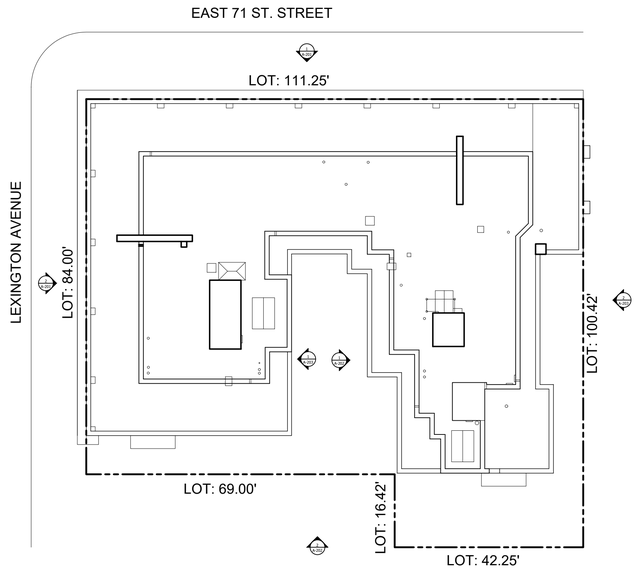
WINDOW MASTERPLAN AT

142 EAST 71ST STREET,
NEW YORK, NY 10021

PLOT PLAN



N

PLOT PLAN : NOT TO SCALE

TENANT SAFETY NOTES

1. GENERAL :

ALL WORK TO BE ONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE 2008, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

28-104.8.4 TENANT PROTECTION PLAN:

CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

1. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
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 REQUIREMENT: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.

   3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
5. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

GENERAL NOTES

1. WORK MUST CONFORM TO THE OTHER REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REQUIREMENTS AND BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIREMENTS CERTIFICATES OF INSURANCE WITH DEPARTMENT OF BUILDING. OBTAIN ALL REQUIRED PERMITS FROM ALL APPLICABLE N.Y.C. AGENCIES AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES. COPIES OF ALL CERTIFICATES AND PERMITS SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER BEFORE WORK COMMENCES.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PROPER TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE PROFESSIONAL ENGINEER, REGISTERED ARCHITECT.

4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PRIOR CONSTRUCTION OF ANY PART OF WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. AND THE PROFESSIONAL ENGINEER, REGISTERED ARCHITECT AND OWNER SHALL BE NOTIFIED IN THE WRITING PRIOR TO COMMENCING WORK.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND OWNER.

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

7. PLUMBING AND ELECTRICAL WORK IF ANY SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN OFF.

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

9. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED AND PLUGGED.

10. AT LEAST 24 HOURS WRITTEN NOTICE SHALL BE GIVEN TO THE DEPARTMENT OF BUILDING BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A WORK PERMIT HAS BEEN OBTAINED. BEFORE ANY WORK COMMENCED ON AN ITEM OF CONSTRUCTION REQUIRING CONTROLLED INSPECTION,ALL PERSONS RESPONSIBLE FOR SUCH CONTROLLED INSPECTIONS SHALL BE NOTIFIED IN WRITHING AT LEAST SEVENTY-TWO HOURS PERIOD TO SUCH COMMENCEMENT AS PER SECTION (C26-118.5)27-195 ON NEW YORK CITY BUILDING CODE. CONTRACTOR SHALL ALL PERMIT APPROVALS AND EXPEDITING FEES .

11. SHORING OF MEMBERS AND PROTECTIONS OF THE EXISTING STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL AND STATE CODES.

ZONING

CONSTRUCTION CLASSIFICATION

A. PRIOR 1938 CODE CLASSIFICATION - CLASS 1 "FIREPROOF STRUCTURES"
B. ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE

CCCUPANCY CLASSIFICATION

RES - RESID. BLDG - OLD CODE

ZONING INFO

BLOCK: 1405 LOT: 51
ZONE: C1-5
MAP: 8C
BOROUGH: MANHATTAN
ADDRESS: 142 EAST 71ST STREET
NEW YORK, NY 10021

DRAWING LIST

T-001.00	TITLE PAGE, GENERAL NOTES, LEGEND AND PLOT PLAN
A-201.00	NORTH AND EAST ELEVATION
A-202.00	WEST COURTYARD ELEVATION AND SOUTH ELEVATION
A-203.00	EAST ELEVATIONS
A-301.00	WINDOW SCHEDULE
A-401.00	TYPICAL ALUMINUM WINDOW DETAILS

LEGEND



SECTION/DETAIL NUMBER
SECTION/DETAIL DESIGNATION
DRAWING SHEET NUMBER
ELEVATION NUMBER
ELEVATION DESIGNATION
DRAWING SHEET NUMBER

