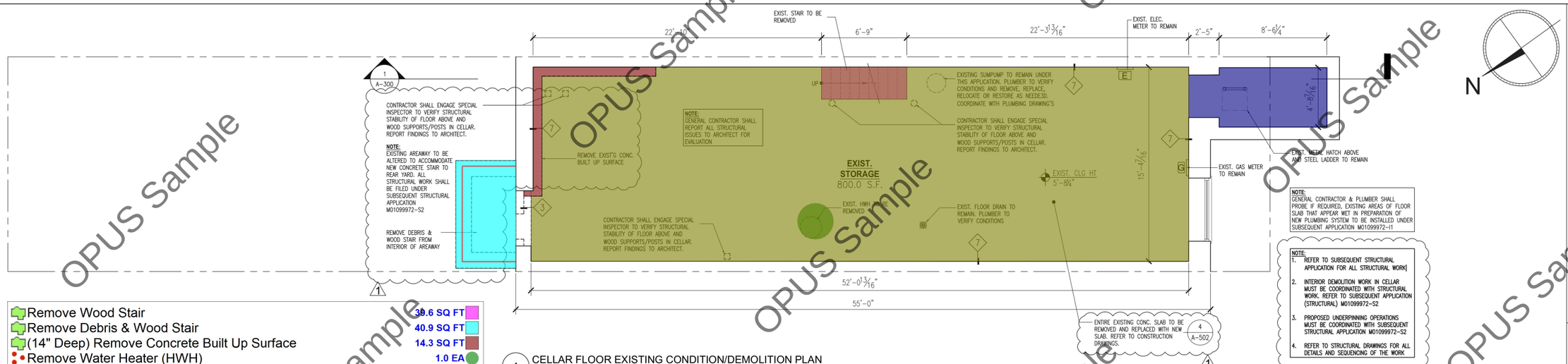
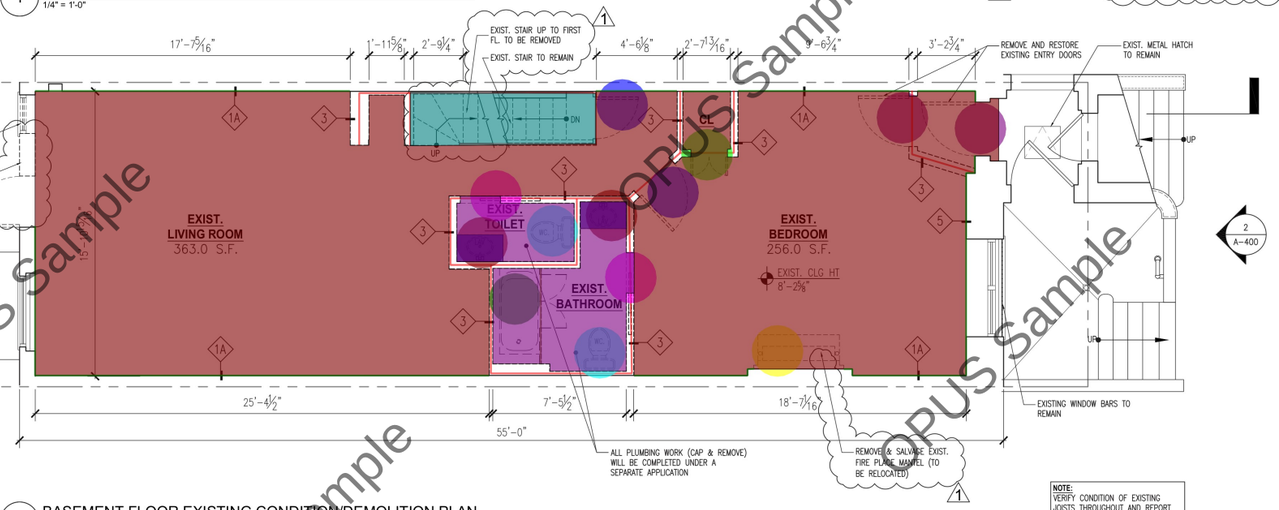
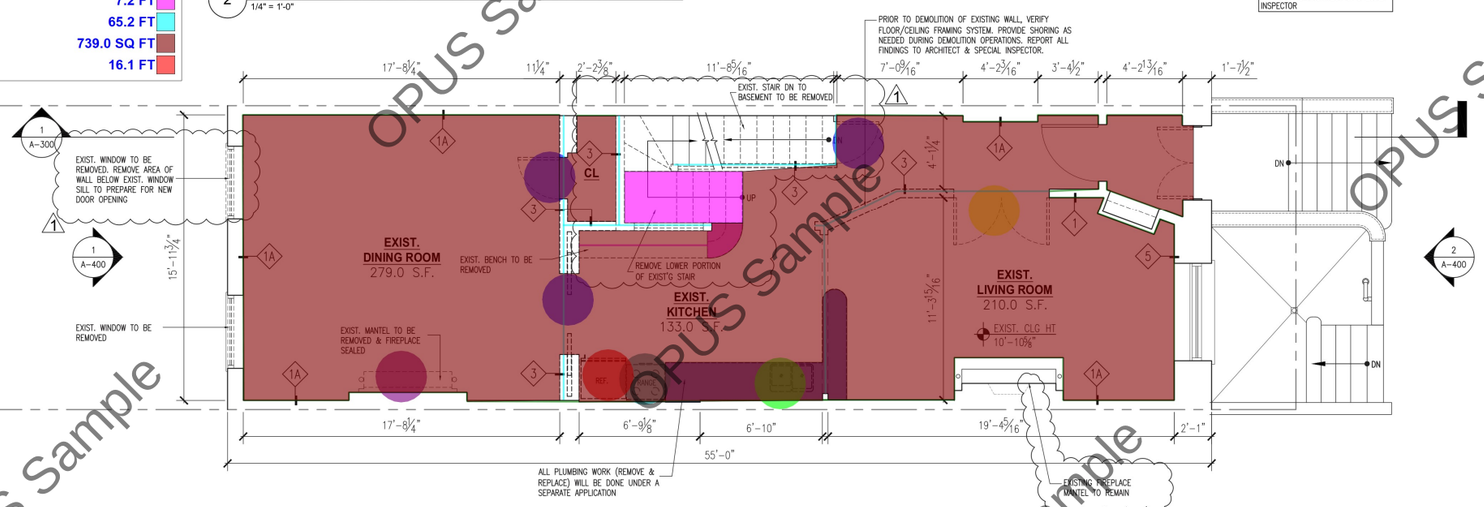



1 CELLAR FLOOR EXISTING CONDITION/DEMOLITION PLAN
1/4" = 1'-0"




2 BASEMENT FLOOR EXISTING CONDITION/DEMOLITION PLAN
1/4" = 1'-0"




3 FIRST FLOOR EXISTING CONDITION/DEMOLITON PLAN
1/4" = 1'-0"

| | |
|---|---|
| Remove Wood Stair | 38.6 SQ FT |
| Remove Debris & Wood Stair | 40.9 SQ FT |
| (14" Deep) Remove Concrete Built Up Surface | 14.3 SQ FT |
| Remove Water Heater (HWH) | 1.0 EA |
| Remove & Replace Concrete Slab - Detail (A-502) | 786.4 SQ FT |
| Repair Concrete Slab | 48.5 SQ FT |
| Remove & Restore Single Leaf Entry Door | 2.0 EA |
| Remove Interior Walls (8'-3" H) | 88.2 FT |
| Remove Double Leaf Closet Door | 1.0 EA |
| Remove & Salvage Fireplace Mantel (To Be Relocated) | 1.0 EA |
| Remove Single Leaf Door | 4.0 EA |
| Remove Pocket Door | 2.0 EA |
| Remove Water Closet | 2.0 EA |
| Remove Lavatory | 2.0 EA |
| Remove Bath Tub | 1.0 EA |
| Remove Bath Tub Partition W/ Double Leaf Door | 5.3 FT |
| Remove Countertop W/ Base Cabinet | 34.8 SQ FT |
| Remove Floor Tile @ Bath | 74.5 SQ FT |
| Remove Abandoned Stairs | 30.3 SQ FT |
| Remove Interior Walls (7'-6" H) | 10.5 FT |
| Remove Floor Finish @ Basement | 702.4 SQ FT |
| Remove Wall Base | 242.0 FT |
| Remove Fireplace Mantel & Seal Fireplace | 1.0 EA |
| Remove Cooking Range | 1.0 EA |
| Remove Refrigerator | 1.0 EA |
| Remove Kitchen Sink | 1.0 EA |
| Remove Double Leaf Door | 1.0 EA |
| Remove Double Pocket Door | 1.0 EA |
| Remove Bench | 7.2 FT |
| Remove Interior Walls (10'-10" H) | 65.2 FT |
| Remove Floor Finish @ First Floor | 739.0 SQ FT |
| Remove Block Walls | 16.1 FT |

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

0' 4' 8'
¼" = 1'

NOTE:
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OWNER
**SPIEGEL PROPERTIES**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

PROJECT
**INTERIOR RENOVATION**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

TITLE
CELLAR, BASEMENT & FIRST FLOOR EXISTING CONDITION/DEMOLITION PLANS

DESIGN
Urban Form Studio
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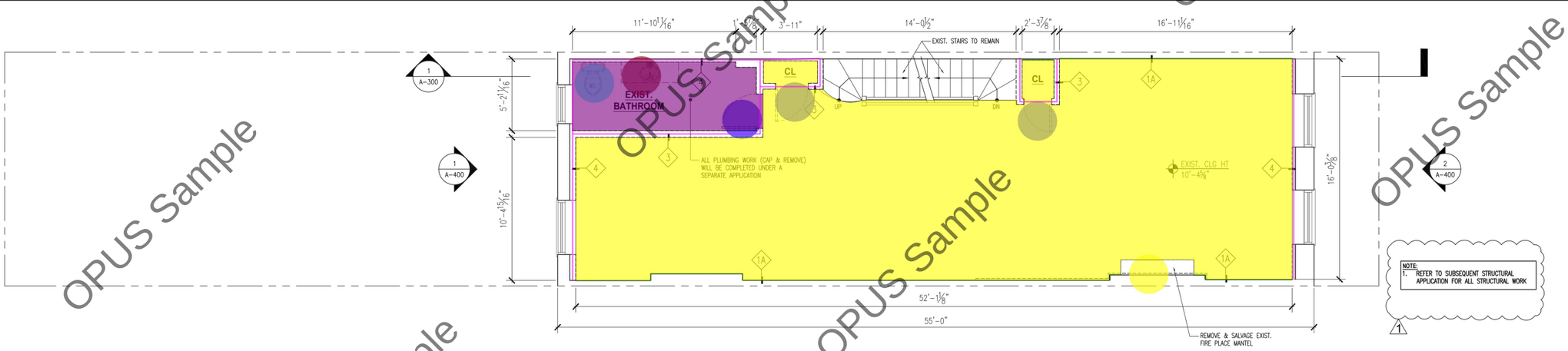
JOB NUMBER
M01099972-P2

Violeta Markova
APPROVED
Date: 03/11/2026

PROJECT NO:
DATE
07-03-2024
REVISIONS
08-08-2025
10-01-2025
STAMP
REGISTERED ARCHITECT FRANK S. CAMINITI 012482 STATE OF NEW YORK

