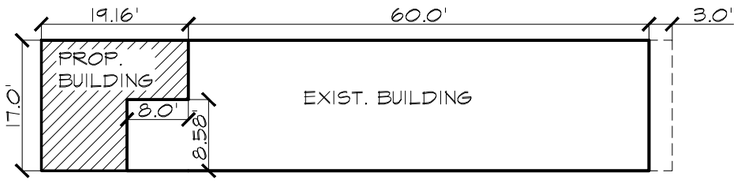
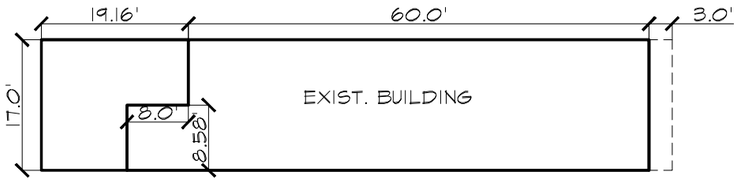


LOT AREA
N.T.S.



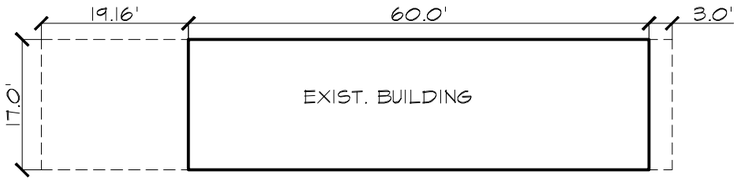
BASEMENT FLOOR
N.T.S.



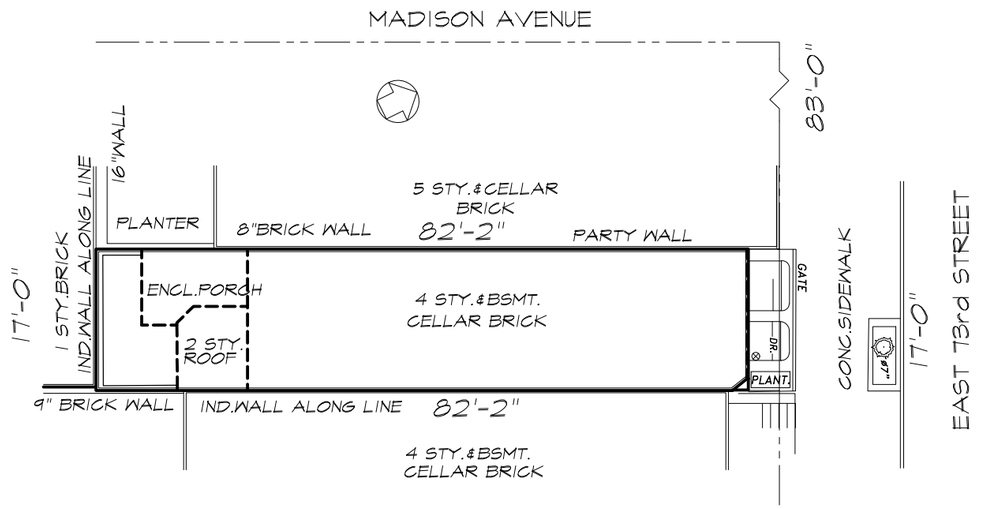
FIRST FLOOR
N.T.S.



SECOND FLOOR
N.T.S.



THIRD & FOURTH FLOORS
N.T.S.



BLOCK - 1387 MAP - 8C
LOT - 49 ZONE - C5-1
SPECIAL MADISON AVENUE PRESERVATION DISTRICT

PLOT PLAN
NOT TO SCALE

NOTE:

THE PROPERTY UNDER THIS APPLICATION IS NOT IN THE FLOOD HAZARD AREA

ZONING ANALYSIS

LOT AREA
(82.17' x 17.0') = 1,396.89 S.F.

EXISTING BUILDING FLOOR AREA

EXISTING BASEMENT FLOOR COMMERCIAL
(60.0' x 17.0') + (8.0' x 8.58') = 1,088.64 S.F.

EXISTING FIRST & SECOND FLOORS RESIDENTIAL
(60.0' x 17.0') + (8.0' x 8.58') = 1,088.64 S.F.
1,088.64 x 2 = 2,177.28 S.F.

EXISTING THIRD & FOURTH FLOORS RESIDENTIAL
(60.0' x 17.0') = 1,020.0 S.F.
1,020.0 x 2 = 2,040.0 S.F.

TOTAL EXISTING FLOOR AREA
(1,088.64 + 2,177.28 + 2,040.0) = 5,305.92 S.F.

PROPOSED BUILDING FLOOR AREA
BASEMENT FLOOR RESIDENTIAL EXTENSION
(19.16' x 17.0') - (8.0' x 8.58') = 257.08 S.F.

TOTAL PROPOSED RES. FLOOR AREA
(5,305.92 + 257.08) = 5,563.0 S.F.

BULK:
MAXIMUM F.A.R. ZR. SEC. 99-04
MAX. PERMITTED F.A.R. FOR C1-5 IN MP SHALL NOT EXCEED 10.0

MAXIMUM F.A.R. ZR. SEC. 34-112
F.A.R. BASEMENT THRU FOURTH FLOOR RESIDENTIAL
MAX. PERMITTED F.A.R. FOR R-10 IN C5-1 IN MP = 10.0
1,396.89 x 10.0 = 13,968.9 S.F. ALLOWABLE FLOOR AREA
5,563.0 PROPOSED FL. AREA < 13,968.9 S.F. ALLOWABLE FL. AREA
PROPOSED F.A.R. = 3.98

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET
ZONING ANALYSIS & NOTES

SEAL AND SIGNATURE

DATE: 03-04-19
PROJECT No:
DRAWING BY: M.A.I.
CHK BY:
DWG No:
A-100.00
CAD FILE No:
1 OF 10

TENANT PROTECTION AND SAFETY NOTES - 2014

SECTION 28-104.8.4
THE ENTIRE BUILDING WITH THE EXCEPTION OF THE SUBJECT UNIT WILL BE OCCUPIED DURING CONSTRUCTION.
1). EGRESS: THE EXIT CORRIDOR AND STAIRS SHALL NOT BE OBSTRUCTED AT ANY TIME.
2). 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.
3). HEALTH REQUIREMENTS: CORRIDOR FLOORS SHALL BE PROTECTED DURING CONSTRUCTION.
ALL DEBRIS AND WASTE SHALL BE BAGGED AND REMOVED FROM THE SITE DAILY.
3.1); THIS SITE IS IN COMPLIANCE WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS.
4). HOUSING STANDARDS: COMPLIANCE WITH THE NYC HOUSING MAINTENANCE CODE AND THE NYS MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
5). STRUCTURAL SAFETY: THERE IS NO STRUCTURAL WORK AS A PART OF THIS APPLICATION.
6). NOISE RESTRICTIONS: CONSTRUCTION TO BE CONFINED TO THE WORK HOURS OF 8:00 AM THRU 5:00 PM. WORK DURING THESE HOURS MAY BE UNDERTAKEN PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE.
7). MAINTAINING ESSENTIAL SERVICES: WORK WILL HAVE NO EFFECT ON ESSENTIAL SERVICES. NO SHUTDOWNS ARE REQUIRED.
8). PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN AS PER 28-104.8.4.1:
UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN. THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON IT'S WEB SITE.
9). COPY OF THE TENANT PROTECTION PLAN UPON REQUEST5 AS PER 28-104.8.2: THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.
10). NOTICE TO OCCUPANTS AS PER 28-104.8.3: UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY AS WELL AS ON EACH FLOOR WITHIN 10 FEET OF THE ELEVATOR OR IN A BUILDING WHERE THERE IS NO ELEVATOR WITHIN 10 FEET OF THE MAIN STAIRWELL ON SUCH FLOOR. THIS NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:

1). A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEB SITE.

2). THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANGER , SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE OR IF THERE IS NOT SITE SAFETY MANGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE, AND

3). A STATEMENT THAT OCCUPANT OF THE BUILDING MAY CALL 311 TO MAKE COMPLIANT ABOUT THE WORK.

