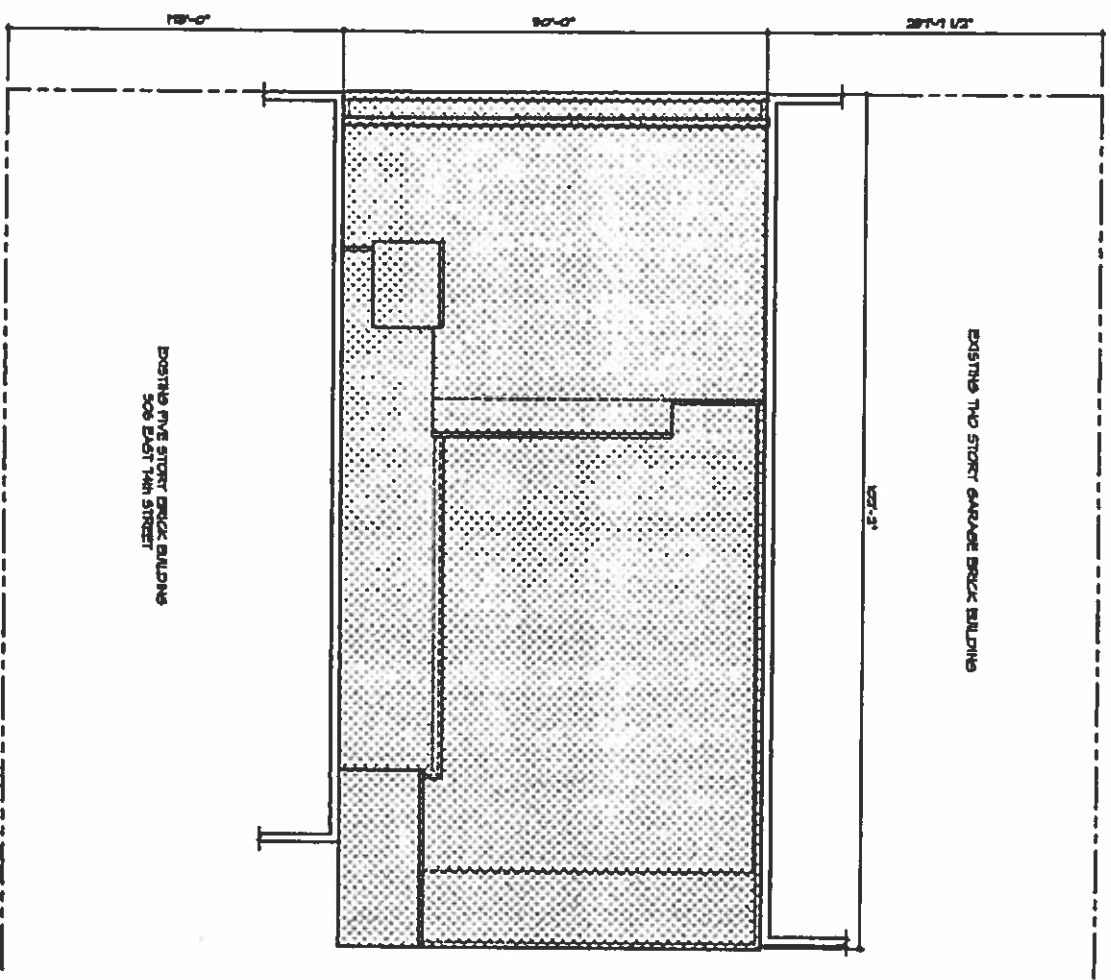


FRANKLIN D. ROOSEVELT DR.

508-510 EAST 74TH STREET

YORK AVE.



1 SITE PLAN
SCALE: NTS

APR 20 10 09 AM '09
CAL. 100

66 96 BZ

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

BLOCK-#1485 LOT-#45

SITE ANALYSIS - PROPOSED	
ZONING DISTRICT	M-4
TOTAL LOT AREA	5,100 654'
F.A.R. SUBJECT USE GROUP 5 OCCUPANCY	6.5
MAXIMUM ALLOWABLE FLOOR AREA	5,100 X 0.5 = 2,550
EXISTING FLOOR AREA	12,200 654'
NEW FLOOR AREA	1,442 654'
PROPOSED TOTAL FLOOR AREA	14,442 654'

PROPOSED 3rd FLOOR AREA BY FLOOR

FIRST FLOOR	3,100	654'
SECOND FLOOR	3,125	654'
THIRD FLOOR	3,100	654'
ROOF	000	654'
	14,425	654'



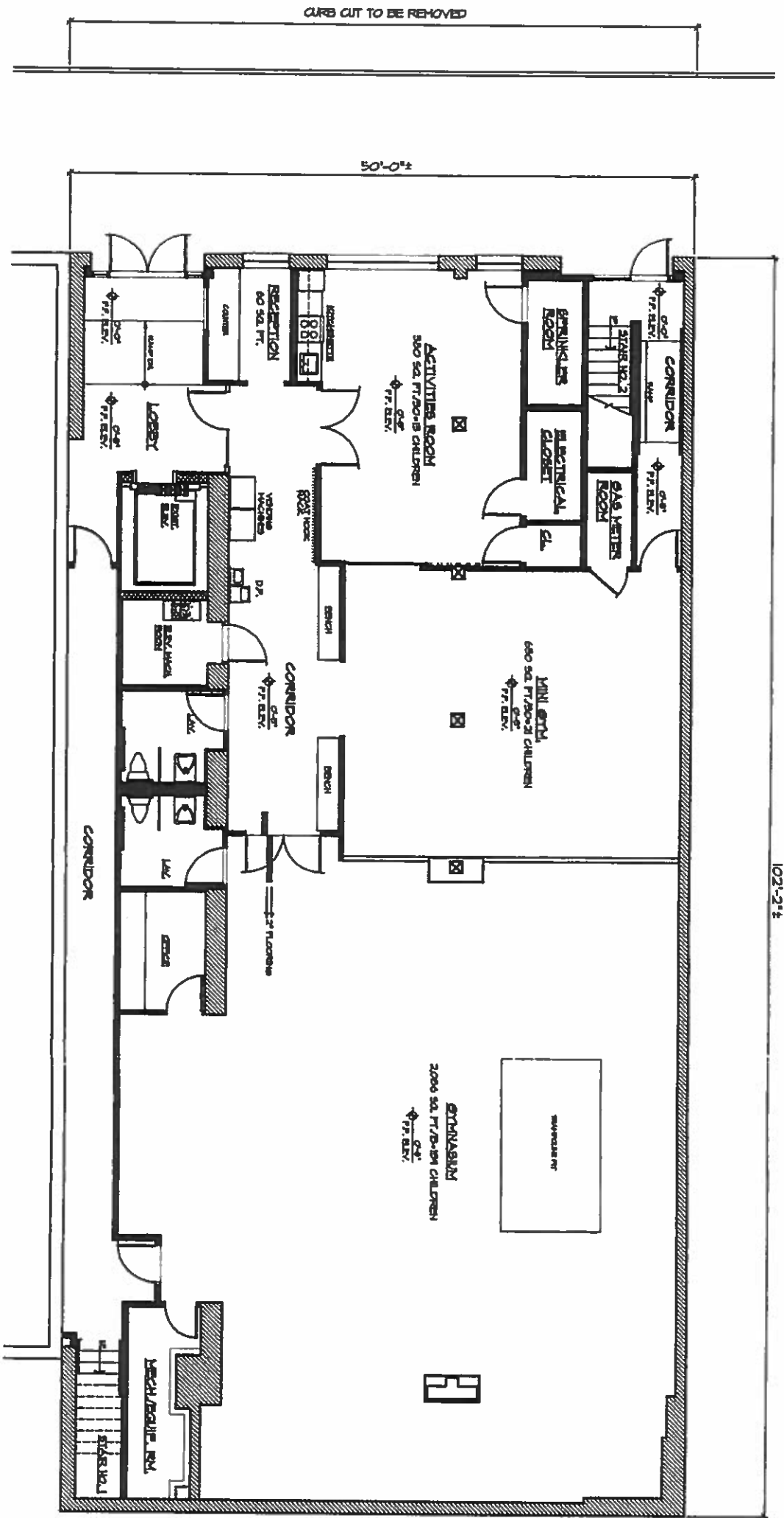
EPIPHANY
COMMUNITY NURSERY SCHOOL
508-510 E. 74th. STREET New York City

ARCHITECT
A.L. BERGER ARCHITECTURE P.C.
1447 Hudson Street
New York, NY 10014
Tel: (212) 348-4411
Fax: (212) 348-9044

STRUCTURAL ENGINEER
FRANKLIN & OPPENHEIM, LLP
130 West 42nd Street, 20th Floor
New York, NY 10018
Tel: (212) 213-1000
Fax: (212) 213-0012

MECHANICAL ENGINEER
EM ENGINEERING
20 Dogwood Circle
Bellerose, NY 11704
Tel: (516) 541-1134
Fax: (516) 541-8042





1 FIRST FLOOR PLAN
SCALE: NTS

102'-2"

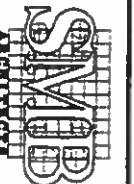
50'-0"

CURB CUT TO BE REMOVED

CAL. NO.