SCALE
AS NOTED
DRAWN BY:
J.S.
CHECKED BY:
T.R.
SHEET NO.
A-100.01
SHEET 5 OF 18

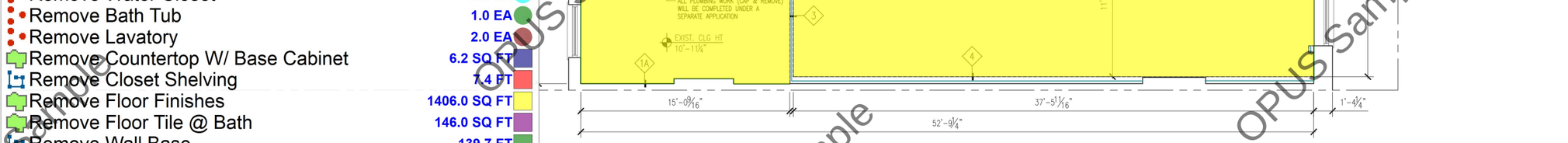
OPUS Sample



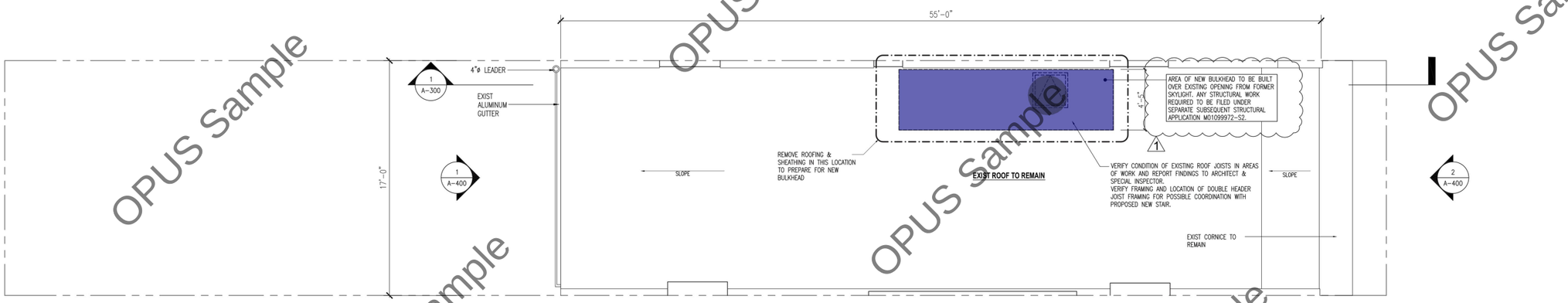

1 SECOND FLOOR EXISTING CONDITION/DEMOLITON PLAN
1/4" = 1'-0"

NOTE:
VERIFY CONDITION OF EXISTING JOISTS THROUGHOUT AND REPORT FINDINGS TO ARCHITECT & SPECIAL INSPECTOR

| | |
|---|---|
| Remove Roof Hatch | 1.0 EA |
| Remove Roofing Alongwith Framing | 68.7 SQ FT |
| Remove Interior Walls (12'-0" H) | 96.0 FT |
| Remove Single Leaf Door | 5.0 EA |
| Remove Water Closet | 2.0 EA |
| Remove Bath Tub | 1.0 EA |
| Remove Lavatory | 2.0 EA |
| Remove Countertop W/ Base Cabinet | 6.2 SQ FT |
| Remove Closet Shelving | 7.4 FT |
| Remove Floor Finishes | 1406.0 SQ FT |
| Remove Floor Tile @ Bath | 146.0 SQ FT |
| Remove Wall Base | 139.7 FT |
| Remove Interior Walls (10'-5" H) | 84.6 FT |
| Remove & Salvage Fireplace Mantel (To Be Reloc... | 1.0 EA |




2 THIRD FLOOR EXISTING CONDITION/DEMOLITION PLAN
1/4" = 1'-0"




3 ROOF EXISTING CONDITION/DEMOLITION PLAN
1/4" = 1'-0"

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

0' 4' 8'
1/4" = 1'

NOTE:
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OWNER
**SPIEGEL PROPERTIES**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

PROJECT
**INTERIOR RENOVATION**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

TITLE
SECOND, THIRD FLOOR & ROOF EXISTING CONDITION/DEMOLITION PLANS


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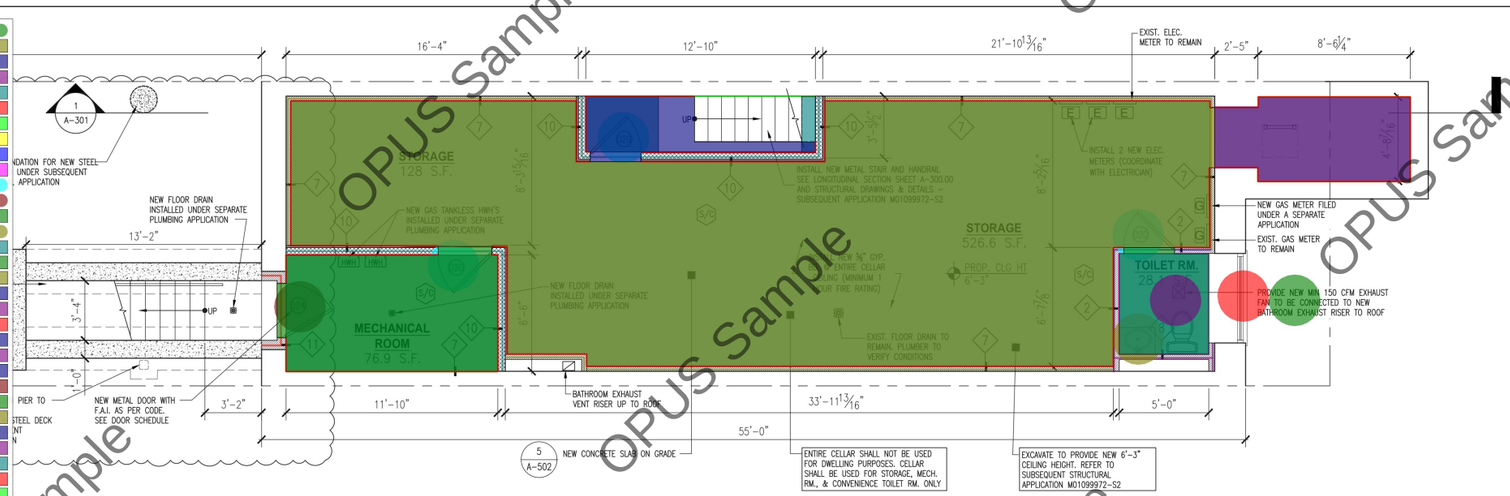
Violeta Markova
APPROVED
Date: 03/11/2026

PROJECT NO:
DATE
07-03-2024
REVISIONS
1 07-09-2025
2 10-01-2025
STAMP
REGISTERED ARCHITECT FRANK S. CAMINITI 012462 STATE OF NEW YORK