LEGEND

- EXISTING WALLS AND PARTITIONS
- REMOVALS AND DEMOLITIONS
- THICK CONCRETE BLOCK WALL REINFORCED W/#4 BARS 16" O.C VERTICAL AND #4 BARS 2' O.C HORIZONTAL
- NEW TWO HOUR SHAFT WALL
- NEW SMOKE / CARBON MONOXIDE DETECTOR
- NEW MECHANICAL VENTILATION

TR1: TECHNICAL REPORT
STATEMENT OF RESPONSABILITY

SPECIAL INSPECTIONS ITEMS :	CODE/SECTION
STRUCTURAL STEEL - DETAILS	BC 1704.3.2
MANSORY	BC 1704.5
MECHANICAL SYSTEMS	BC 1704.16
STRUCTURAL STABILITY - EXISTING BUILDINGS	BC 1704.20.1
FIRE RESISTANT PENETRATIONS & JOINTS	BC 1704.27
STRUCTURAL WOOD FRAME	BC 110.3.3
ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5

TR8: TECHNICAL REPORT
STATEMENT OF RESPONSABILITY FOR
ENERGY CODE PROGRESS INSPECTIONS

PROGRESS INSPECTIONS :	TABLE REFERENCE IN IRCNY §5000-01(H)(1)AND(2)
INSULATION PLACEMENT AND R VALUES	(1A2)
FENESTRATION U-FACTOR AND PRODUCT RATING	(1A3)
FENESTRATION AIR LEAKAGE	(1A4)
FENESTRATION AREAS	(1A5)
LIGHTING IN DWELLING UNITS	(11C2)
LIGHTING CONTROLS	(11C5)

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

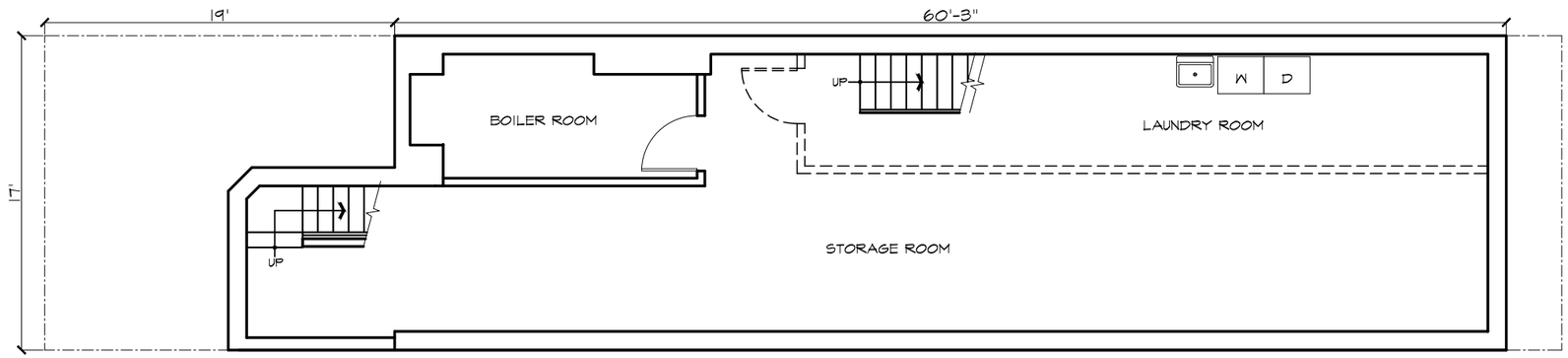
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

NOTES

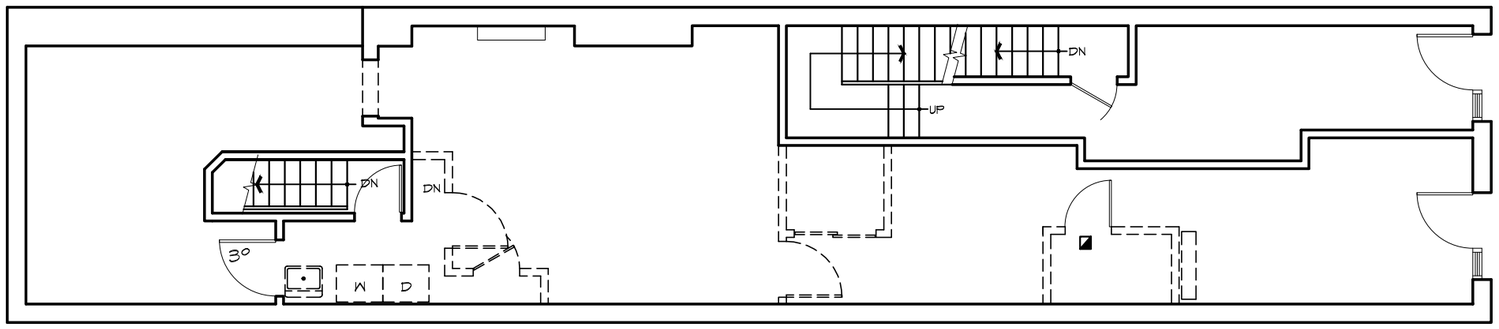
SEAL AND SIGNATURE

DATE: 03-04-19
PROJECT No:
DRAWING BY: M.A.I.
CHK BY:
DWG No:
A-101.00
CAD FILE No:



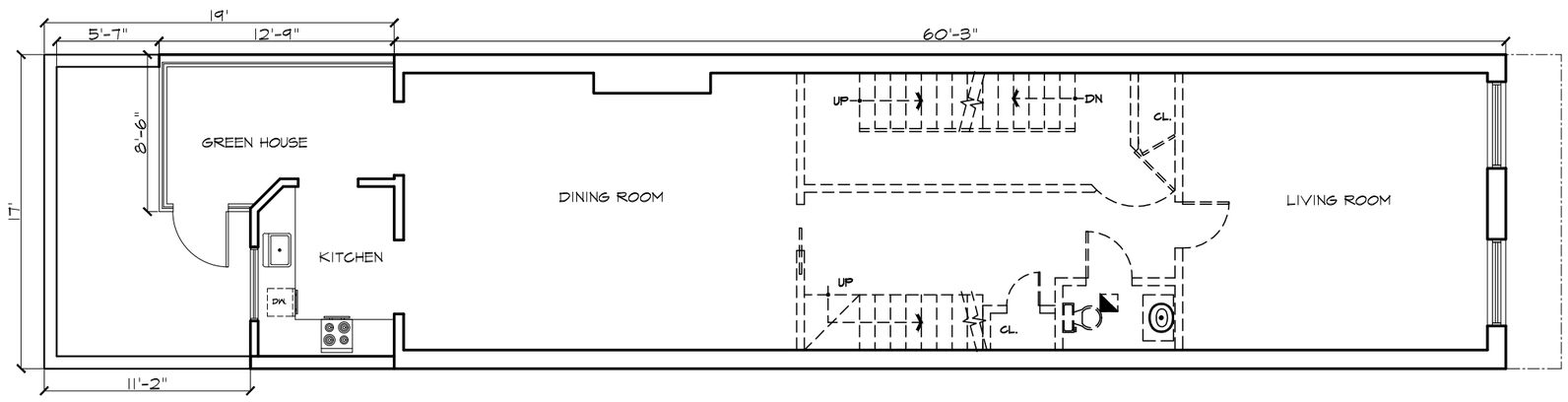
DEMOLITION CELLAR FLOOR PLAN

SCALE 1/8" = 1'-0"



DEMOLITION BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"



DEMOLITION FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

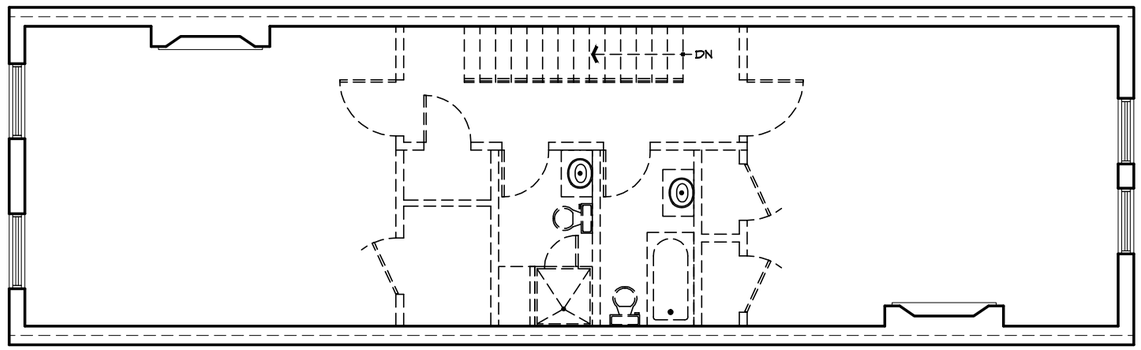
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