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

NOTE:
INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.
REVISED-JULY 23/1986



EPIPHANY
COMMUNITY NURSERY SCHOOL

608-510 E. 74th. STREET New York City

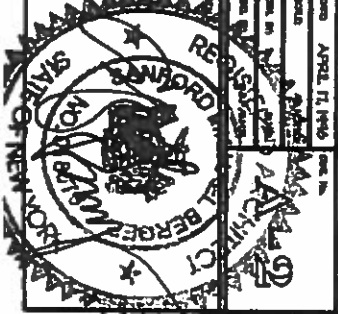
ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset, New York 11550
Tel: (516) 365-4411
Fax: (516) 365-9884

STRUCTURAL ENGINEERS
FERDINAND & O'CONNOR, LLP
330 West 42nd Street, 20th Floor
New York, New York 10036
Tel: (212) 239-0077
Fax: (212) 239-0052

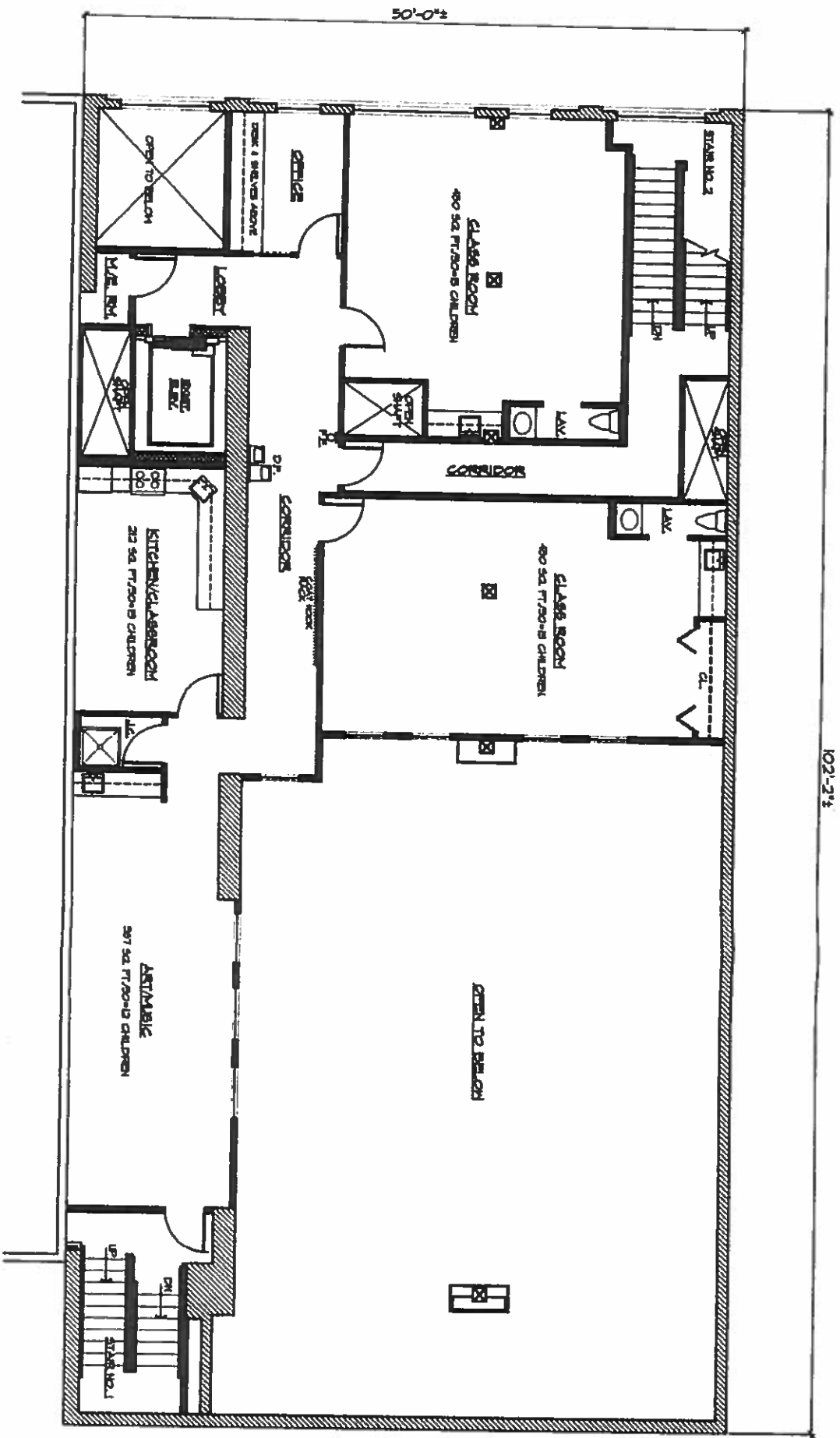
MECHANICAL ENGINEER
H.R. ENGINEERING
20 Dogwood Circle
Briarcliff, New Jersey 07747
Tel: (201) 565-1334
Fax: (201) 565-8342



PROPOSED
FIRST FLOOR PLAN



66-96-Bz



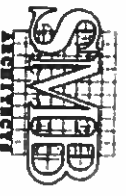
① SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

APPROVED
FOR 25 10 09 AM '05
CAL. P.A.

66 96 BZ

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

NOTE:
INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVIRONMENT OF THE BUILDING WILL NOT CHANGE.



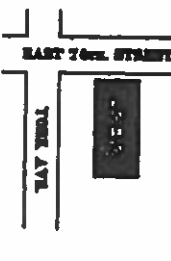
EPIPHANY
COMMUNITY NURSERY SCHOOL
508-510 E. 74th. STREET New York City

ARCHITECT
S.W. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset, New York 11030
Tel: (910) 343-4111
Fax: (910) 343-1004

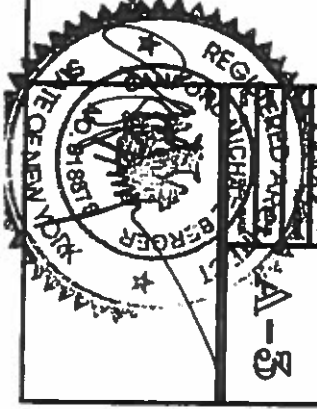
STRUCTURAL ENGINEER
FREEDMAN & OPPENHEIM, LLP
130 West 42nd Street, Room 2501
New York, New York 10018
Tel: (212) 239-0027
Fax: (212) 239-0021