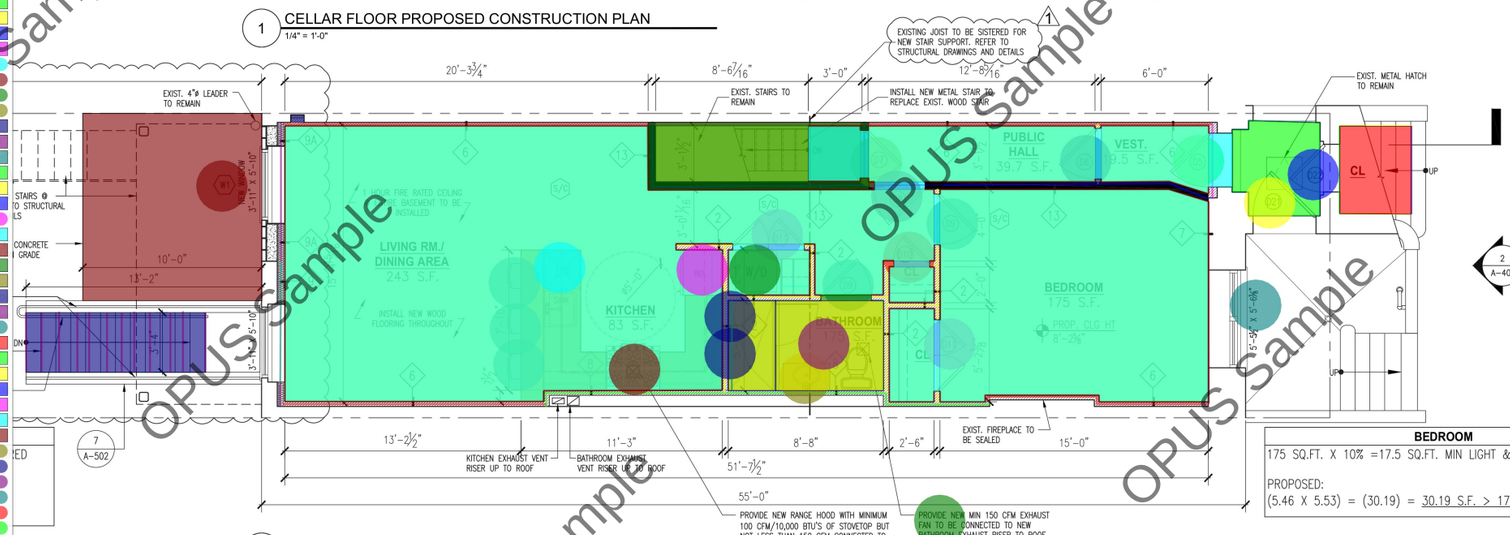
SCALE
AS NOTED
SHEET NO.
A-101.01
DRAWN BY:
J.S.
CHEKED BY:
T.R.
SHEET 6 OF 18

OPUS Sample

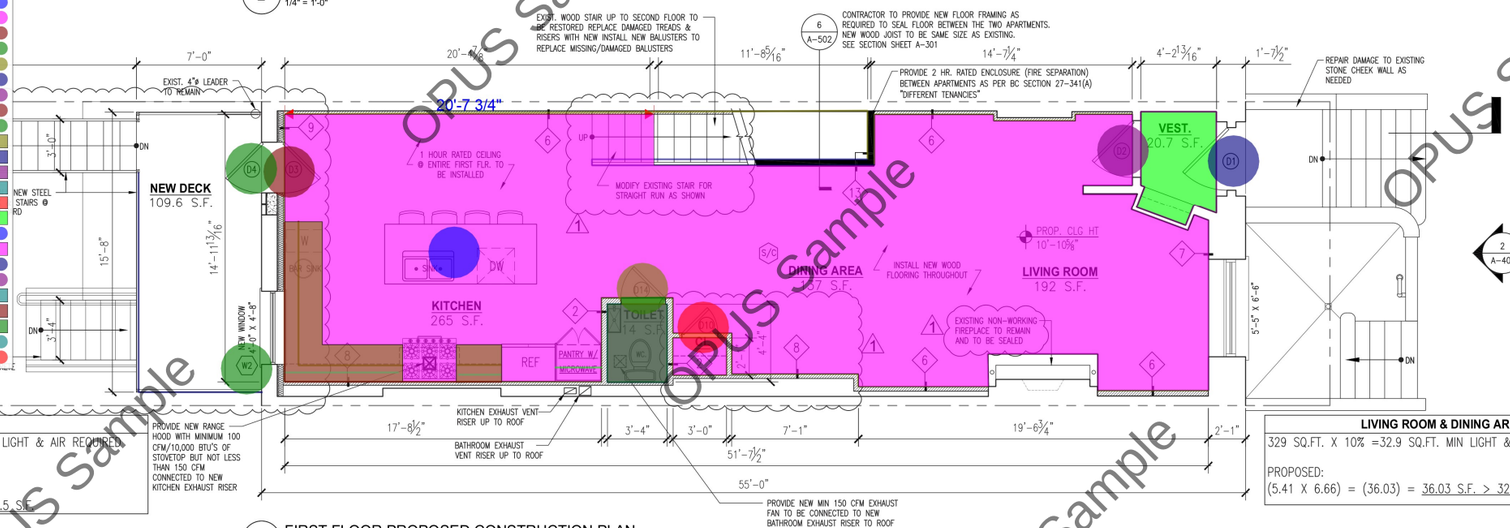
| | |
|---|---|
| Exhaust Fan (150 CFM) | 2.0 EA |
| Wall Type - 7 (6'-3" H) | 89.1 FT |
| Wall Type - 2 (6'-3" H) - Bath | 11.5 FT |
| Wall Type - 8 (6'-3" H) - Bath | 7.9 FT |
| Wall Type - 10 (6'-3" H) | 38.9 FT |
| Wall Type - 11 (6'-3" H) | 6.1 FT |
| Paint @ Existing Wall (6'-3" H) | 26.8 FT |
| Paint @ Existing Wall (5'-8" H) | 23.1 FT |
| Paint @ Existing Wall (5'-4" H) | 4.9 FT |
| Tile (6'-3" H) | 18.4 FT |
| D20 | 3.0 EA |
| D24 | 1.0 EA |
| Floor Tile @ Bath | 88.9 SQ FT |
| 24" Vanity | 1.0 EA |
| 5/8" Gypsum Board Ceiling (1 Hour Fire Rating) | 763.4 SQ FT |
| Floor Finish @ Mechanical Room | 80.2 SQ FT |
| Floor Finish @ Storage Area | 595.5 SQ FT |
| Floor Finish @ Stairwell | 24.7 SQ FT |
| Floor Finish @ Cellar | 48.5 SQ FT |
| Wall Base @ Cellar | 205.6 FT |
| #4 @ 12" O.C. Each Way Rebar | 47.5 SQ FT |
| Nosing Rebar | 40.3 FT |
| (42" High) Railing @ Stair | 19.3 FT |
| (4" Thk.) Exterior SOG | 104.9 SQ FT |
| 3x10 Infill Joist @ 16" O.C. | 46.4 SQ FT |
| Remove (1'-0" D) Portion of Wall | 0.8 FT |
| Fill Concrete (1'-0" Deep) | 0.3 SQ FT |
| Wall Type - 9A (8'-3" H) | 9.1 FT |
| Wall Type - 9 (8'-3" H) | 6.7 FT |
| Wall Type - 6 (8'-3" H) | 79.7 FT |
| Wall Type - 8 (8'-3" H) | 26.2 FT |
| Wall Type - 2 (8'-3" H) | 56.2 FT |
| Wall Type - 13 (8'-3" H) | 38.4 FT |
| Wall Type - 6 (8'-3" H) - 6" Thk. | 4.2 FT |
| Dishwasher | 1.0 EA |
| Cooking Range W/ Exhaust Hood | 1.0 EA |
| Washer/Dryer | 1.0 EA |
| 31" Vanity | 1.0 EA |
| Shower Enclosure Partition W/ Single Leaf Door | 5.0 FT |
| Paint @ Existing Wall (8'-3" H) | 11.3 FT |
| Paint @ Existing Wall (7'-7" H) | 20.3 FT |
| Paint @ Existing Wall (6'-6" H) | 4.9 FT |
| Paint @ Existing Wall (5'-0" H) | 8.0 FT |
| Paint @ Existing Wall (3'-0" H) | 4.9 FT |
| Refrigerator | 1.0 EA |
| (1'-0" Deep) Upper Cabinet | 27.4 FT |
| (2'-0" Deep) Base Cabinet | 32.7 FT |
| Diewall | 7.9 FT |
| Countertop @ Kitchen | 77.7 SQ FT |
| (1'-6" Deep) Base Cabinet | 2.0 FT |
| (1'-0" Deep) Closet Shelving | 7.7 FT |
| Chair | 3.0 EA |
| Paint @ Existing Ceiling | 25.7 SQ FT |
| Paint @ Existing Ceiling | 48.5 SQ FT |
| 1-Hour Rated Gypsum Board Ceiling | 747.7 SQ FT |
| Tile (8'-3" H) | 24.6 FT |
| Tile (1'-3" H) | 2.8 FT |
| Wood Flooring @ Basement | 688.6 SQ FT |
| Wall Base @ Basement | 218.4 FT |
| D7 | 1.0 EA |
| D6 | 1.0 EA |
| D8 | 1.0 EA |
| D9 | 2.0 EA |
| D10 | 2.0 EA |
| D5 | 1.0 EA |
| D21 | 1.0 EA |
| D22 | 1.0 EA |
| D11 | 2.0 EA |
| D3 | 1.0 EA |
| D4 | 1.0 EA |
| D14 | 1.0 EA |
| D1 | 1.0 EA |
| D2 | 1.0 EA |
| W1 | 1.0 EA |
| W2 | 1.0 EA |
| Paint @ New Wall (10'-10" H) | 133.6 FT |
| Paint @ New Wall (6'-0" H) | 31.5 FT |
| Paint @ Existing Wall (10'-10" H) | 56.8 FT |
| Tile (10'-10" H) | 13.0 FT |
| Tile (3'-10" H) | 2.5 FT |
| (2'-0" Deep) Pantry Cabinet | 2.6 FT |
| (3'-4" x 8'-6") Kitchen Island W/ Integrated Base Cabinet & Sink | 1.0 EA |
| Paint @ Gypsum Board Ceiling | 695.2 SQ FT |
| 18" W Shower Niche (Assumed) | 2.0 EA |
| Bath Accessory | 2.0 EA |
| (1'-0" Deep) Bench @ Shower Area (Assumed) | 5.0 FT |
| Backsplash | 44.1 FT |
| Transition Strip From Wood Flooring To Tile Flooring | 5.3 FT |
| Remove (5'-5-1/2" x 5'-6-3/8") Window | 1.0 EA |
| Remove (5'-0" x 5'-0") Window - Size is Assumed | 1.0 EA |




1 CELLAR FLOOR PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"




2 BASEMENT FLOOR PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"




3 FIRST FLOOR PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"

**BEDROOM**
175 SQ.FT. X 10% =17.5 SQ.FT. MIN LIGHT & AIR REQUIRED
PROPOSED:
(5.46 X 5.53) = (30.19) = 30.19 S.F. > 17.5 S.F.

**KITCHEN**
265 SQ.FT. X 10% = 26.5 SQ.FT. MIN LIGHT & AIR REQUIRED
PROPOSED:
(4.0 X 4.66) + (4.1 X 7.98) =
(18.64) + (32.71) = 51.38 S.F. > 26.5 S.F.

**LIVING ROOM & DINING AREA**
329 SQ.FT. X 10% =32.9 SQ.FT. MIN LIGHT & AIR REQUIRED
PROPOSED:
(5.41 X 6.66) = (36.03) = 36.03 S.F. > 32.9 S.F.

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

0' 4' 8'
¼" = 1'

NOTE:
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OWNER
**SPIEGEL PROPERTIES**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

PROJECT
**INTERIOR RENOVATION**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

TITLE
CELLAR, BASEMENT & FIRST FLOOR PROPOSED CONSTRUCTION PLANS

DESIGN

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JOB NUMBER
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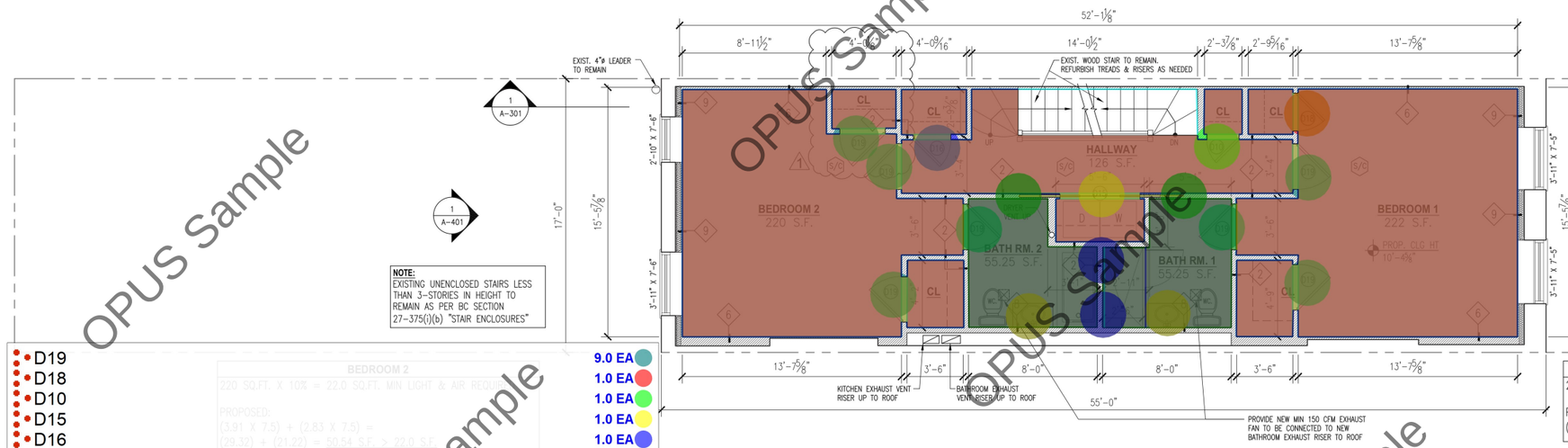
Violeta Markova
APPROVED
Date: 03/11/2026

PROJECT NO:
DATE 07-03-2024
REVISIONS
1 08-09-2025
2 10-01-2025

STAMP
REGISTERED ARCHITECT FRANK S. CAMINITI 012462 STATE OF NEW YORK

SCALE AS NOTED
SHEET NO. A-200.01
DRAWN BY: J.S.
CHEKED BY: T.R.

SHEET 7 OF 18



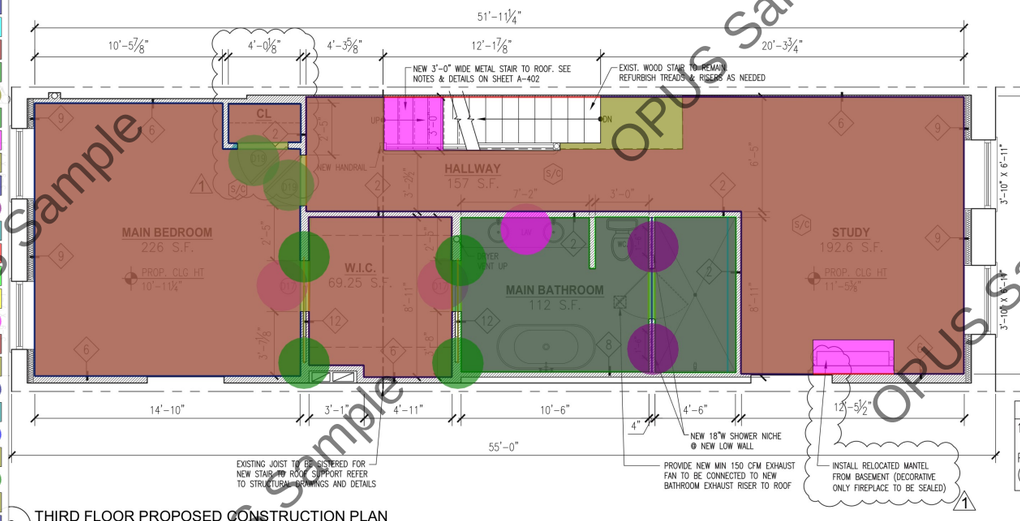

**BEDROOM 1**

222 SQ.FT. X 10% =22.2 SQ.FT. MIN LIGHT & AIR REQUIRED

PROPOSED:
(3.91 X 7.41) X 2 = (28.97) X 2 = 57.94 S.F. > 22.2 S.F.