DEMOLITION FLOOR PLANS

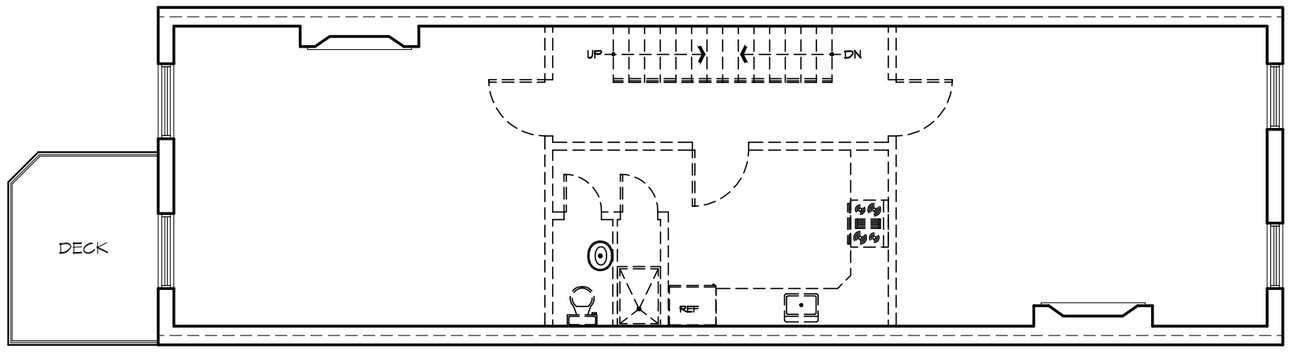
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-102.00
CAD FILE No:	4 OF 10



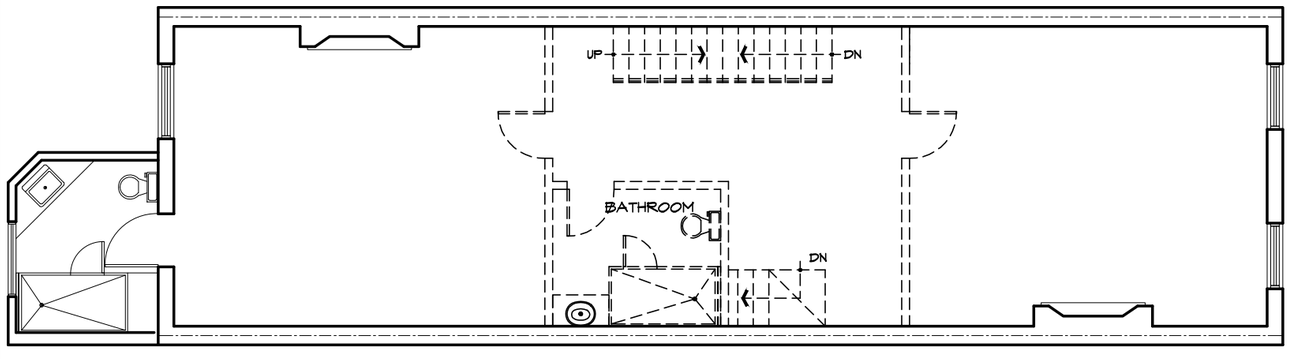
DEMOLITION FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"



DEMOLITION THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



DEMOLITION SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

DEMOLITION/CONSTRUCTION NOTES:

1). THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CO-OP BOARD AND ITS AGENTS INCLUDING THE CO-OP BYLAWS REGARDING ALTERATIONS AND THE ALTERATIONS LETTER AGREEMENTS BETWEEN THE OWNER AND THE CO-OP BOARD.
2). DURING ANY DEMOLITION, REASONABLE CARE SHALL BE EXERCISED TO AVOID DAMAGE OF THOSE ITEMS WHICH HAVE NOT BEEN DESIGNATED FOR REMOVAL AS WELL, AS THOSE PORTIONS OF THE BUILDING WHICH ARE NOT CONSIDERED PART OF THE WORK PERIOD.
3). DEMOLITION IS TO BE CARRIED OUT IN A SAFE AND WORKMANLIKE MANNER, MATERIALS TO BE REUSED ARE TO BE STORED AT THE SITE. OTHER DEBRIS IS TO BE REMOVED AND DISPOSED OF LEGALLY.
4). DUST AND NOISE ARE TO BE KEPT TO A MINIMUM. PREMISES SHALL BE KEPT BROOM, CLEANED AT ALL TIMES. CLOSE OFF EXISTING VENTS AND LOVERS DURING CONSTRUCTION TO AVOID DUST INFILTRATION INTO OTHER APARTMENTS.
5). WHERE DEMO WORK ENTAILS DISCONNECTION OF THE ELECTRICAL POWER, PLUMBING, HEATING ETC. CONTRACTOR SHALL AVOID INCONVENIENCE TO TENANTS.
6). LOCATE AND TEST SHUTOFFS PRIOR TO PROCEEDING WITH ANY PHASE OF PROJECT.
7). ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE DEPT. OF WATER SUPPLY, GAS AND ELECTRICITY.
8). NO VIBRATORY OR ELECTRIC HAMMER SHALL BE USED DURING CONSTRUCTION.
9). NO PENETRATION OF EXISTING SHAFTS WILL BE PERMITTED AND NO MODIFICATION OR RELOCATION OF RISERS SHALL BE ALLOWED.
10). NO PENETRATION OF THE EXISTING CONCRETE SLAB SHALL BE PERMITTED.
11). BUILT-INS LAMINATES, CARPETS AND ALL OTHER FINISHES MUST SATISFY FLAME SPREAD RATING REQUIREMENT OF NYC CODE.
12). CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
13). THERE WILL BE NO ONE OCCUPYING THE APARTMENT PREMISES DURING THE COURSE OF CONSTRUCTION.

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

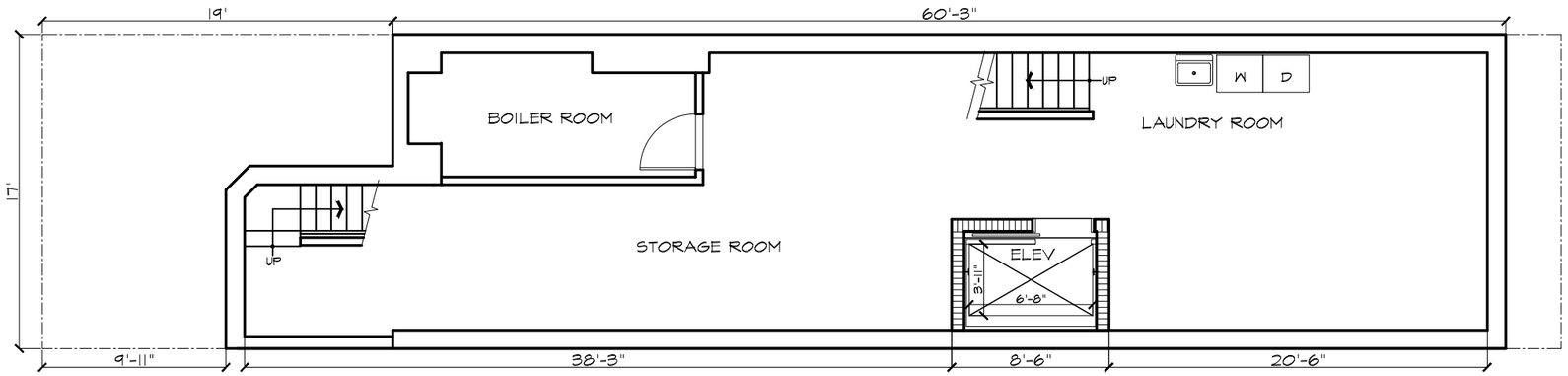
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

