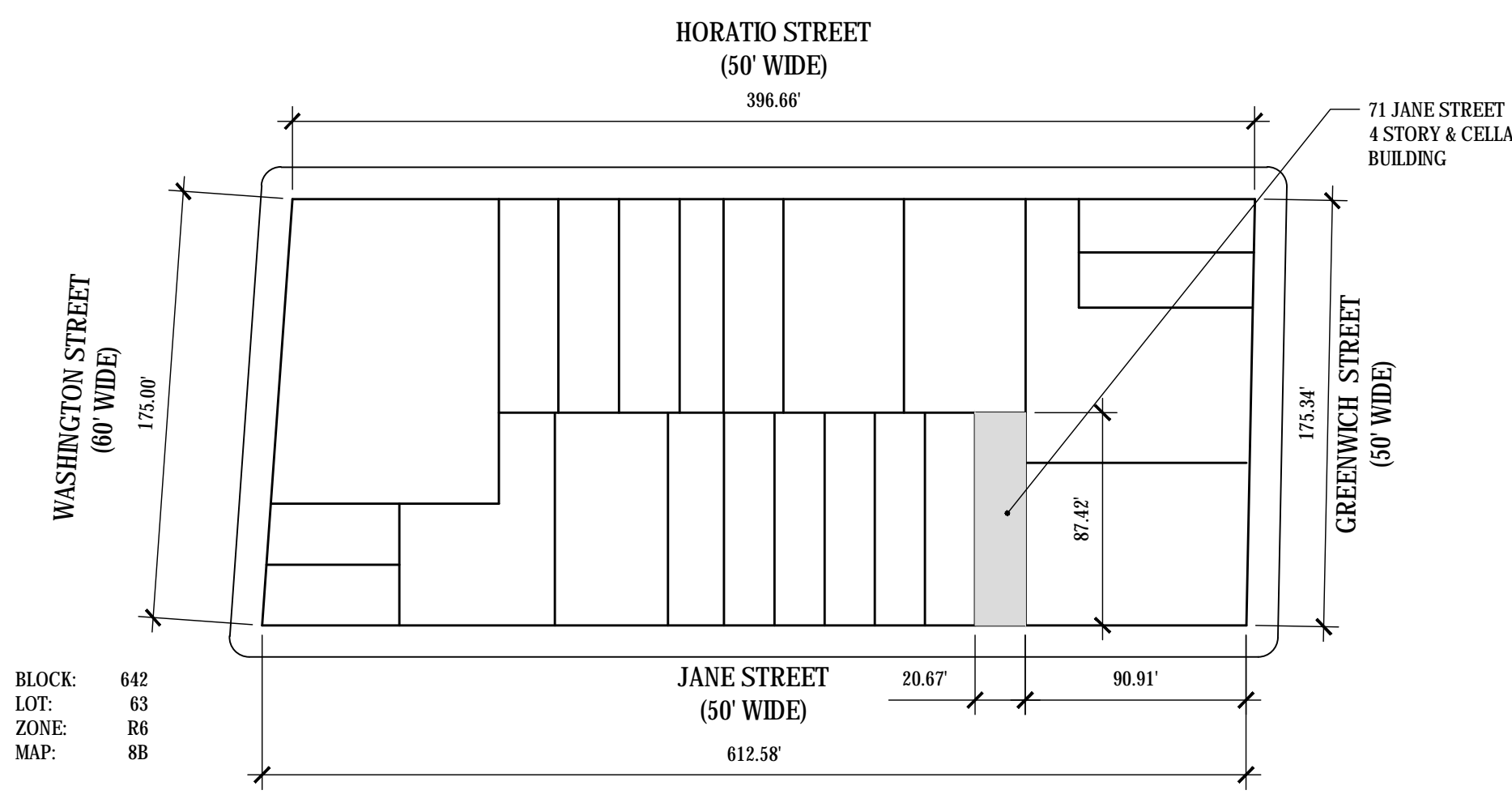
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DRAWING: PROJECT NO: 010319  
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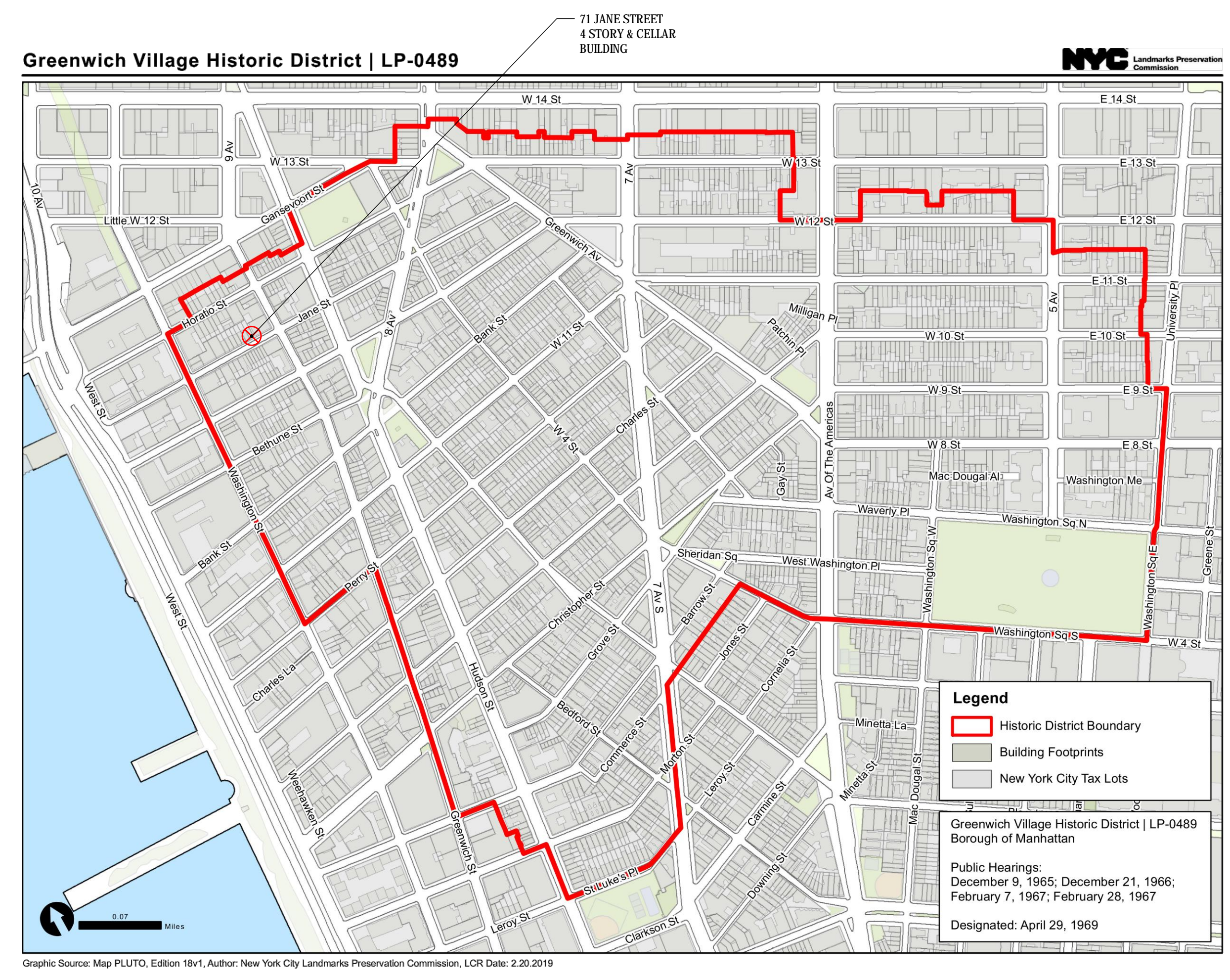
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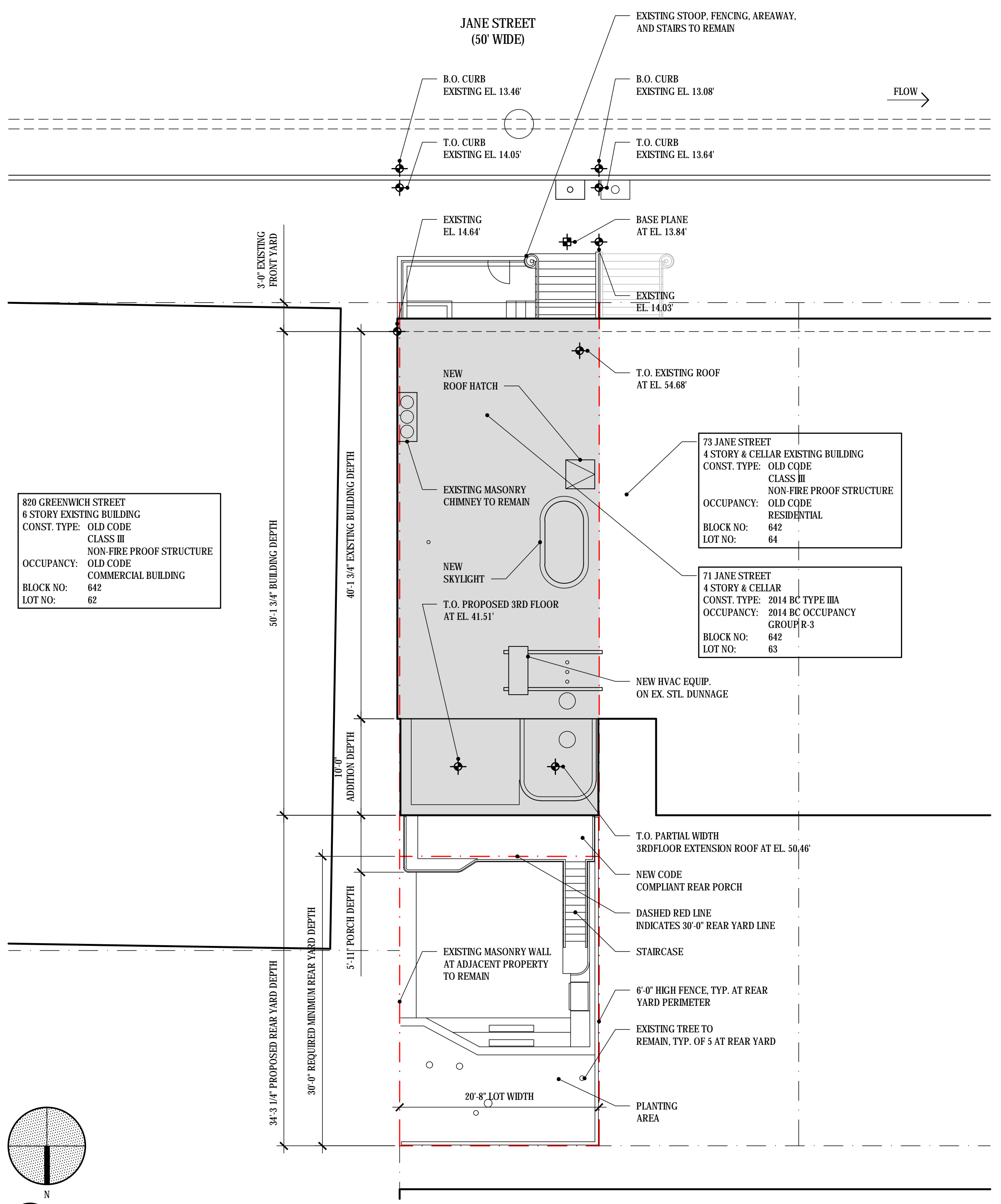




**2** BLOCK PLAN  
PC-007 1/64"=1'-0"



**3** HISTORIC DISTRICT MAP - GREENWICH VILLAGE HISTORIC DISTRICT  
PC-007 NOT TO SCALE



**1** SITE PLAN  
PC-007 1/8"=1'-0"

NOTES:

ISSUED FOR CONSTRUCTION

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #115 BROOKLYN, NY 11238 T/F: 718.858.1720

PROJECT:  
**71 JANE STREET**  
NEW YORK, NY 10014

DATE:  
17 APRIL 2018

SHEET TITLE:  
**BLOCK PLAN, SITE PLAN,  
& HISTORIC DISTRICT MAP**

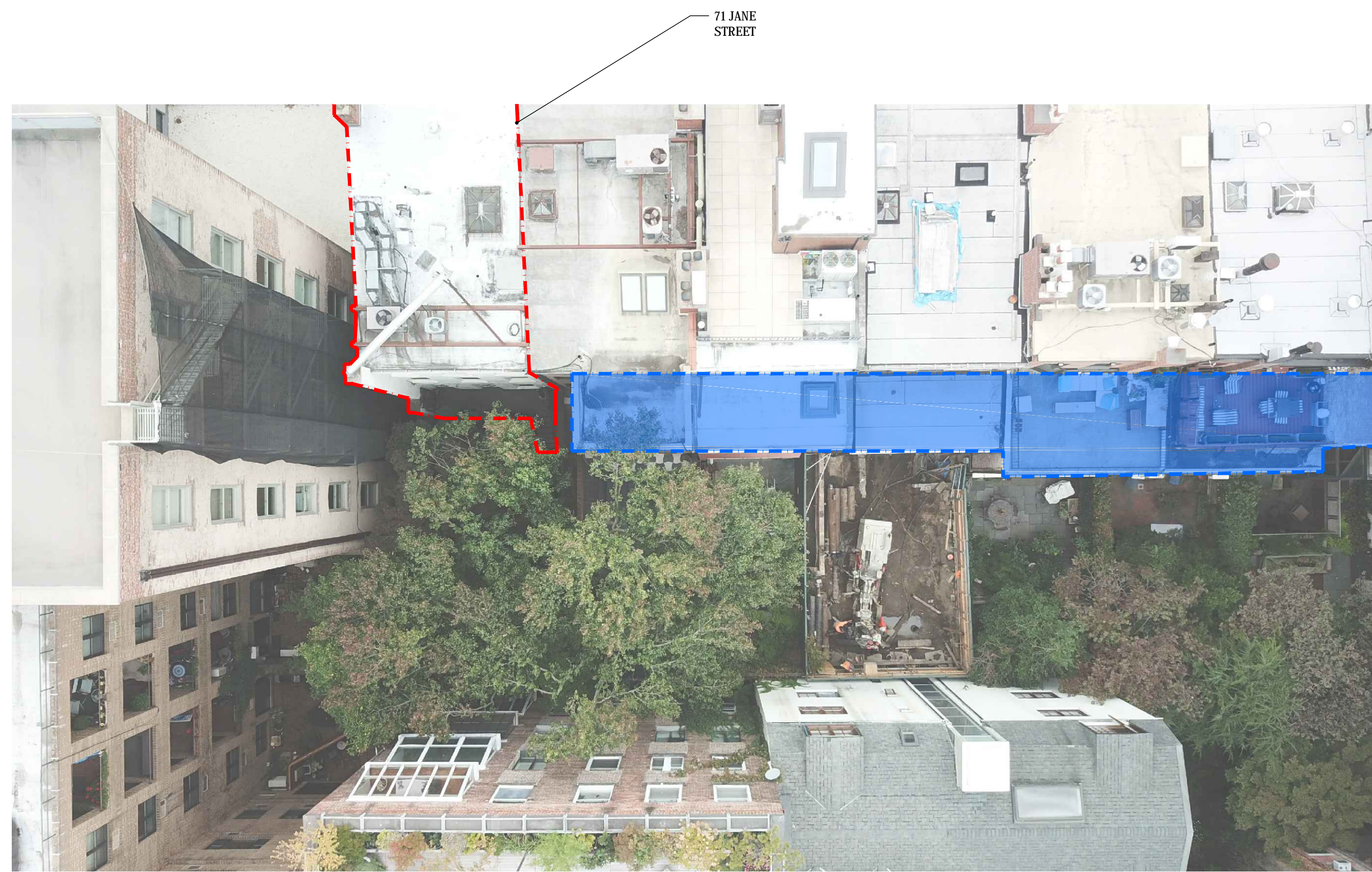
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DRAWING:  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.:  
**LPC-002.00**