1 SECOND FLOOR PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"

| | |
|---|---|
| D19 | 9.0 EA |
| D18 | 1.0 EA |
| D10 | 1.0 EA |
| D15 | 1.0 EA |
| D16 | 1.0 EA |
| D17 | 2.0 EA |
| D23 | 1.0 EA |
| Shower Enclosure Partition W/ Single Leaf Door | 13.7 FT |
| Paint @ New Wall (10'-5" H) | 289.1 FT |
| Tile (3'-5" H) | 5.7 FT |
| Tile (10'-5" H) | 58.3 FT |
| 31" Vanity | 2.0 EA |
| Floor Tile @ Bath | 242.9 SQ FT |
| Paint @ Gypsum Board Ceiling | 1504.6 SQ FT |
| Laminate Flooring | 1216.5 SQ FT |
| Wall Base @ 2nd & 3rd Floor | 392.5 FT |
| 18" W Shower Niche | 2.0 EA |
| Paint @ New Wall (11'-0" H) | 72.6 FT |
| Paint @ New Wall (11'-6" H) | 138.3 FT |
| Tile (11'-6" H) | 61.9 FT |
| Tile (4'-6" H) | 8.5 FT |
| (1'-8" x 7'-2") Vanity | 1.0 EA |
| Wall Type - 14 (8'-3" H) | 41.1 FT |
| Paint @ New Wall (8'-3" H) | 38.5 FT |
| 18" W Shower Niche (Assumed) | 2.0 EA |
| (1'-0" Deep) Bench @ Shower Area (Assumed) | 13.7 FT |
| (3'-0" x 6'-0") Skylight | 1.0 EA |
| Transition Strip From Laminate Flooring To Tile Flooring | 8.5 FT |
| 2-1/2" Metal Frame (8'-0" H) | 6.0 EA |
| 3-1/2" Header W/ Box Track | 22.1 FT |
| Skylight Flashing | 18.0 FT |

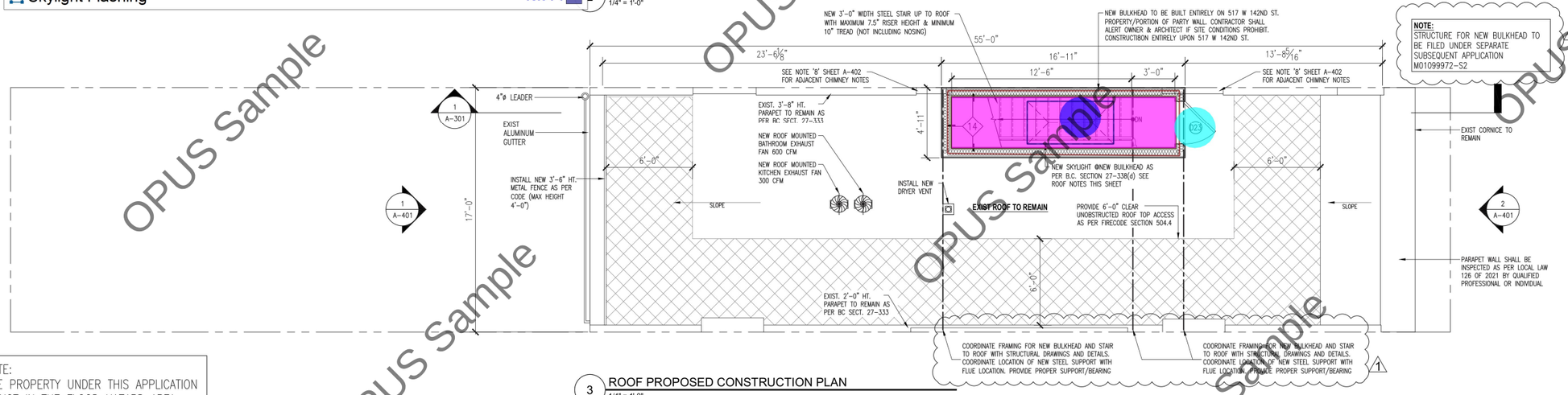



**STUDY**

192.6 SQ.FT. X 10% =19.26 SQ.FT. MIN LIGHT & AIR REQUIRED

PROPOSED:
(3.83 X 6.91) X 2 = (26.46) X 2 = 52.93 S.F. > 19.26 S.F.

2 THIRD FLOOR PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"




**NOTE:**
STRUCTURE FOR NEW BULKHEAD TO BE FILED UNDER SEPARATE SUBSEQUENT APPLICATION M01099972-S2

3 ROOF PROPOSED CONSTRUCTION PLAN
1/4" = 1'-0"

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

0' 4' 8'
¼" = 1'

NOTE:
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OWNER
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PROJECT
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NEW YORK, N.Y. 10031

TITLE
SECOND, THIRD FLOOR & ROOF PROPOSED CONSTRUCTION PLANS

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Violeta Markova
APPROVED
Date: 03/11/2026

| DESC NO: | DATE |
|---|---|
| | 07-03-2024 |
| REVISIONS | |
| 09-09-2025 | |
| 10-01-2025 | |

REGISTERED ARCHITECT FRANK S. CAMINITI 012492 STATE OF NEW YORK

SCALE: AS NOTED
DRAWN BY: J.S.
CHEKED BY: T.R.

SHEET NO.
A-201.01

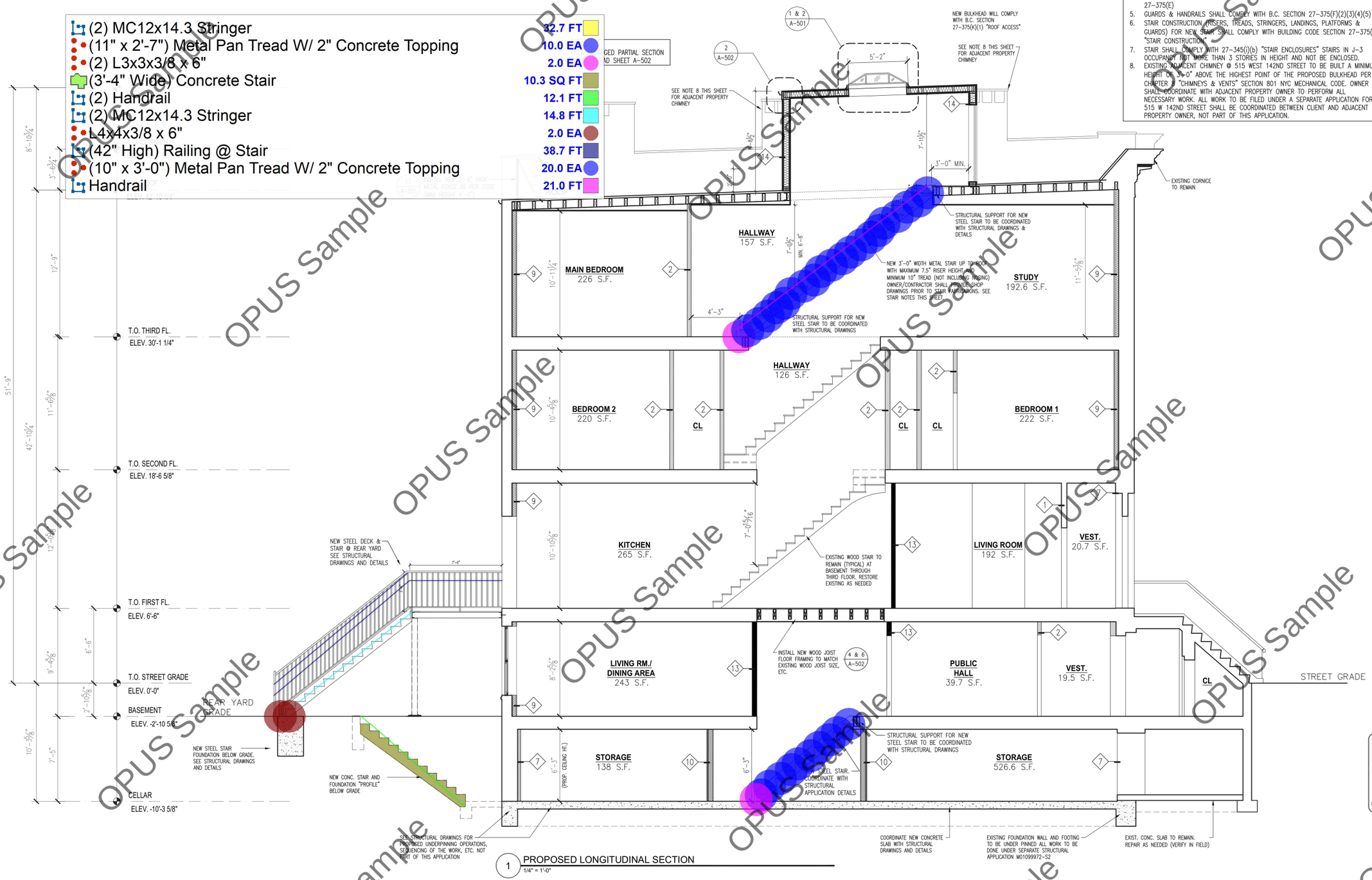
SHEET 8 OF 18

OPUS Sample

| | |
|---|---|
| (2) MC12x14.3 Stringer | 32.7 FT |
| (11" x 2'-7") Metal Pan Tread W/ 2" Concrete Topping | 10.0 EA |
| (2) L3x3x3/8 x 6" | 2.0 EA |
| (3'-4" Wide) Concrete Stair | 10.3 SQ FT |
| (2) Handrail | 12.1 FT |
| (2) MC12x14.3 Stringer | 14.8 FT |
| L4x4x3/8 x 6" | 2.0 EA |
| (42" High) Railing @ Stair | 38.7 FT |
| (10" x 3'-0") Metal Pan Tread W/ 2" Concrete Topping | 20.0 EA |
| Handrail | 21.0 FT |

**NOTE:**

1. NEW INTERIOR STAIR SHALL BE NOT LESS THAN 36" AS PER BC SECTION 27-375(B)(1)
2. CLEAR HEADROOM OF 6'-8" MIN SHALL BE PROVIDED AS PER BC SECTION 27-375(C)
3. STAIR LANDING & PLATFORMS SHALL COMPLY WITH BC SECTION 27-375(D)(1)
4. STAIR RISERS AND TREADS SHALL COMPLY WITH TABLE 6-4 AND BC SECTION 27-375(E)
5. GUARDS & HANDRAILS SHALL COMPLY WITH B.C. SECTION 27-375(F)(2)(3)(4)(5)
6. STAIR CONSTRUCTION (RISERS, TREADS, STRINGERS, LANDINGS, PLATFORMS & GUARDS) FOR NEW STAIR SHALL COMPLY WITH BUILDING CODE SECTION 27-375(H) "STAIR CONSTRUCTION"
7. STAIR SHALL COMPLY WITH 27-345(j)(b) "STAIR ENCLOSURES" STAIRS IN J-3 OCCUPANCY NOT MORE THAN 3 STORIES IN HEIGHT AND NOT BE ENCLOSED.
8. EXISTING ADJACENT CHIMNEY @ 515 WEST 142ND STREET TO BE BUILT A MINIMUM HEIGHT OF 3'-0" ABOVE THE HIGHEST POINT OF THE PROPOSED BULKHEAD PER CHAPTER 8 "CHIMNEYS & VENTS" SECTION 801 NYC MECHANICAL CODE. OWNER SHALL COORDINATE WITH ADJACENT PROPERTY OWNER TO PERFORM ALL NECESSARY WORK. ALL WORK TO BE FILED UNDER A SEPARATE APPLICATION FOR 515 W 142ND STREET SHALL BE COORDINATED BETWEEN CLIENT AND ADJACENT PROPERTY OWNER, NOT PART OF THIS APPLICATION.