DEMOLITION FLOOR PLANS

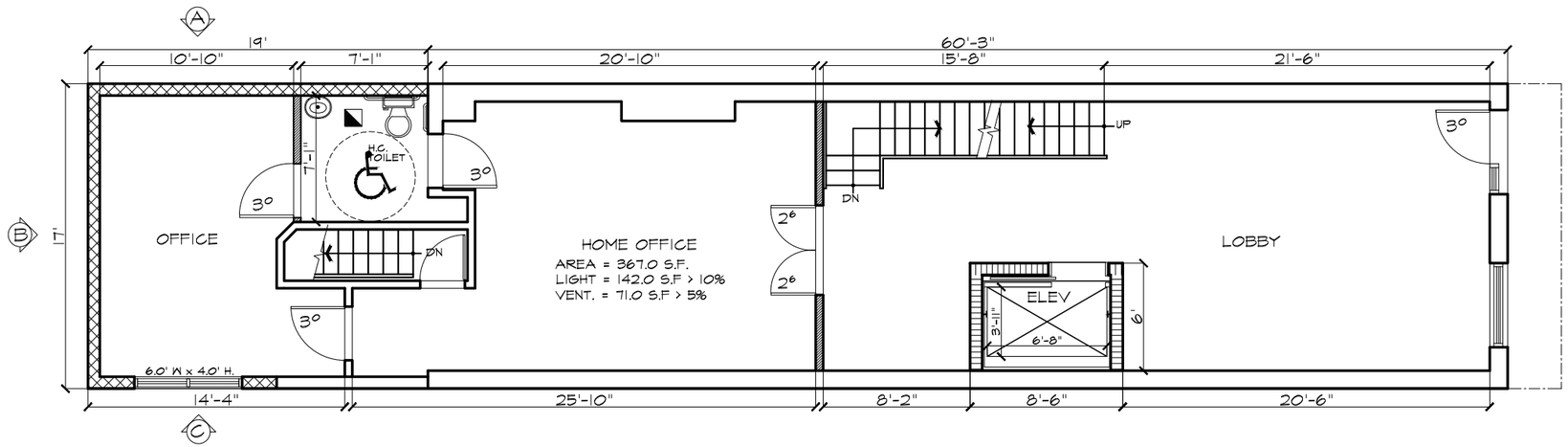
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-103.00
CAD FILE No:	5 OF 10



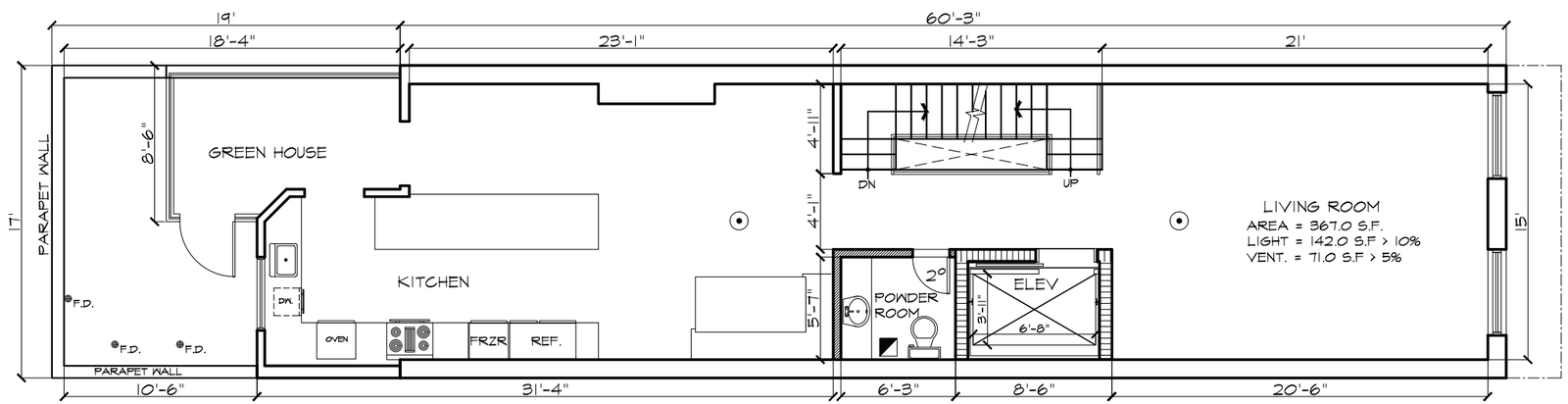
CONSTRUCTION CELLAR FLOOR PLAN

SCALE 1/8" = 1'-0"



CONSTRUCTION BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"



CONSTRUCTION FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

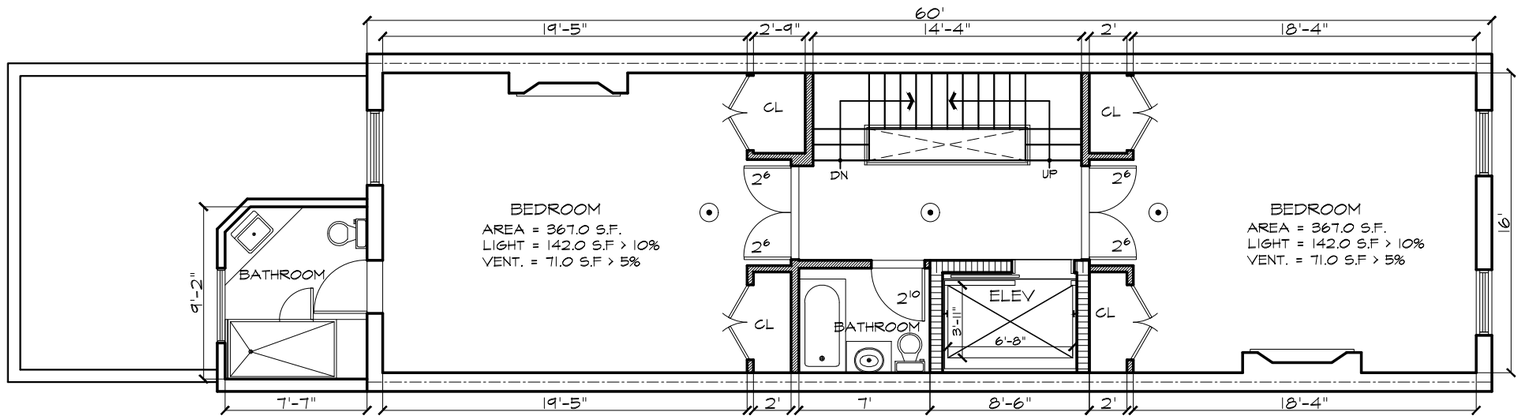
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

CONSTRUCTION FLOOR PLANS

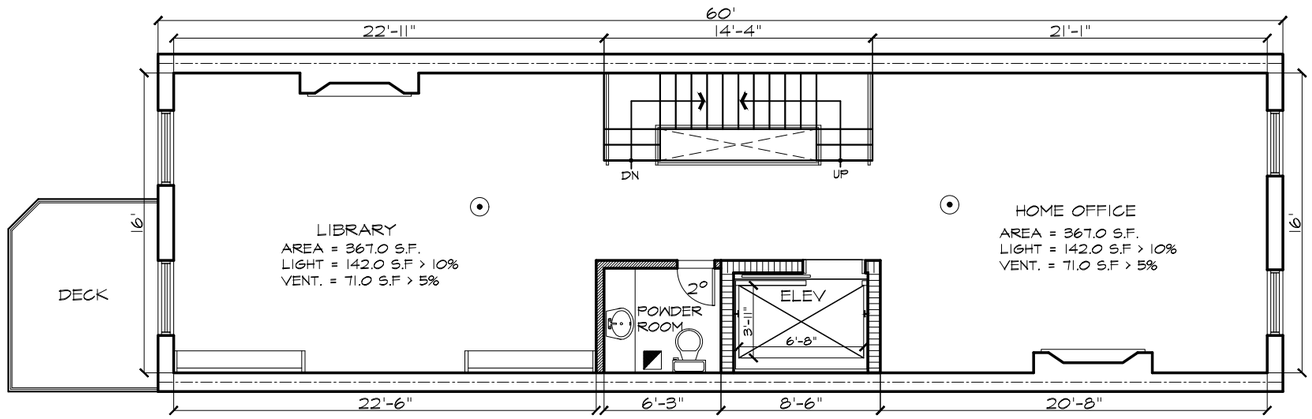
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-104.00
CAD FILE No:	6 OF 10



