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office@sageandcoombe.com
www.sageandcoombe.com

PHASE	DATE	REV No.	OWNER APPROVAL

111-113 EAST 73RD ST

ISSUED FOR
LANDMARKS APPROVAL

MEP ENGINEER:
KOHLER RONAN
1310 Broadway
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STRUCTURAL ENGINEER:
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CODE CONSULTANT:
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OWNER'S REPRESENTATION
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New York, NY 10022
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The Buckley School
Walsh Building

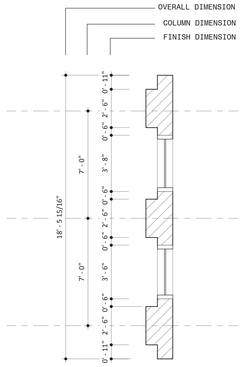
113 EAST 73RD STREET
NEW YORK, NY 10021

© SCAN

REGISTERED ARCHITECT
JENNIFER C. SAGE
022333
STATE OF NEW YORK

DRAWING NAME		
COVER		
DATE: 2014.07.03	DRAWN BY: MB	CHECKED BY: JS
PROJECT No.: 1208	DRAWING No.: A-000	
SCALE: NTS		

DIMENSIONING SYSTEM



KEY AND SYMBOL LEGEND

SECTION KEY — 1 / A101

ELEVATION KEY — A101

DETAIL KEY — 1 / A101

ELEVATION MARK — Name / Elevation

CENTER LINE

WINDOW TAG — 1i

DOOR TAG — 101

LINE ABOVE OR BEYOND

MATERIAL LEGEND

- ALUMINUM
- BATT INSULATION
- BRICK
- CMU
- CONCRETE
- SOIL
- FINISH/MILLED WOOD
- FIRESTOPPING
- GRAVEL
- GYPSUM BOARD
- MORTAR
- RIGID INSULATION
- STEEL
- WOOD BLOCKING

PROPERTY DESCRIPTION (CURRENT):

111 EAST 73RD STREET
225' WEST OF BLOCK CORNER AT 73RD STREET AND LEXINGTON AVENUE

BLOCK:	1408
LOT:	107
BIN#:	1043067

113 EAST 73RD STREET
200' WEST OF BLOCK CORNER AT 73RD STREET AND LEXINGTON AVENUE

BLOCK:	1408
LOT:	8 (IN PART)
BIN#:	1086876

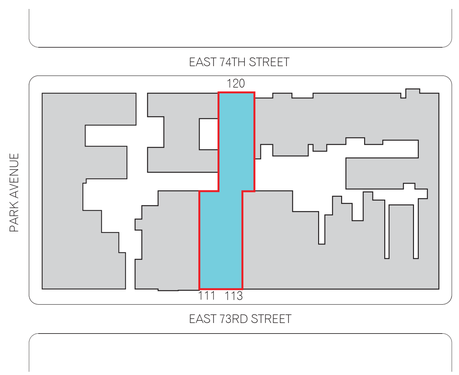
120 EAST 74TH STREET
187' 6" WEST OF BLOCK CORNER AT 74TH STREET AND LEXINGTON AVENUE

BLOCK:	1408
LOT:	8 (IN PART)
BIN#:	1043029

ZONING:

BSA VARIANCE: #907-86BZ

ZONING MAP:	8C
ZONING DISTRICT:	R8B/LH-1A
ZONING USE GROUP:	3
HEIGHT:	95'-5", 8 STORIES
LOT AREA:	8429 SQ FT
MAX ALLOWABLE FAR:	5.1 (42987 SQ FT)
EXISTING FAR:	4.45 (37571 SQ FT)
MAX ALLOWABLE LOT COVERAGE:	70% (5900 SQ FT)
EXISTING LOT COVERAGE:	83.9% (7074 SQ FT) BSA VARIANCE: #907-86BZ
CONSTRUCTION CLASS:	IB
OCCUPANCY:	EDUCATIONAL - GROUP G
WORK UNDER:	1968 CODE



PLOT PLAN - 1/64"=1'

PROPERTY DESCRIPTION (COMBINED):

111 - 113 EAST 73RD STREET
200' WEST OF BLOCK CORNER AT 73RD STREET AND LEXINGTON AVENUE

BLOCK:	1408
LOT:	8 (IN PART)
BIN#:	1086876

120 EAST 74TH STREET
187' 6" WEST OF BLOCK CORNER AT 74TH STREET AND LEXINGTON AVENUE

BLOCK:	1408
LOT:	8 (IN PART)
BIN#:	1043029

ZONING:

BSA VARIANCE: #907-86BZ

ZONING MAP:	8C
ZONING DISTRICT:	R8B/LH-1A
ZONING USE GROUP:	3
HEIGHT:	95'-5", 8 STORIES
LOT AREA:	8429 SQ FT
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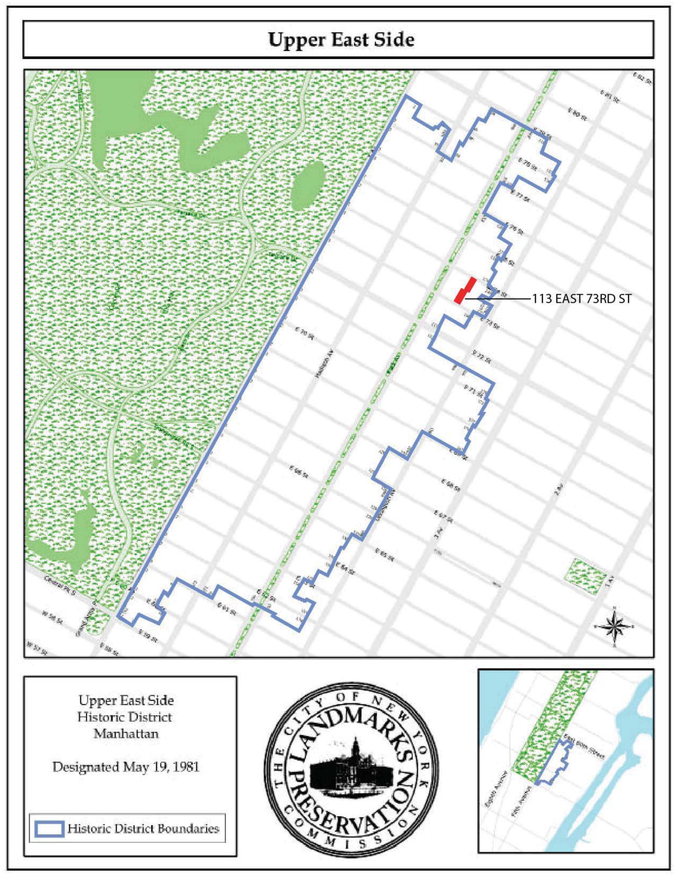
EXISTING FAR:	4.45 (37571 SQ FT)
MAX ALLOWABLE LOT COVERAGE:	70% (5900 SQ FT)
EXISTING LOT COVERAGE:	83.9% (7074 SQ FT) BSA VARIANCE: #907-86BZ
CONSTRUCTION CLASS:	IB
OCCUPANCY:	EDUCATIONAL - GROUP G
WORK UNDER:	1968 CODE

SATELLITE VIEW

ARCHITECTURAL DRAWING LIST

NO.	DESCRIPTION	SCALE
A-000	COVER	NTS
A-001	DRAWING LIST, LEGENDS, AND ZONING CALCULATIONS	NTS
A-002	DESIGNATION REPORT AND TAX PHOTOS	NTS
A-003	BLOCK ELEVATIONS	NTS
A-004	111-113 EAST 73RD ST - STREET ELEVATION - EXISTING	1/4" = 1'
A-005	111-113 EAST 73RD ST - STREET ELEVATION - ORIGINAL PROPOSAL	1/4" = 1'
A-006	111-113 EAST 73RD ST - STREET ELEVATION - CURRENT PROPOSAL	NTS
A-007	111-113 EAST 73RD ST - ENLARGED ELEVATION, SECTION & DETAILS - CURRENT PROPOSAL	NTS
		NTS

NOTE:
THIS APPLICATION ADDRESSES ONLY THE REPLACEMENT OF THE 113 EAST 73RD STREET STREET FACADE. ANY ADDITIONAL WORK ASSOCIATED WITH THE BUILDING FACADES WILL BE SUBMITTED IN A SUBSEQUENT APPLICATION. NO ALTERATION OF EXISTING OPENINGS IS PROPOSED EXCEPT AS SPECIFICALLY NOTED IN COURTYARDS.



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PHASE	DATE	REV No.	OWNER APPROVAL

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Walsh Building

113 EAST 73RD STREET
NEW YORK, NY 10021

B SCAN

REGISTERED ARCHITECT
JENNIFER C. SAGE
022333
STATE OF NEW YORK

DRAWING NAME	DRAWING LIST, LEGENDS AND ZONING CALCULATIONS	
DATE 2014.08.28	DRAWN BY MB	CHECKED BY JS
PROJECT No. 1208	DRAWING No. A-001	
SCALE NTS		

111

111 EAST 73 - DESIGNATION PHOTO

111

111 EAST 73 - 1940 TAX PHOTO

111

111 EAST 73 - CURRENT PHOTO

113

113 EAST 73 - DESIGNATION PHOTO

113

113 EAST 73 - 1940 TAX PHOTO

113

113 EAST 73 - CURRENT PHOTO

LANDMARKS PRESERVATION COMMISSION DESIGNATION REPORT PHOTOGRAPHS

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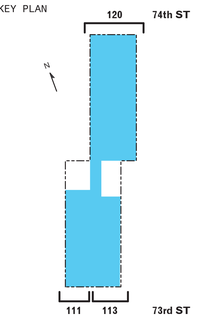
PHASE	DATE	REV No.	OWNER APPROVAL