1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

NOTE:
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OWNER
**SPIEGEL PROPERTIES**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

PROJECT
**INTERIOR RENOVATION**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

TITLE
PROPOSED LONGITUDINAL SECTION

DESIGN

Urban Form Studio
87 EAST 116TH STREET, SUITE 202
NEW YORK, NEW YORK 10029
TEL:(212) 222-6193, FAX: (212) 866-6354
INFO@URBANFORMSTUDIO.NYC


ARCHITECT

**FRANK S. CAMINITI, RA**
611 BROADWAY SUITE 531
NEW YORK CITY, N.Y. 10012
TEL: (570)-369-9214
FRANKFSCARCH@AOL.COM


JOB NUMBER
M01099972-P2

PROJECT NO:

DATE
07-03-2024

REVISIONS
1 10-01-2025

STAMP
Violeta Markova
APPROVED
Date: 03/31/2026
REGISTERED ARCHITECT FRANK S. CAMINITI 012462 STATE OF NEW YORK

SCALE
AS NOTED

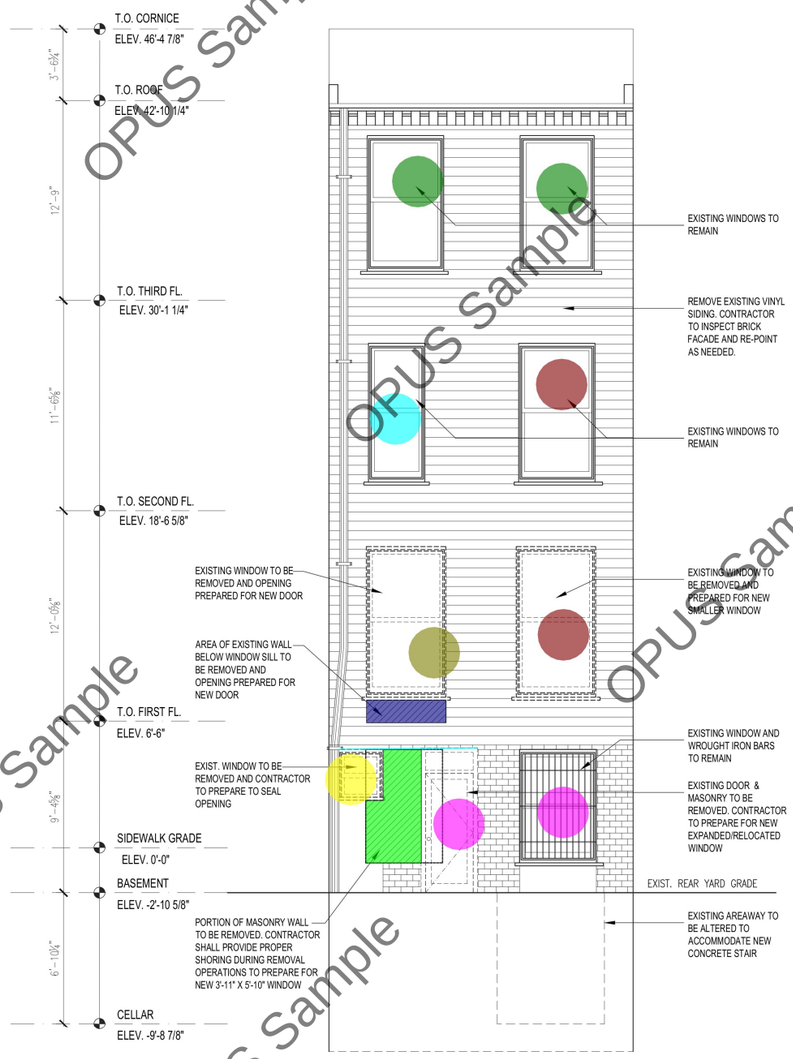
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J.S.

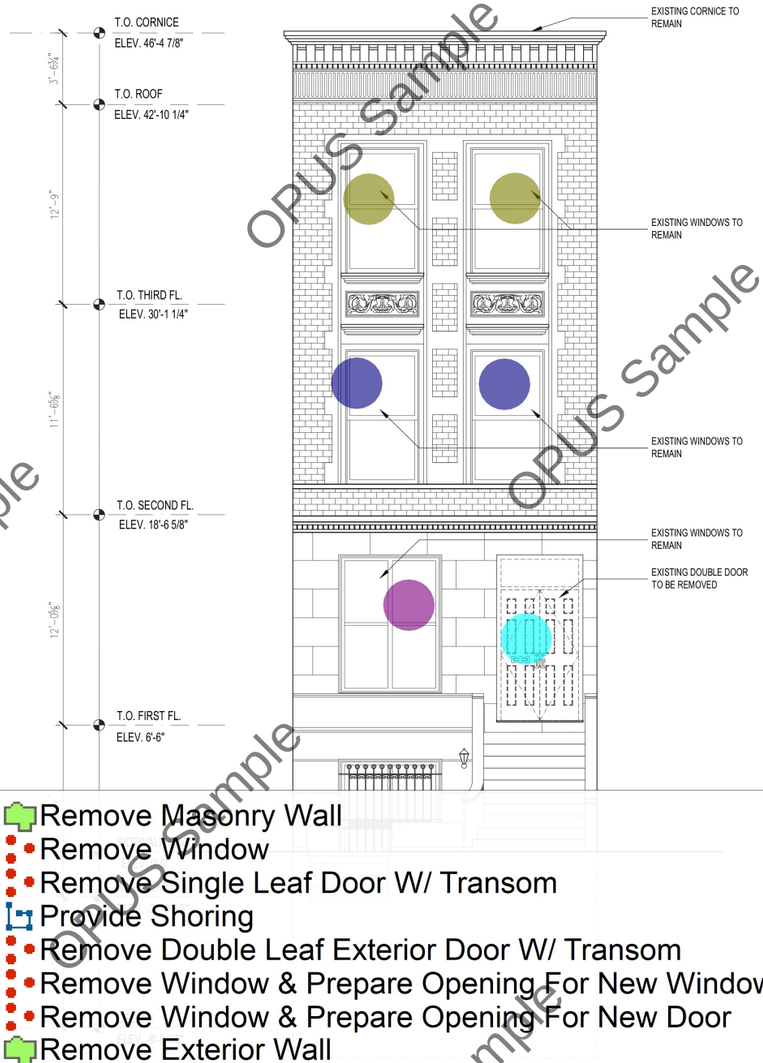
CHEKED BY:
T.R.

SHEET 12 OF 18

OPUS Sample




1 EXISTING REAR ELEVATION
1/4" = 1'-0"




| | |
|---|---|
| Remove Masonry Wall | 16.9 SQ FT |
| Remove Window | 1.0 EA |
| Remove Single Leaf Door W/ Transom | 1.0 EA |
| Provide Shoring | 7.8 FT |
| Remove Double Leaf Exterior Door W/ Transom | 1.0 EA |
| Remove Window & Prepare Opening For New Window | 1.0 EA |
| Remove Window & Prepare Opening For New Door | 1.0 EA |
| Remove Exterior Wall | 5.7 SQ FT |
| Remove (3'-11" x 5'-10") Window & Wrought Iron Gate | 1.0 EA |
| Remove (2'-10" x 7'-6") Window | 1.0 EA |
| Remove (3'-11" x 7'-6") Window | 1.0 EA |
| Remove (3'-9" x 7'-1") Window | 2.0 EA |
| Remove (3'-10" x 6'-10") Window | 2.0 EA |
| Remove (3'-11" x 7'-5") Window | 2.0 EA |
| Remove (5'-5" x 6'-6") Window | 1.0 EA |

0' 4' 8'
¼" = 1'

NOTE:
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OWNER
**SPIEGEL PROPERTIES**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

PROJECT
**INTERIOR RENOVATION**
517 WEST 142ND STREET
NEW YORK, N.Y. 10031

TITLE
EXISTING REAR & FRONT ELEVATIONS

DESIGN
Urban Form Studio
87 EAST 116TH STREET, SUITE 202
NEW YORK, NEW YORK 10029
TEL:(212) 222-6193, FAX: (212) 866-6354
INFO@URBANFORMSTUDIO.NYC

ARCHITECT
**FRANK S. CAMINITI, RA**
611 BROADWAY SUITE 531
NEW YORK CITY, N.Y. 10012
TEL: (570)-369-9214
FRANKFSCARCH@AOL.COM

JOB NUMBER
M01099972-P2

PROJECT NO:
DATE
07-03-2024
REVISIONS
1 10-01-2025

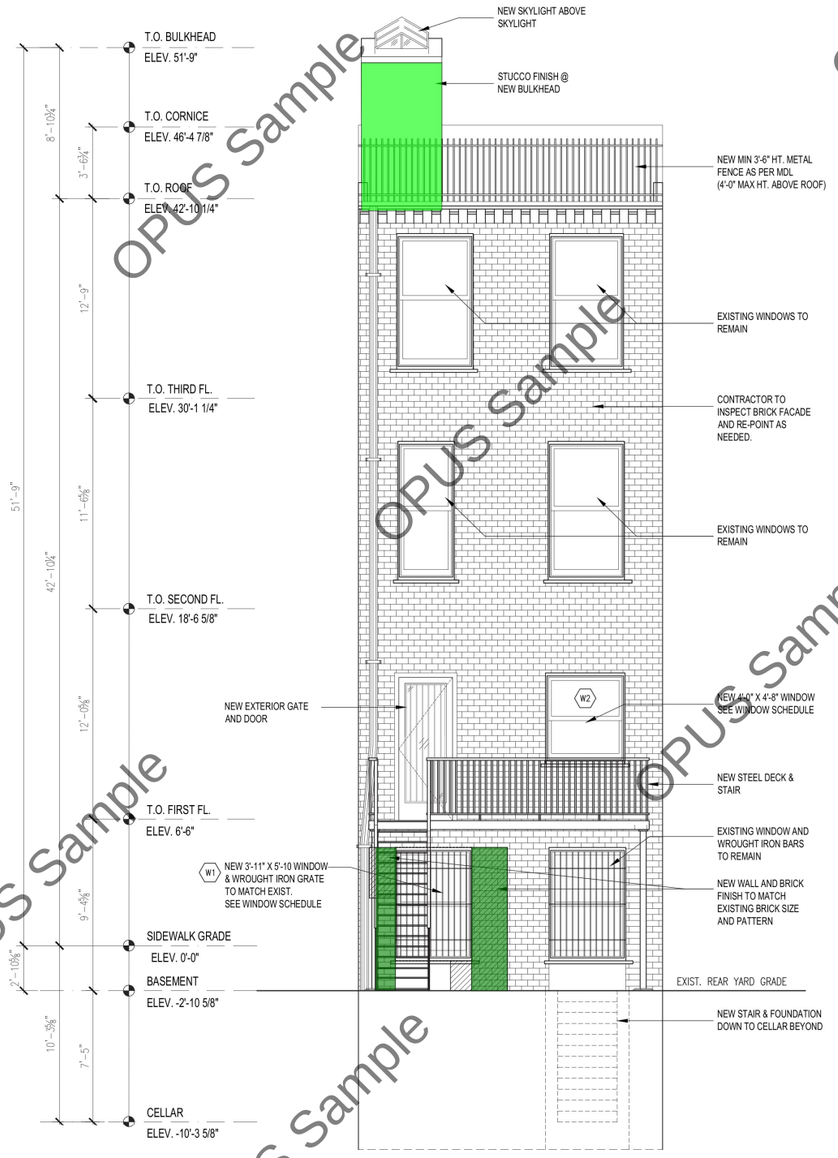
Violeta Markova
APPROVED
Date: 03/11/2026