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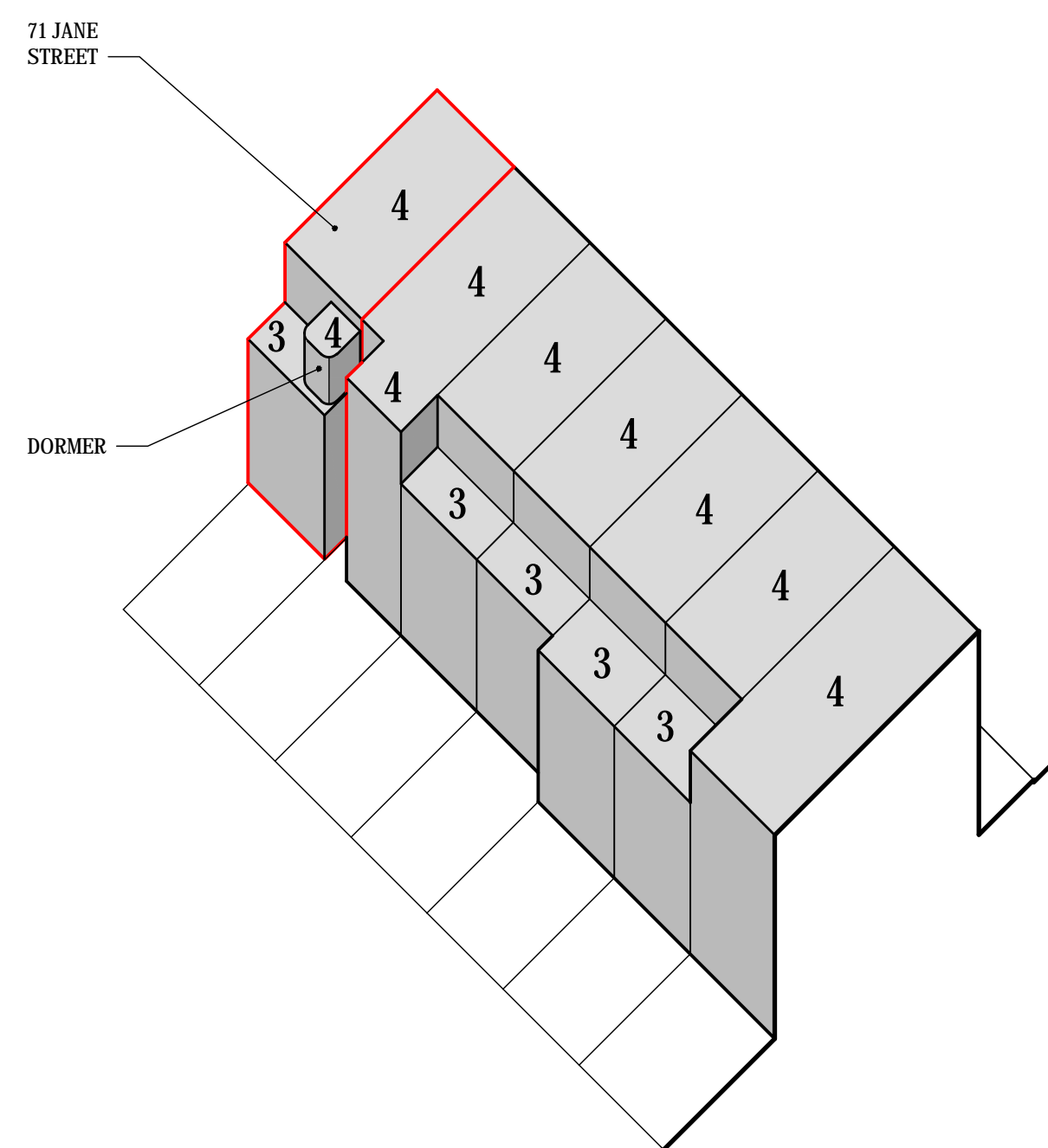
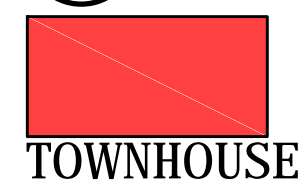




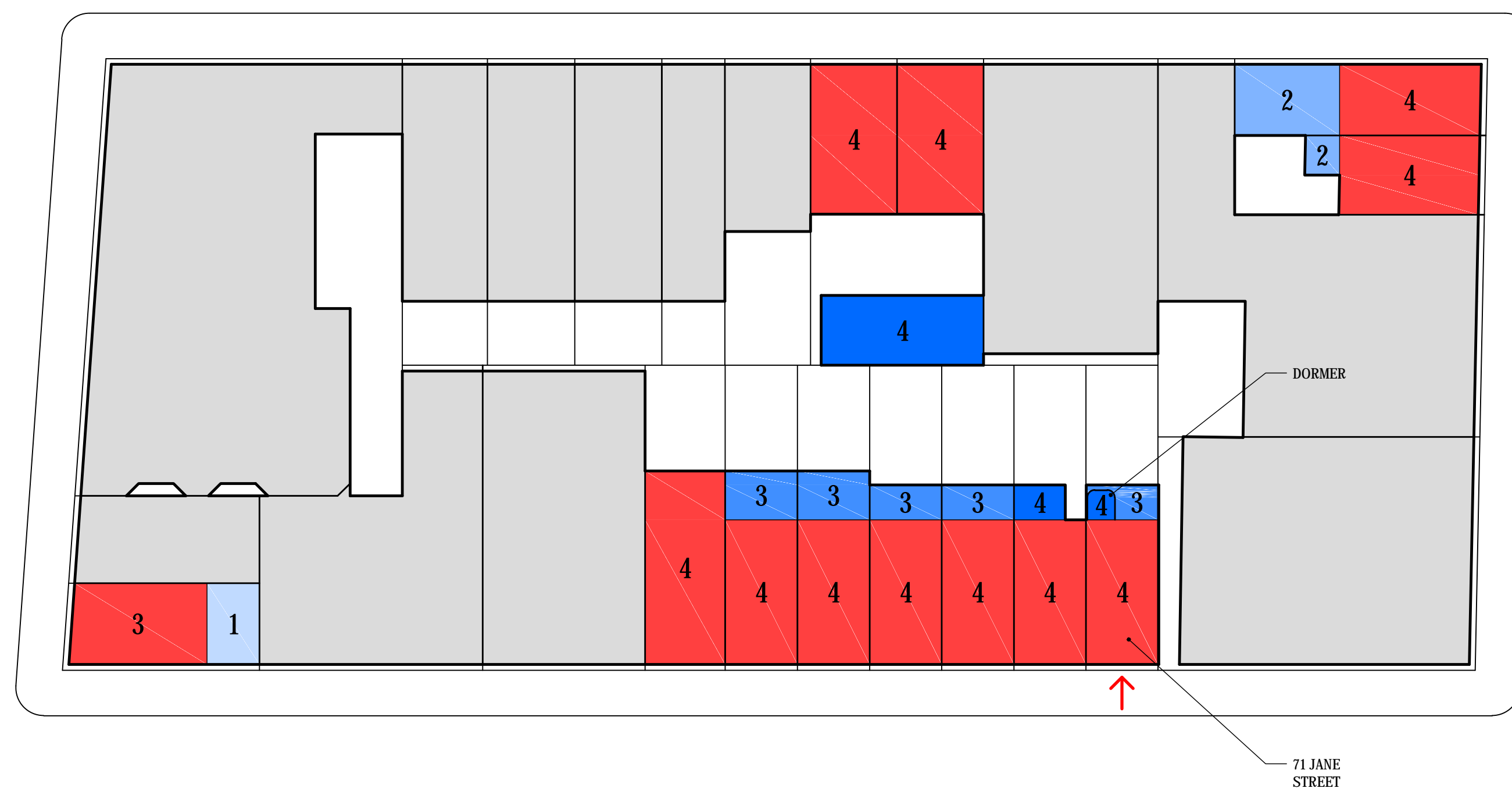
4 REAR EXTENSIONS & MASSING OVERHEAD PHOTO  
LPC-003 N.T.S.



3 REAR EXTENSIONS & MASSING AERIAL PHOTO  
LPC-003 N.T.S.



2 REAR EXTENSIONS & MASSING AXONOMETRIC  
LPC-003 N.T.S.



1 REAR EXTENSIONS & MASSING BLOCK DIAGRAM  
LPC-003 N.T.S.

NOTES:

REVISIONS:

ARCHITECT: James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT: 71 JANE STREET  
NEW YORK, NY 10014  
DATE: 17 APRIL 2018

SHEET TITLE: REAR EXTENSIONS & MASSING

SCALE: AS NOTED

DRAWING: PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.: **LPC-003.00**

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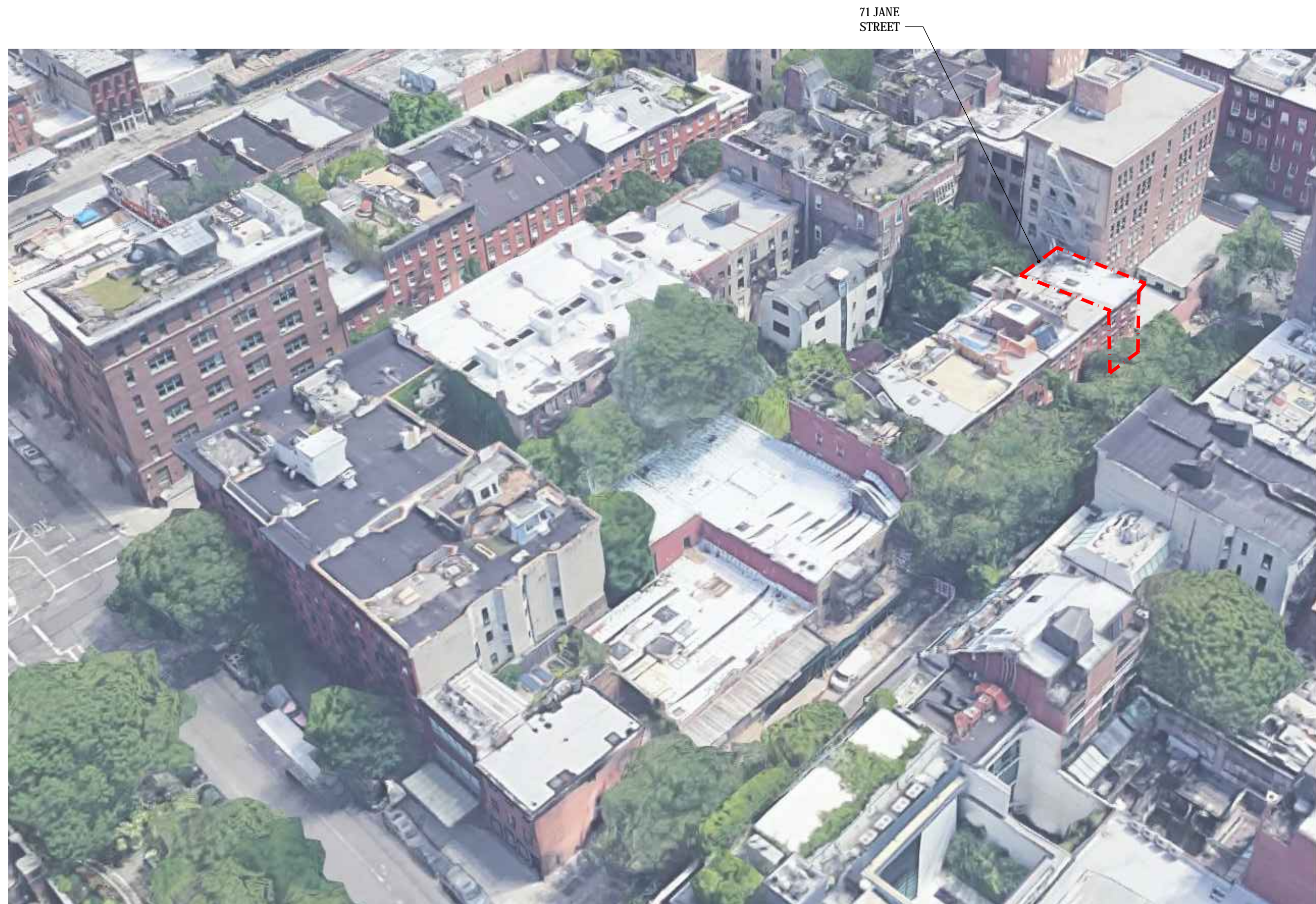




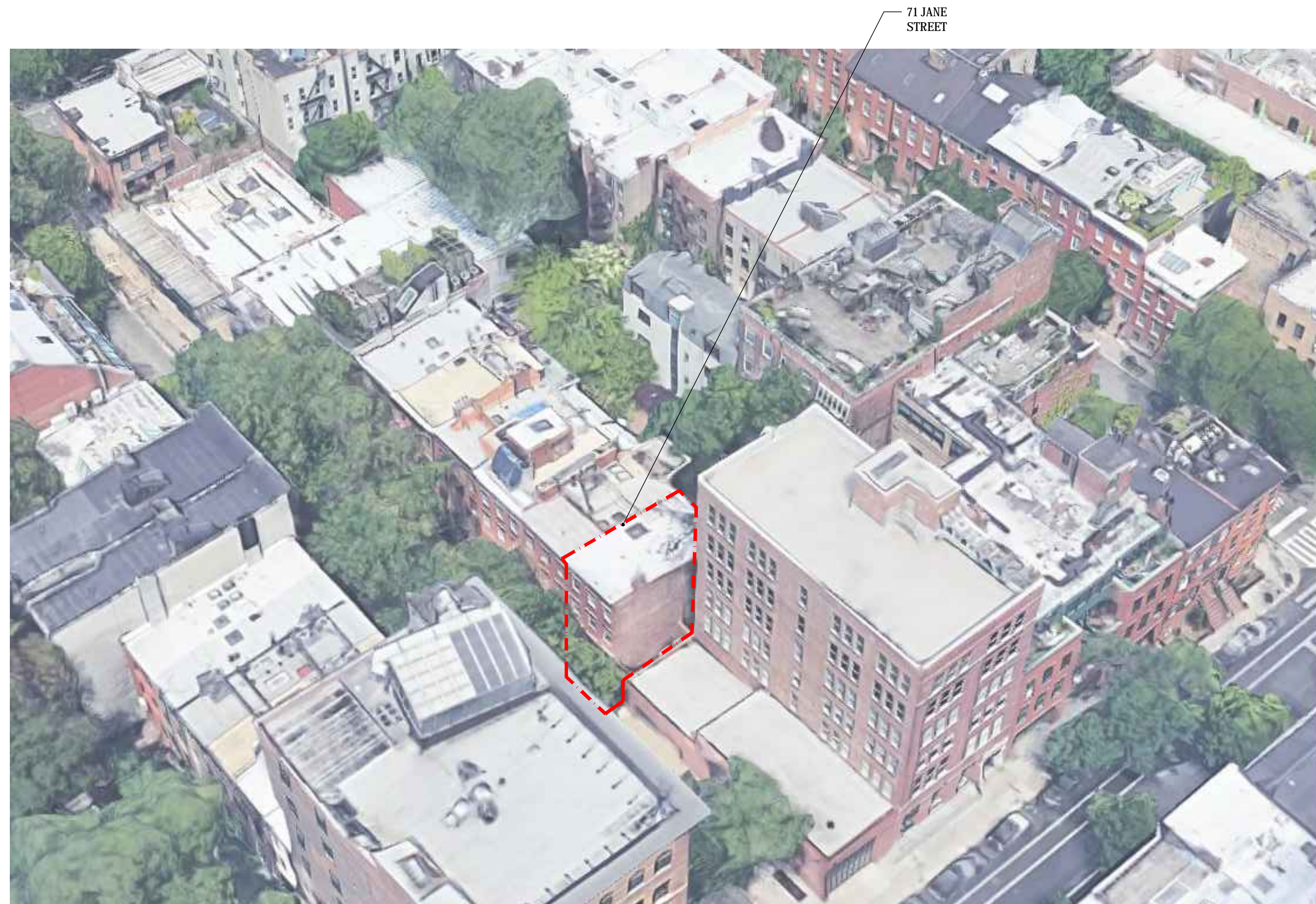
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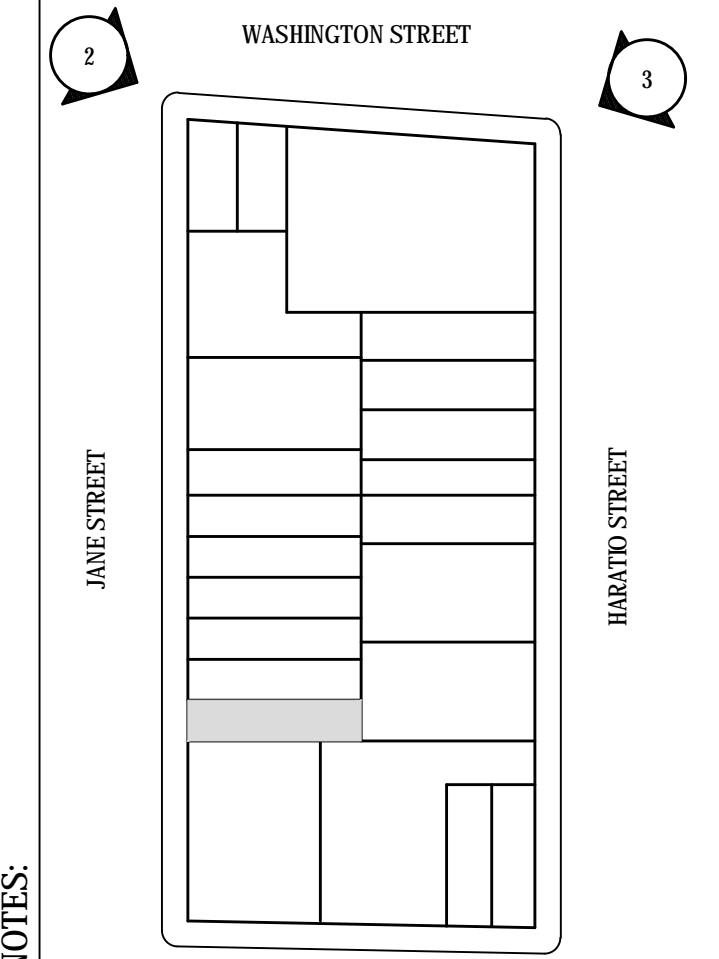
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LPC-004 NOT TO SCALE