REVISIONS

DATE	NO.	ISSUE

C2B ARCHITECTS PC
411 THEODORE FREMD AVENUE
SUITE 206 SOUTH
RYE, NY 10580
TEL: 914-925-3550

CLIENT
142 EAST 71 OWNERS CORP

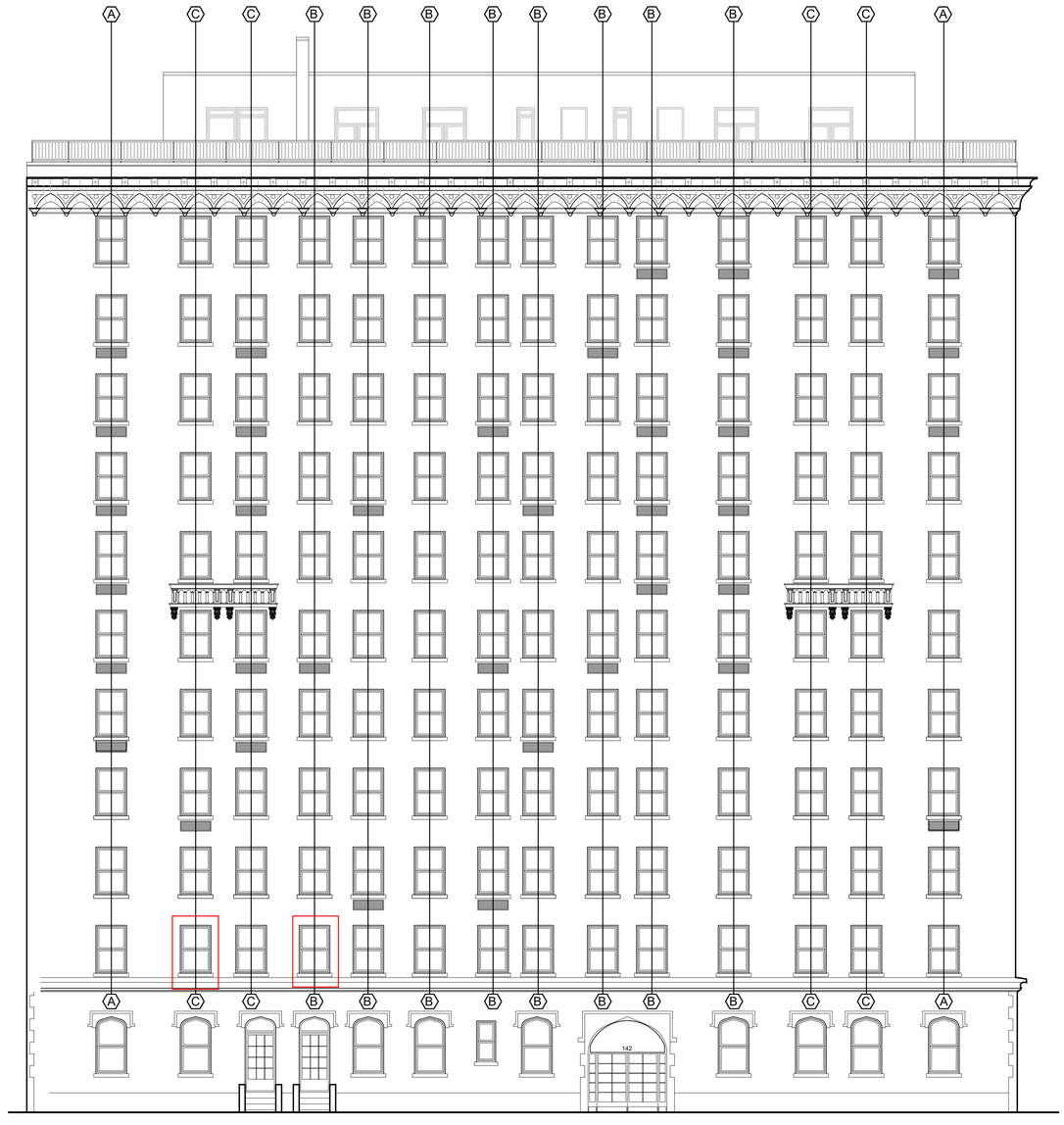
PROJECT
142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE
TITLE SHEET, GENERAL NOTES, LEGEND AND PLOT PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ROBERT FUHRMAN CHIEN 033963 STATE OF NEW YORK