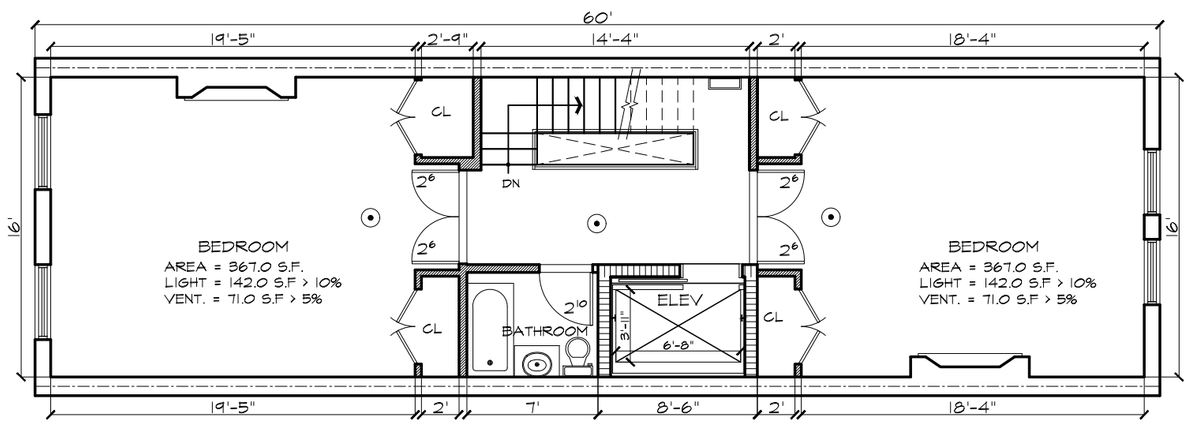
CONSTRUCTION SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



CONSTRUCTION THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



CONSTRUCTION FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

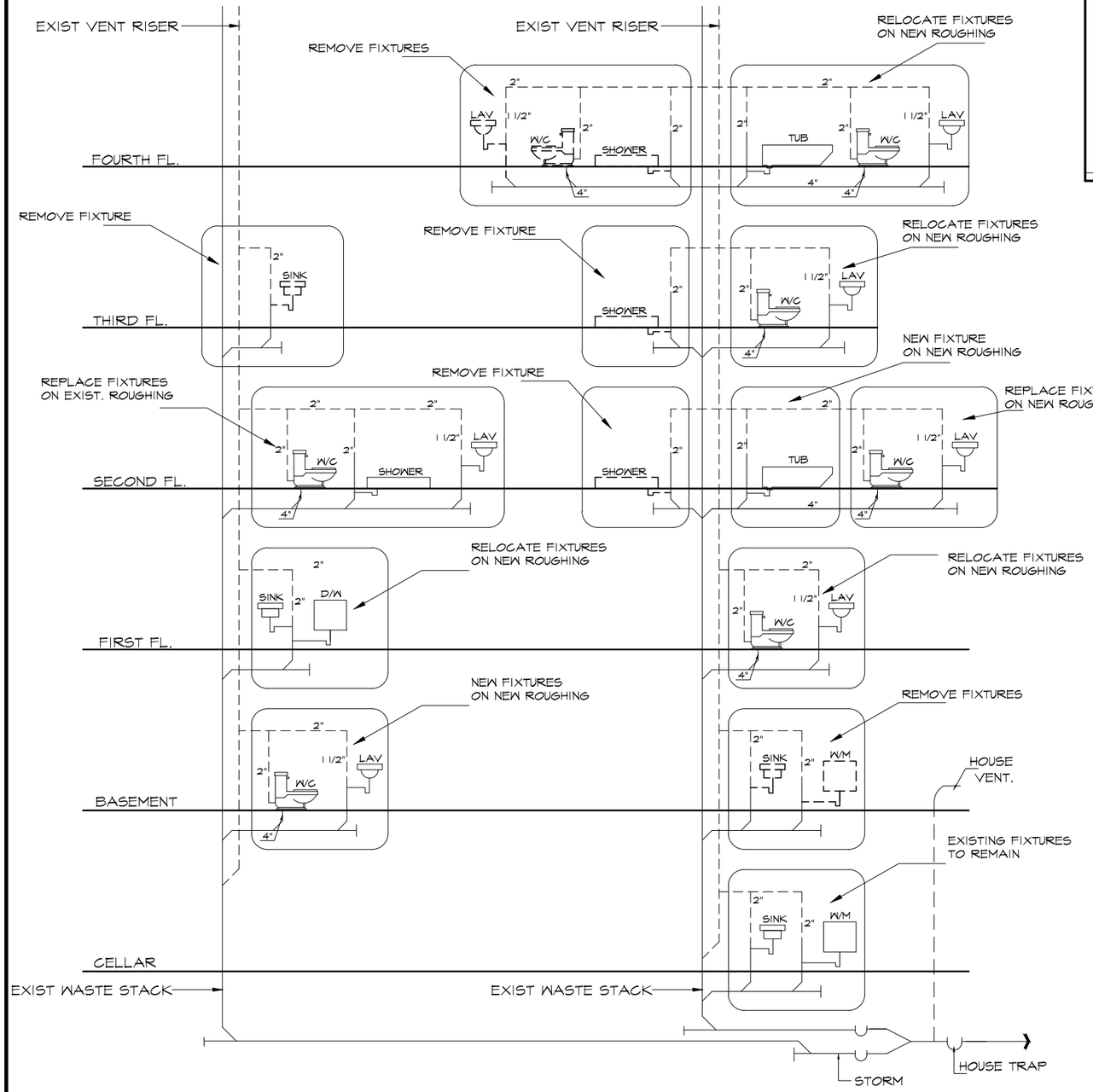
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

CONSTRUCTION FLOOR PLANS

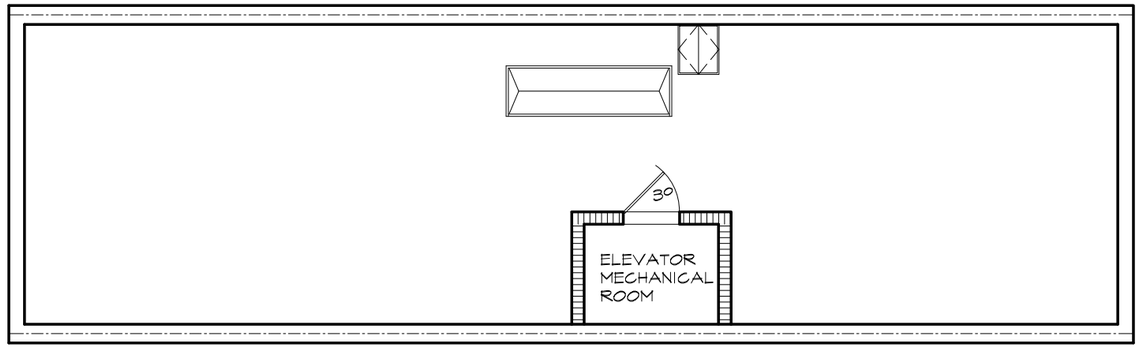
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-105.00
CAD FILE No:	7 OF 10



PLUMBING RISER DIAGRAM

NOT TO SCALE



ROOF PLAN

SCALE 1/8" = 1'-0"

2014 CODE PLUMBING NOTES

ALL PLUMBING WORK SHALL MEET THE REQUIREMENTS OF TITLE 28, NEW YORK CITY PLUMBING CODE AND NEW YORK CITY FUEL GAS CODE.