KEY PLAN



111-113 EAST 73RD ST

ISSUED FOR
LANDMARKS APPROVAL

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NEW YORK, NY 10021

B SCAN

REGISTERED ARCHITECT
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STATE OF NEW YORK

DRAWING NAME		
DESIGNATION REPORT & TAX PHOTOS		
DATE: 2014.07.03	DRAWN BY: MB	CHECKED BY: JS
PROJECT No.: 1208	DRAWING No.: A-002	
SCALE: NTS		

BLOCK ELEVATION - EAST 73 STREET SOUTH

BLOCK ELEVATION - EAST 73 STREET NORTH

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PHASE	DATE	REV No.	OWNER APPROVAL

111-113 EAST 73RD ST

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NEW YORK, NY 10021

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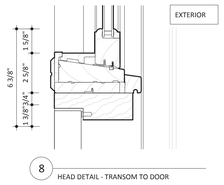
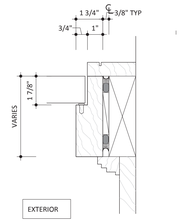
REGISTERED ARCHITECT
JENNIFER C. SAGE
022333
STATE OF NEW YORK

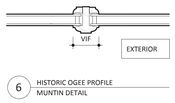
DRAWING NAME		
BLOCK ELEVATIONS		
DATE: 2014.08.28	DRAWN BY: MB	CHECKED BY: JS
PROJECT No.: 1208	DRAWING No.: A-003	
SCALE: NTS		