DATE:	03/24/2026
PROJECT No.	2024-0142-01
DRAWN BY:	SC
CHECKED BY:	CF
DWG No.	T-001.00
CADD FILE No.	1 OF 6



1 NORTH ELEVATION
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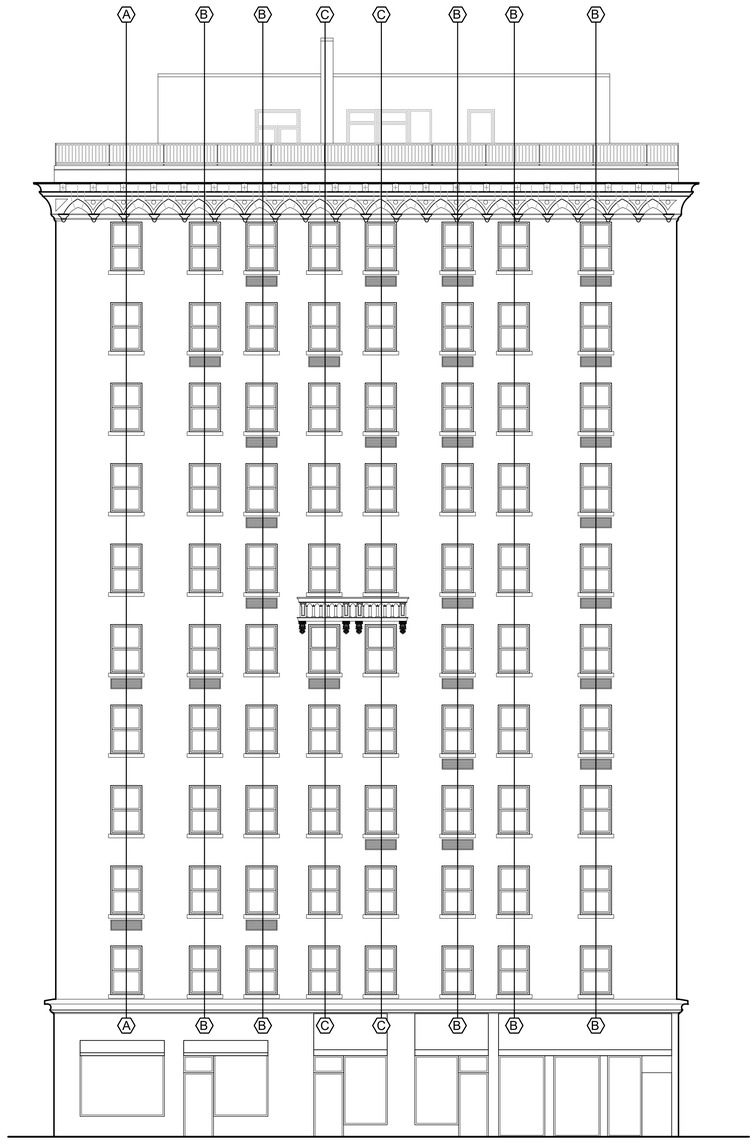

2 WEST ELEVATION
SCALE: 1/8"=1'-0"

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C2B ARCHITECTS PC
411 THEODORE FREMD AVENUE
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142 EAST 71 OWNERS CORP

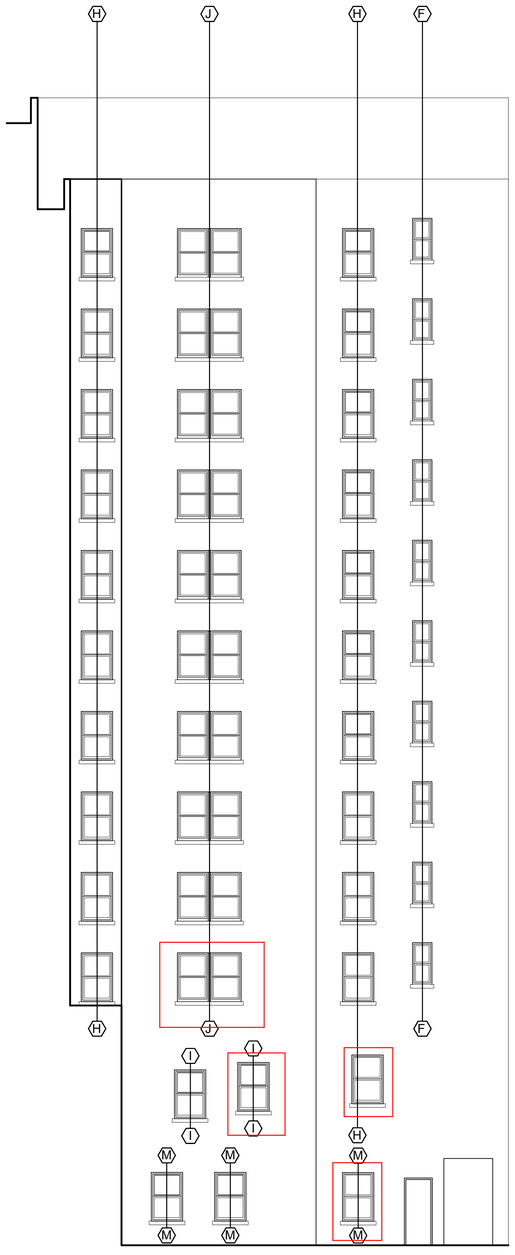
PROJECT
142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE
NORTH AND EAST ELEVATION