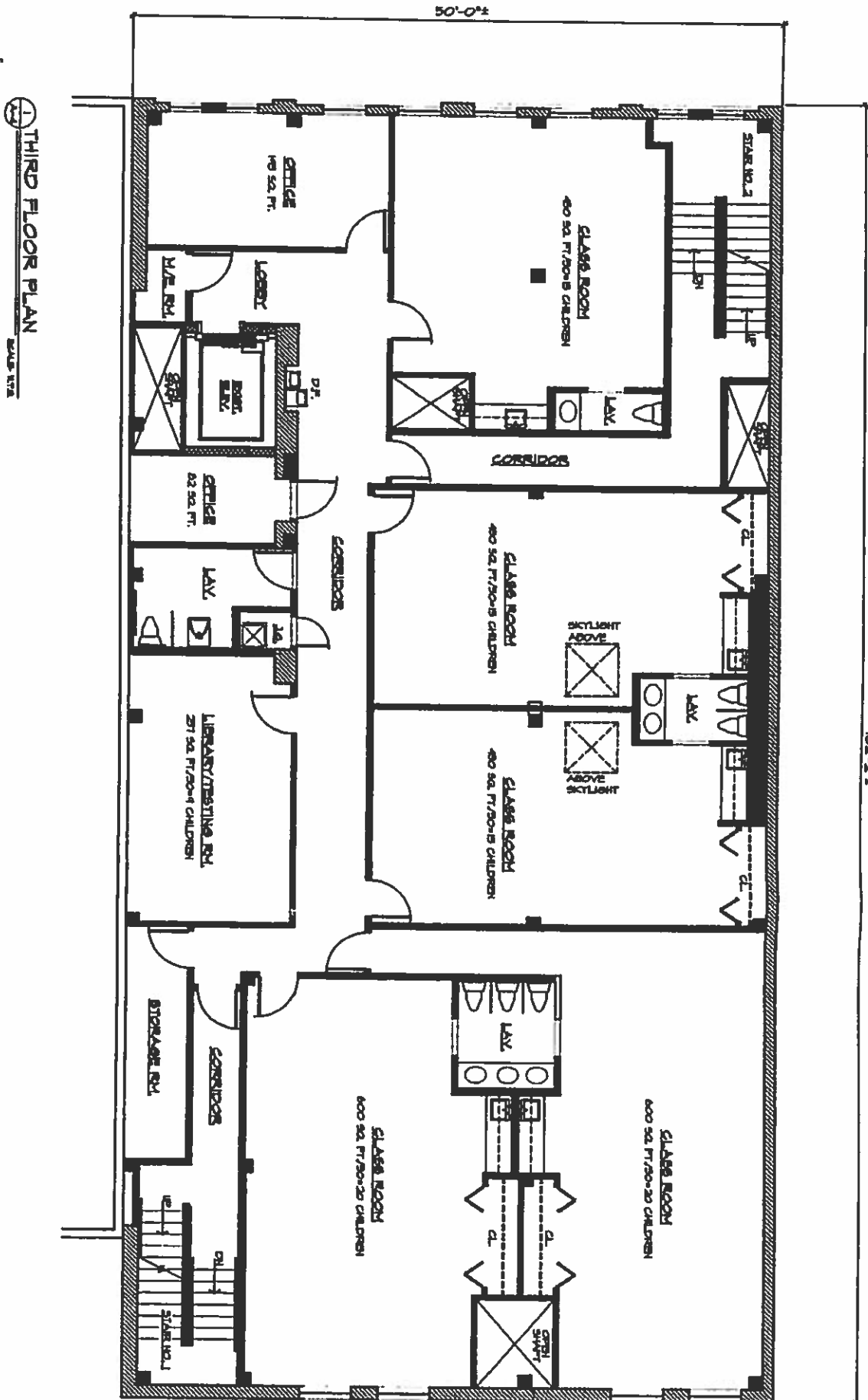
MECHANICAL ENGINEER
IME ENGINEERING
20 Dogwood Circle
Muhlenberg, New Jersey 07747
Tel: (908) 581-5516
Fax: (908) 581-8843

SITE PLAN
FRANKLIN B. BARKWELL INC.



TITLE
PROPOSED SECOND FLOOR PLAN





① THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

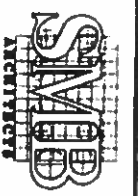
102'-2 1/2"

66 96 BZ

APPROVED
 PLAN
 APR 23 10 09 AM '95
 CALL 156

APPROVED PLANS
 OF BUILDINGS AND APPEALS

NOTE:
 INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.



EPIPHANY
 COMMUNITY NURSERY SCHOOL
 608-610 E. 74th. STREET New York City

ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
 1447 Broadway, New York, NY 10018
 Tel: (212) 342-4411
 Fax: (212) 342-9844

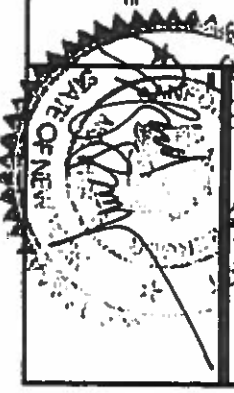
STRUCTURAL ENGINEER
FRANKLIN & O'CONNOR, LLP
 250 West 42nd Street, Suite 2801
 New York, NY 10018
 Tel: (212) 224-9882
 Fax: (212) 224-9882

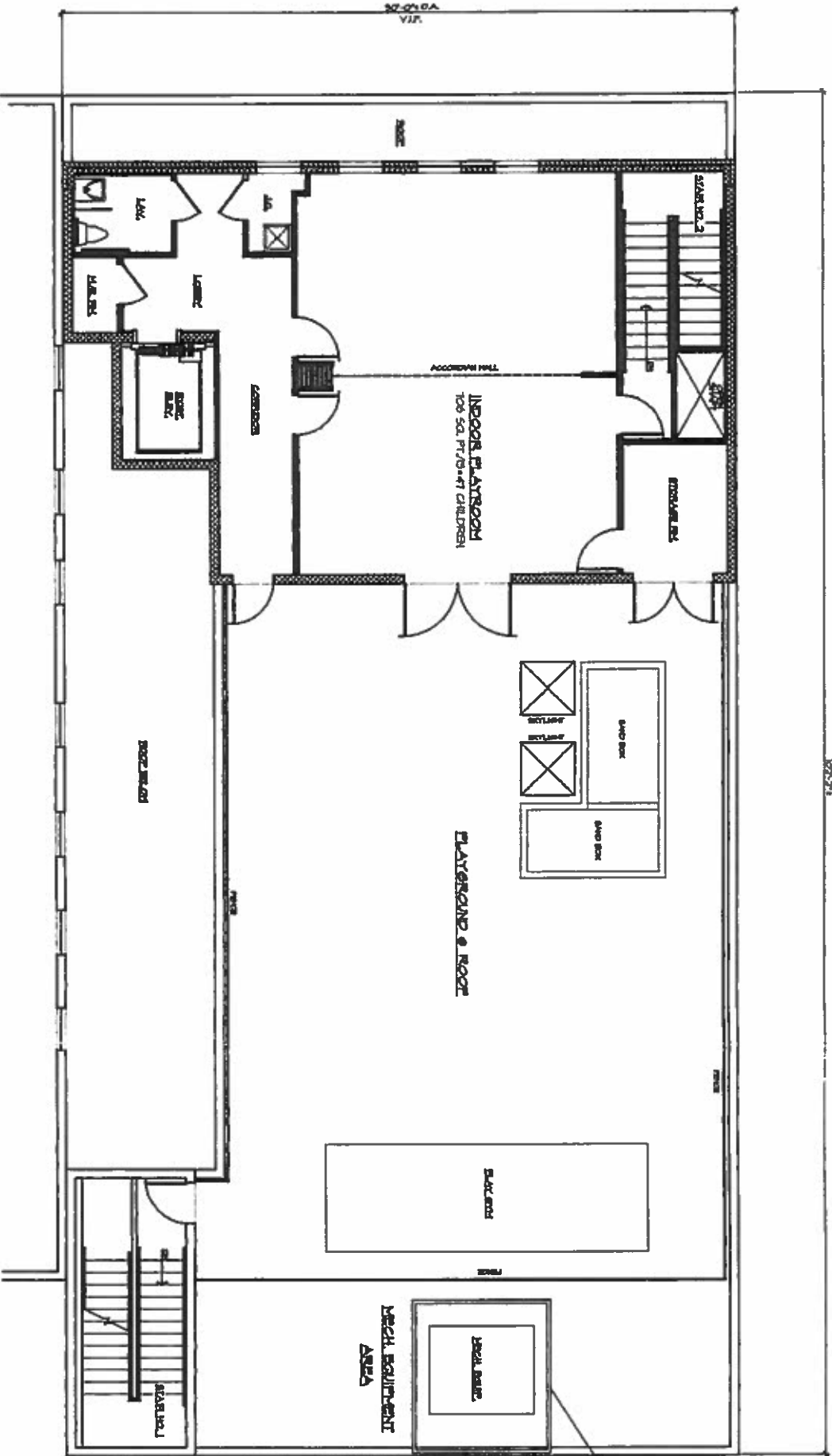
MECHANICAL ENGINEER
EM ENGINEERING
 20 Baywood Circle
 Bayside, New Jersey 07747
 Tel: (908) 543-6346
 Fax: (908) 543-6343



PROPOSED
 THIRD FLOOR PLAN

APR 23 10 09 AM '95
 A-4



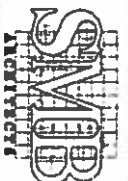


1 PENTHOUSE/ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE NO.
7 23 11 '61

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

NOTE:
INTERIOR CONDITIONS ARE SUBJECT TO CHANGE BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.
REVISED - JULY 23, 1966



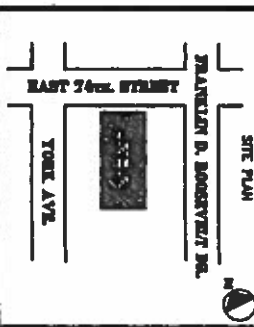
EPIPHANY
COMMUNITY NURSERY SCHOOL

508-510 E. 74th. STREET New York City

ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset Neck, N.Y. 11030
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FROKMAN & OPPENHEIMER, LLP
330 West 42nd Street 5th Fl.
New York, New York 10036
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Fax (212) 238-0032