1. ALL PERMITS SHALL BE OBTAINED AS DIRECTED IN PC 105.
2. ALL INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN PC 107, PC 312 AND FGC 406.
3. MATERIALS, JOINTS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH PC 303, PC PC 605, PC 702, PC 706, PC 804, PC 902, PC 1004, PC 1102 AND FGC 403.
4. RODENTPROOFING SHALL BE ACCORDING TO PC 304.
5. PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS SHALL BE AS DIRECTED IN PC 305.
6. TRENCHING, EXCAVATION AND BACKFILL SHALL BE AS OUTLINED IN PC 306.
7. PIPING SUPPORT SHALL BE AS DIRECTED IN PC 308.
8. INSTALLATION OF FIXTURES SHALL BE AS OUTLINED IN PC 405.
9. FLOOR AND TRENCH DRAINS SHALL BE IN ACCORDACE WITH PC 412.
10. WATER HEATERS SHALL BE INSTALLED AS DIRECTED IN PC 501 THROUGH PC 505.
11. INSTALLATION OF WATER SUPPLY SYSTEM SHALL BE IN ACCORDANCE WITH PC 603 AND PC 606.
12. HOT WATER SUPPLY SYSTEM SHALL BE INSTALLED AS DIRECTED IN PC 607.
13. PROTECTION OF POTABLE WATER SUPPLY SHALL BE AS OUTLINED IN PC 608.
14. DISINFECTION OF POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH PC 610.
15. SANITARY DRAINAGE PIPING INSTALLATION SHALL BE AS OUTLINED IN PC 704 AND PC 706.
16. CLEANOUTS SHALL BE INSTALLED ACCORDING TO PC 708.
17. EJECTORS SHALL BE INSTALLED AS OUTLINED IN PC 712.
18. INDIRECT WASTES SHALL BE INSTALLED IN ACCORDANCE WITH PC 802.
19. SPECIAL WASTES SHALL BE INSTALLED IN ACCORDANCE WITH PC 803.
20. SANITARY VENTS SHALL BE INSTALLED AS DIRECTED IN PC 901 THROUGH PC 916.
21. TRAPS SHALL BE INSTALLED AS OUTLINED IN PC 1001 AND PC 1002.
22. INTERCEPTORS AND SEPARATORS SHALL BE INSTALLED IN ACCORDANCE WITH PC 1003.
23. STORM DRAINAGE PIPING SHALL BE INSTALLED AS DIRECTED IN PC 1101, PC 1106 THROUGH PC 1112.
24. SUMPS AND PUMPING SYSTEMS SHALL BE INSTALLED AS OUTLINED IN PC 1113.
25. GAS PIPING INSTALLATION, MATERIAL AND SIZES SHALL ADHERE TO FGC 401, FGC 404, FGC 407 THROUGH FGC 411 AND FGC 415.
26. GAS METERS AND GAS SERVICE SHALL ADHERE TO FGC APPENDIX E.
27. ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29/89 - LOW FLOW FIXTURES.
28. APPROVAL OF KITCHEN AND LOCKER ROOM MUST BE OBTAINED FROM THE HEALTH DEPARTMENT.
29. SECURE PERMIT FROM DOT FOR STREET TRENCHING AND UTILITIES CONNECTION.
30. NEW UTILITIES CONNECTIONS, SANITARY, STORM AND WATER MUST BE APPROVED BY DEP.

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

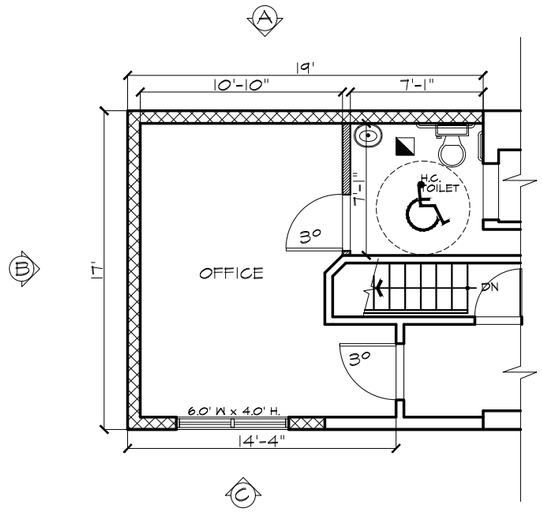
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

ROOF FLOOR AND PLUMBING RISER DIAGRAM

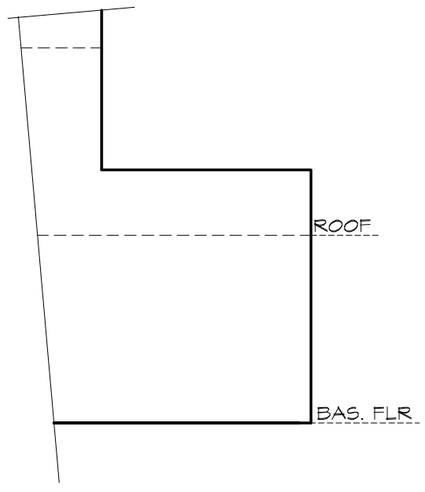
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-106.00
CAD FILE No:	8 OF 10



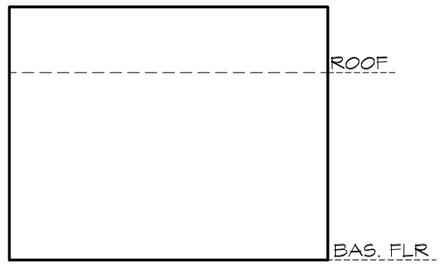
CONSTRUCTION BASEMENT FLOOR PLAN

SCALE 1/8" = 1'-0"



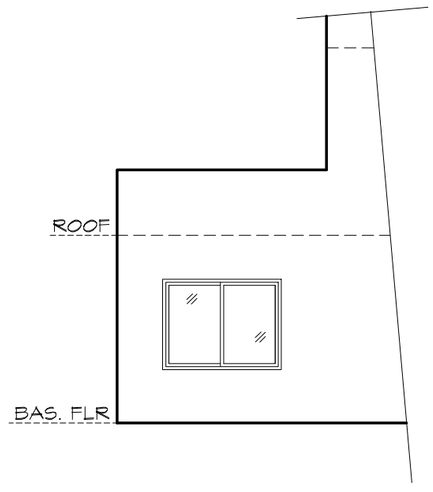
ELEVATION "A"

SCALE 1/8" = 1'-0"



ELEVATION "B"

SCALE 1/8" = 1'-0"



ELEVATION "C"

SCALE 1/8" = 1'-0"

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

ELEVATIONS

SEAL AND SIGNATURE

DATE: 03-04-19

PROJECT No:

DRAWING BY: M.A.I.

CHK BY:

DWG No:

A-107.00

CAD FILE No:

9 OF 10

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC 2016"

WORK ITEMS (including new/ or replacement)	PROPOSED DESIGNED VALUES	CODE PRESCRIBED VALUE & CITATION
ENVELOPE, WINDOWS, DOORS, BASEMENT	TABLE 402.1.1	TABLE 402.1.1
	U-FACTOR 0.35	TABLE 402.1.1 FENESTRATION U-FACTOR 0.35
	R-VALUE 38	TABLE 402.1.1 CELING R-VALUE 38
	R-VALUE 13	TABLE 402.1.1 WOOD FRAME WALL R-VALUE 13
	R-VALUE 19	TABLE 402.1.1 FLOOR R-VALUE 19
	R-VALUE & DEPT 10,2 FT	TABLE 402.1.1 SLAB R-VALUE & DEPT 10,2 FT
	R-VALUE 7 (1/0.141)	TABLE 402.1.3 MASONRY WALL U-FACTOR 0.141
INTERIOR PARTITIONS BETWEEN CONDITIONED CORRIDOR AND CONDITIONED APARTMENT	NO CHANGE	NA
PIPING INSULATIONS	NO CHANGE	NA
INTERIOR LIGHTING	NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. PROPOSED 100% LED LIGHTING	SECTION ECC R404 R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
EXTERIOR LIGHTING	NO CHANGE	NA
BOILERS/ HEATING FURNACES	NO CHANGE	NA
HVAC SYSTEMS	NO CHANGE	NA

MINIMUM FLOOR R VALUES

12" BATT INSULATION	38
3/4" PLYWOOD SUBFLOOR	.45
5/8" WOOD FINISH FLOOR	.35
2" AIR GAP (UPPER)	1.1
2" AIR GAP (LOWER)	1.1
5/8" WALLBOARD	.45

MINIMUM CEILING R VALUES

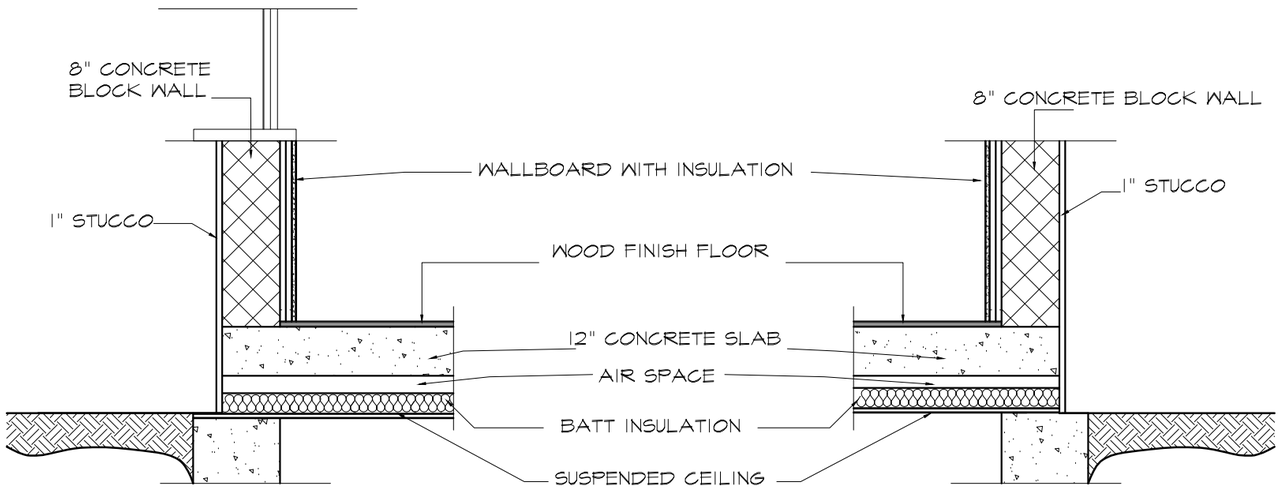
12" BATT INSULATION	38
3/4" PLYWOOD SHEATHING	.45
5/8" WALLBOARD	.45
ROOF MEMEBRANE	1.0
METAL ROOFING	.6
2" AIR GAP (UPPER)	1.1
2" AIR GAP (LOWER)	1.1