2 AERIAL CONTEXT PHOTO - FRONT VIEW  
LPC-004 NOT TO SCALE



1 AERIAL CONTEXT PHOTO - FRONT VIEW  
LPC-004 NOT TO SCALE



NOTES:  
SITE PLAN - PHOTO KEY

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315, BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT:  
71 JANE STREET  
NEW YORK, NY 10014  
DATE:  
17 APRIL 2018

SHEET TITLE:  
AERIAL CONTEXT PHOTOS

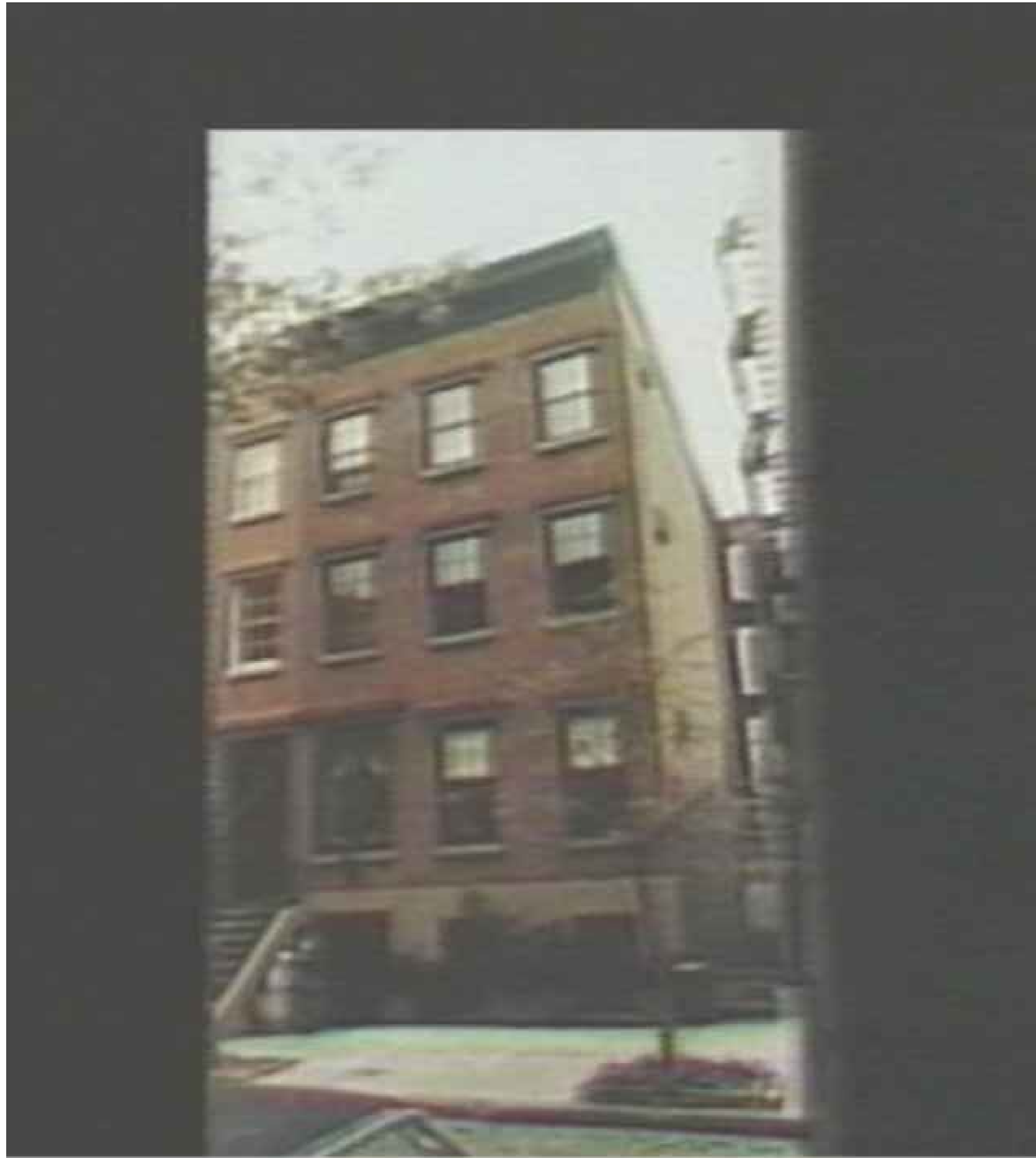
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PROJECT NO.: 010319  
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SHEET NO.:  
**LPC-004.00**

ARCHITECT'S STAMP:





71 Jane Street  
 B BLK LOT SFX  
 1 642 63 2



NOTES:

REVISIONS:

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 1000 DEAN STREET, #315 BROOKLYN, NY 11238 TEL: 718.858.1720

PROJECT: 71 JANE STREET  
 NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: TAX PHOTOS

SCALE: AS NOTED

PROJECT NO.: 010319

CHECKED BY: JC

DRAWN BY: JC/CF

SHEET NO.: **LPC-005.00**

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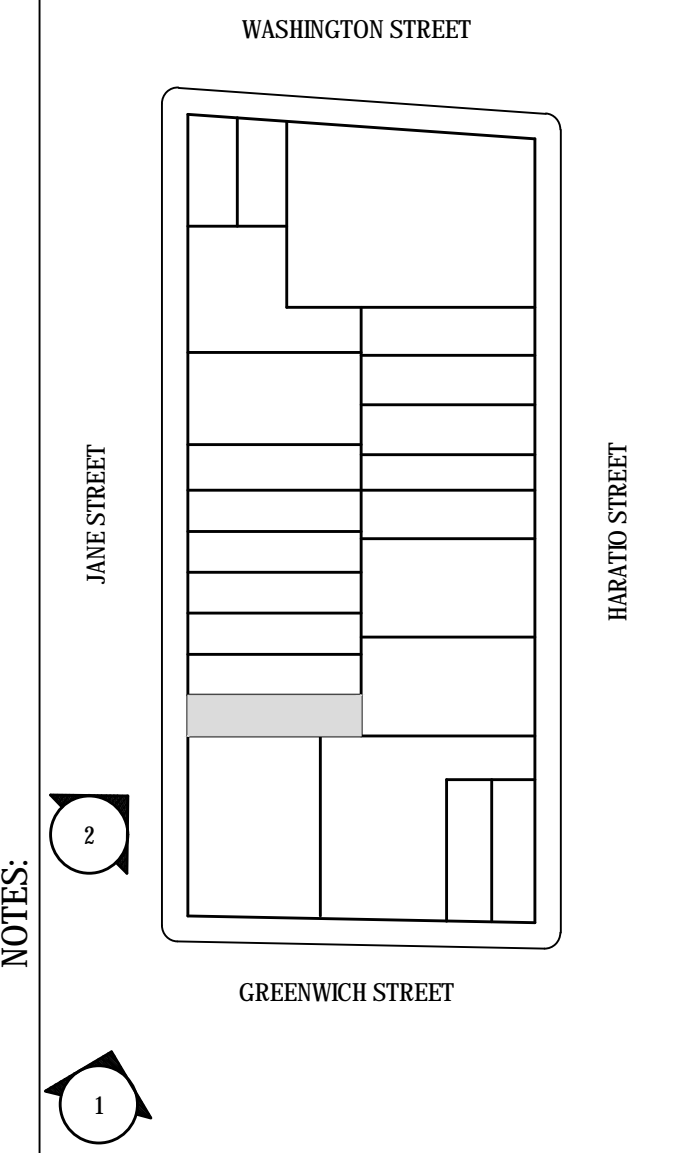




2 EXISTING CONTEXT PHOTO  
LPC-009 NOT TO SCALE



1 EXISTING CONTEXT PHOTO  
LPC-009 NOT TO SCALE



SITE PLAN - PHOTO KEY

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238 TEL: 718.858.1720

PROJECT:  
**71 JANE STREET**  
NEW YORK, NY 10014

DATE:  
17 APRIL 2018

SHEET TITLE:  
**EXISTING CONTEXT PHOTOS**

SCALE:  
AS NOTED

DRAWING:  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.:  
**LPC-006.00**

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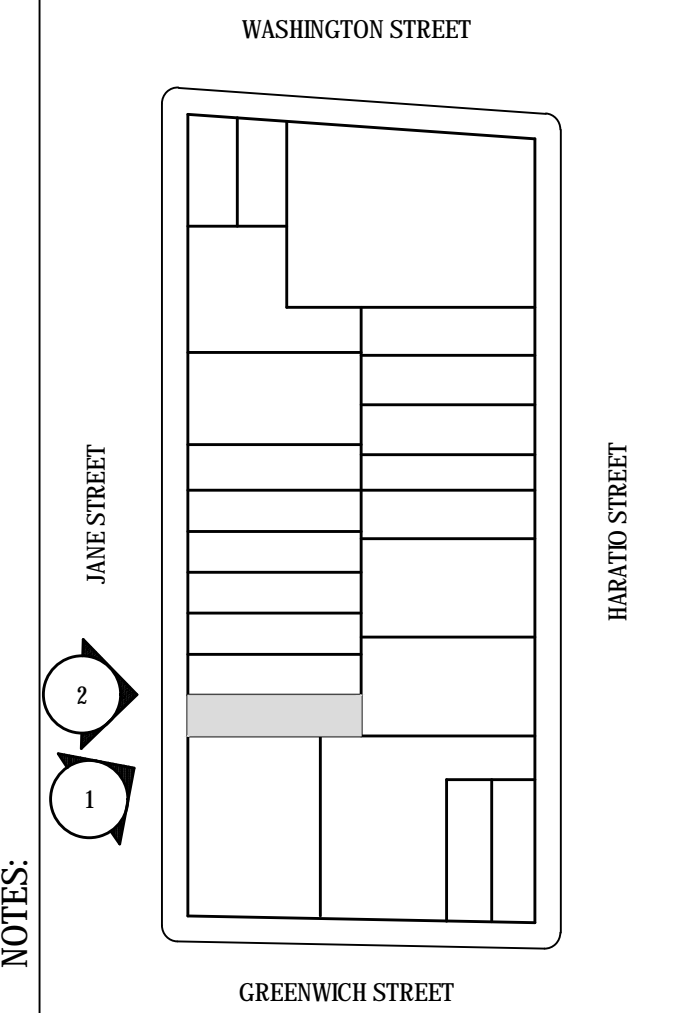




2 EXISTING CONTEXT PHOTO  
LPC-007 NOT TO SCALE



1 EXISTING CONTEXT PHOTO  
LPC-007 NOT TO SCALE



SITE PLAN - PHOTO KEY

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT:  
**71 JANE STREET**  
NEW YORK, NY 10014

DATE:  
17 APRIL 2018

SHEET TITLE:  
**EXISTING CONTEXT PHOTOS**

SCALE:  
AS NOTED

DRAWING:  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.:  
**LPC-007.00**

ARCHITECT'S STAMP:





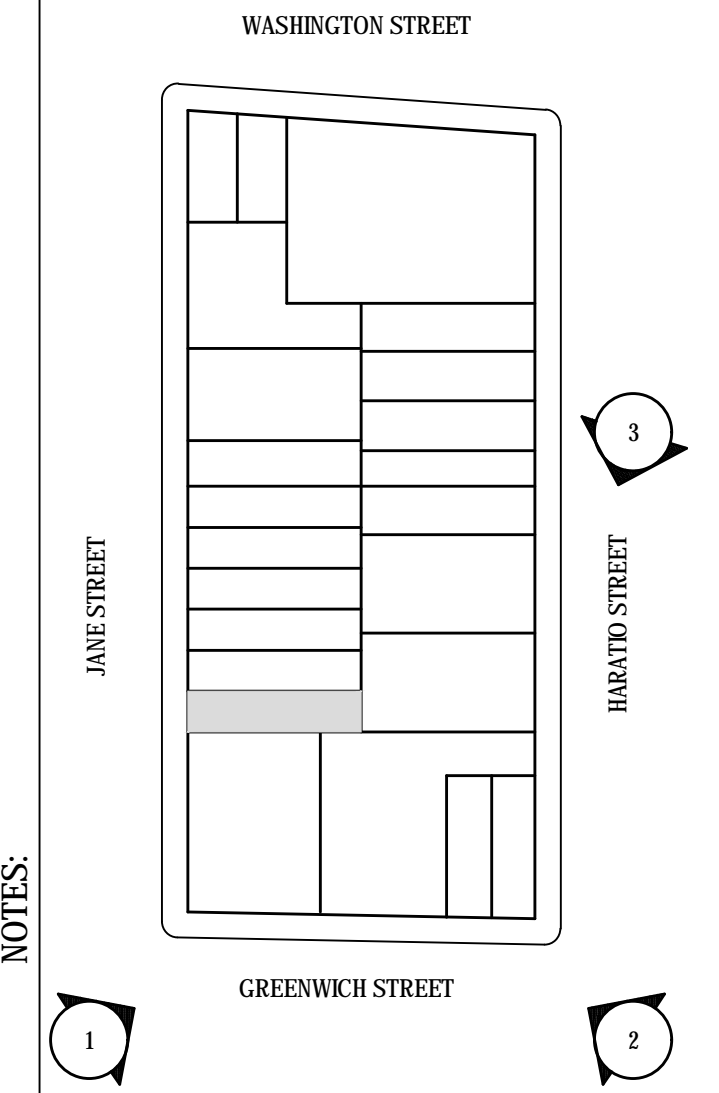
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2 EXISTING CONTEXT PHOTO  
LPC-009 NOT TO SCALE



1 EXISTING CONTEXT PHOTO  
LPC-009 NOT TO SCALE



SITE PLAN - PHOTO KEY

NOTES:

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT:  
**71 JANE STREET**  
NEW YORK, NY 10014  
DATE:  
17 APRIL 2018