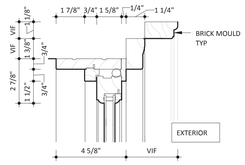
8 HEAD DETAIL - TRANSOM TO DOOR



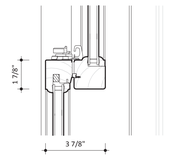
7 JAMB DETAIL - DOOR



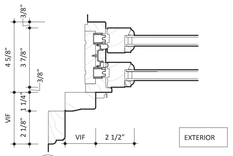
6 HISTORIC OGEE PROFILE
MUNTIN DETAIL



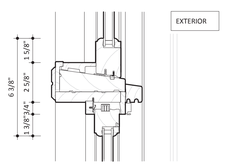
5 HISTORIC OGEE PROFILE
HEAD DETAIL - TRANSOM



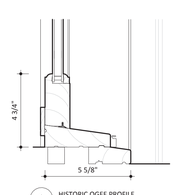
4 HISTORIC OGEE PROFILE
SECTION DETAIL - CHECK RAIL



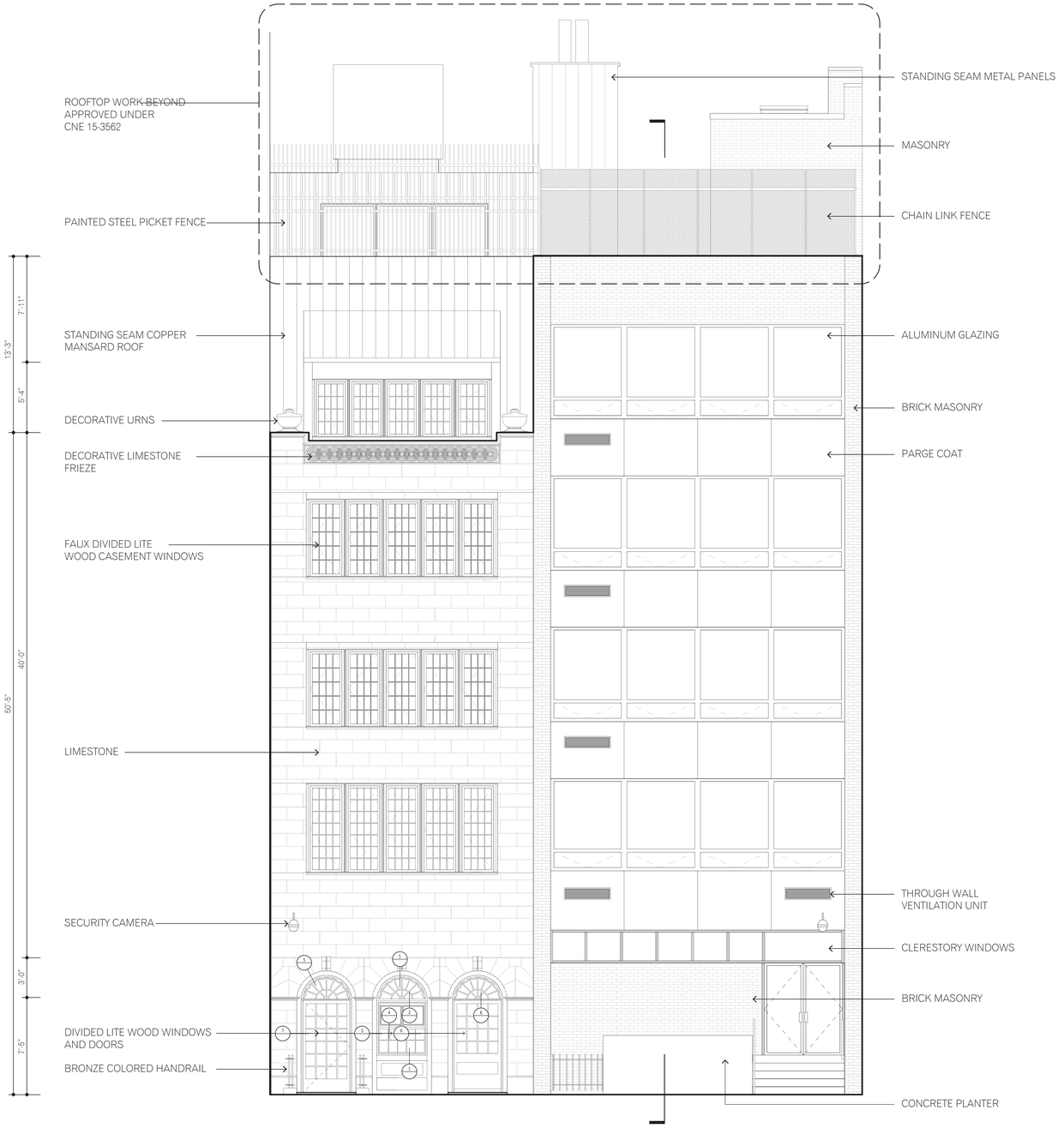
3 HISTORIC OGEE PROFILE
JAMB DETAIL - DOUBLE HUNG



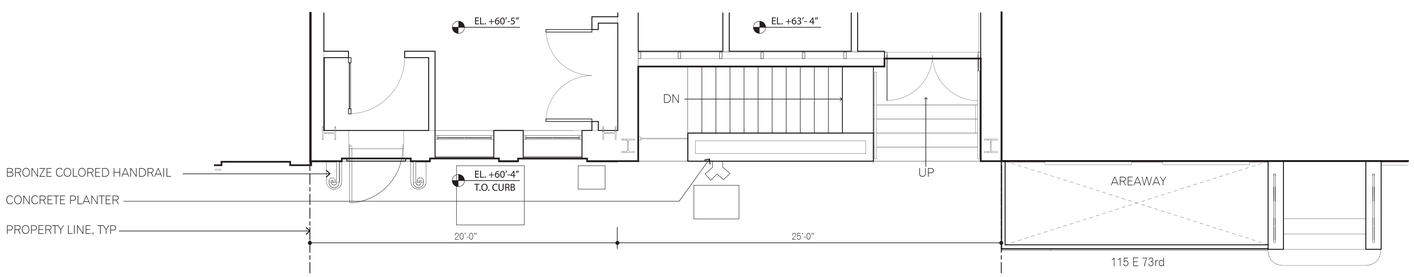
2 HISTORIC OGEE PROFILE
MULLION DETAIL - TRANSOM TO DOUBLE HUNG



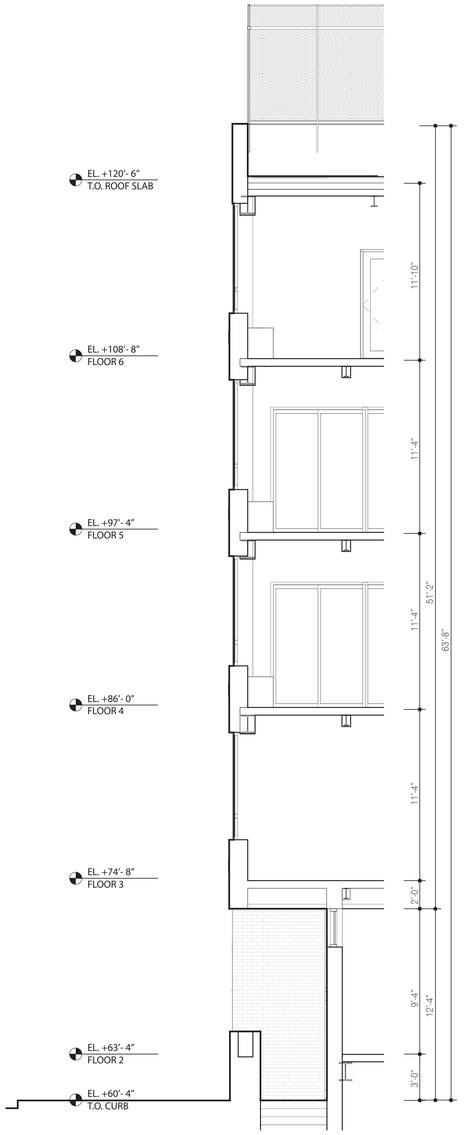
1 HISTORIC OGEE PROFILE
SILL DETAIL - DOUBLE HUNG



111-113 EAST 73RD ST - STREET ELEVATION - EXISTING



111-113 EAST 73RD ST - STREET ELEVATION - EXISTING



FACADE PROFILE - EXISTING

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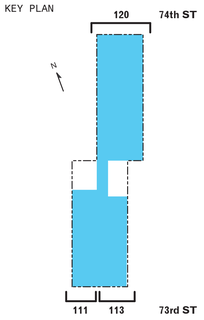
PHASE	DATE	REV No.	OWNER APPROVAL