MECHANICAL ENGINEER
BBB ENGINEERING
20 Davenport Circle
Madison, New Jersey 07747
Tel. (908) 583-8338
Fax (908) 583-8342

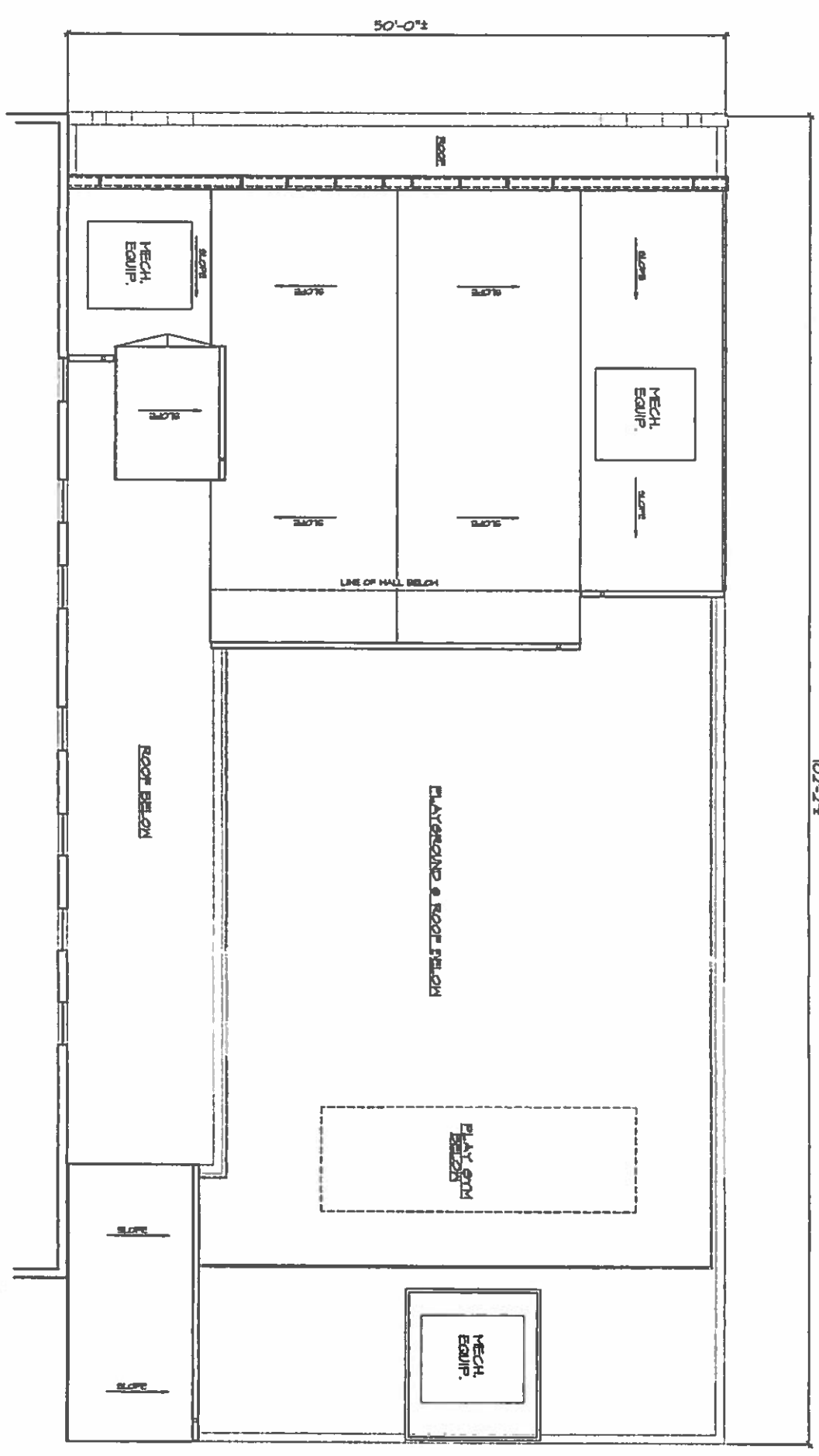


TITLE
PROPOSED
PENTHOUSE/ROOF PLAN



616-96-B2

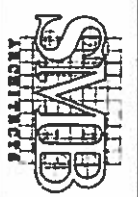
PENTHOUSE/ROOF PLAN
N.Y.C.



APPROVED
 BOARD OF STANDARDS AND APPEALS
 CAL. NO.

APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS

NOTE:
 INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.
 REVISED-JULY 23, 1996

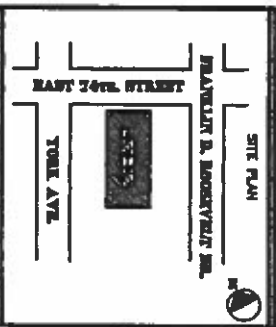


EPIPHANY
 COMMUNITY NURSERY SCHOOL
 608-610 E. 74th. STREET New York City

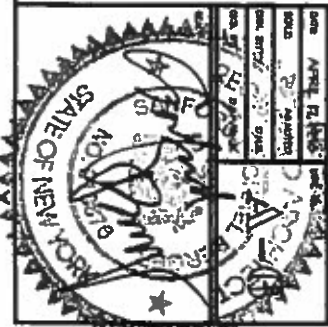
ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
 1427 Northern Boulevard
 New York, New York 10030
 Tel (919) 585-4411
 Fax (919) 586-8084

STRUCTURAL ENGINEERS
FRIEDMAN & OPPENHEIMER, LLP
 338 West 42nd Street Suite 2901
 New York, New York 10036
 Tel (212) 238-0037
 Fax (212) 238-0032

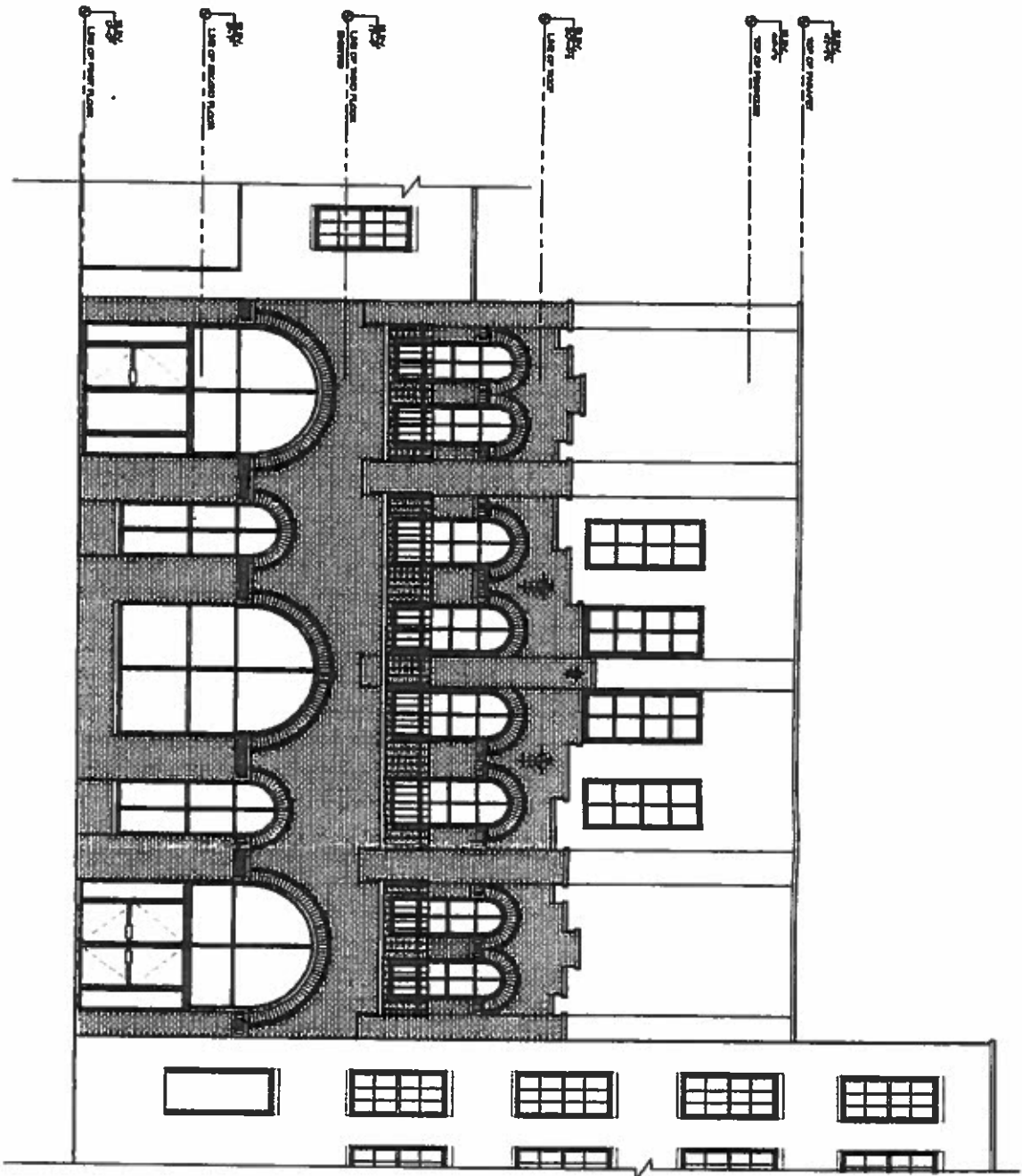
MECHANICAL ENGINEERS
HR ENGINEERING
 20 Dowwood Circle
 Mahwah, New Jersey 07747
 Tel (908) 543-8338
 Fax (908) 543-8342