SHEET TITLE:  
**EXISTING CONTEXT PHOTOS**

SCALE:  
AS NOTED

DRAWING:  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.:  
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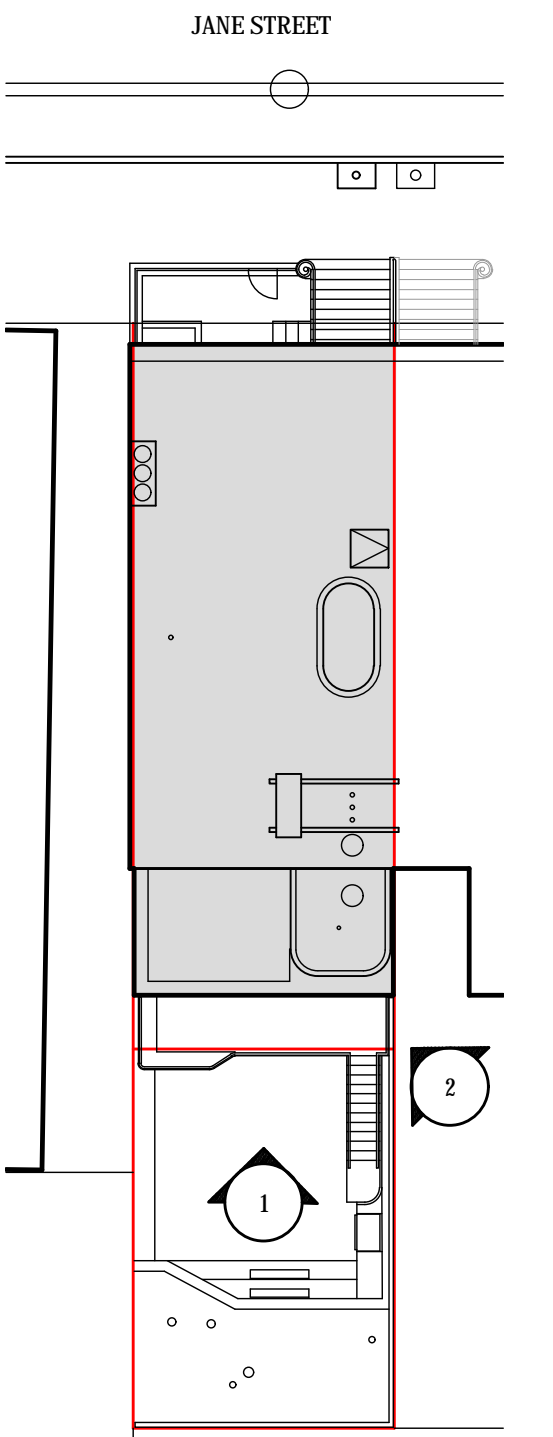




2 EXISTING REAR PHOTO  
LPC-009 NOT TO SCALE



1 EXISTING REAR PHOTO  
LPC-009 NOT TO SCALE



SITE PLAN - PHOTO KEY

NOTES:

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718.858.1720

PROJECT:  
71 JANE STREET  
NEW YORK, NY 10014

DATE:  
17 APRIL 2018

SHEET TITLE:  
EXISTING REAR PHOTOS

SCALE:  
AS NOTED

DRAWING:  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.:  
**LPC-009.00**

ARCHITECT'S STAMP:





2 EXISTING REAR FACADE  
LPC-007 NOT TO SCALE



1 PROPOSED REAR ADDITION  
LPC-007 NOT TO SCALE

NOTES:

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238, TEL: 718-858-1720

PROJECT:  
71 JANE STREET  
NEW YORK, NY 10014  
DATE: 17 APRIL 2018

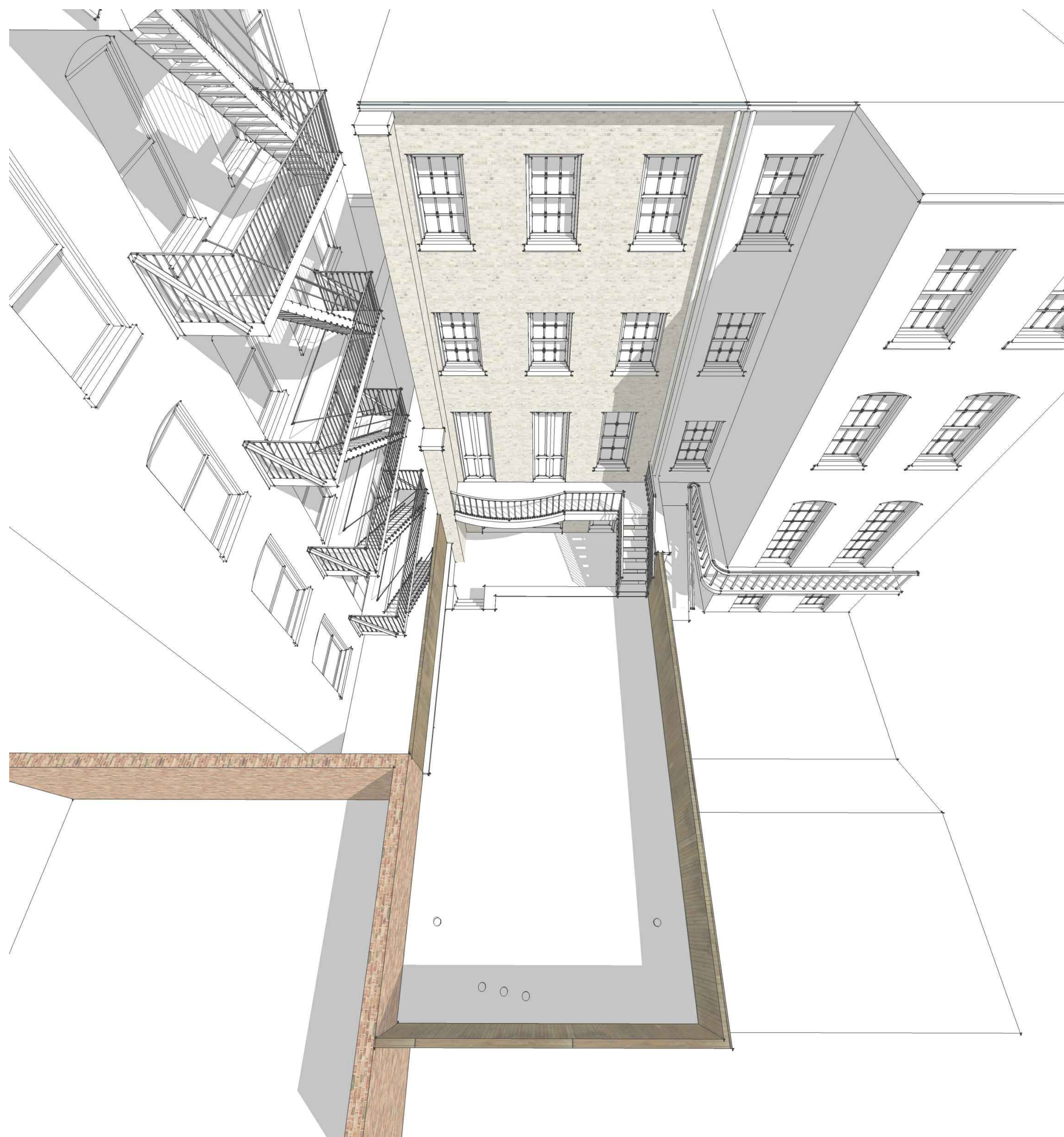
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PROPOSED REAR ADDITION RENDERINGS

SCALE: AS NOTED  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.: **LPC-007.00**

ARCHITECT'S STAMP:





2 EXISTING REAR FACADE  
LPC-007 NOT TO SCALE



1 PROPOSED REAR ADDITION  
LPC-007 NOT TO SCALE

NOTES:

REVISIONS:

ARCHITECT: James Cleary Architecture  
1000 DEAN STREET, #315 BROOKLYN, NY 11238 TEL: 718-858-1720

PROJECT: 71 JANE STREET  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: PROPOSED REAR ADDITION RENDERINGS

SCALE: AS NOTED

PROJECT NO.: 010319

CHECKED BY: JC

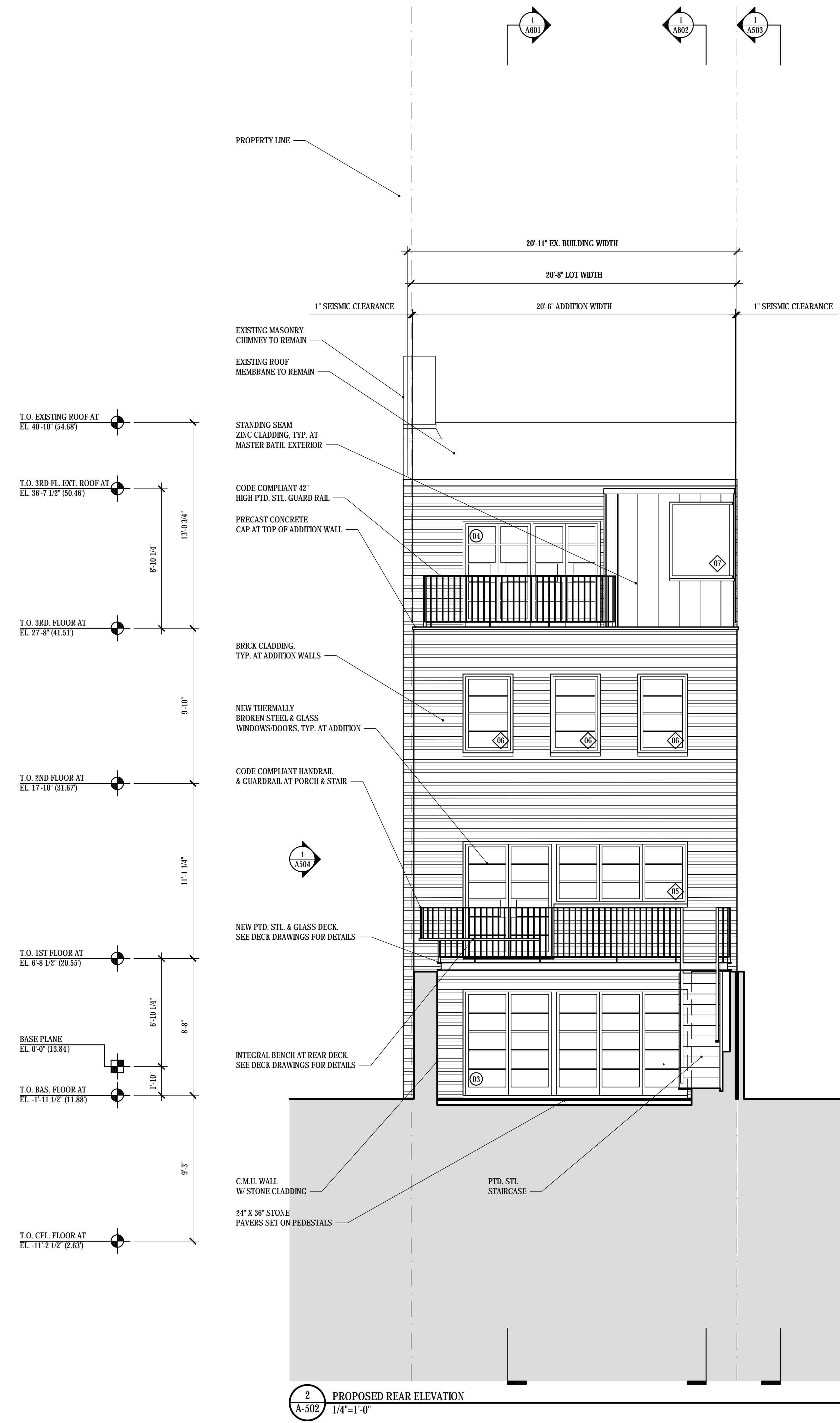
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SHEET NO.: **LPC-007.00**

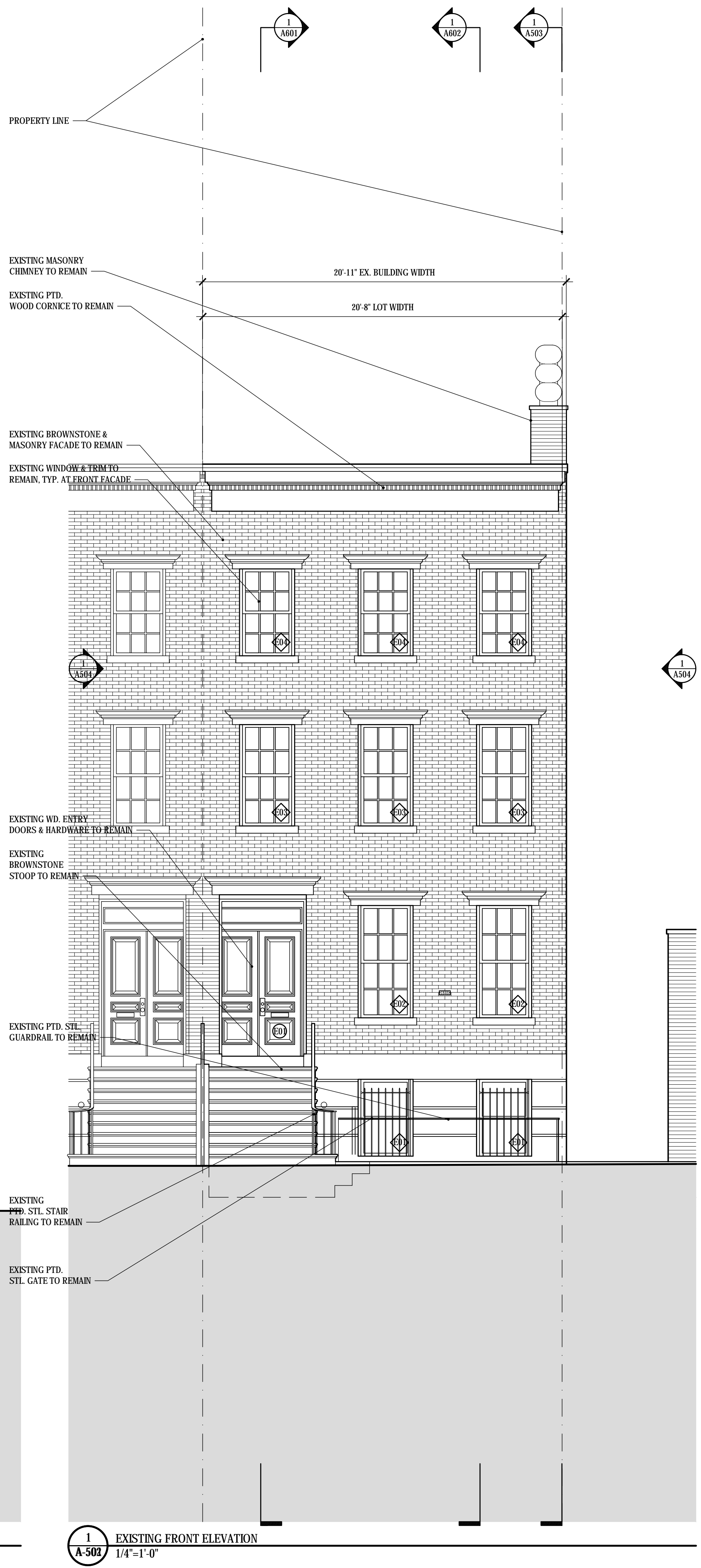
ARCHITECT'S STAMP:



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED



2  
A-502  
PROPOSED REAR ELEVATION  
1/4"=1'-0"



1  
A-502  
EXISTING FRONT ELEVATION  
1/4"=1'-0"

NOTES:  
REVISIONS:  
ARCHITECT:  
PROJECT:  
DATE:  
SHEET TITLE:  
SCALE:  
DRAWING:  
SHEET NO.:

REV. NO.	DESCRIPTION	DATE

James Cleary Architecture  
100 DEAN STREET #315 BROOKLYN, NY 11238 T.F. 718.858.1720