STAMP
REGISTERED ARCHITECT FRANK S. CAMINITI 012462 STATE OF NEW YORK

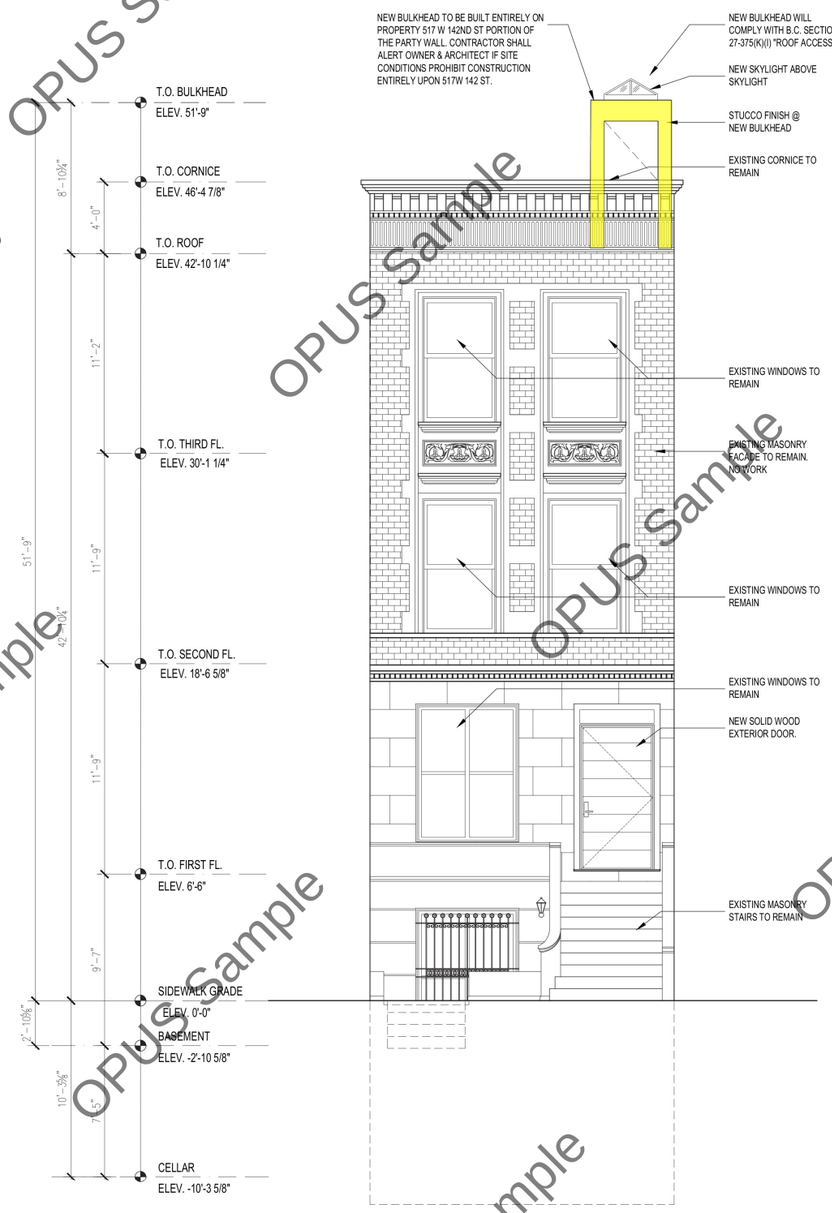
SCALE
AS NOTED
SHEET NO.
A-400.00
DRAWN BY:
J.S.
CHEKED BY:
T.R.

SHEET 13 OF 18

OPUS Sample




1 PROPOSED REAR ELEVATION
1/4" = 1'-0"




2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

| | |
|---|---|
| Brick Veneer | 25.2 SQ FT |
| Stucco | 37.2 SQ FT |
| Stucco | 16.1 SQ FT |

0' 4' 8'
¼" = 1'

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OWNER
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TITLE
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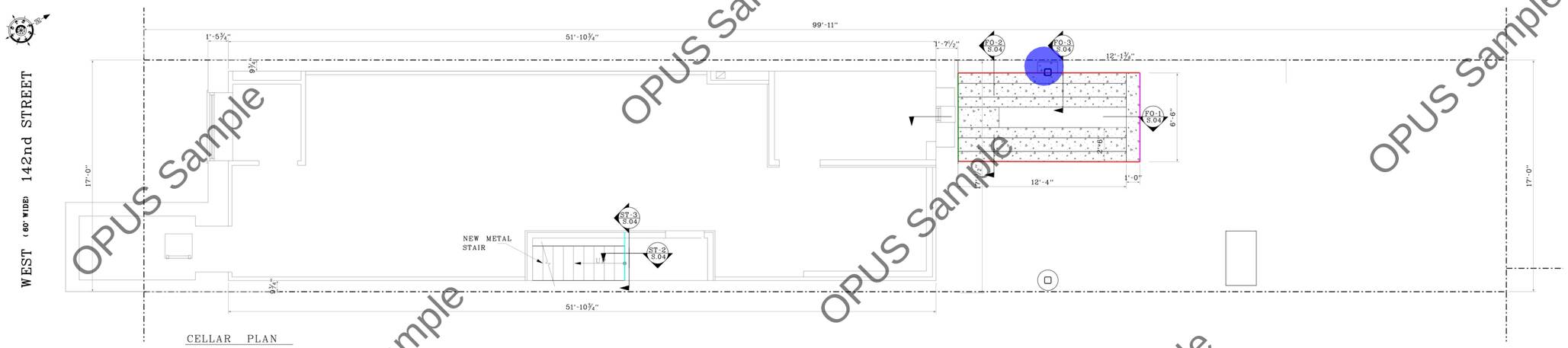
JOB NUMBER
M01099972-P2

Violeta Markova
APPROVED
Date: 03/11/2026

PROJECT NO:
DATE 07-03-2024
REVISIONS
1 09-09-2025
1 10-01-2025
STAMP
REGISTERED ARCHITECT FRANK S. CAMINITI 012462 STATE OF NEW YORK

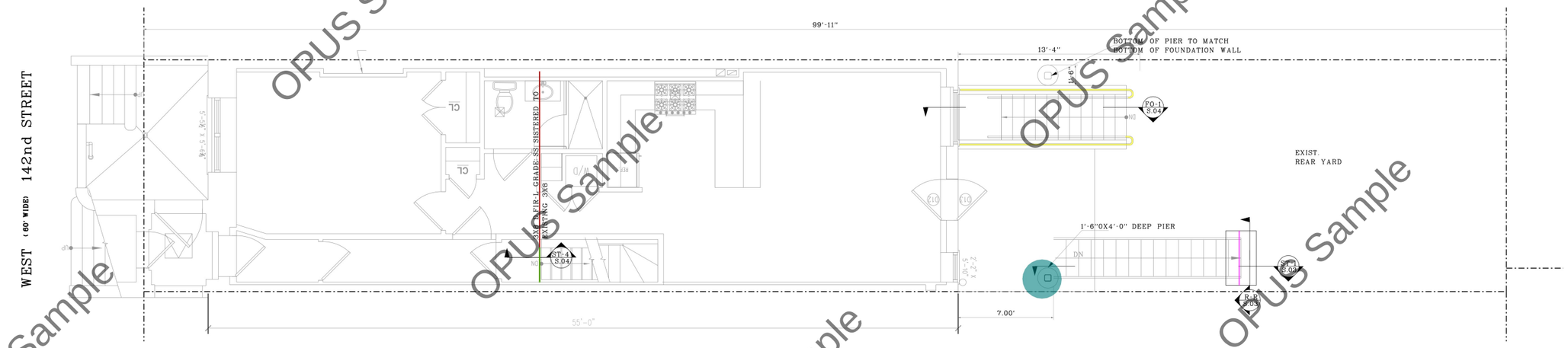
SCALE AS NOTED
DRAWN BY: J.S.
CHEKED BY: T.R.
SHEET NO. A-401.00
SHEET 14 OF 18

OPUS Sample




CELLAR PLAN

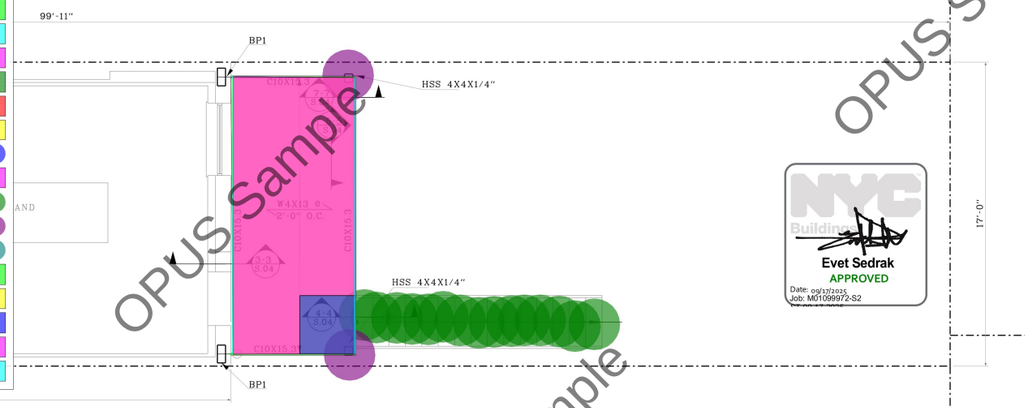
SCALE: 1/4"-1'-0"




BASEMENT PLAN

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

- 3x8 D.Fir.L Grade Sistered Joist — 15.5 FT
- 4x12 Bent Plate — 2.6 FT
- (24" Wide x 12" Deep) Concrete Cont. Footing — 3.6 FT
- (12" Wide x 36" Deep) Grade Beam — 6.5 FT
- Thickened Edge (1.47 SF) — 6.5 FT
- (12" Thk. x 4'-0" H) Concrete Wall — 26.7 FT
- (42" High) Railing @ Stair — 26.9 FT
- (18" x 30" x 7'-4" D) Concrete Pier — 1.0 EA
- (27" Wide x 48" Deep) Concrete Cont. Footing — 4.0 FT
- (11" x 3'-0") Tread — 15.0 EA
- HSS 4x4x1/4 (8'-6" H) — 2.0 EA
- (18" Dia. x 4'-6" D) Concrete Pier — 1.0 EA
- C10x15.3 — 45.0 FT
- W4x13 @ 24" O.C. — 106.4 SQ FT
- 1"x3/16" Aluminium Grating - GCM1-150 — 10.2 SQ FT
- 1.5VLR22 Vulcraft Composite Deck — 95.8 SQ FT
- (2) LS 6x6x3/8 x 5" @ 24" O.C. — 31.0 FT




FIRST FLOOR FRAMING PLAN

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

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, SIZES AND CONDITIONS BEFORE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OFFICE OF THE ENGINEER IMMEDIATELY.

REVISIONS

| • | DATE | DESCRIPTION: |
|---|---|---|

BAALBAKI & ASSOCIATES ENGINEERING, PC
CONSULTING ENGINEERS
586 RICHMOND ROAD, STATEN ISLAND, NY 10304
TEL: (718) 351-2088 FAX (718) 442-0782
EMAIL: Mhb@mbaalbaki.com

PROJECT: 517 WEST 142 STREET, MANHATTAN, NY 10031
BLOCK: 2074, LOT: 18
MAP NO.: 6a, DISTRICT: R6A
OWNER:

FLOOR FRAMING PLANS

SEAL:

APPROVED BY: MOHAMMAD BAALBAKI, PE

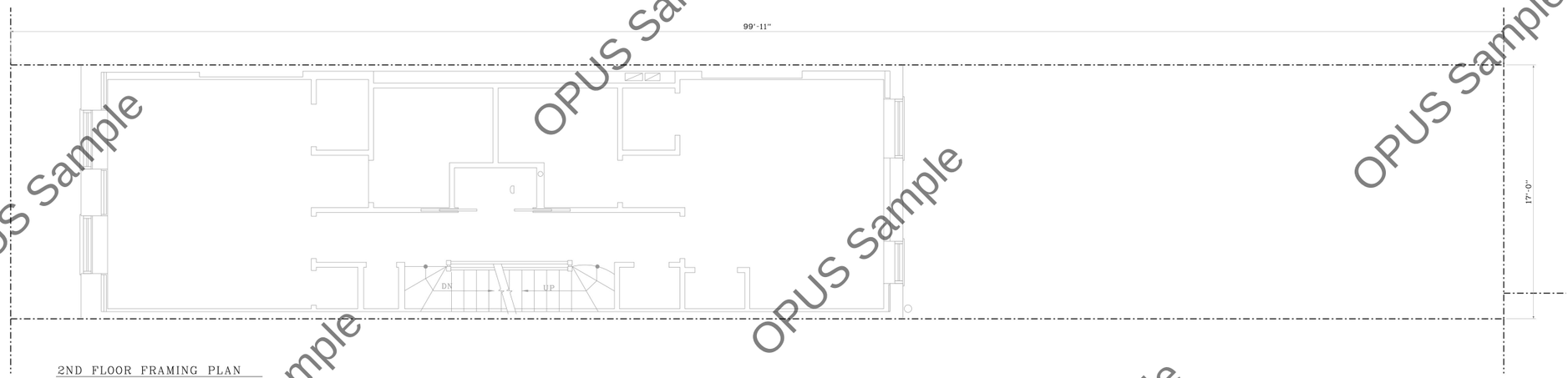
DATE: 09-09-2025
PROJECT NO.:
DRAWING BY: K.B
CHK BY: MB
DWG NO.: S-001.00
PAGE NO.: 3 of 7