TITLE
PROPOSED
ROOF PLAN



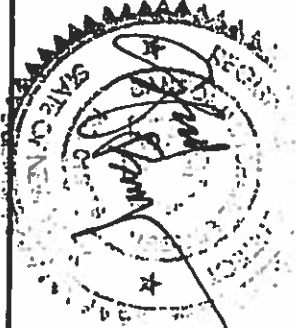
66-4682



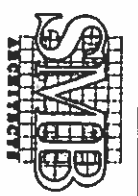
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

STATE OF NEW YORK
APR 25 19 09 AM '05
CAL. 101

60 90 142



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



EPIPHANY

610 E. 74th. STREET New York City

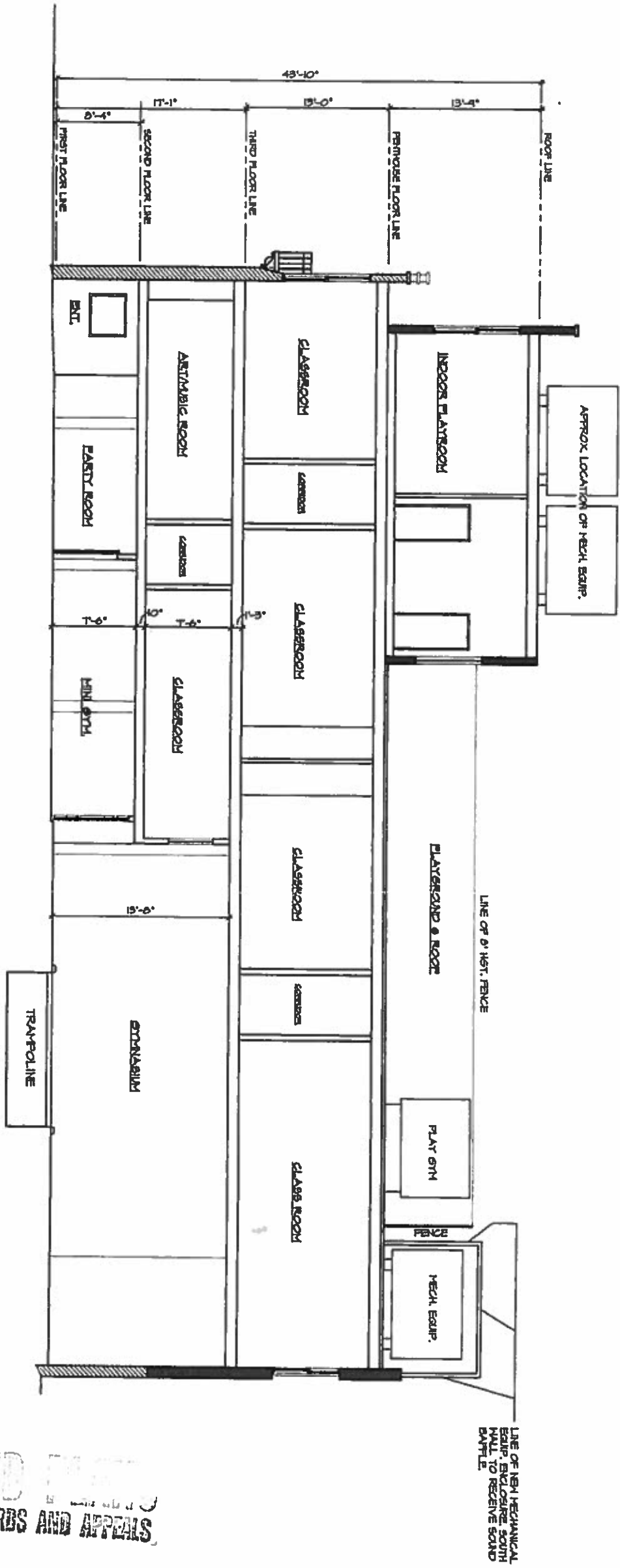
ARCHITECT
A.L. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset, New York 11050
Tel: (516) 340-4411
Fax: (516) 340-9044

STRUCTURAL ENGINEER
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New York, New York 10038
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Fax: (212) 239-0022

MECHANICAL ENGINEER
ER ENGINEERING
20 Dogwood Circle
Morristown, New Jersey 07747
Tel: (908) 583-8338
Fax: (908) 583-8342

TITLE
PROPOSED
FRONT ELEVATION

DATE	APRIL 17, 1905	SCALE	1/8" = 1'-0"
BY	SMB	CHECKED	SMB
APP'D		DATE	
REV.		BY	
A-7			



1 LONGITUDINAL SECTION

LINE OF NEA MECHANICAL EQUIP. ENCLOSURE, SOUTH WALL TO RECEIVE SOUND BATTLE.

APPROVED
BOARD OF STANDARDS AND APPEALS

NOTE:
INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.
REVISED-JULY 25, 1946



EPIPHANY
COMMUNITY NURSERY SCHOOL
508-510 E. 74th. STREET New York City

ARCHITECT
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231 West 42nd Street, 20th Fl.
New York, New York 10018
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Fax (212) 239-0812

MECHANICAL ENGINEER
H.R. ENGINEERING
20 Dogwood Circle
Metuchen, New Jersey 07747
Tel (908) 883-8838
Fax (908) 883-8842



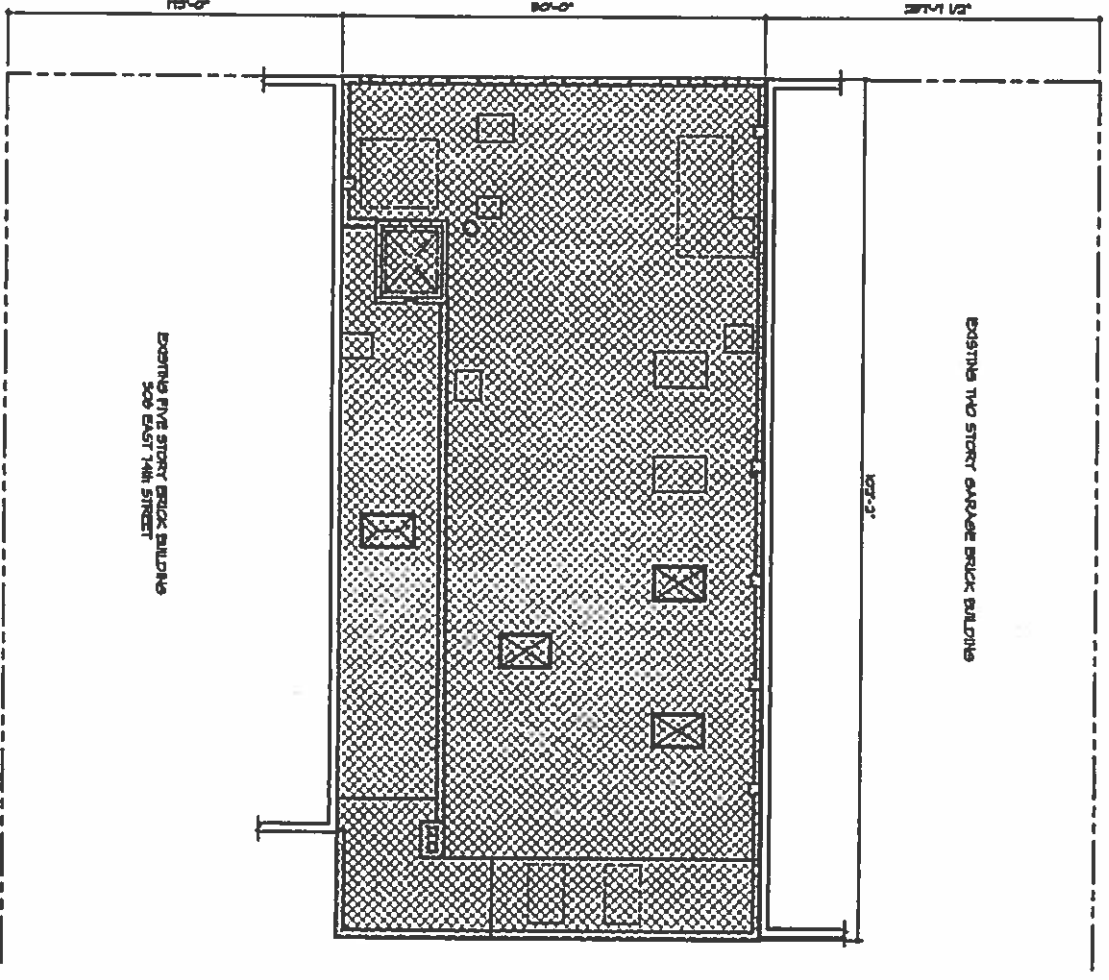
TITLE
PROPOSED
LONGITUDINAL SECTION



64-96-B2

508-510 EAST 74TH STREET

FRANKLIN D. ROOSEVELT DR.