71 JANE STREET  
NEW YORK, NY 10014

17 APRIL 2018

BUILDING ELEVATIONS

AS NOTED

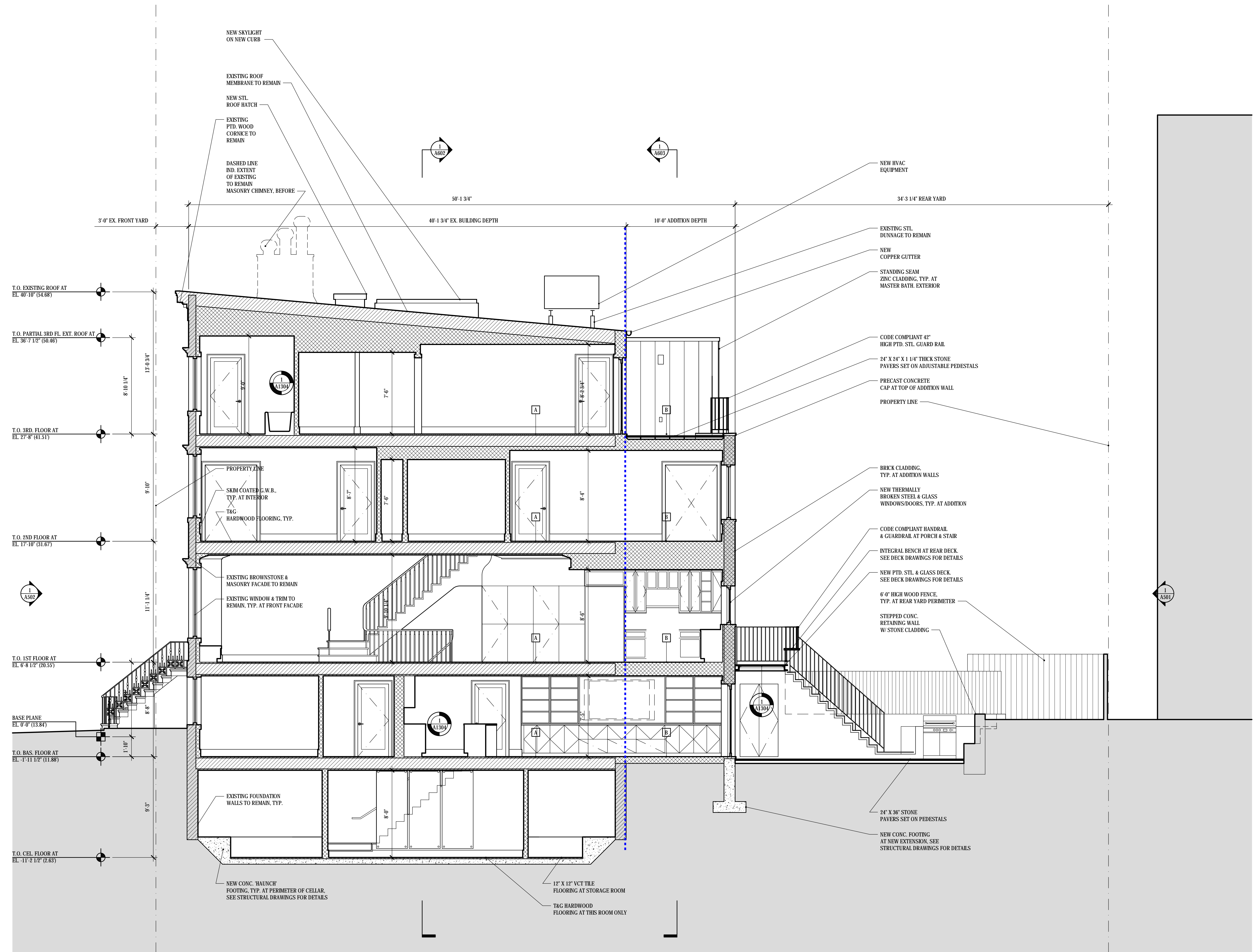
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CHECKED BY: JC  
DRAWN BY: JC/CF

A-501.00  
18 OF 25

ARCHITECT'S STAMP:



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED



NOTES:

REV. NO.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT:

PROJECT:

DATE:

SHEET TITLE:

SCALE:

DRAWING:

SHEET NO.:

ARCHITECT'S STAMP:



**71 JANE STREET**  
NEW YORK, NY 10014

17 APRIL 2018

**BUILDING SECTION**

AS NOTED

PROJECT NO.: 010319

CHECKED BY: JC

DRAWN BY: JC/CF

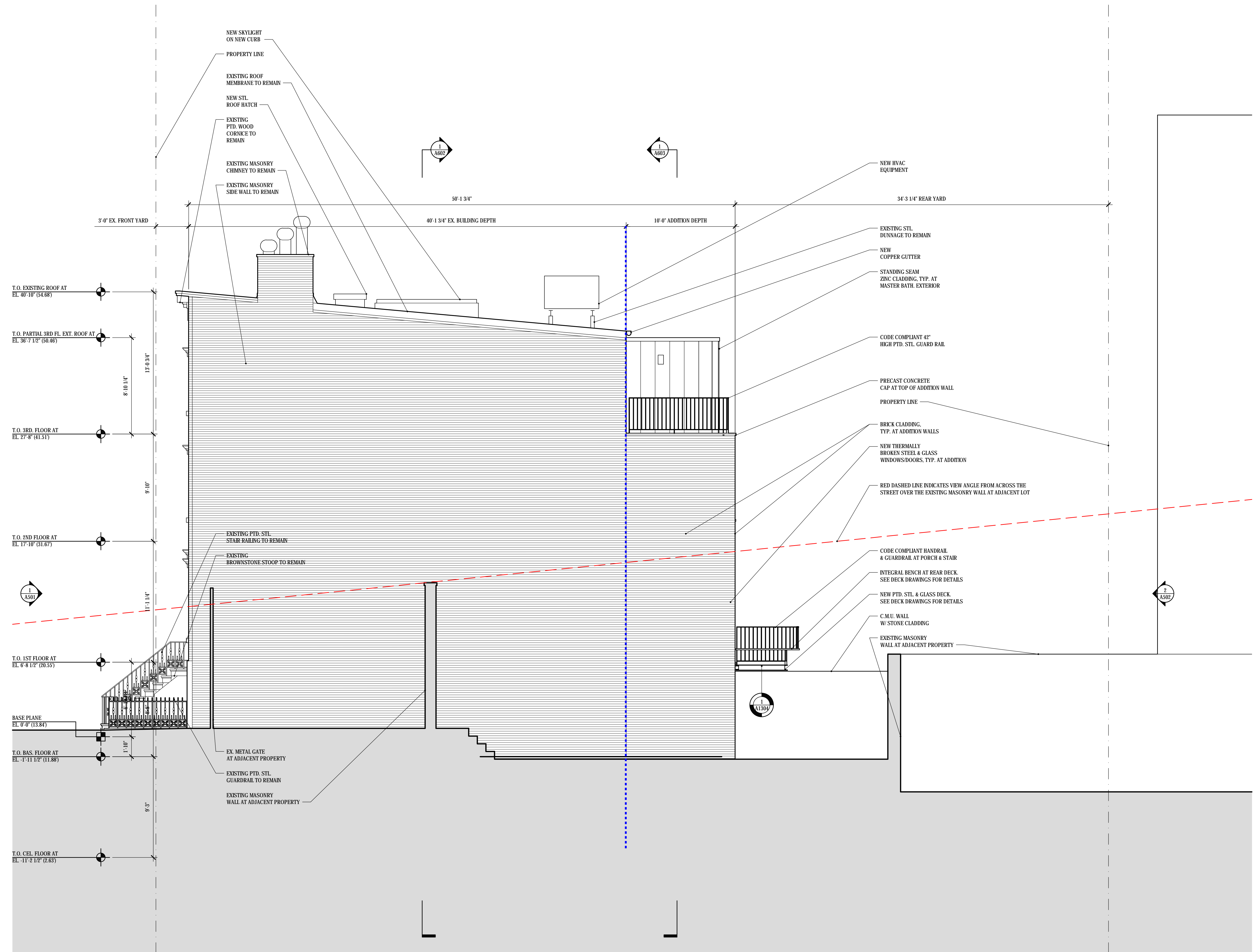
**A-601.00**

22 OF 25

**1**  
**A-601** BUILDING SECTION  
1/4"=1'-0"



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED



NOTES:

REV. NO.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT:

James Cleary Architecture

100 DEAN STREET, #315 BROOKLYN, NY 11238 T/F: 718.858.1720

PROJECT: **71 JANE STREET**  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: **BUILDING ELEVATION**

SCALE: AS NOTED

DRAWING: PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

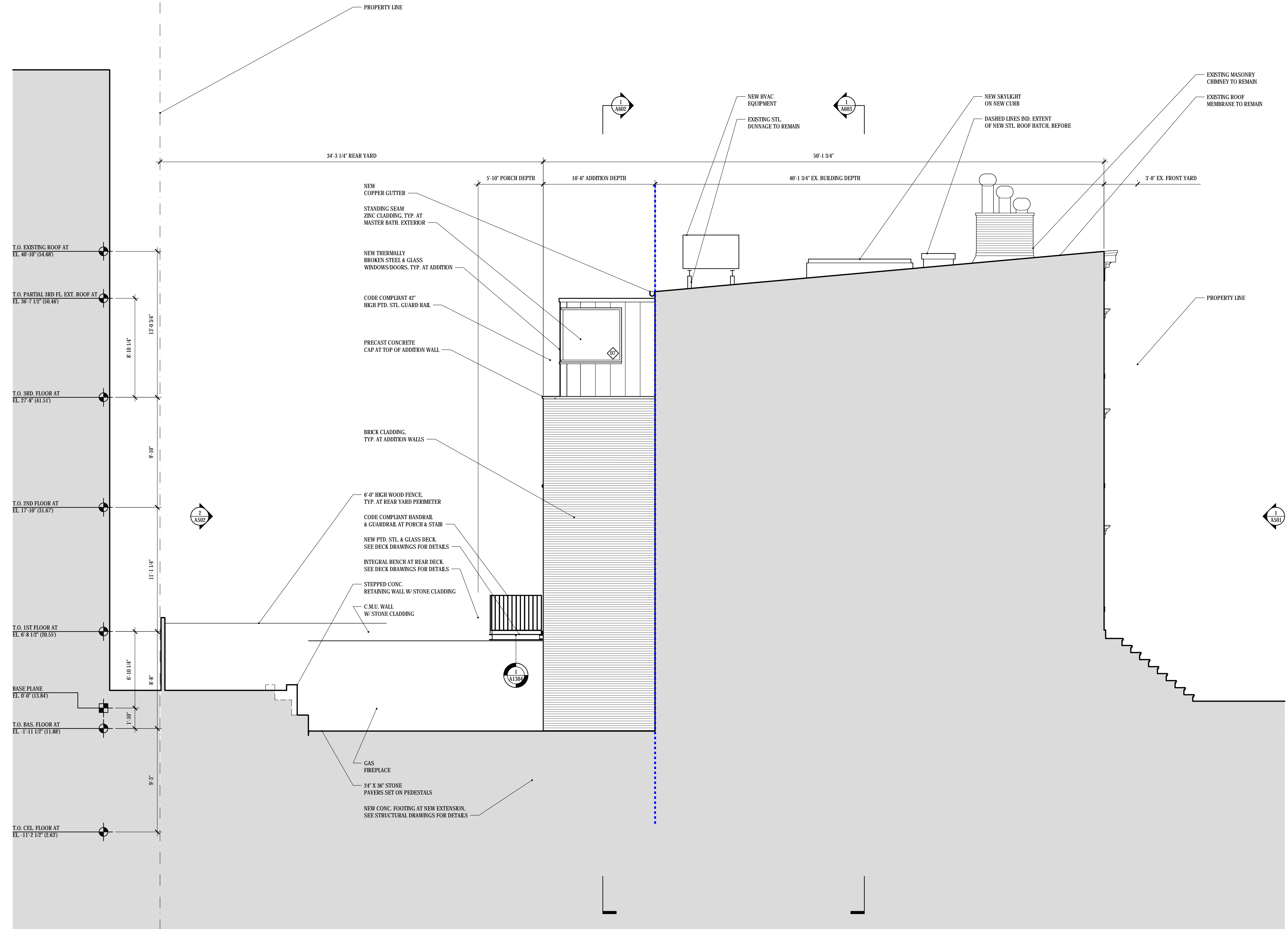
SHEET NO.: **A-504.00**  
21 OF 25

ARCHITECT'S STAMP:

**1**  
A-504 PROPOSED SIDE ELEVATION  
1/4"=1'-0"



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED



NOTES:

REV. NO.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT:

James Cleary Architecture

100 DEAN STREET #315 BROOKLYN, NY 11238 T/F: 718.858.1720

PROJECT: **71 JANE STREET**  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: **BUILDING ELEVATION**

SCALE: AS NOTED

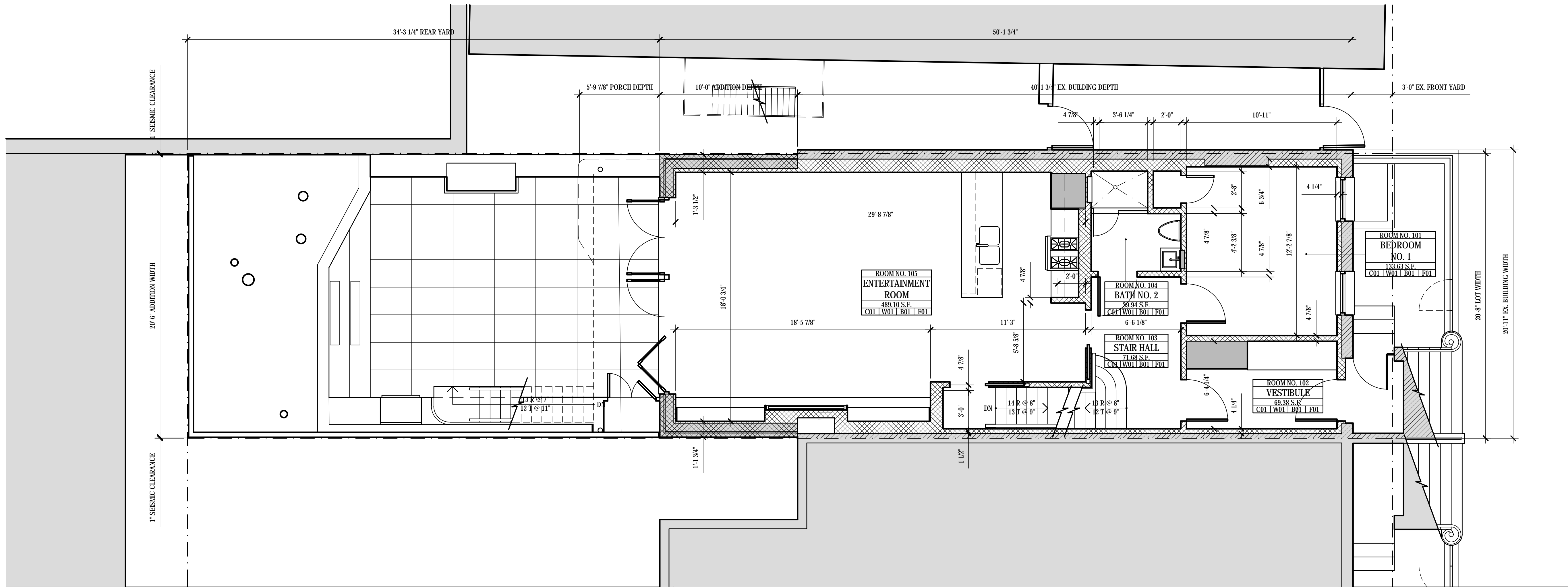
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CHECKED BY: JC  
DRAWN BY: JC/CF