KEY PLAN



111-113 EAST 73RD ST

ISSUED FOR
LANDMARKS APPROVAL

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Walsh Building

113 EAST 73RD STREET
NEW YORK, NY 10021

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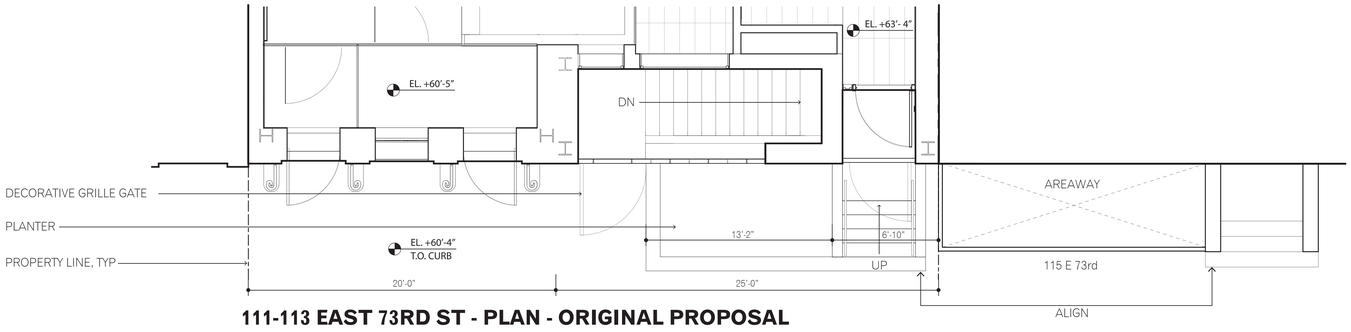
DRAWING NAME	111-113 EAST 73RD STREET STREET ELEVATION EXISTING	
DATE 2014.08.28	DRAWN BY WB	CHECKED BY JS
PROJECT No. 1208	DRAWING No.	A-004
SCALE 1/4"=1'-0"		

111-113 EAST 73RD ST - STREET ELEVATION - ORIGINAL PROPOSAL

FACADE PROFILE - ORIGINAL PROPOSAL



111-113 EAST 73RD ST - PLAN - ORIGINAL PROPOSAL

ORIGINAL PROPOSAL

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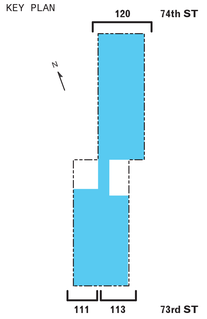
PHASE	DATE	REV No.	OWNER APPROVAL