SEAL & SIGNATURE

REGISTERED ARCHITECT
STATE OF NEW YORK
032963

DATE:	03/24/2026
PROJECT No.	2024-0142-01
DRAWN BY:	SC
CHECKED BY:	CF
DWG No.	A-201.00
CADD FILE No.	2 OF 6



1 WEST ELEVATION (COURTYARD)
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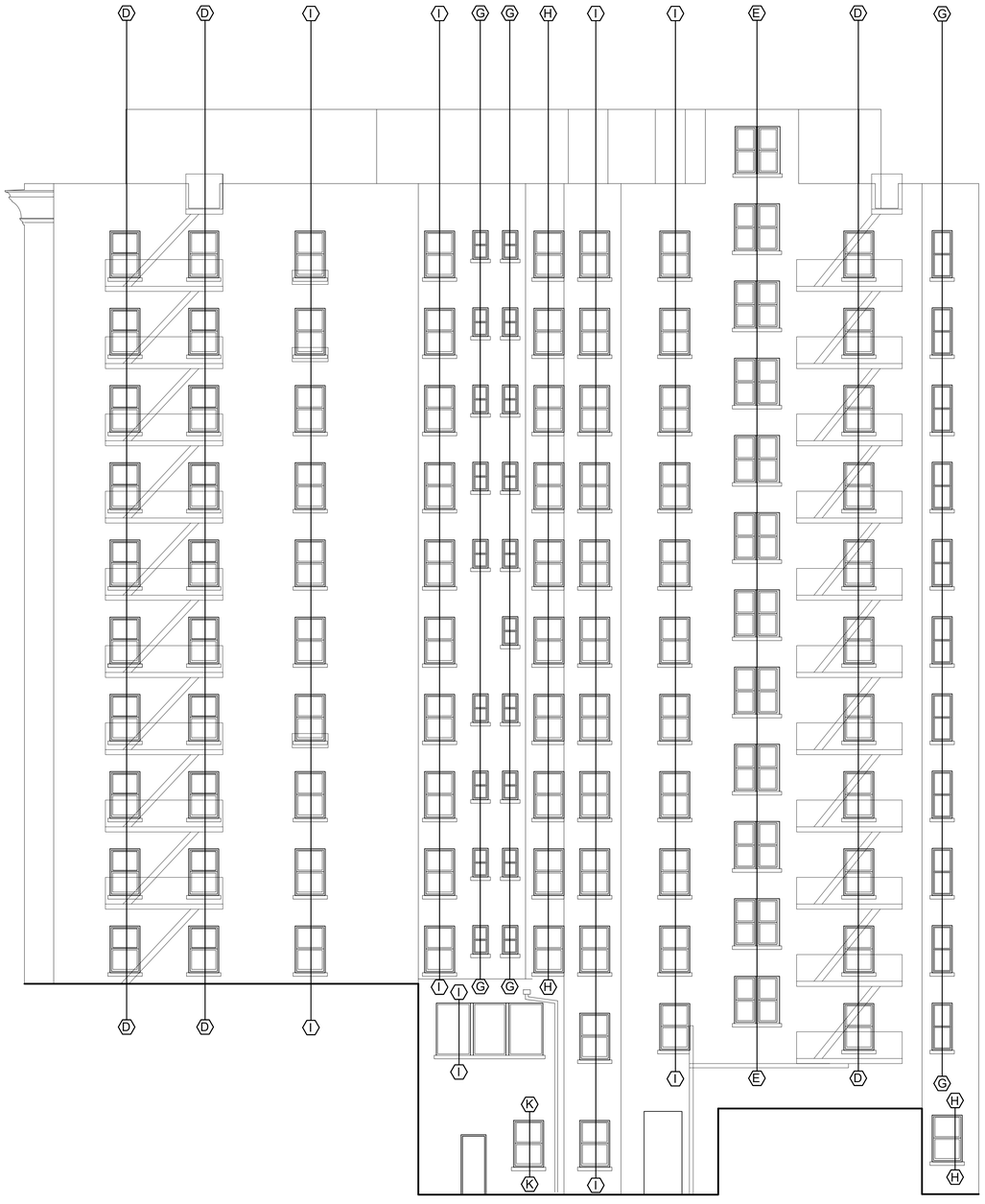

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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411 THEODORE FREMD AVENUE
SUITE 206 SOUTH
RYE, NY 10580
TEL: 914-925-3550