DOB-NOW JOB • M01099972-S2

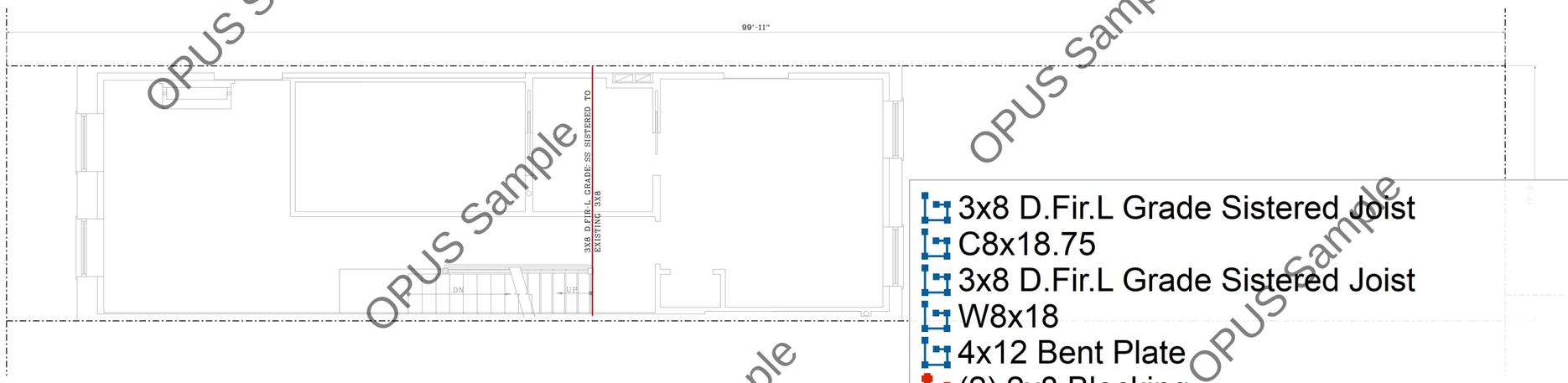
DOB -NOW APPROVAL STAMP

NYC Building — Evet Sedrak APPROVED Date: 09/17/2025 Job: M01099972-S2

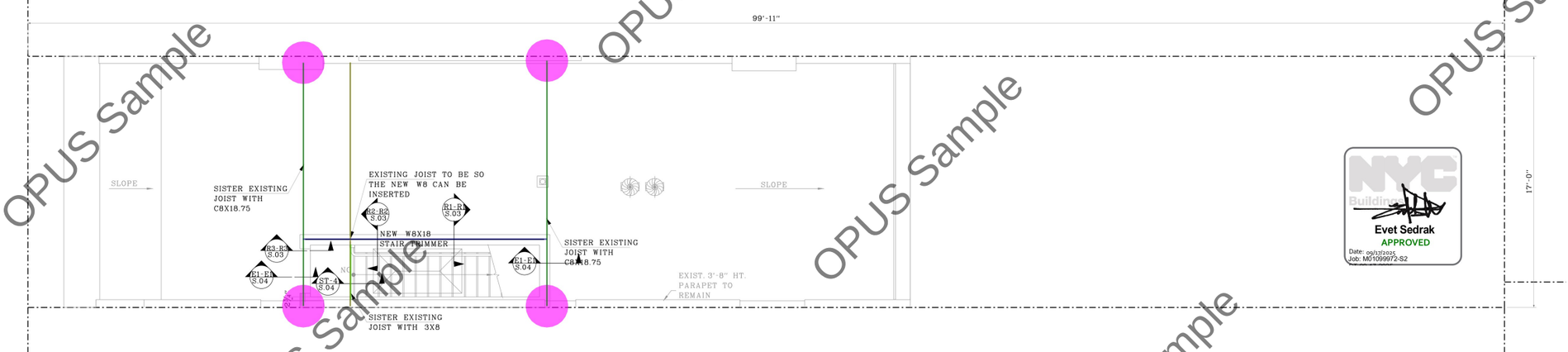
OPUS Sample




2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"




3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"




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

| | |
|---|---|
| 3x8 D.Fir.L Grade Sistered Joist | 16.7 FT |
| C8x18.75 | 33.1 FT |
| 3x8 D.Fir.L Grade Sistered Joist | 16.5 FT |
| W8x18 | 16.5 FT |
| 4x12 Bent Plate | 3.8 FT |
| (2) 2x8 Blocking | 4.0 EA |

NYC Buildings
Evet Sedrak
APPROVED
Date: 09/17/2025
Job: M01099972-S2

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, SIZES AND CONDITIONS BEFORE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OFFICE OF THE ENGINEER IMMEDIATELY.

REVISIONS

| • | DATE | DESCRIPTION: |
|---|---|---|
| | | |

BAALBAKI & ASSOCIATES ENGINEERING, PC
CONSULTING ENGINEERS
586 RICHMOND ROAD, STATEN ISLAND, NY 10304
TEL: (718) 351-2068 FAX (718) 442-0782
EMAIL: Mhb@mbaalbaki.com

PROJECT: 517 WEST 142 STREET, MANHATTAN, NY 10031
BLOCK: 2074, LOT: 18
MAP NO.: 6a, DISTRICT: R6A
OWNER:

FLOOR FRAMING PLANS

SEAL:

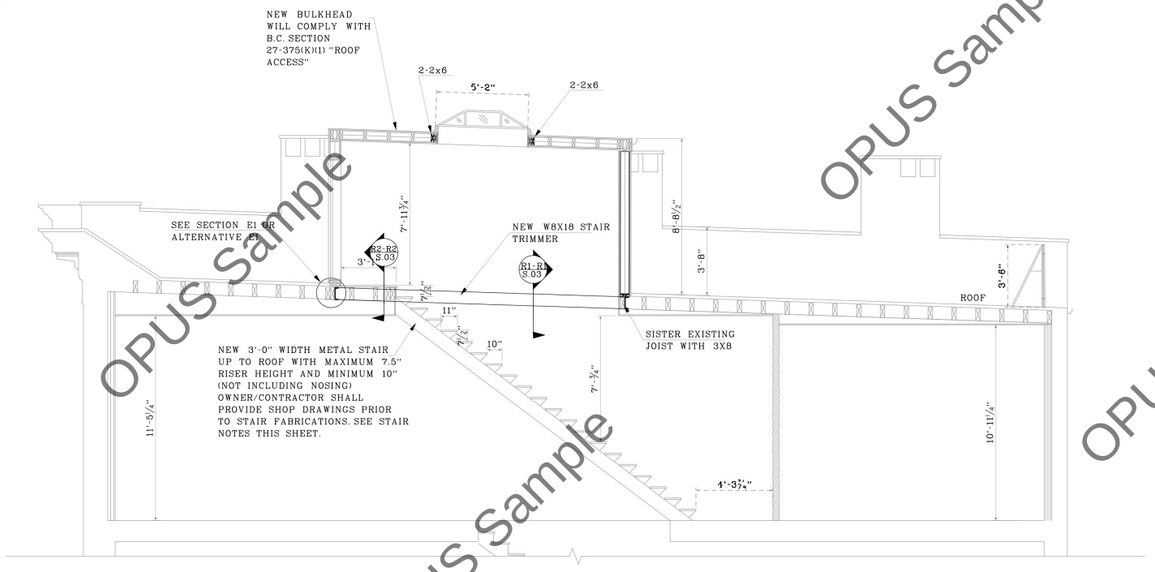
APPROVED BY: MOHAMMAD BAALBAKI, PE

DATE: 09-09-2025
PROJECT NO.:
DRAWING BY: K.B
CHK BY: MB
DWG NO.: S-002.00
PAGE NO.: 4 of 7

DOB-NOW JOB • M01099972-S2

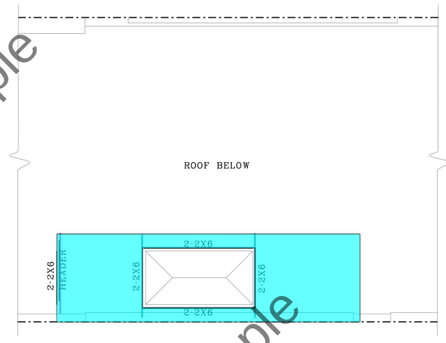
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OPUS Sample



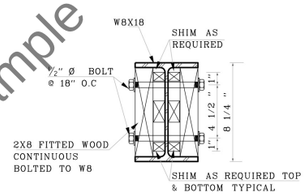

PARTIAL BUILDING SECTION THRU PROPOSED STAIR & BULKHEAD

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



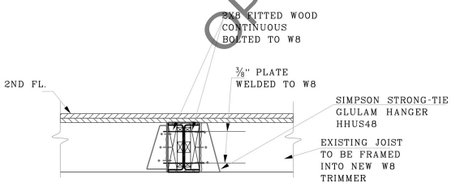

BULKHEAD FRAMING PLAN

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



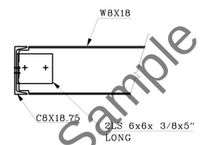

SECTION R1-R1

SCALE 2"= 1'-0"




SECTION R2-R2

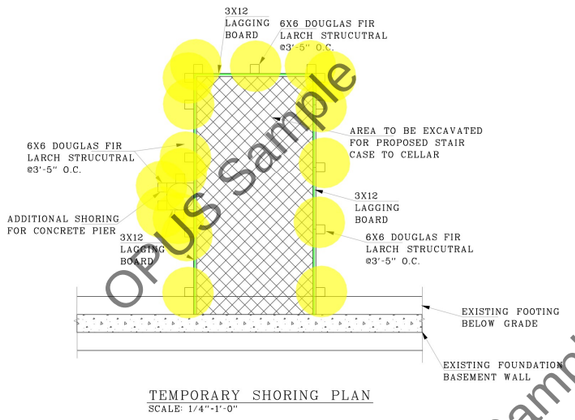
SCALE 2"= 1'-0"




SECTION R3-R3

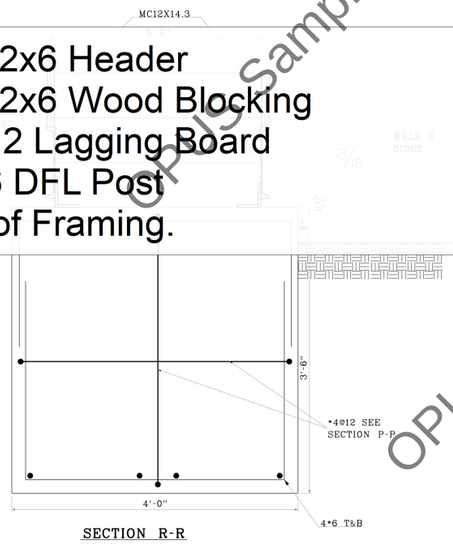
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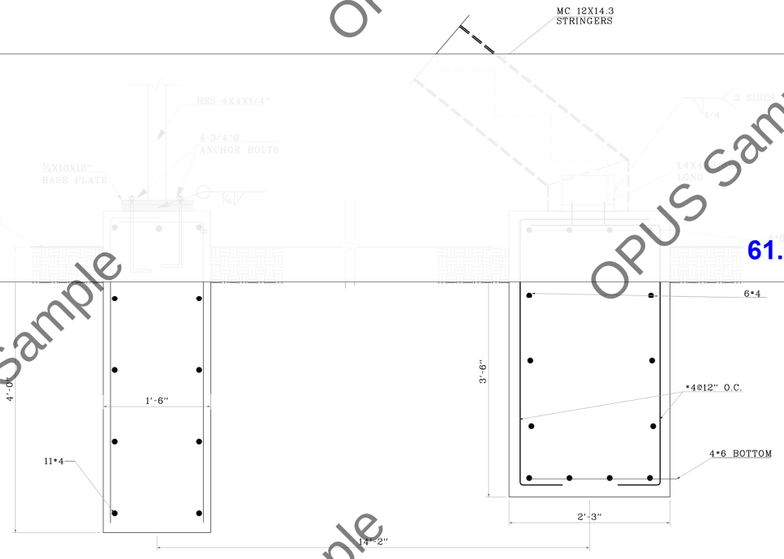

TEMPORARY SHORING PLAN

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




SECTION R-R

SCALE 1 "= 1'-0"




SECTION ST-1

SCALE 1"= 1'-0"

(2) 2x6 Header
(2) 2x6 Wood Blocking
3x12 Lagging Board
6x6 DFL Post
Roof Framing.