KEY PLAN



111-113 EAST 73RD ST

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NEW YORK, NY 10021

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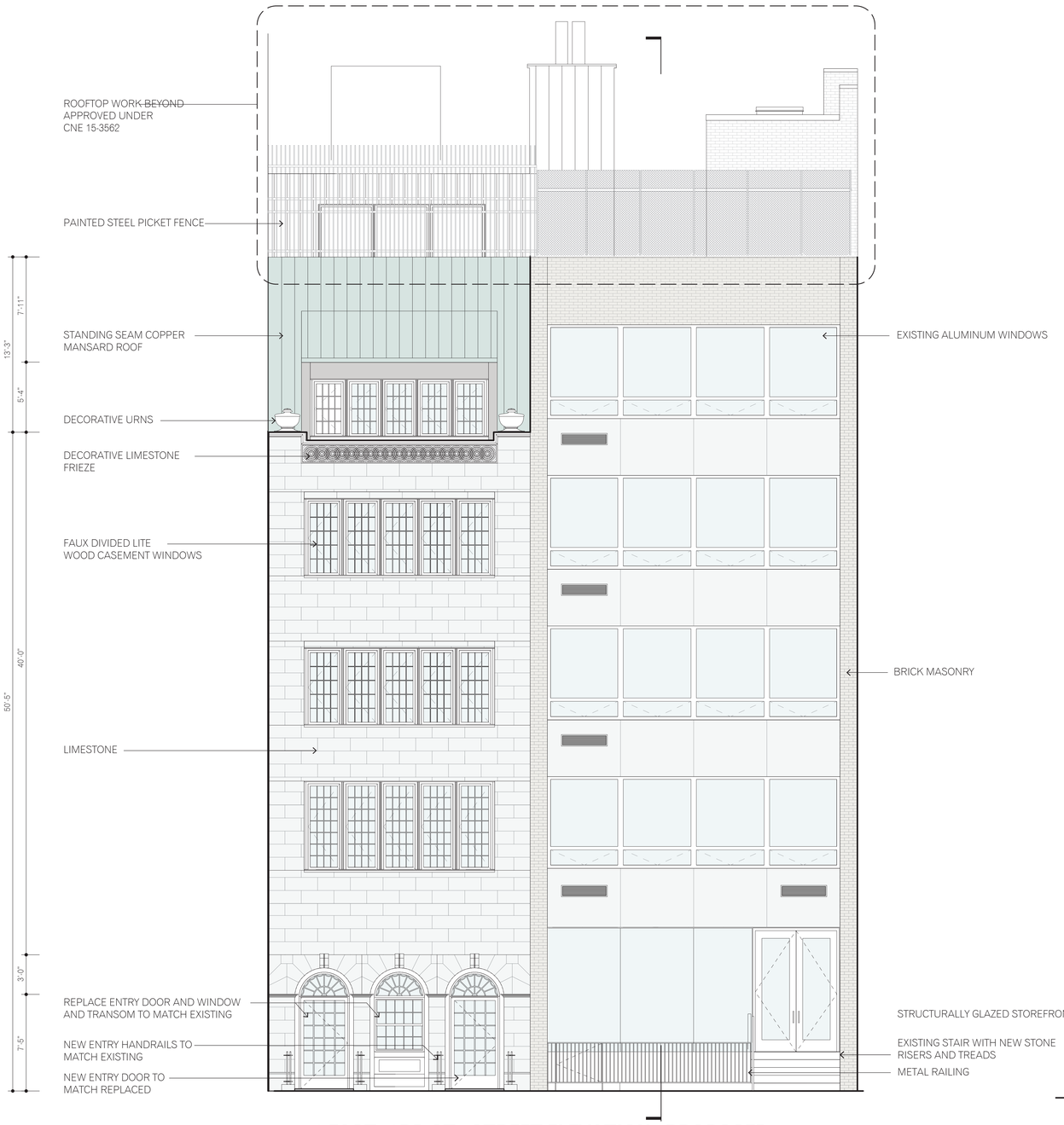
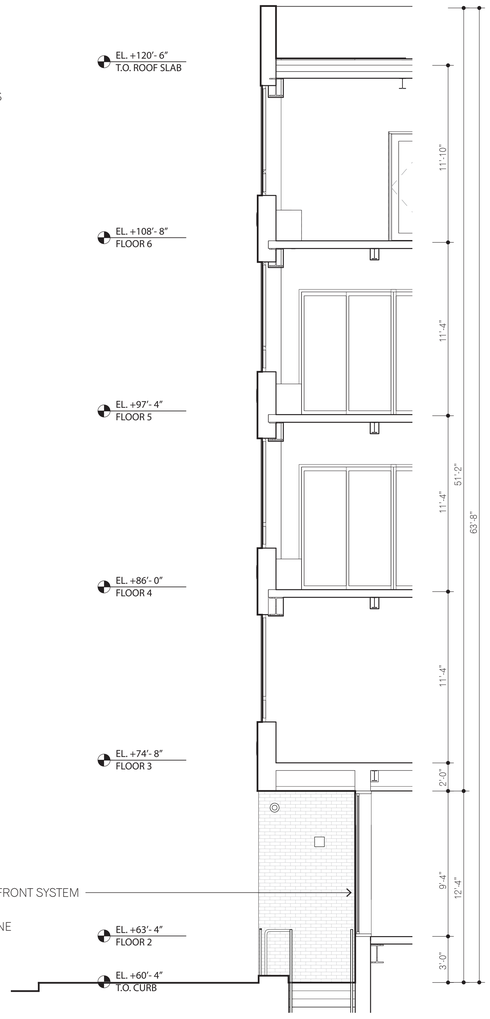
REGISTERED ARCHITECT JENNIFER C. SAGE 022333 STATE OF NEW YORK

DRAWING NAME		
111-113 EAST 73RD STREET STREET ELEVATION PROPOSED		
DATE: 2014.07.03	DRAWN BY: MB	CHECKED BY: JS
PROJECT No.: 1208	DRAWING No.: A-005	
SCALE: 1/4"=1'-0"		