CLIENT
142 EAST 71 OWNERS CORP

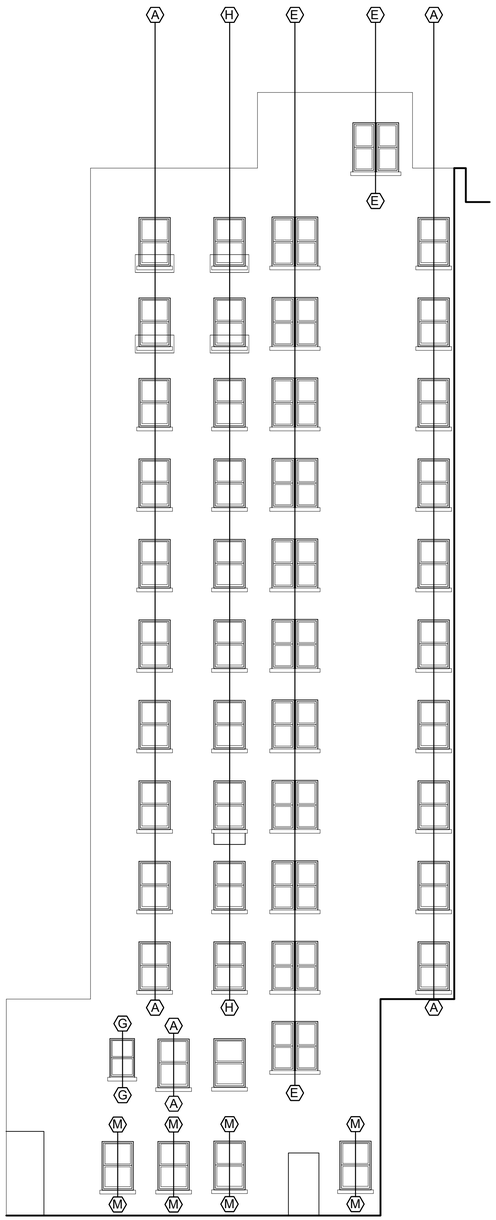
PROJECT
142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE
WEST COURTYARD ELEVATION AND SOUTH ELEVATION

SEAL & SIGNATURE

REGISTERED ARCHITECT
STATE OF NEW YORK
035963

DATE:	03/24/2026
PROJECT No.	2024-0142-01
DRAWN BY:	SC
CHECKED BY:	CF
DWG No.	A-202.00
CADD FILE No.	3 OF 6



1 EAST ELEVATION (COURTYARD)
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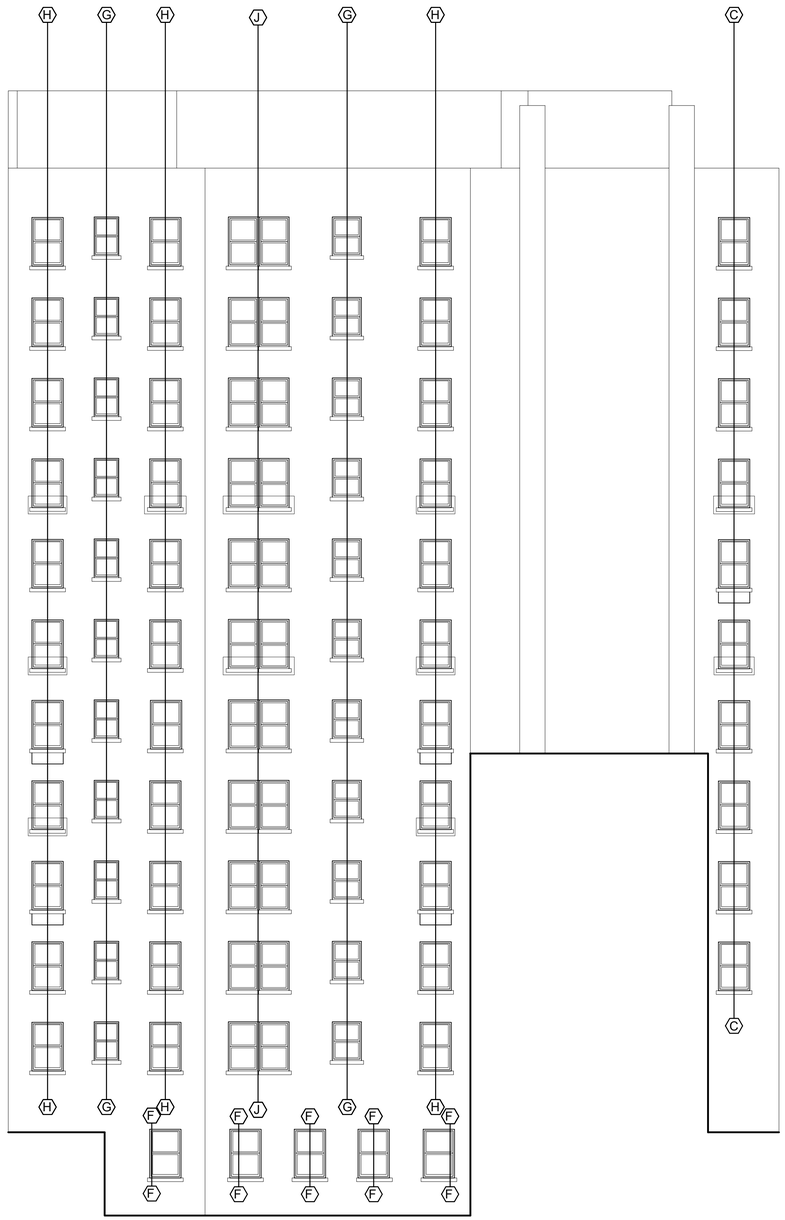