SHEET NO.: **A-503.00**  
20 OF 25

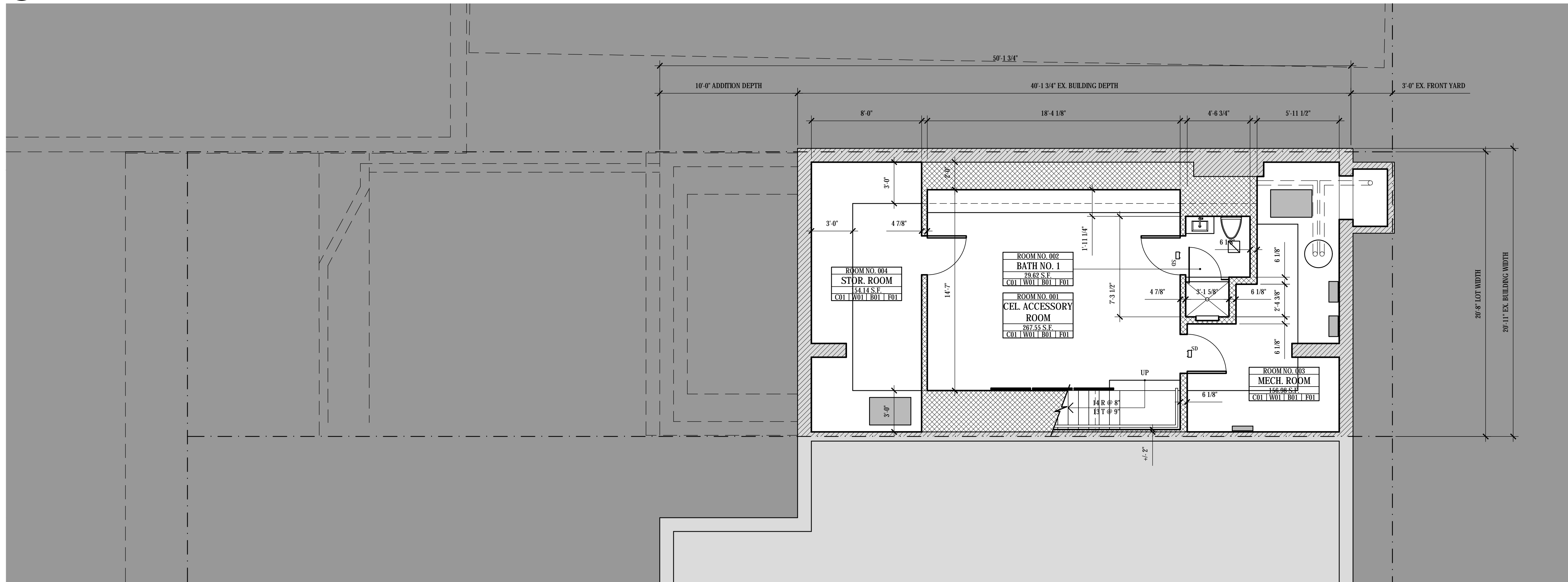
ARCHITECT'S STAMP:

**1**  
A-503 PROPOSED SIDE ELEVATION  
1/4"=1'-0"





2 BASEMENT CONSTRUCTION PLAN  
A-202 1/4"=1'-0"

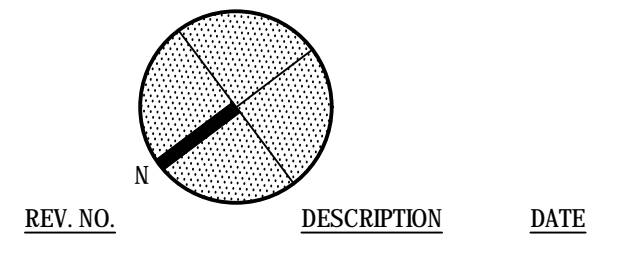


1 CELLAR CONSTRUCTION PLAN  
A-201 1/4"=1'-0"

**PARTITION KEY:**

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW PARTITION
- NEW PARTITION, 1 HR FIRE RATED

NOTES:



REV. NO.	DESCRIPTION	DATE

ARCHITECT: James Cleary Architecture  
100 DEAN STREET #315 BROOKLYN, NY 11238 TEL: 718.858.1720

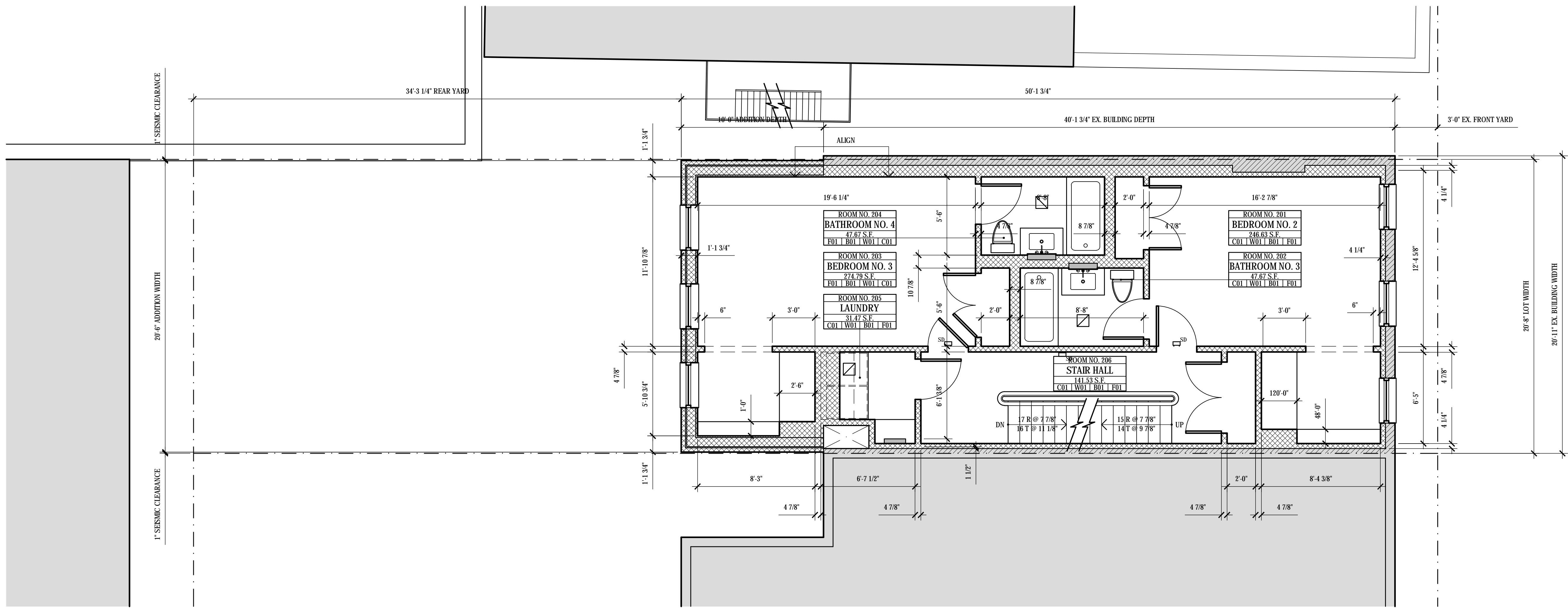
PROJECT: 71 JANE STREET  
NEW YORK, NY 10014  
DATE: 17 APRIL 2018  
SHEET TITLE: CELLAR & BASEMENT CONSTRUCTION PLANS

SCALE: AS NOTED  
PROJECT NO.: 010319  
CHECKED BY: JC  
DRAWN BY: JC/CF

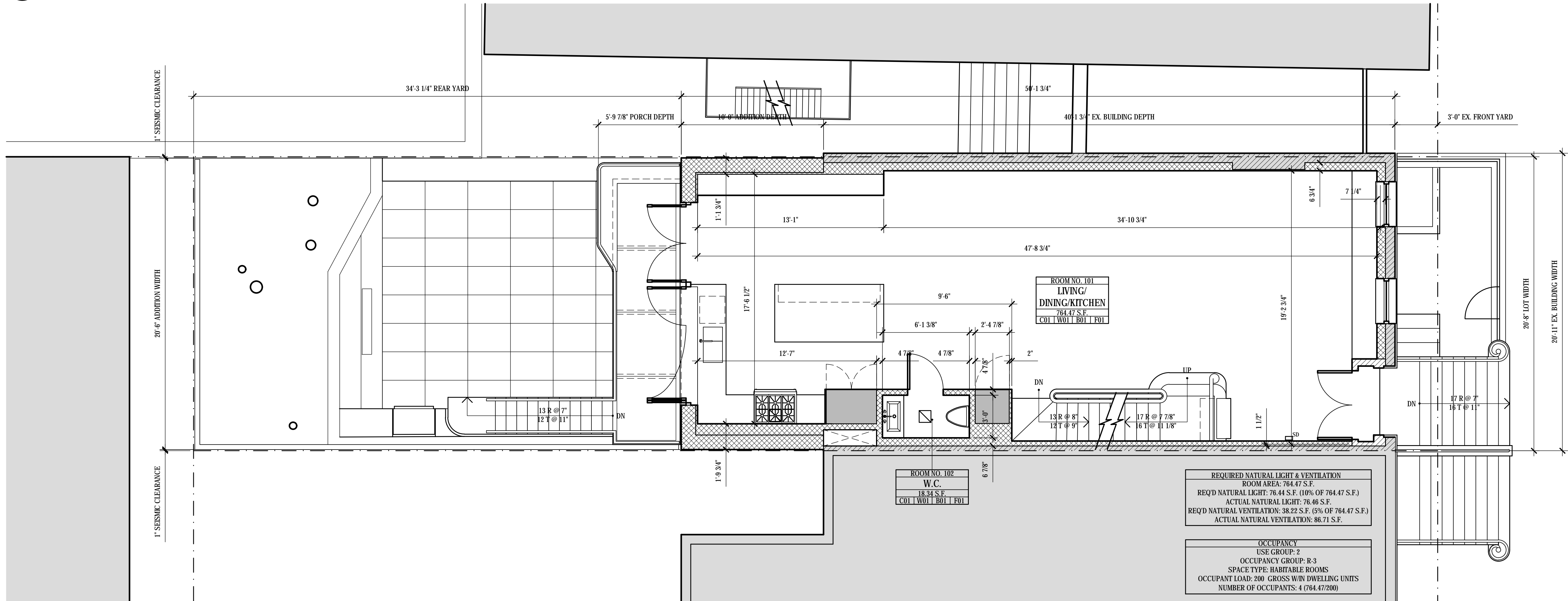
SHEET NO.: **A-201.00**  
9 OF 25

ARCHITECT'S STAMP:



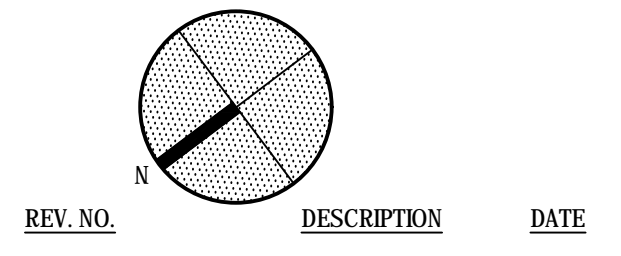


2 SECOND FLOOR CONSTRUCTION PLAN  
A-204 1/4"=1'-0"



1 FIRST FLOOR CONSTRUCTION PLAN  
A-203 1/4"=1'-0"

NOTES:



REVISIONS:

**ARCHITECT:** James Cleary Architecture  
100 DEAN STREET, #315 BROOKLYN, NY 11238 T.F: 718.858.1720

**PROJECT:** 71 JANE STREET  
NEW YORK, NY 10014

**DATE:** 17 APRIL 2018

**SHEET TITLE:** FIRST & SECOND FLOOR CONSTRUCTION PLANS

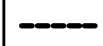



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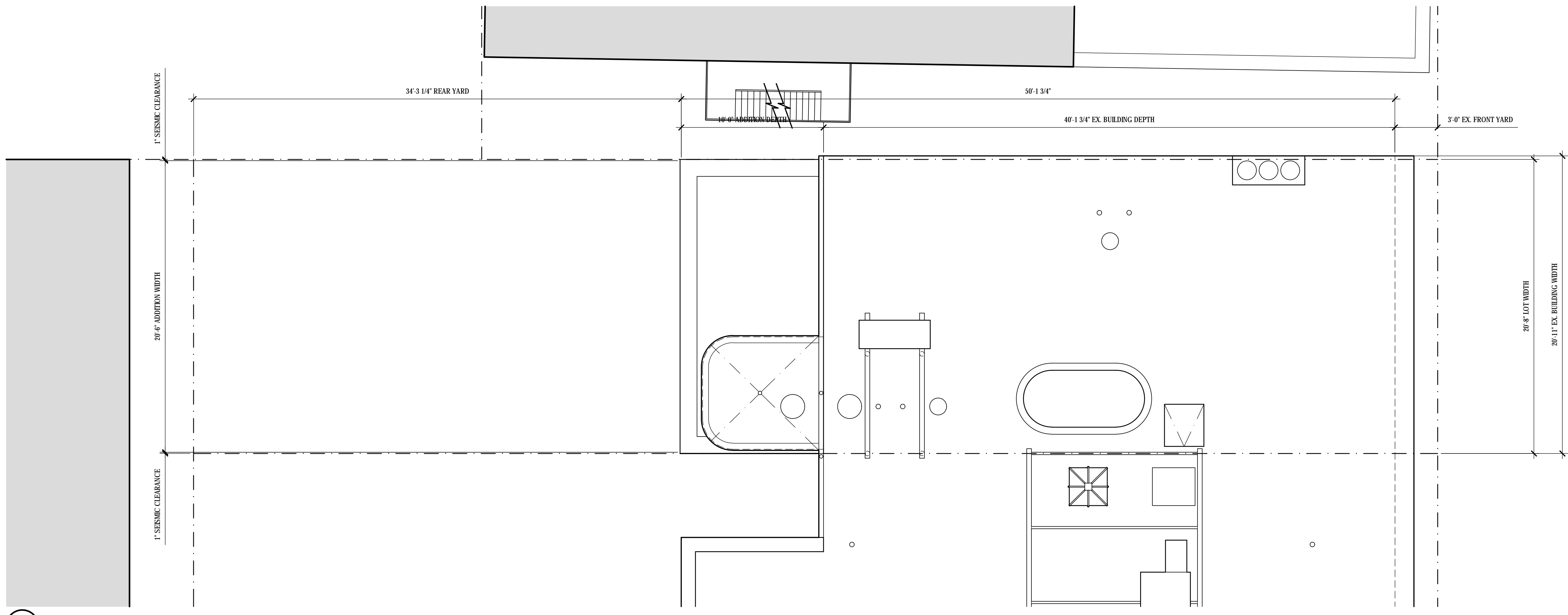
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CHECKED BY: JC  
DRAWN BY: JC/CF

**SHEET NO.:** A-203.00  
11 OF 25

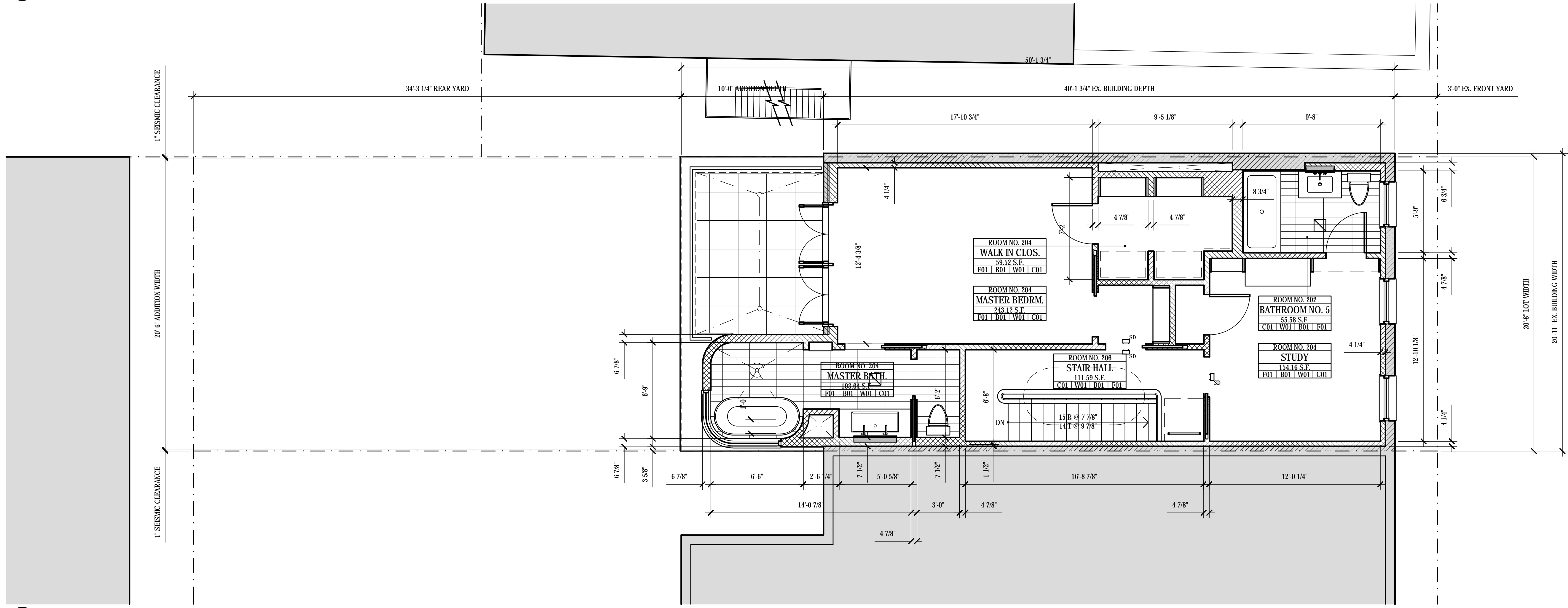
**ARCHITECT'S STAMP:**



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED

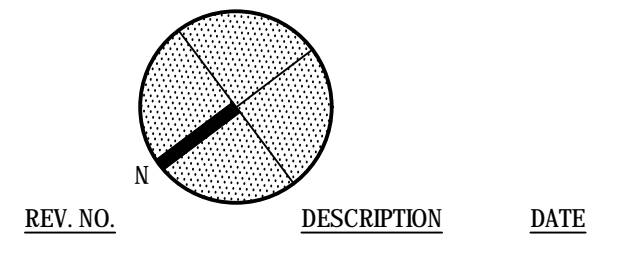


1  
A-206 ROOF FLOOR CONSTRUCTION PLAN  
1/4"=1'-0"



1  
A-205 THIRD FLOOR CONSTRUCTION PLAN  
1/4"=1'-0"

NOTES:



REVISIONS:

ARCHITECT: James Cleary Architecture  
100 DEAN STREET, #315 BROOKLYN, NY 11238 T.F: 718.858.1720

PROJECT: 71 JANE STREET  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: THIRD FLOOR & ROOF CONSTRUCTION PLANS

SCALE: AS NOTED

PROJECT NO.: 010319





CHECKED BY: JC

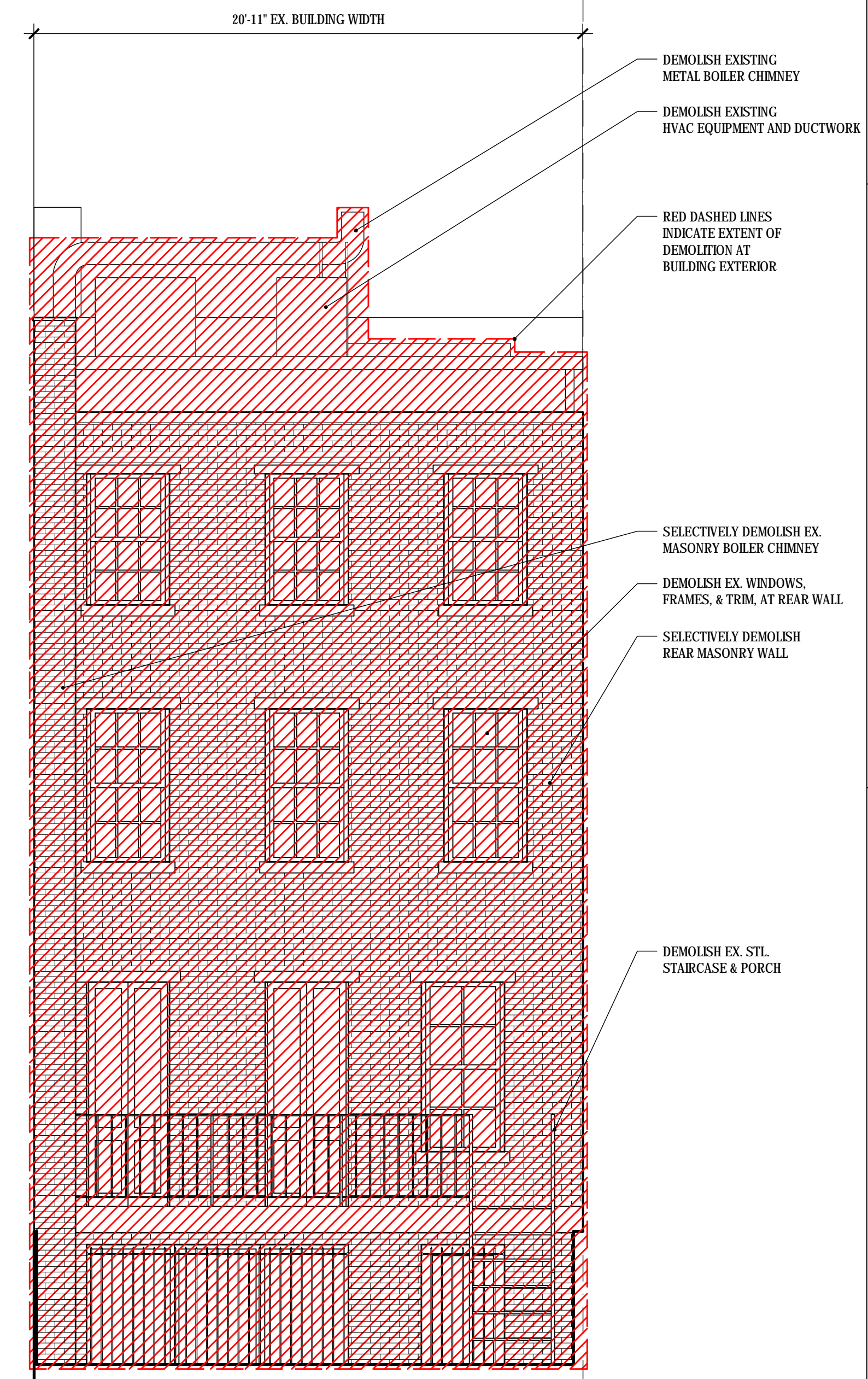
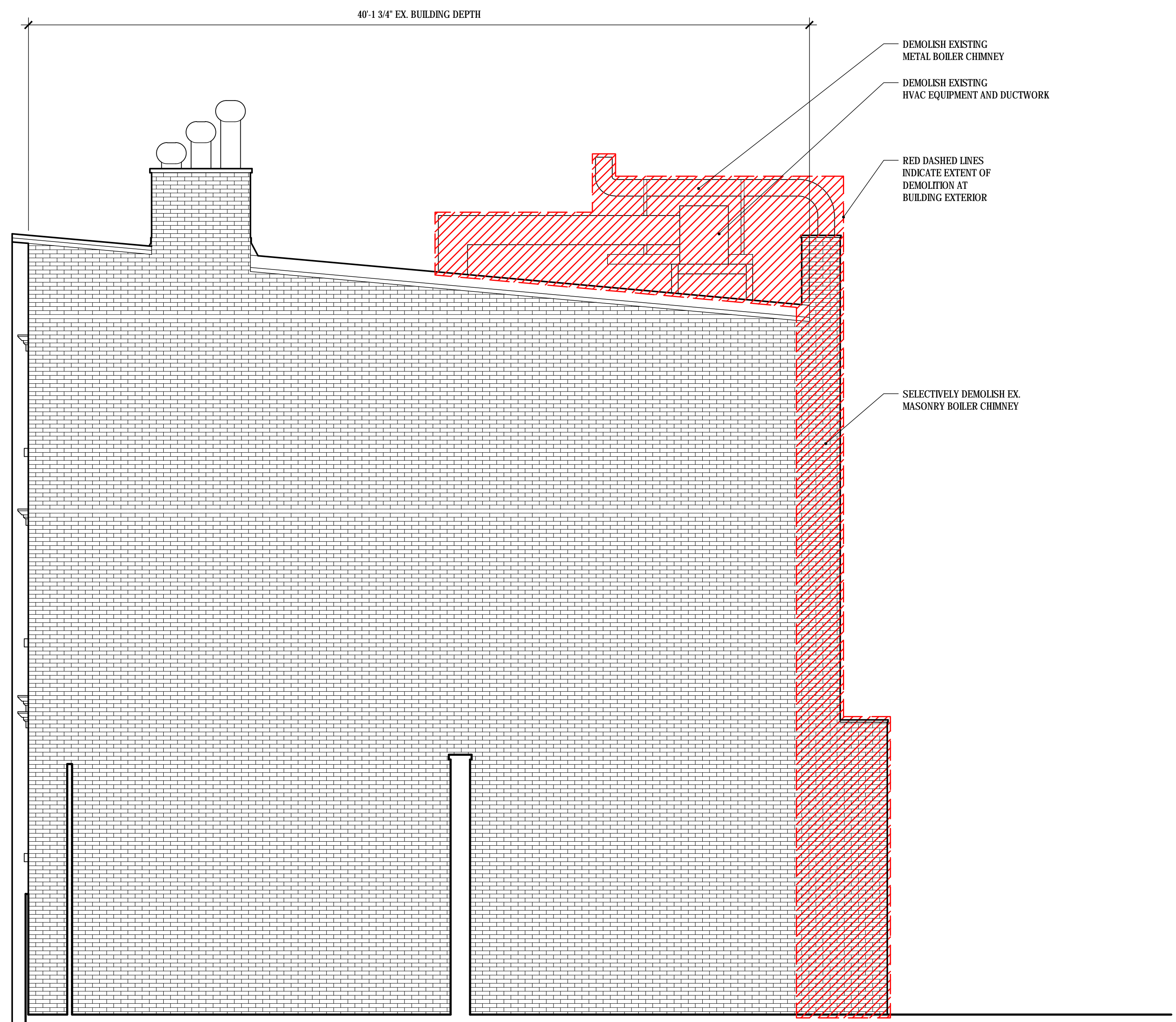
DRAWN BY: JC/CF

SHEET NO.: **A-205.00**  
13 OF 25

ARCHITECT'S STAMP:



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED



NOTES:

REV. NO.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT:

**James Cleary Architecture**

100 DEAN STREET, #115 BROOKLYN, NY 11238 T/F: 718.858.1720

PROJECT: **71 JANE STREET**  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: **BUILDING ELEVATIONS**

SCALE: AS NOTED

DRAWING: PROJECT NO.: 010319

CHECKED BY: JC

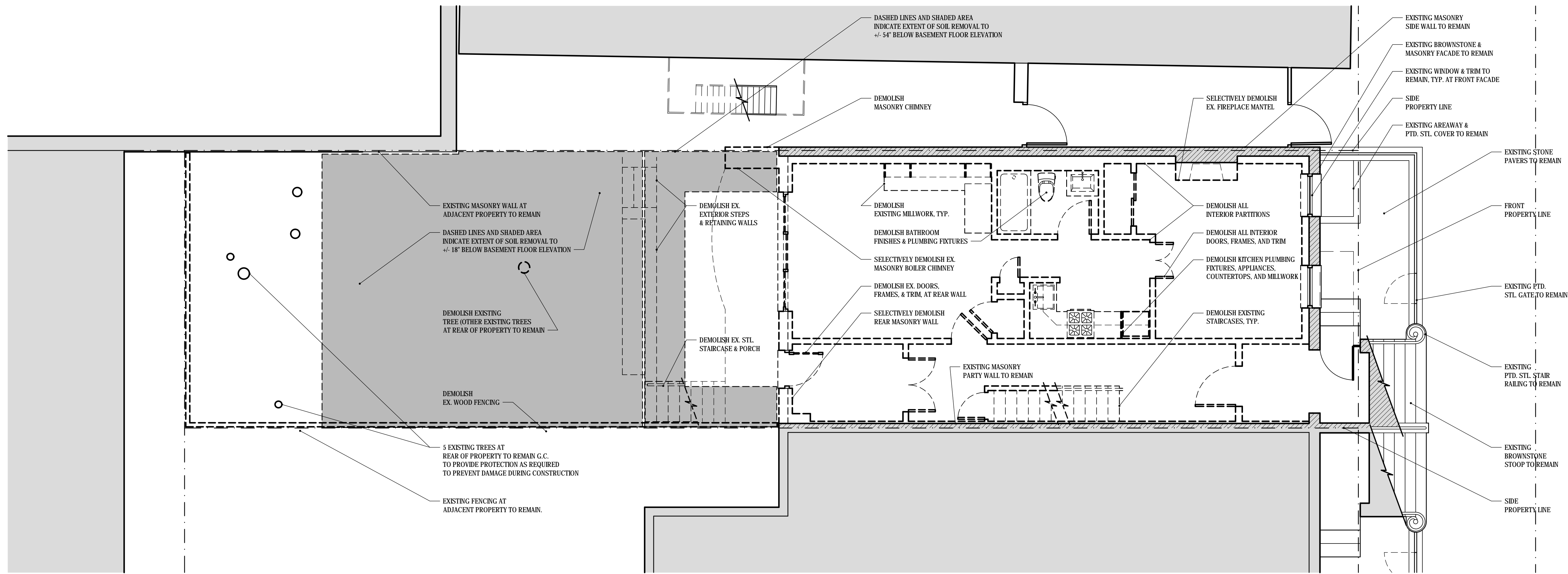
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SHEET NO.: **DM-201.00**

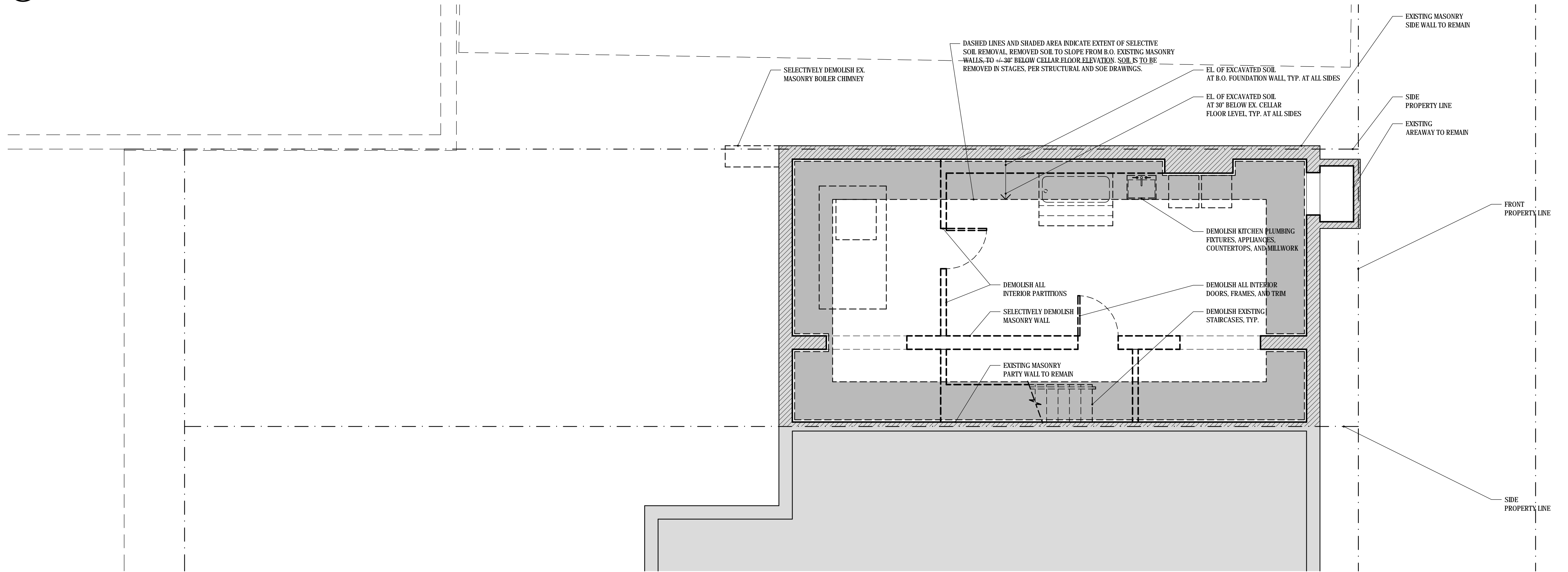
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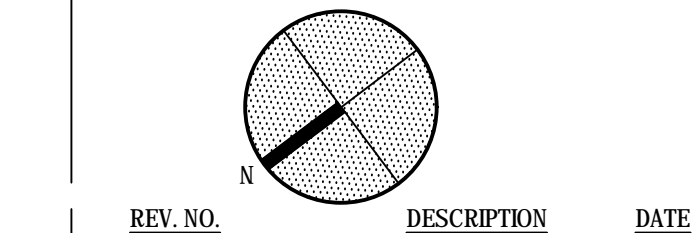
2 BASEMENT DEMOLITION PLAN  
DM-101 1/4"=1'-0"