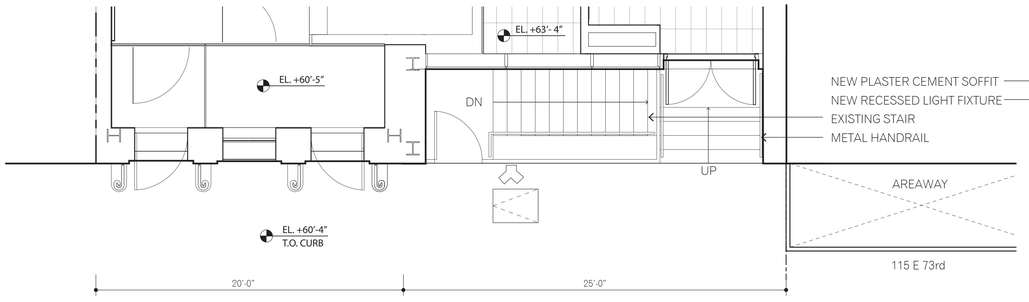


111-113 EAST 73RD ST - STREET ELEVATION - PROPOSED

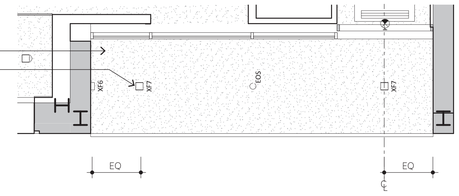


FACADE PROFILE - PROPOSED

CURRENT PROPOSAL



111-113 EAST 73RD ST - PLAN - PROPOSED



AREAWAY REFLECTED CEILING PLAN - PROPOSED

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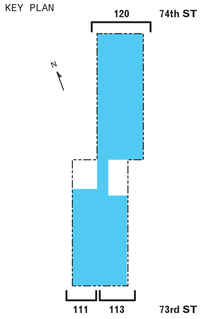
PHASE	DATE	REV No.	OWNER APPROVAL

KEY PLAN



111-113 EAST 73RD ST

ISSUED FOR LANDMARKS APPROVAL

MEP ENGINEER:
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1370 Broadway
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STRUCTURAL ENGINEER:
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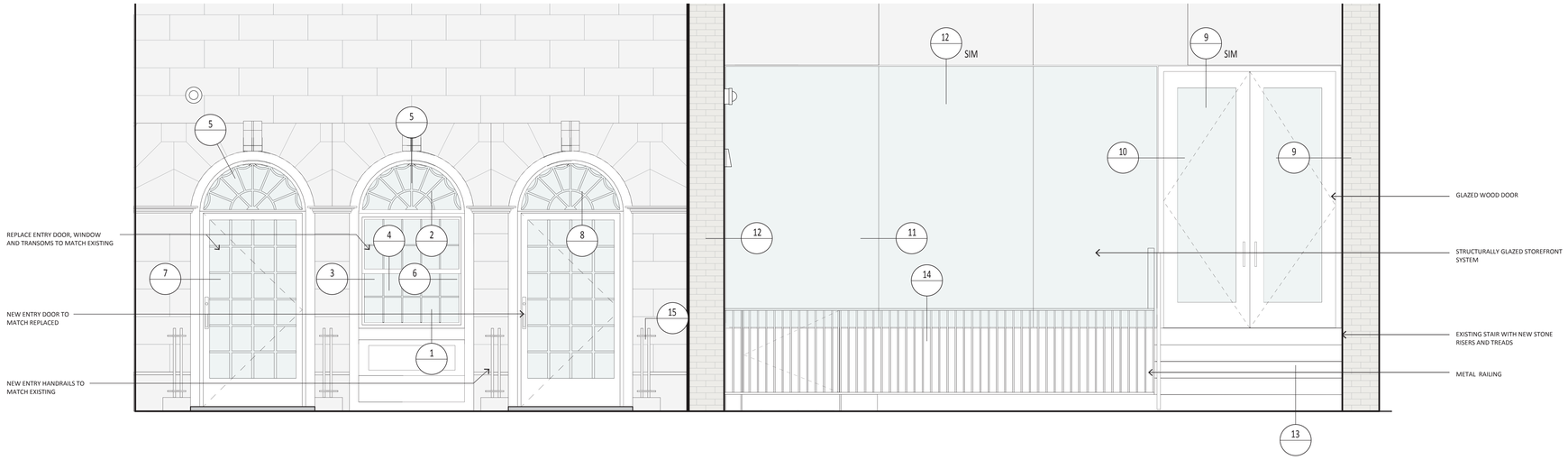
The Buckley School
Walsh Building

113 EAST 73RD STREET
NEW YORK, NY 10021

© SCAN

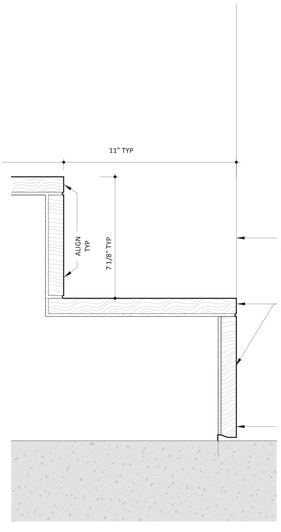
REGISTERED ARCHITECT JENNIFER C. SAGE 022333 STATE OF NEW YORK

DRAWING NAME	111-113 EAST 73RD STREET STREET ELEVATION PROPOSED	
DATE: 2015.10.20	DRAWN BY: SB	CHECKED BY: JS
PROJECT No.: 1208	DRAWING No.: A-006	
SCALE: 1/4"=1'-0"		

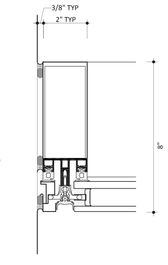


111-113 EAST 73RD ST - STREET ELEVATION - PROPOSED

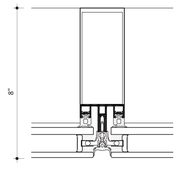
SCALE: 1/2" = 1'-0"