2 EAST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

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C2B ARCHITECTS PC
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SUITE 206 SOUTH
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142 EAST 71 OWNERS CORP

PROJECT
142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE
EAST ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT
STATE OF NEW YORK
032963

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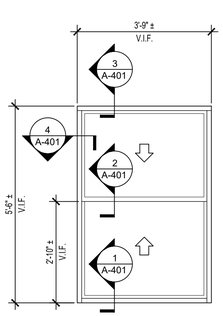
DWG No.	A-203.00
CADD FILE No.	4 OF 6

WINDOW SCHEDULE

142 EAST 71ST STREET, NEW YORK, NY

ID	DESCRIPTION	DIM. (MO)	M.O.
A	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 3'– 9"	51
B	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 3'– 3"	130
C	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 2'– 11"	70
D	(1) ALUMINUM DOUBLE HUNG	5'– 10" x 2'– 7"	30
E	(2) ALUMINUM DOUBLE HUNG	6'– 0" x 4'– 6"	24
F	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 2'– 6"	15
G	(1) ALUMINUM DOUBLE HUNG	4'– 5" x 1'– 6"	42
H	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 3'– 2"	75
I	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 3'– 0"	45
J	(2) ALUMINUM DOUBLE HUNG	5'– 6" x 6'– 0"	21
K	(3) ALUMINUM FIXED WINDOW	7'– 7" x 12'– 6"	1
L	(1) ALUMINUM DOUBLE HUNG	5'– 6" x 3'– 6"	1
M	(1) ALUMINUM DOUBLE HUNG	6'– 0" x 3'– 0"	7
TOTAL WINDOW OPENINGS			512

CONTRACTOR TO VERIFY ALL WINDOW TYPES, DIMENSIONS, QUANTITIES AND CONFIGURATIONS.



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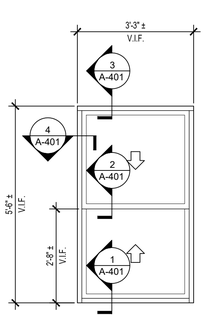

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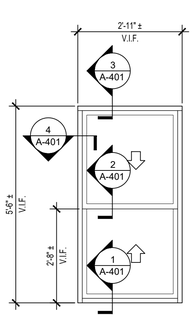

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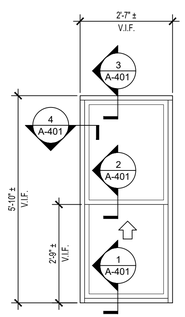

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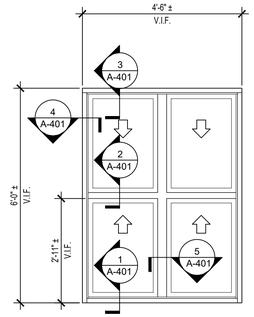

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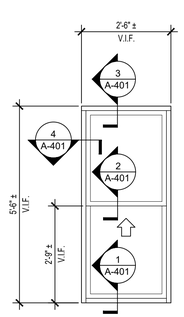

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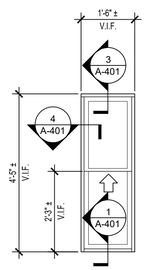

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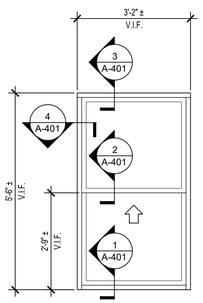

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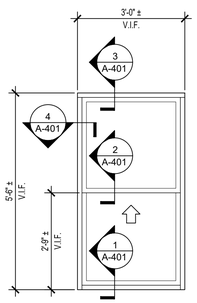

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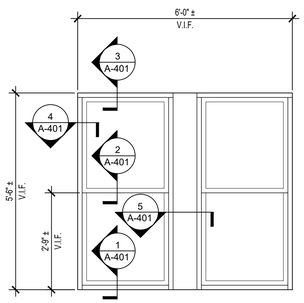