① SITE PLAN
SCALE-1/8"=1'-0"

YORK AVE.

EXISTING FIVE STORY BRICK BUILDING
508 EAST 74TH STREET



RECEIVED
STANDARD PLANS
JUL 21 3 43 PM '99
CAL. 103

SITE ANALYSIS - EXISTING CONDITIONS	
ZONING DISTRICT	H-4
TOTAL LOT AREA	5108 65SF.
FAR	2.5
MAXIMUM ALLOWABLE FLOOR AREA	5108 X 2.5 = 12770
EXISTING FLOOR AREA	12220 65SF.

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

BLOCK-#1485 LOT-#45

EXISTING BLOCK AREA

FIRST FLOOR	5108	65SF.
MEZZANINE	2104	65SF.
SECOND FLOOR	4408	65SF.
	12220	65SF.

REVISED-JULY 23, 1996



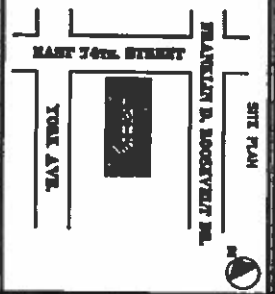
EPIPHANY
COMMUNITY NURSERY SCHOOL

508-510 E. 74th. STREET New York City

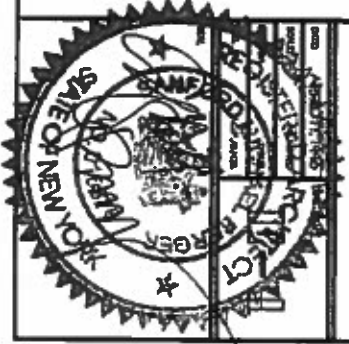
ARCHITECT
S.M. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset, New York 11030
Tel. (516) 565-4411
Fax (516) 565-8084

STRUCTURAL ENGINEERS
FREEDMAN & OPPENHEIMER, LLP
230 West 42nd Street, 25th Floor
New York, New York 10018
Tel. (212) 239-0037
Fax (212) 239-0032

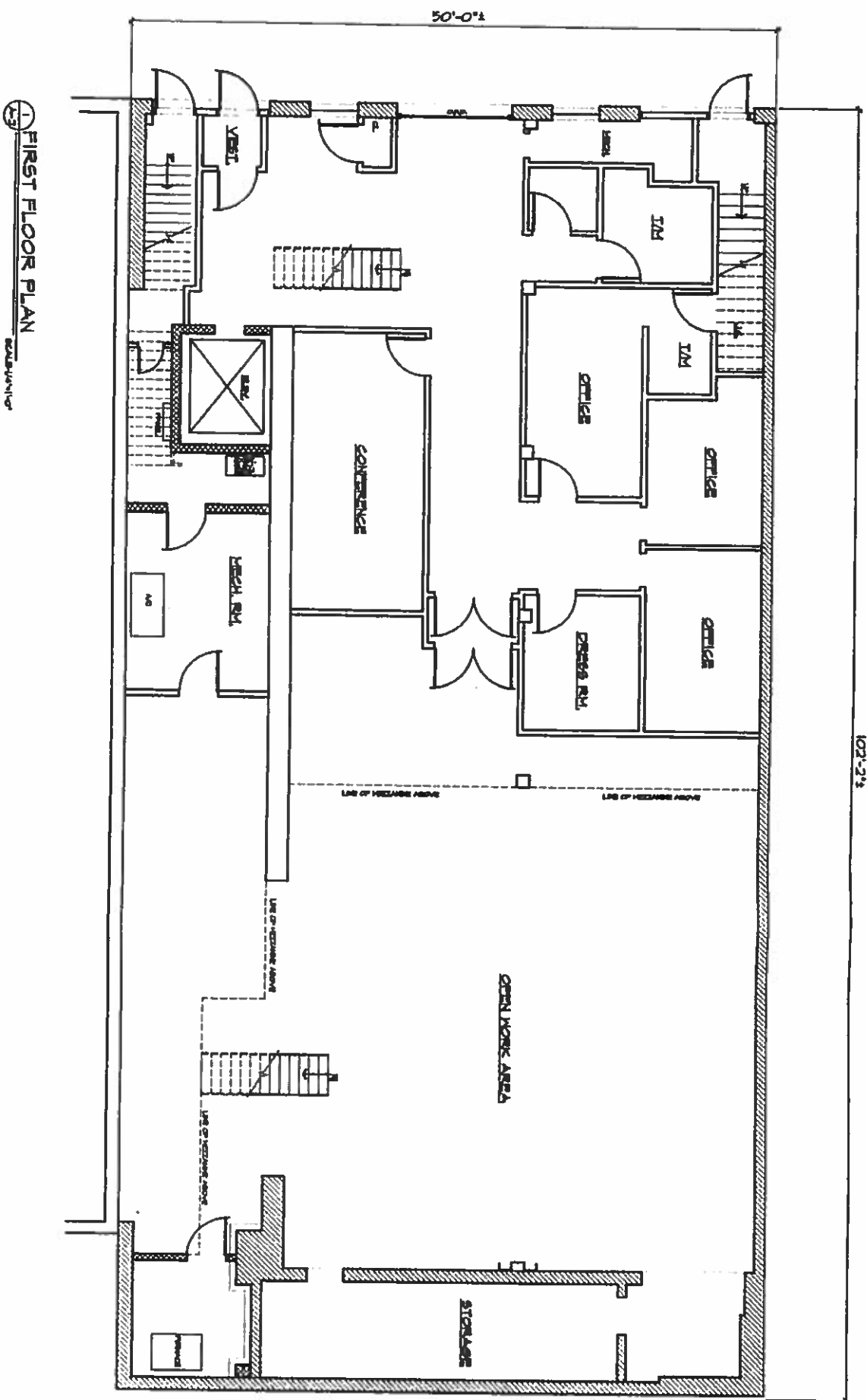
MECHANICAL ENGINEER
ER ENGINEERING
20 Dogwood Circle
Manhasset, New Jersey 07747
Tel. (800) 561-8518
Fax (908) 881-8512



EXISTING
SITE PLAN



66-96-B2

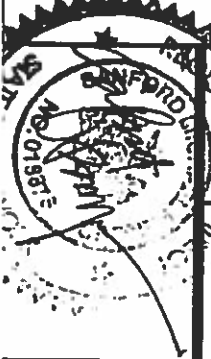


FIRST FLOOR PLAN

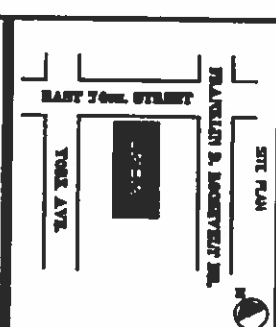
09 90 332
 APR 26 10 05 AM '90
 CAL. 100

APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS

NOTE:
 INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVELOPE OF THE BUILDING WILL NOT CHANGE.