MINIMUM BASEMENT WALL R VALUES

2" RIGID POLYURETHANE INSULATION	9
8" CONCRETE BLOCK	8.8
5/8" WALLBOARD	.45

MINIMUM WALL R VALUES

5.5" BATT INSULATION	21
3/4" PLYWOOD SHEATHING	.45
5/8" WALLBOARD	.45
METAL SIDING	.6



WALL DETAILS
NOT TO SCALE

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

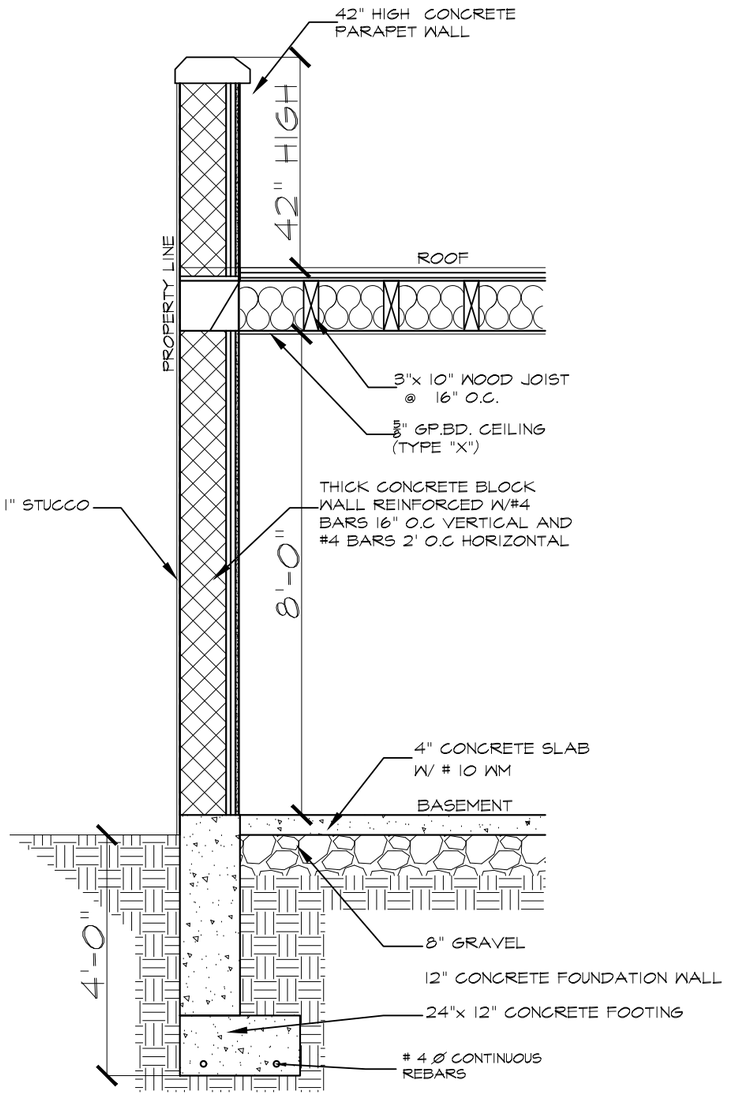
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

NOTES

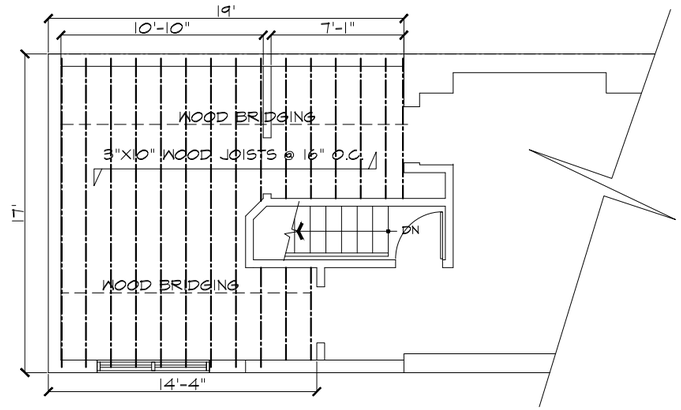
SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	EN-100.00
CAD FILE No:	3 OF 10



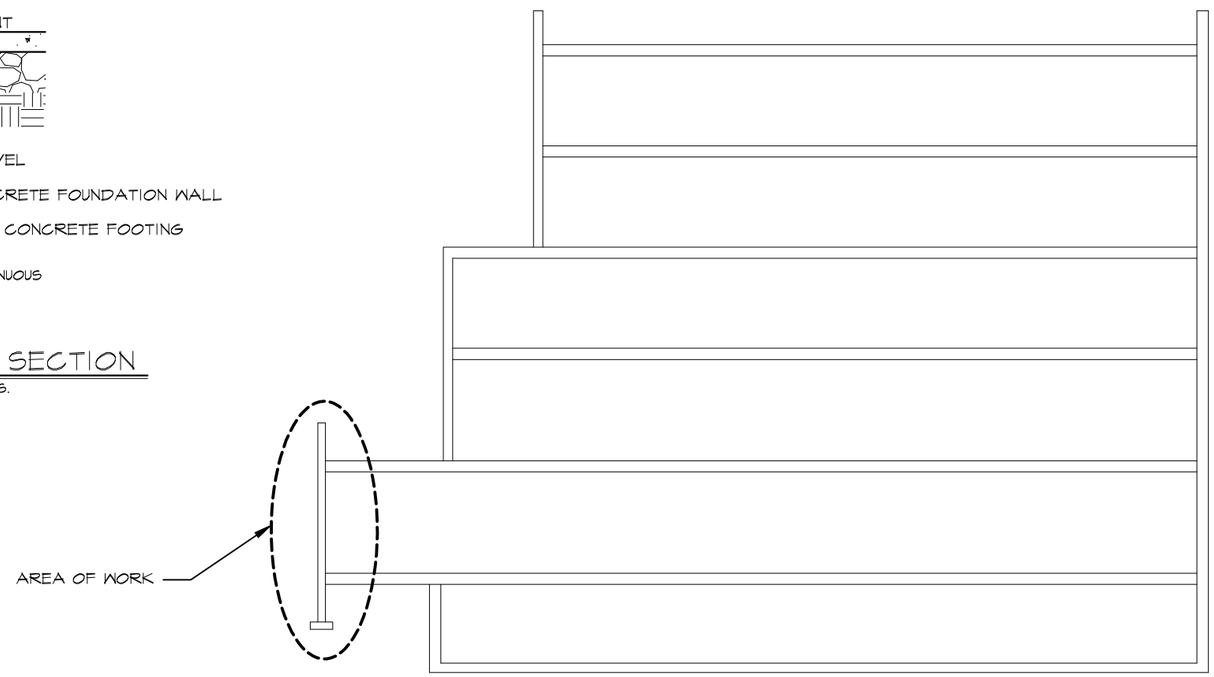
WALL SECTION

SCALE: N.T.S.



BASEMENT FRAMING PLAN

SCALE 1/8" = 1'-0"



BUILDING SECTION

SCALE: N.T.S.