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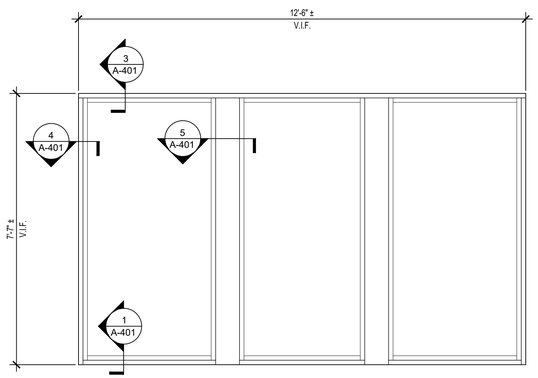

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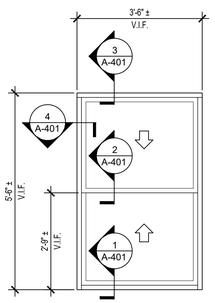

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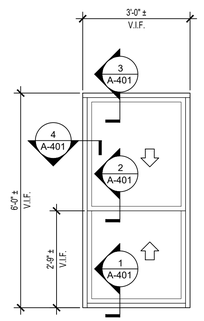

WINDOW TYPE "M"

REVISIONS

DATE	NO.	ISSUE

C2B ARCHITECTS PC

411 THEODORE FREMD AVENUE
SUITE 206 SOUTH
RYE, NY 10580
TEL: 914-925-3550

CLIENT

142 EAST 71 OWNERS CORP

PROJECT

142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE

WINDOW SCHEDULE

SEAL & SIGNATURE

REGISTERED ARCHITECT STATE OF NEW YORK 019093

DATE:	03/24/2026
PROJECT No.	2024-0142-01
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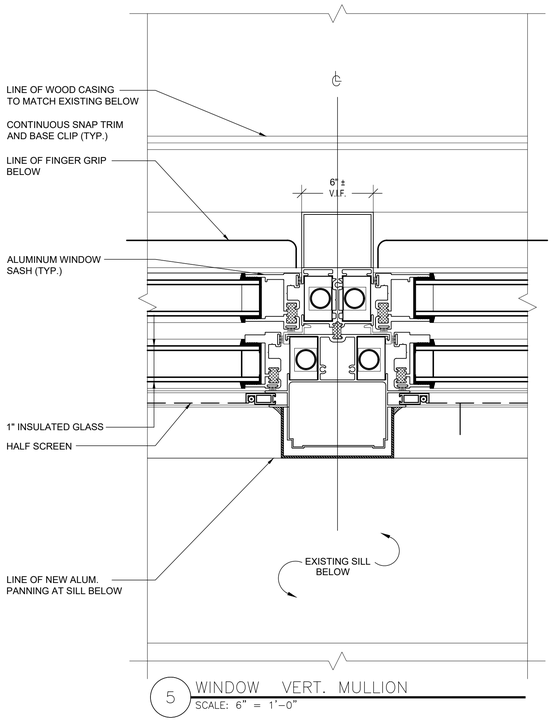
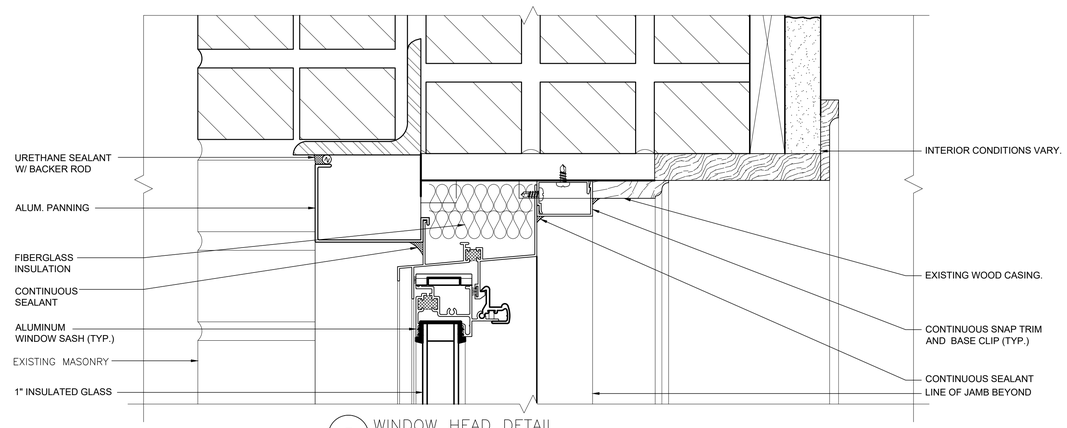
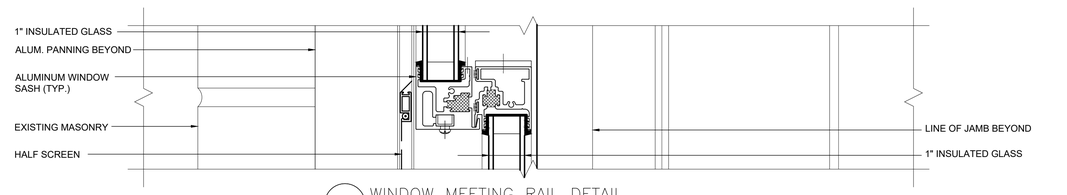
CHECKED BY:	CF
DWG No.	A-301.00
CADD FILE No.	5 OF 6