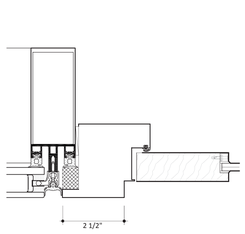
13 SECTION DETAIL - STAIR



12 JAMB/HEAD DETAIL - MULLION

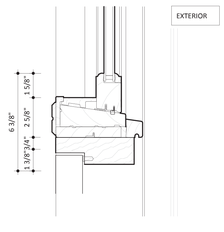


11 SECTION DETAIL - MULLION

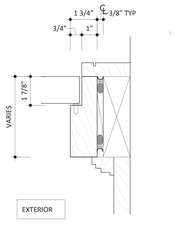


10 JAMB DETAIL - DOOR AT STOREFRONT SYSTEM

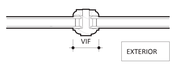
9 JAMB/HEAD DETAIL - DOOR



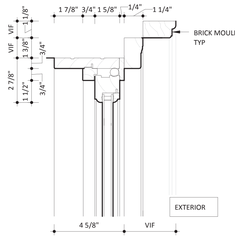
8 HEAD DETAIL - TRANSOM TO DOOR



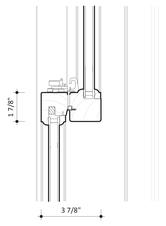
7 JAMB DETAIL - DOOR



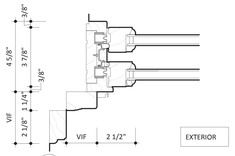
6 HISTORIC OGEE PROFILE MUNTIN DETAIL



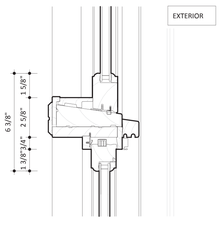
5 HISTORIC OGEE PROFILE HEAD DETAIL - TRANSOM



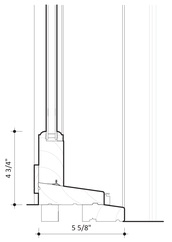
4 HISTORIC OGEE PROFILE SECTION DETAIL - CHECK RAIL



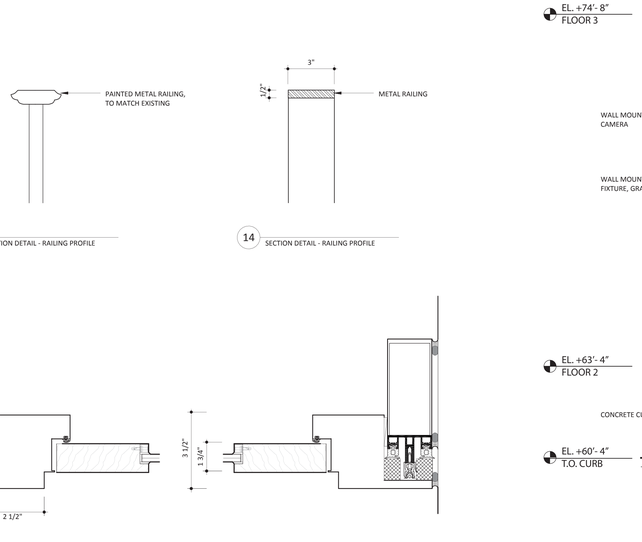
3 HISTORIC OGEE PROFILE JAMB DETAIL - DOUBLE HUNG



2 HISTORIC OGEE PROFILE MULLION DETAIL - TRANSOM TO DOUBLE HUNG



1 HISTORIC OGEE PROFILE SILL DETAIL - DOUBLE HUNG



AREAWAY PROFILE - PROPOSED

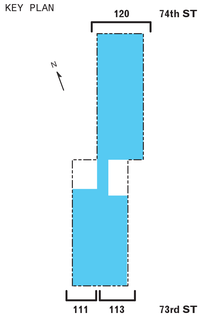
SCALE: 1/2" = 1'-0"

sageand**coombe**architects

12-16 Vestry Street 5th Floor
New York NY 10013
tel 212.226.9600 / fax 212.226.8456
office@sageandcoombe.com
www.sageandcoombe.com

PHASE	DATE	REV No.	OWNER APPROVAL

KEY PLAN



111-113 EAST 73RD ST

ISSUED FOR
LANDMARKS APPROVAL

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NEW YORK, NY 10021

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REGISTERED ARCHITECT
JENNIFER C. SAGE
022339
STATE OF NEW YORK

DRAWING NAME	111-113 EAST 73RD STREET STREET ENLARGED ELEVATION, SECTION AND DETAILS - PROPOSED	
DATE 2015.10.20	DRAWN BY SB	CHECKED BY JS
PROJECT No. 1208	DRAWING No.	A-007
SCALE 3"=1'-0" OR AS NOTED		