DATE: APRIL 17, 1990
 DRAWN BY: N. J. ...
 CHECKED BY: ...
 TITLE: EXISTING FIRST FLOOR PLAN

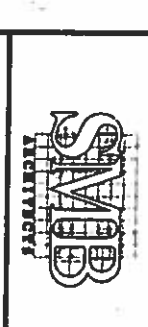


MECHANICAL ENGINEER
 20 Douglass Circle
 Manhattan, New Jersey 07747
 Tel: (908) 543-4339
 Fax: (908) 543-4343

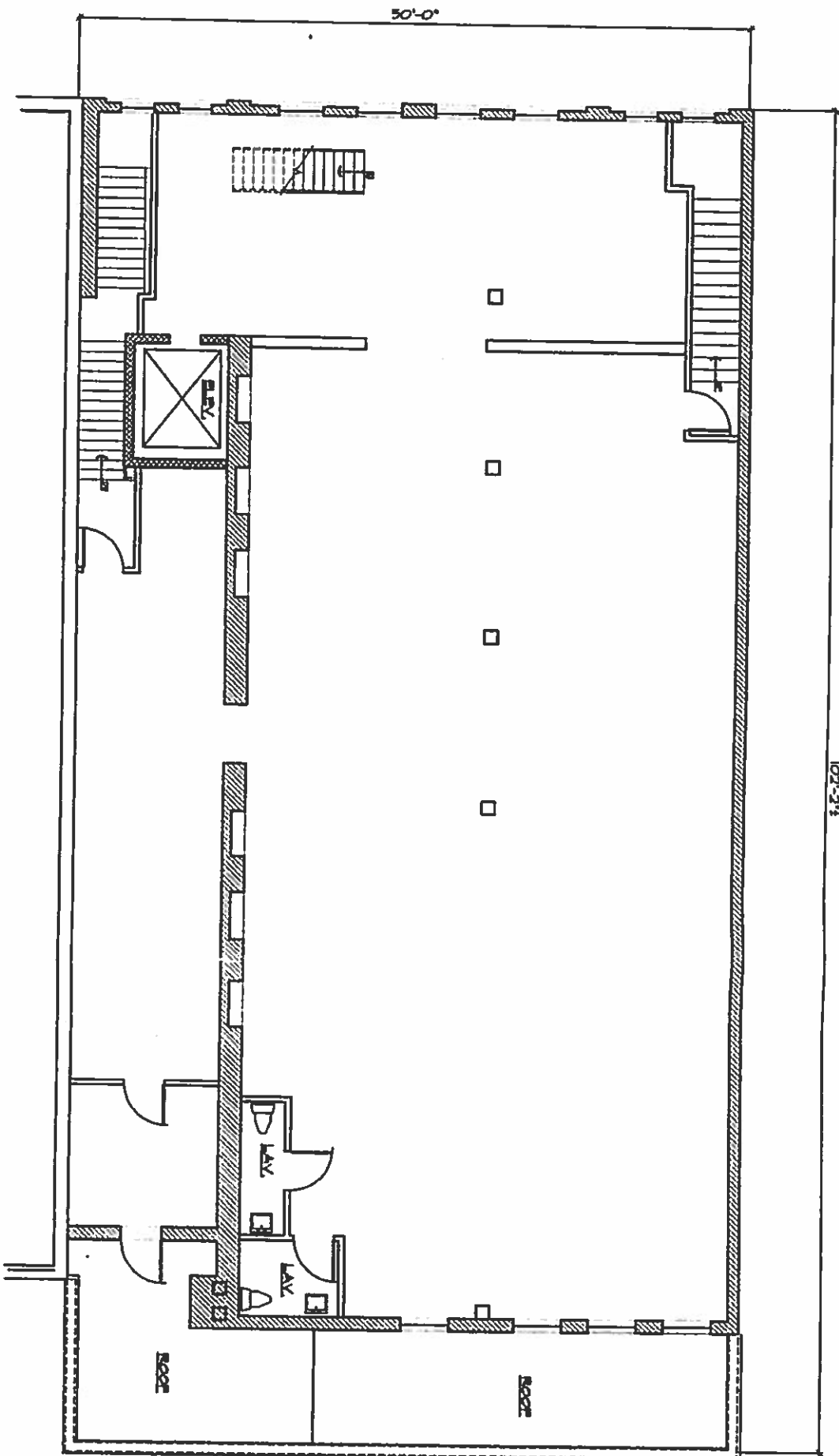
STRUCTURAL ENGINEER
 FRODMAN & OPPENHEIMER, LLP
 330 West 42nd Street, 20th Floor
 New York, New York 10036
 Tel: (212) 239-0037
 Fax: (212) 239-0043

ARCHITECT
 S.M. BERGER ARCHITECTURE P.A.
 1447 Northway Boulevard
 Manhattan, New York 10019
 Tel: (212) 368-6411
 Fax: (212) 368-6644

EPIPHANY
 COMMUNITY NURSERY SCHOOL
 508-510 E. 74th. STREET
 New York City



1 SECOND FLOOR PLAN



102'-3 1/4"

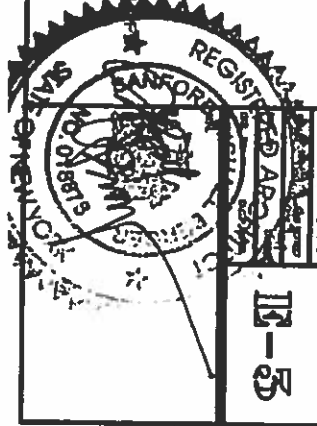
66 96 BZ

APR 26 10 09 AM '93
CAL. P.M.

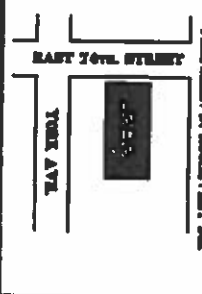
REGISTERED ARCHITECT

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

NOTE:
INTERIOR CONDITIONS ARE SUBJECT TO CHANGE, BUT OVERALL EXTERIOR ENVIRONMENT OF THE BUILDING WILL NOT CHANGE.



EXISTING
SECOND FLOOR PLAN

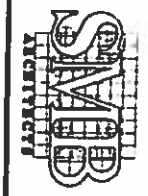


SITE PLAN
FRANKLIN B. ROSSWITZ INC.
MECHANICAL, ELECTRICAL
ENGINEERING
20 Dogwood Circle
Metuchen, New Jersey 07747
Tel: (908) 543-3338
Fax: (908) 543-8043

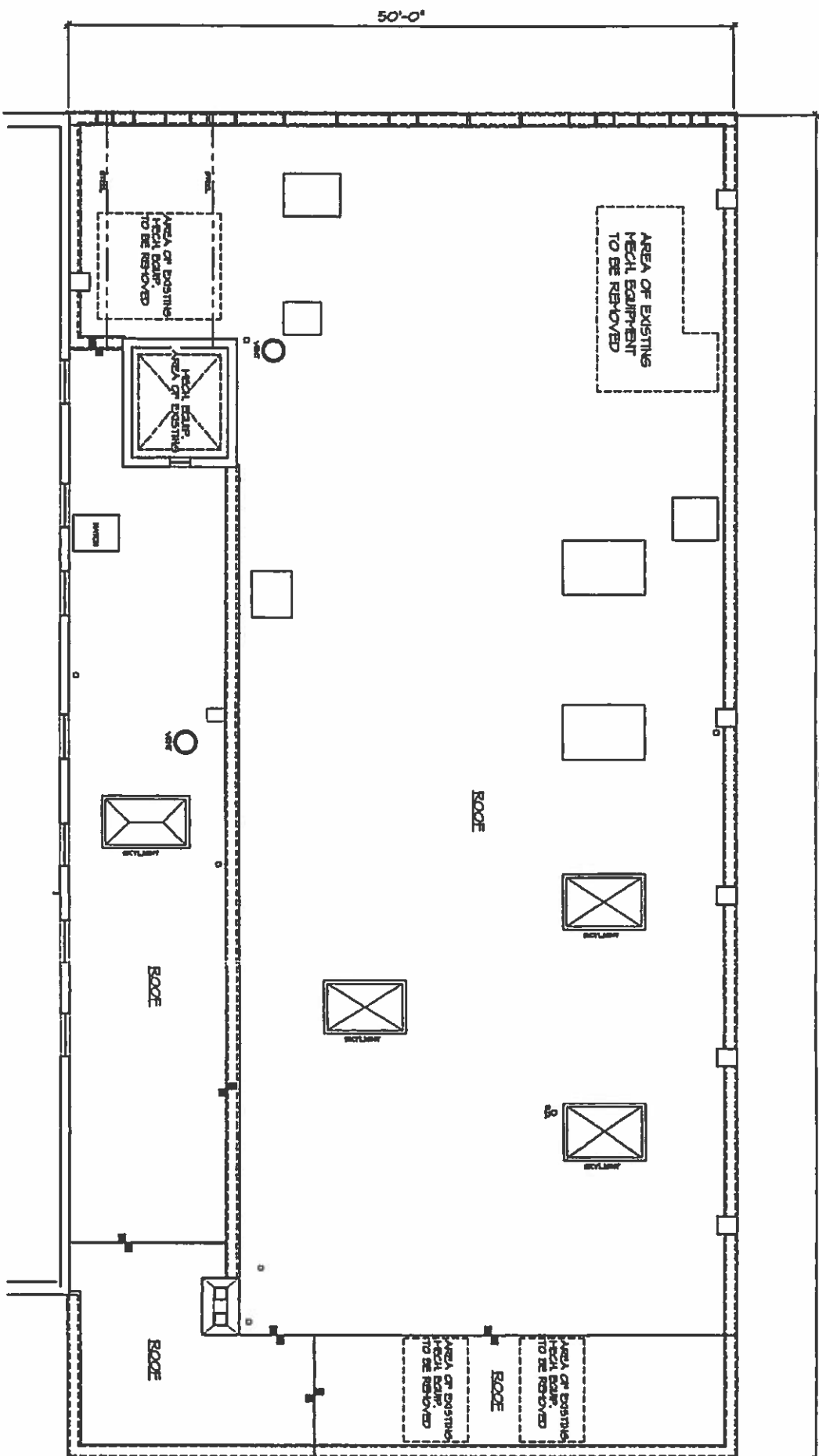
STRUCTURAL ENGINEER
FRANKLIN & OPPENHEIMER, LLP
130 West 42nd Street, 25th Floor
New York, New York 10018
Tel: (212) 218-0027
Fax: (212) 218-0023