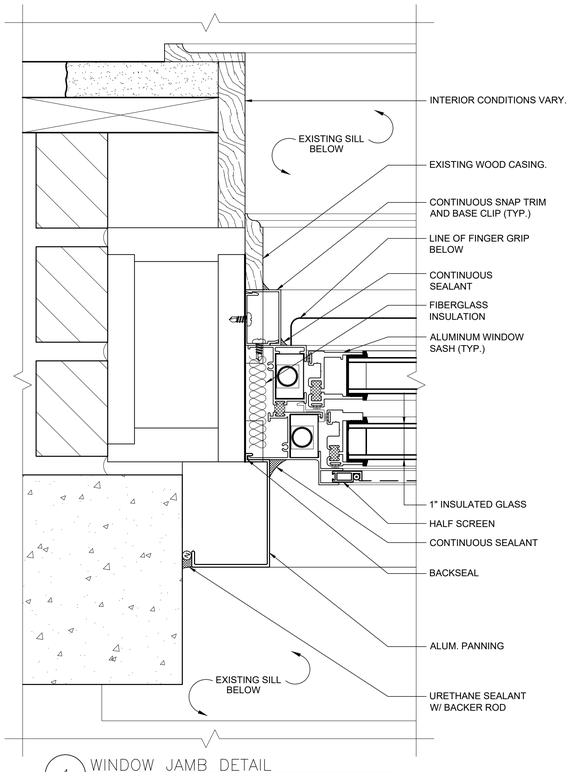
5 WINDOW VERT. MULLION
SCALE: 6" = 1'-0"



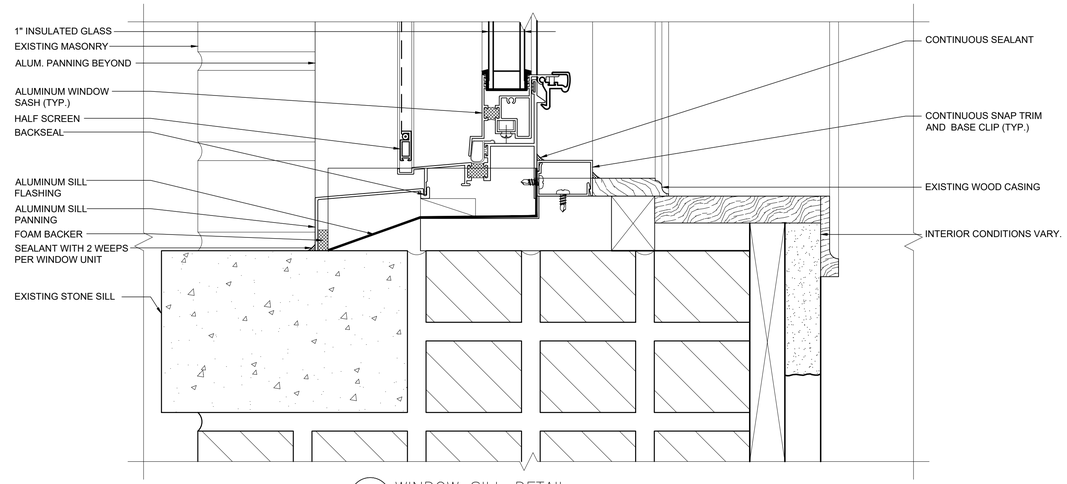
3 WINDOW HEAD DETAIL
SCALE: 6" = 1'-0"



2 WINDOW MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



4 WINDOW JAMB DETAIL
SCALE: 6" = 1'-0"



1 WINDOW SILL DETAIL
SCALE: 6" = 1'-0"

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C2B ARCHITECTS PC
411 THEODORE FREMD AVENUE
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RYE, NY 10580
TEL: 914-925-3550

CLIENT
142 EAST 71 OWNERS CORP

PROJECT
142 EAST 71ST STREET
NEW YORK, NY 10021

TITLE
TYPICAL ALUMINUM WINDOW DETAILS

SEAL & SIGNATURE

DATE:	03/24/2026
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CADD FILE No.	6 OF 6