4.5 FT
22.0 FT
33.5 FT
17.0 EA
61.9 SQ FT

CHECK AND VERIFY ALL DIMENSIONS, SIZES
FORE COMMENCEMENT OF ANY WORK. ALL
LL BE REPORTED TO THE OFFICE OF THE
TELY.

REVISIONS

DESCRIPTION:

ASSOCIATES ENGINEERING, PC
SULTING ENGINEERS
D ROAD, STATEN ISLAND, NY 10304
8) 351-2068 FAX (718) 442-0782
EMAIL: Mhb@mbaalbaki.com

PROJECT: 517 WEST 142 STREET, MANHATTAN, NY 10031
BLOCK: 2074, LOT: 18
MAP NO.: 6a, DISTRICT: R6A
OWNER:

SECTION & ELEVATION

SEAL:

APPROVED BY: MOHAMMAD BAALBAKI, PE

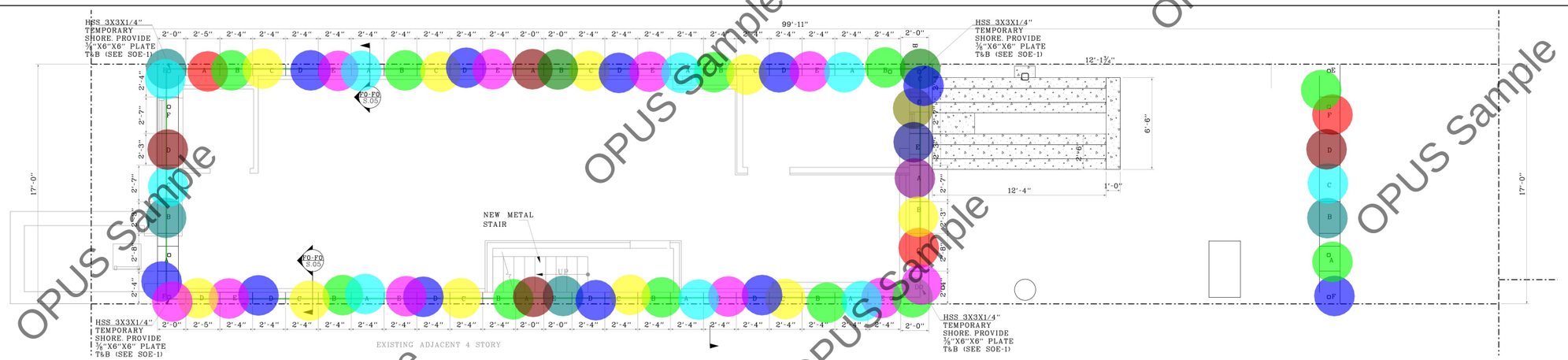
DATE: 09-09-2025
PROJECT NO.:
DRAWING BY: K.B
CHK BY: MB
DWG NO.: S-003.00
PAGE NO.: 5 of 7

DOB-NOW JOB • M01099972-S2

DOB -NOW APPROVAL STAMP

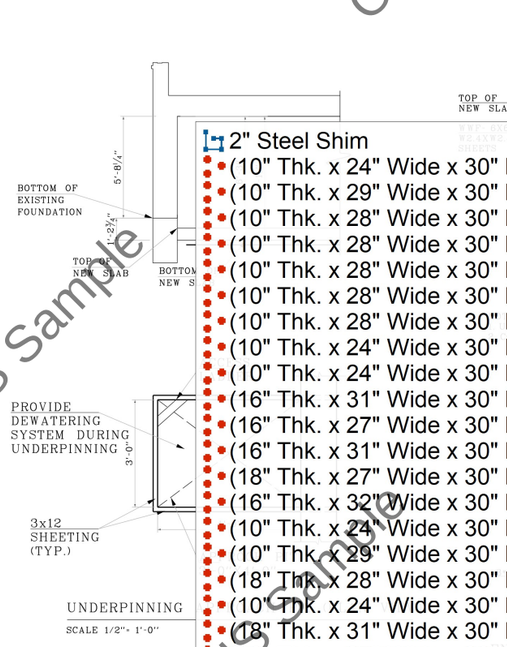
OPUS Sample

WEST (60' WIDE) 142nd STREET



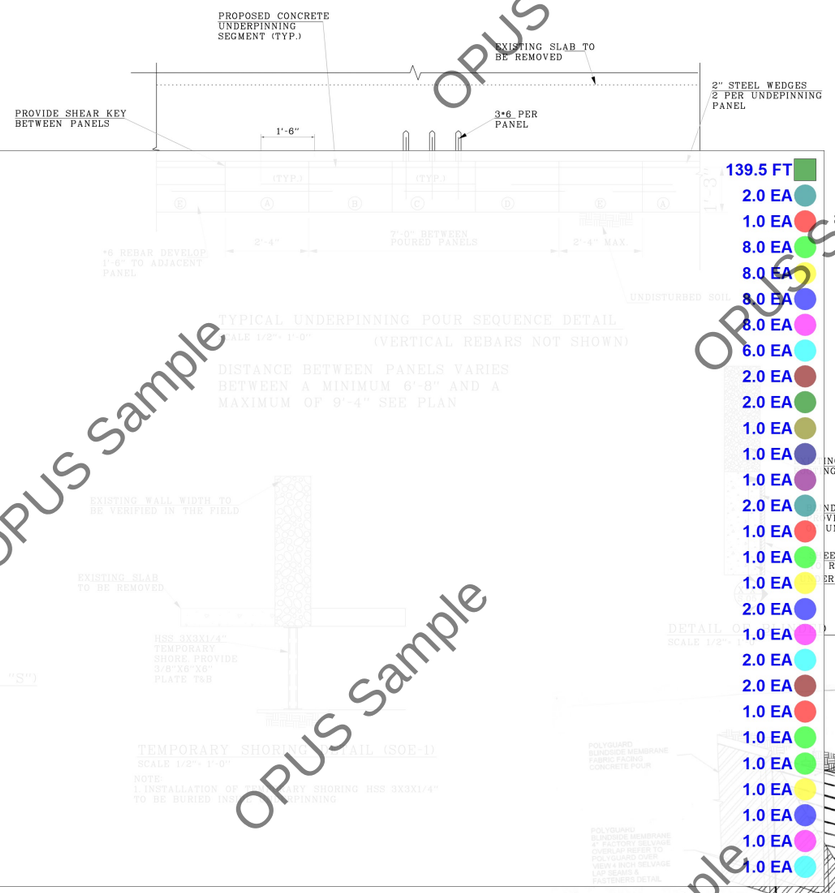

CELLAR PLAN

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




UNDERPINNING

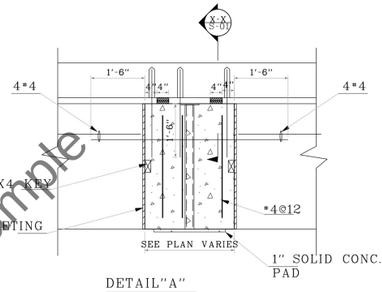
SCALE 1/2"= 1'-0"




- 2" Steel Shim — 139.5 FT
- (10" Thk. x 24" Wide x 30" Deep) Type E Precast Panel — 2.0 EA
- (10" Thk. x 29" Wide x 30" Deep) Type A Precast Panel — 1.0 EA
- (10" Thk. x 28" Wide x 30" Deep) Type B Precast Panel — 8.0 EA
- (10" Thk. x 28" Wide x 30" Deep) Type C Precast Panel — 8.0 EA
- (10" Thk. x 28" Wide x 30" Deep) Type D Precast Panel — 8.0 EA
- (10" Thk. x 28" Wide x 30" Deep) Type E Precast Panel — 8.0 EA
- (10" Thk. x 28" Wide x 30" Deep) Type A Precast Panel — 6.0 EA
- (10" Thk. x 24" Wide x 30" Deep) Type A Precast Panel — 2.0 EA
- (10" Thk. x 24" Wide x 30" Deep) Type B Precast Panel — 2.0 EA
- (16" Thk. x 31" Wide x 30" Deep) Type D Precast Panel — 1.0 EA
- (16" Thk. x 27" Wide x 30" Deep) Type E Precast Panel — 1.0 EA
- (16" Thk. x 31" Wide x 30" Deep) Type A Precast Panel — 1.0 EA
- (18" Thk. x 27" Wide x 30" Deep) Type B Precast Panel — 2.0 EA
- (16" Thk. x 32" Wide x 30" Deep) Type C Precast Panel — 1.0 EA
- (10" Thk. x 24" Wide x 30" Deep) Type D Precast Panel — 1.0 EA
- (10" Thk. x 29" Wide x 30" Deep) Type D Precast Panel — 1.0 EA
- (18" Thk. x 28" Wide x 30" Deep) Type F Precast Panel — 2.0 EA
- (10" Thk. x 24" Wide x 30" Deep) Type F Precast Panel — 1.0 EA
- (18" Thk. x 31" Wide x 30" Deep) Type C Precast Panel — 2.0 EA
- (18" Thk. x 27" Wide x 30" Deep) Type D Precast Panel — 2.0 EA
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- (16" Thk. x 28" Wide x 30" Deep) Type D Precast Panel — 1.0 EA
- (18" Thk. x 28" Wide x 30" Deep) Type E Precast Panel — 1.0 EA

DETAIL "S"

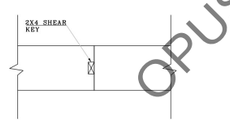
SCALE 2"= 1'-0"




DETAIL"A"

SCALE 1/2"= 1'-0"

NOTE: FOR VERTICAL REINFORCING PROVIDE 3•6 PER PANEL

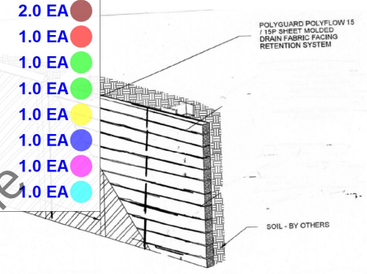



TYPICAL SHEAR KEY SECTION BETWEEN PANELS

NOTE: NDSIDED WATERPROOFING VIDE OVERLAPPING ON EACH UNDERPINNING PANEL

ETING REMAIN ERPINNING

WATERPROOFING




SECTION X-X

Evet Sedrak
APPROVED
Date: 09/27/2025
Job: M01099972-S2

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, SIZES AND CONDITIONS BEFORE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OFFICE OF THE ENGINEER IMMEDIATELY.

REVISIONS

| • | DATE | DESCRIPTION: |
|---|---|---|
| | | |


BAALBAKI & ASSOCIATES ENGINEERING, PC
CONSULTING ENGINEERS
586 RICHMOND ROAD, STATEN ISLAND, NY 10304
TEL: (718) 351-2068 FAX (718) 442-0782
EMAIL: Mhb@mbaalbaki.com


PROJECT: 517 WEST 142 STREET, MANHATTAN, NY 10031
BLOCK: 2074, LOT: 18
MAP NO.: 6a, DISTRICT: R6A
OWNER:

SECTIONS & DETAILS

SEAL:

APPROVED BY: MOHAMMAD BAALBAKI

DATE: 09-09-2025
PROJECT NO.:
DRAWING BY: K.B
CHK BY: MB
DWG NO.: S-005.00
PAGE NO.: 7 of 7

DOB-NOW JOB • M01099972-S2

DOB -NOW APPROVAL STAMP


OPUS Sample