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

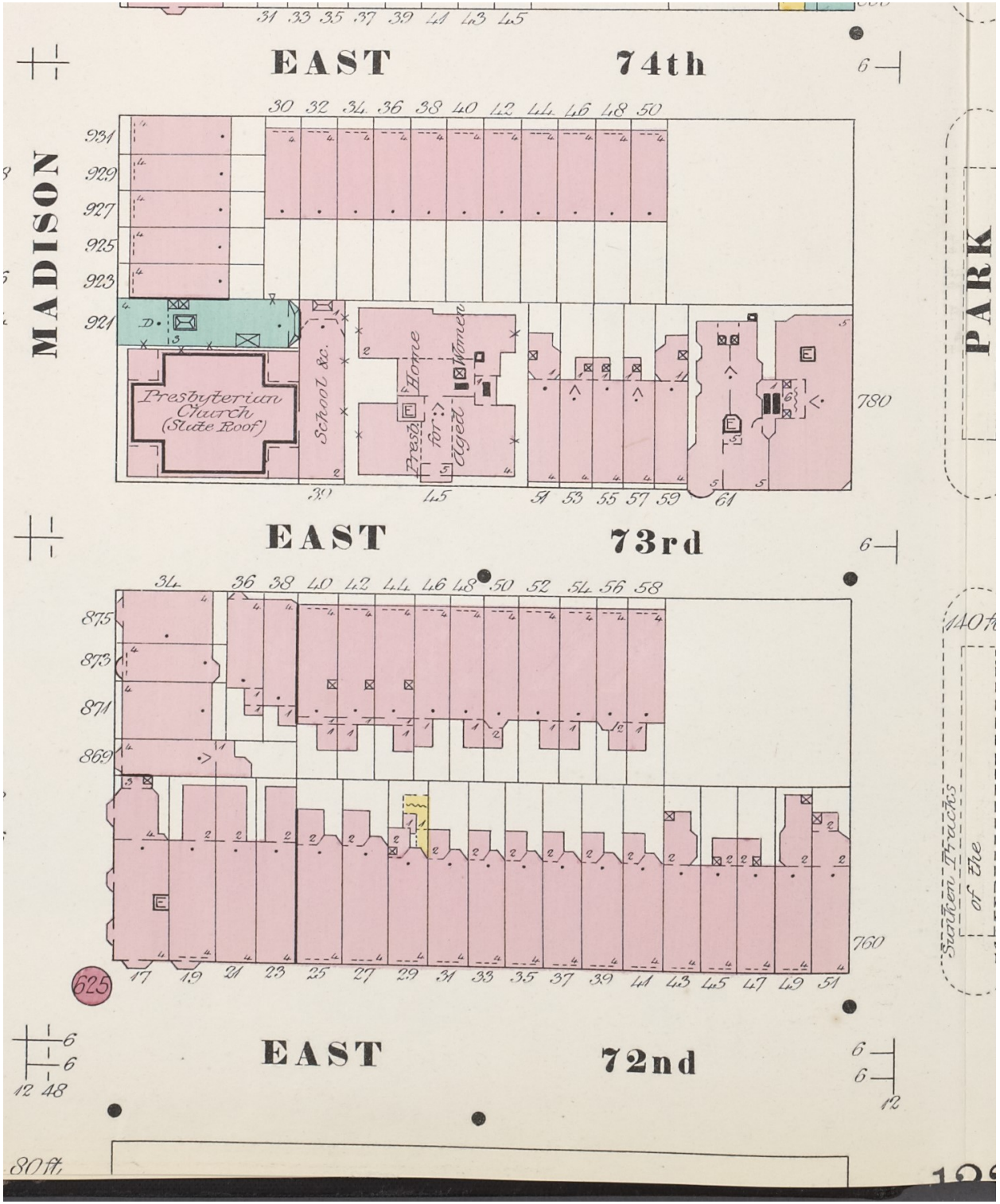
38 EAST 73rd STREET
MANHATTAN, N.Y.

SHEET

FRAMING PLANS
AND WALL SECTION

SEAL AND SIGNATURE

DATE:	03-04-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	S-100.00
CAD FILE No:	10 OF10

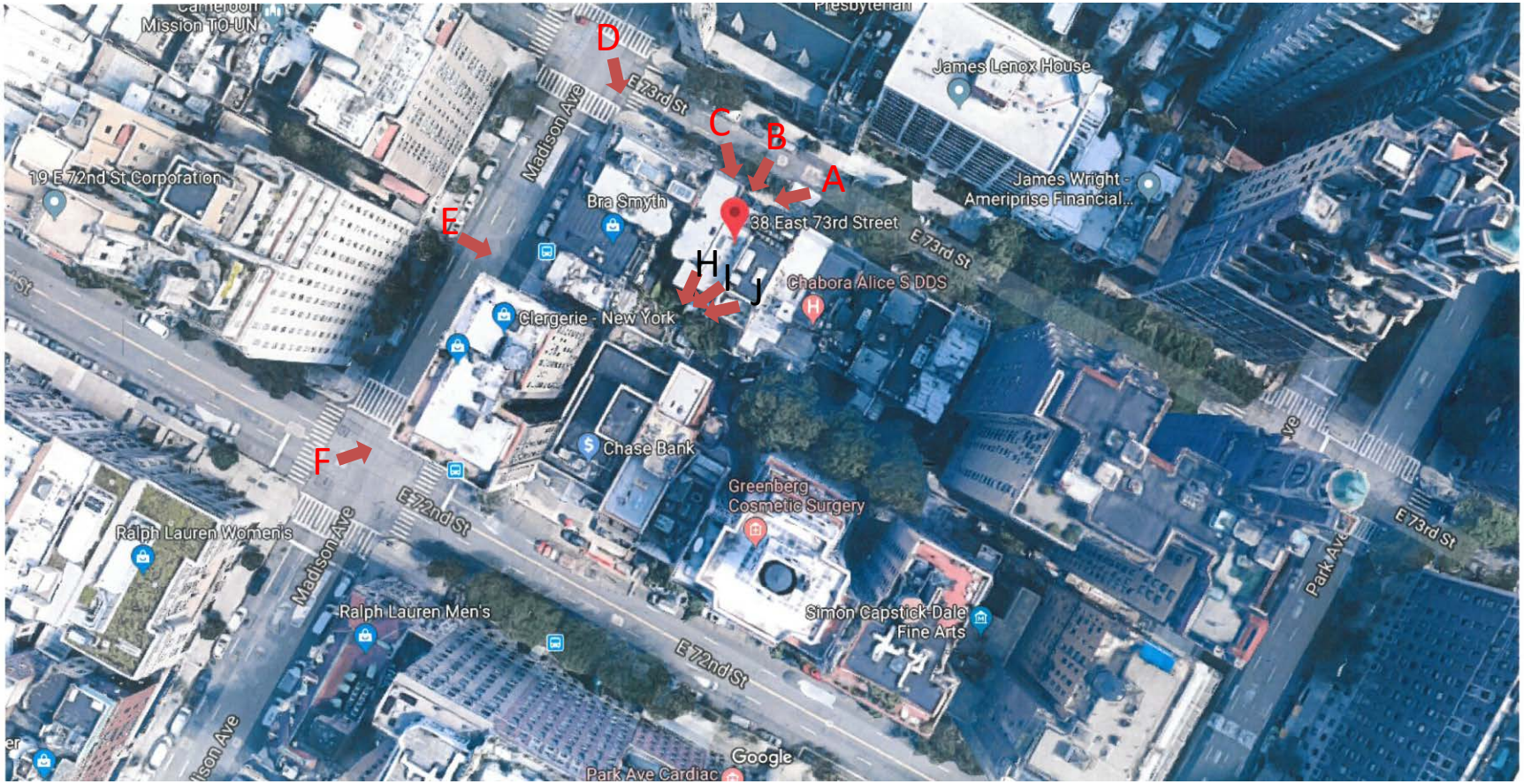

EAST 74th
MADISON
PARK
Presbyterian Church (Slate Roof)
School &c.
Home for Aged Women
780
EAST 73rd
760
625
EAST 72nd
80 ft.

REAR EXTENSION LEGALIZATION

38 East 73rd Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840

PHOTO MAP



38 East 73rd Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840

SUBJECT BUILDING

A



B



38 East 73rd Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840

ADJACENT BUILDINGS

C



D



38 East 73rd Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840

ADJACENT BUILDINGS

E



F



38 East 73rd Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840

REAR YARD PHOTOS



I



J



H

38 East 74th Street
MANHATTAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, NY 10123 (212) 594-0840