ARCHITECT
R.W. BERGER ARCHITECTURE P.C.
1447 Northern Boulevard
Manhasset, New York 11030
Tel: (516) 345-4411
Fax: (516) 345-8044

EPIPHANY
COMMUNITY NURSERY SCHOOL
506-510 E. 74th. STREET New York City



ROOF PLAN

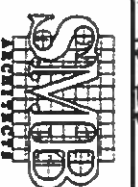


RECEIVED
 BOARD OF
 STANDARDS AND APPEALS
 JUL 24 3 45 PM '90

CAL. NO.

APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS

REMOVED - JULY 23, 1993



66-96-B2

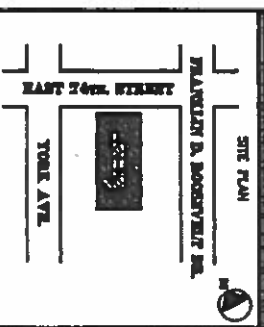
EPIPHANY
 COMMUNITY NURSERY SCHOOL

508-510 E. 74th. STREET New York City

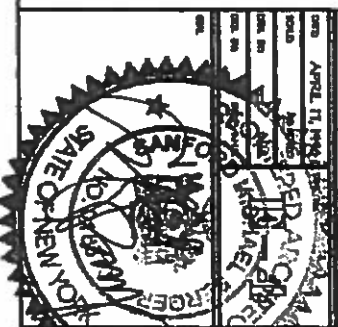
ARCHITECT
E.L. BERGER ARCHITECTURE P.C.
 1447 Northern Boulevard
 Manhasset, New York 11030
 Tel (516) 345-4411
 Fax (516) 345-9984

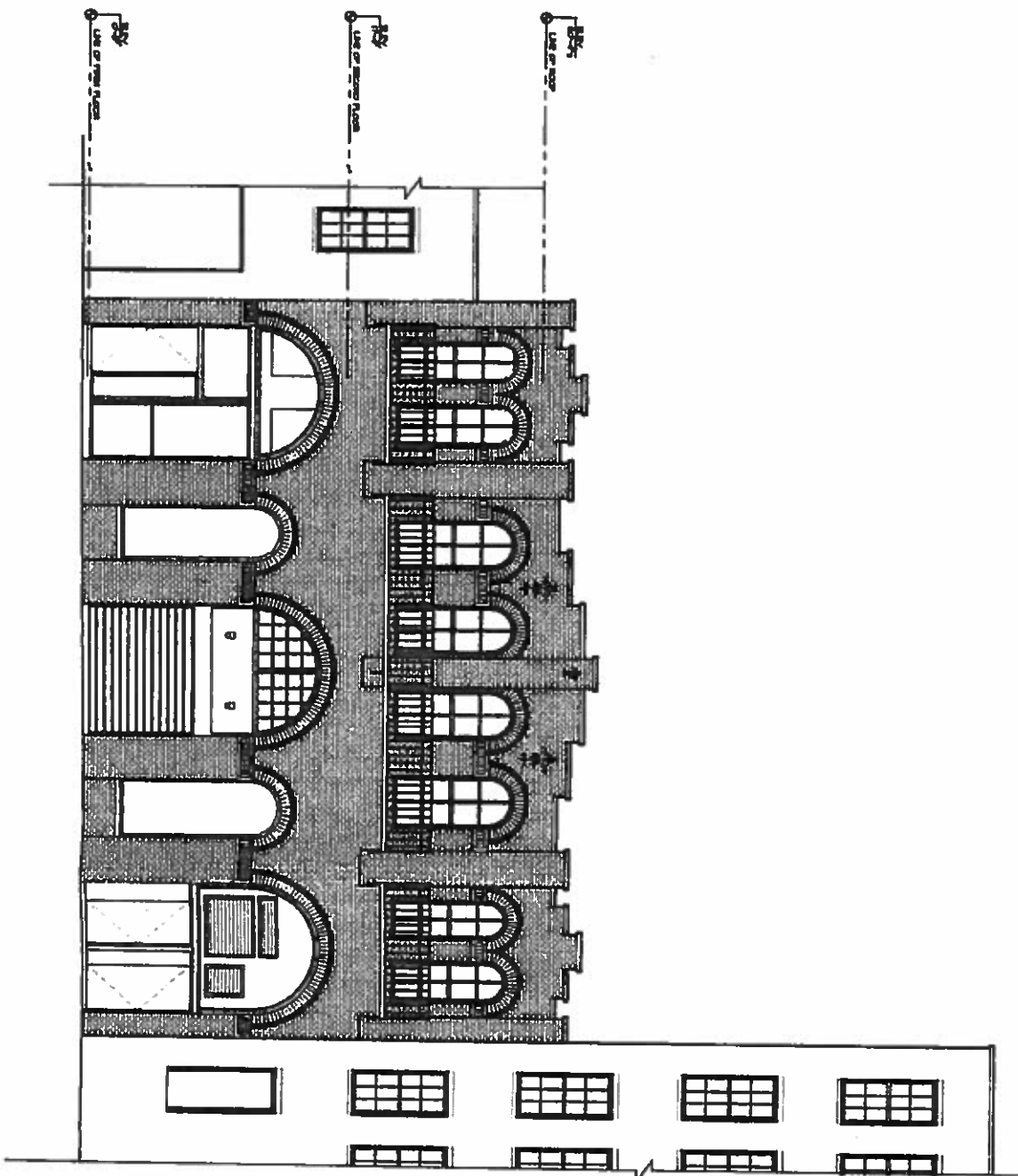
STRUCTURAL ENGINEER
FELDMAN & OPPENHEIMER, LLP
 230 West 42nd Street, Suite 2501
 New York, NY 10018
 Tel (212) 213-9617
 Fax (212) 213-0022

MECHANICAL DESIGNER
H.B. ENGINEERING
 20 Daywood Circle
 Mahwah, New Jersey 07747
 Tel (908) 543-6336
 Fax (908) 543-6342



TITLE
 EXISTING
 ROOF PLAN



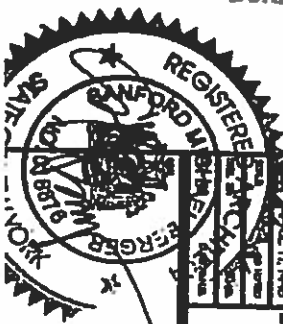


FRONT ELEVATION
SCALE: NTS

APR 26 10 09 AM '95
CAL. PER

66 96 BZ

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



	<p>EPIPHANY COMMUNITY NURSERY SCHOOL 608-610 E. 74th. STREET New York City</p>	<p>ARCHITECT E.L. BERGER ARCHITECTS P.C. 1447 Northern Boulevard Astoria, N.Y. 11030 Tel: (516) 348-9644 Fax: (516) 348-9644</p>	<p>STRUCTURAL ENGINEER FRIEDMAN & SPRENGER LLP 220 West 42nd, Street 24th Floor New York, New York 10036 Tel: (212) 238-0017 Fax: (212) 238-0021</p>	<p>Mechanical Engineer HEB ENGINEERING 210 Dequoy Street Brooklyn, New York 11217 Tel: (718) 541-4437 Fax: (718) 541-5542</p>	<p>SITE PLAN FRANKLIN & MORGENTHAU INC. TWO AVE</p>	<p>TITLE EXISTING FRONT ELEVATION</p>	<p>NO. 13-55</p>
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