1 CELLAR DEMOLITION PLAN  
DM-101 1/4"=1'-0"



NOTES:



REVISIONS:

**ARCHITECT:**  
 James Cleary Architecture  
 100 DEAN STREET, #315 BROOKLYN, NY 11238 T.F. 718.858.1720

**PROJECT:**  
 71 JANE STREET  
 NEW YORK, NY 10014

**DATE:**  
 17 APRIL 2018

**SHEET TITLE:**  
 CELLAR & BASEMENT DEMOLITION PLANS

**SCALE:**  
 AS NOTED

**DRAWING:**  
 PROJECT NO.: 010319

CHECKED BY: JC

DRAWN BY: JC/CF

**SHEET NO.:**  
 DM-101.00

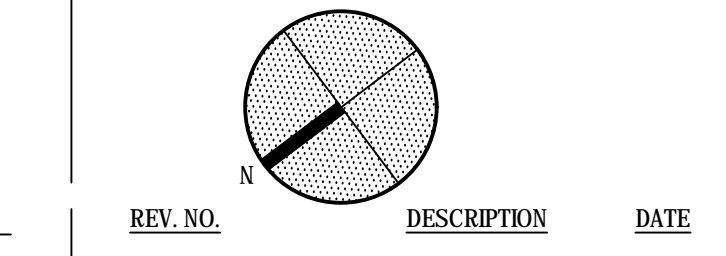
6 OF 25

ARCHITECT'S STAMP:



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED

NOTES:



REV. NO. DESCRIPTION DATE

REVISIONS:

ARCHITECT:  
James Cleary Architecture  
100 DEAN STREET, #315 BROOKLYN, NY 11238 T.F. 718.858.1720

PROJECT:  
**71 JANE STREET**  
NEW YORK, NY 10014

DATE:  
17 APRIL 2018

SHEET TITLE:  
**FIRST & SECOND FLOOR DEMOLITION PLANS**

SCALE:  
AS NOTED

DRAWING:  
PROJECT NO.: 010319

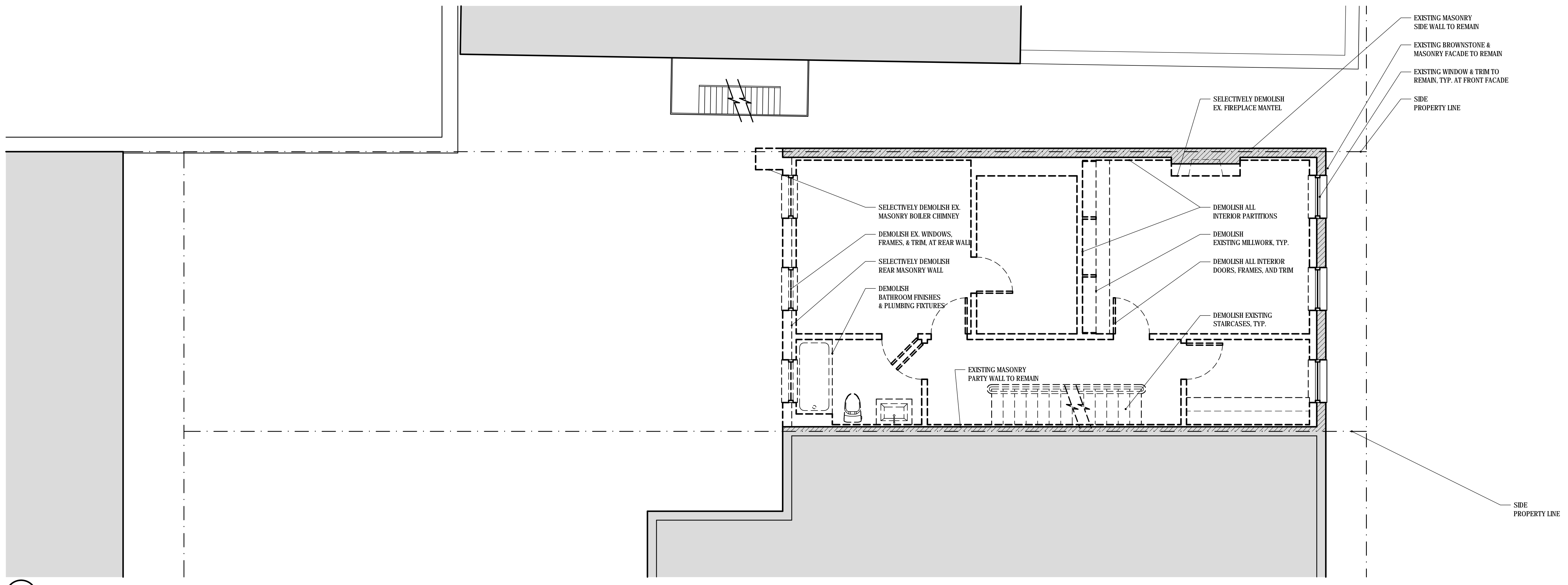
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DRAWN BY: JC/CF

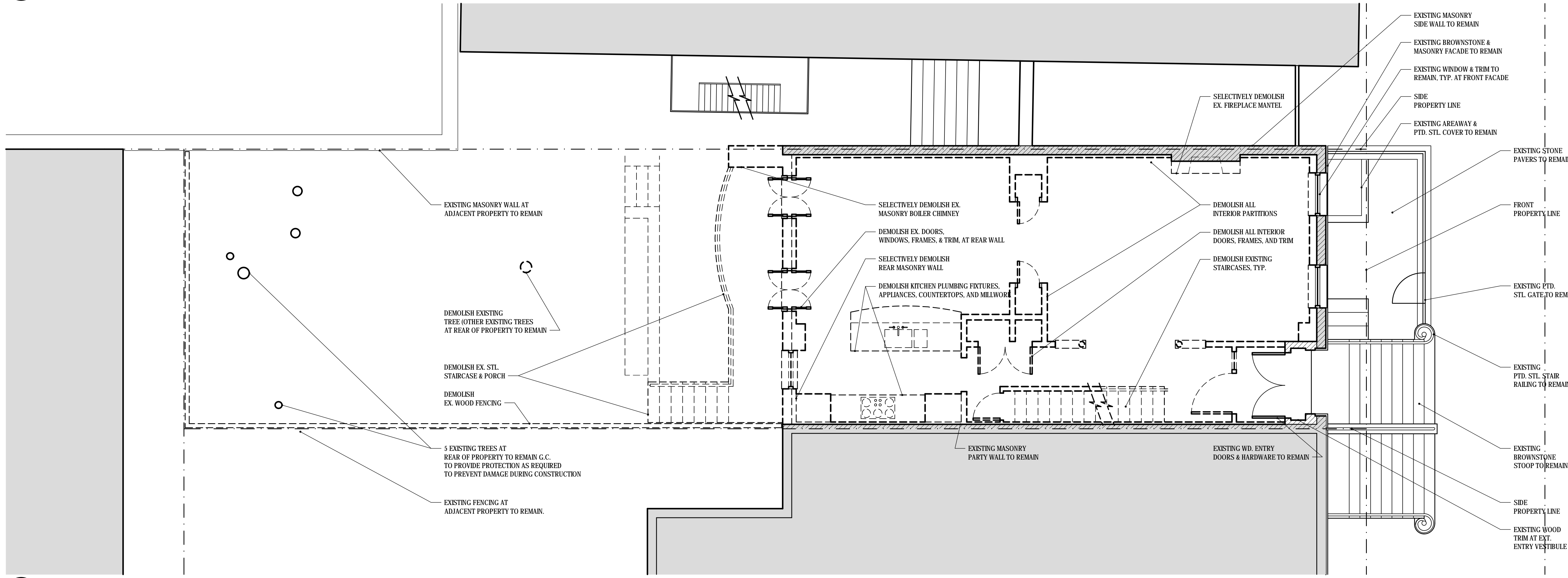
SHEET NO.: **DM-102.00**

7 OF 25

ARCHITECT'S STAMP:

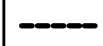





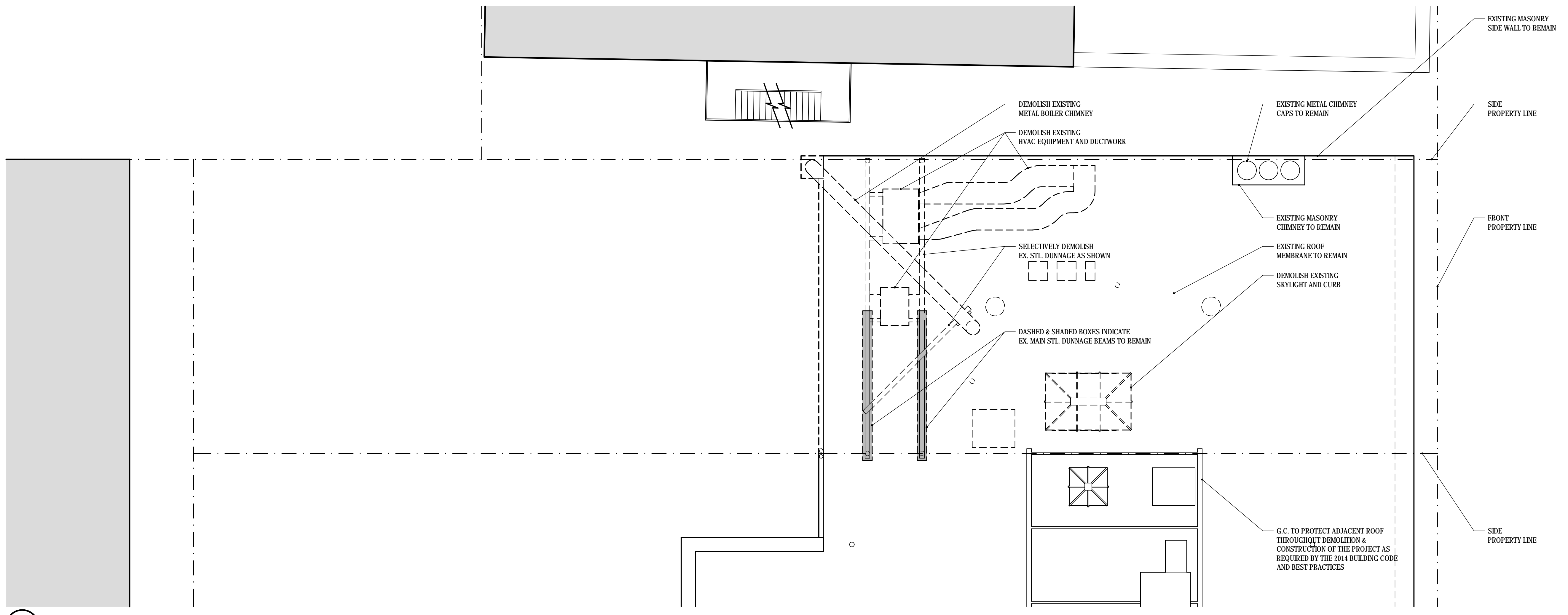
2 SECOND FLOOR DEMOLITION PLAN  
DM-102 1/4"=1'-0"



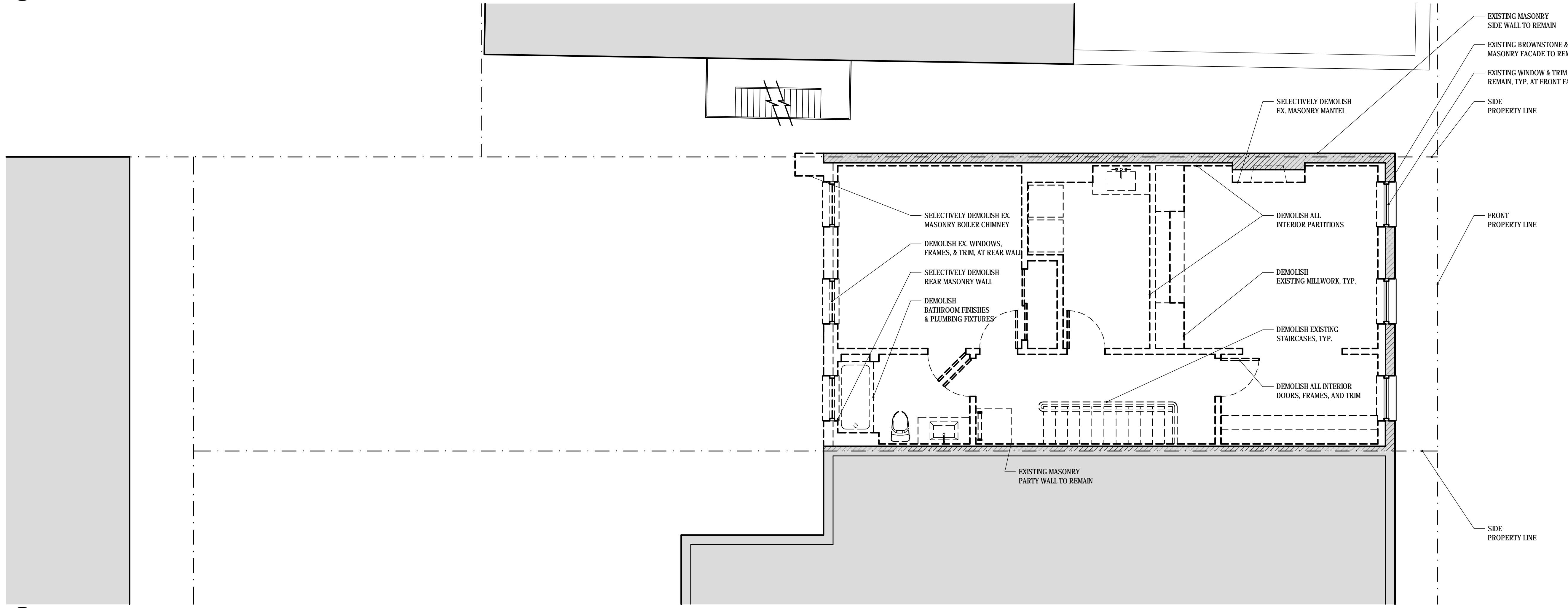
1 FIRST FLOOR DEMOLITION PLAN  
DM-102 1/4"=1'-0"



PARTITION KEY:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW PARTITION
	NEW PARTITION, 1 HR FIRE RATED

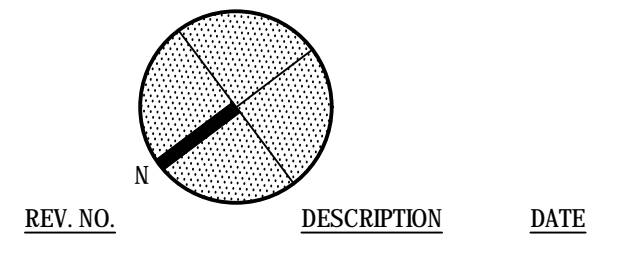


2 ROOF DEMOLITION PLAN  
DM-103 1/4"=1'-0"



1 3RD FLOOR DEMOLITION PLAN  
DM-103 1/4"=1'-0"

NOTES:



REVISIONS:

ARCHITECT: James Cleary Architecture  
100 DEAN STREET, #315 BROOKLYN, NY 11238 T.F. 718.858.1720

PROJECT: 71 JANE STREET  
NEW YORK, NY 10014

DATE: 17 APRIL 2018

SHEET TITLE: 3RD FLOOR & ROOF DEMOLITION PLANS

SCALE: AS NOTED

PROJECT NO.: 010319

CHECKED BY: JC

DRAWN BY: JC/CF

SHEET NO.: **DM-103.00**

8 OF 25

ARCHITECT'S STAMP: