

DONALBANE HOUSE

60 West 11th Street
New York, New York 10011

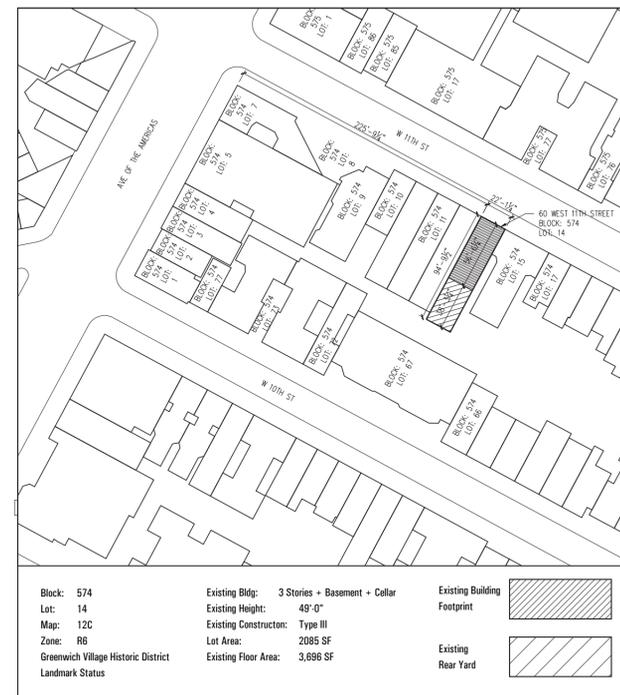
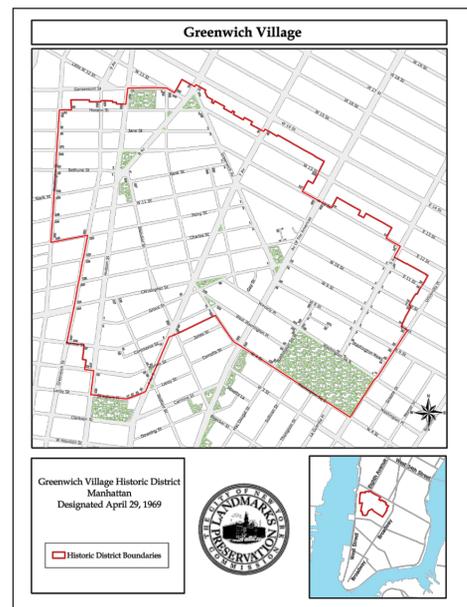
LANDMARKS PRESERVATION COMMISSION FILING SUBMISSION

AUGUST 4, 2015

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DRAWING LIST

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ABBREVIATIONS:

A/C	AIR CONDITIONER	NO	NUMBER
ACOU	ACOUSTIC	OC	ON CENTER
ACT	ACOUSTICAL CEILING TILE	PC	PRE-CAST CONCRETE
ADD	ADDITION OR ADDENDUM	P/SF	POUNDS PER SQUARE FOOT
ADJ	ADJUST OR ADJACENT	PTR	POWER, TELEPHONE, AND DATA
AFF	ABOVE FINISH FLOOR	PWR	POWER
AHU	AIR HANDLER UNIT	QTY	QUANTITY
ALUM	ALUMINUM	R	RADIUS
ALT	ALTERNATE	RAD	RADIATOR
ARCH	ARCHITECT	RD	ROOF DRAIN
ASPH	ASPHALT	RO	ROUGH OPENING
BD	BOARD	REF	REFERENCE
BM	BEAM, BENCH MARK	REF	REFRIGERATOR
BO	BOTTOM OF	REV	REVISION
CAB	CABINET	RM	ROOM
CB	CATCH BASIN	RWC	RAIN WATER CONDUCTOR
CH	CHANNEL	SIM	SIMILAR
CIP	CAST IN PLACE	SNCG	SIGNAGE - SEE SIGNAGE DRAWINGS
CL	CLOSET	SPCC	SPECIFICATIONS
CLC	CEILING	SF	SQUARE FEET
CMU	CONCRETE MASONRY UNIT	SI	SQUARE INCHES
CO	CLEAN OUT	SS	STAINLESS STEEL
COL	COLUMN	STC	SOUND TRANSMISSION CLASS
CONT	CONTINUOUS	STD	STANDARD
CONTR	CONTRACTOR	STL	STEEL
CONC	CONCRETE	STR	STAIR
CT	CERAMIC TILE	SYS	SYSTEM
D	CLOTHES DRYING MACHINE	THK	THICK
DS	DOWN SPOUT	T&G	TONGUE AND GROOVE
DEMO	DEMOLITION	TYP	TYPICAL
DIA	DIAMETER	UNO	UNLESS OTHERWISE NOTED
DIM	DIMENSION	W	CLOTHES WASHING MACHINE
DN	DOWN	WDW	WINDOW
DR	DOOR	WP	WEATHERPROOF
DWG	DRAWING	WT	WEIGHT
DW	DISHWASHING MACHINE	WO	WOOD
EJ	EXPANSION JOINT		
EL	ELEVATION		

PATTERNS KEY:

	EXISTING WALL / PARTITION TO REMAIN		WALLS TO BE DEMOLISHED
	AREA OF WORK		NEW MASONRY WALL
	EXISTING STRUCTURE		NEW RATED PARTITION (REFER TO TAG)
	CONCRETE		STEEL
	WOOD		GRAVEL
	LUMBER		RIGID INSUL.
	PLYWOOD		BATT INSUL.
	ALUMINUM		MTL LATH
	PLASTER		MEMBRANE
	(DISCONTINUOUS) BLOCKING		COMPACTED FILL

SYMBOLS:

	BUILDING SECTION		FLOOR TRANSITION TAG
	WALL SECTION		FINISH TAG
	ELEVATION		MILLWORK TAG
	DETAIL		ELEVATION TARGET
	INTERIOR ELEVATIONS		COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	WINDOW TAG		EXHAUST FAN
	DOOR TAG		ROOM TAG
	PARTITION TAG		

GENERAL NOTES:

- SCOPE OF WORK:
WORK IN HOUSE INCLUDES DEMOLITION / RELOCATION OF MINOR NON-STRUCTURAL PARTITIONS AND INTERIOR FINISHES. PARTIAL RE-FRAMING OF FLOORS, REPLACEMENT OF EXTERIOR WINDOWS, REPLACEMENT AND/OR RELOCATION OF EXISTING ELECTRICAL AND PLUMBING BRANCH LINES, APPLIANCES AND FIXTURES. INSTALLATION OF NEW INTERIOR FINISHES, BUILT-IN MILLWORK, AND LIGHTING. REPLACEMENT OF PARTIAL ROOF STRUCTURE AND ASSEMBLY; FRAMING OF NEW ROOF DORMER, INSTALLATION OF NEW FIXTURES, APPLIANCES, MILLWORK AND FINISHES AT ATTIC LEVEL.

THERE WILL BE NO CHANGE TO THE FRONT FACADE OF THE BUILDING IN THIS APPLICATION.

AS PER 27-116 ALTERATIONS BETWEEN THIRTY PERCENT AND SIXTY PERCENT OF BUILDING VALUE: IF THE COST OF MAKING ALTERATIONS IN ANY TWELVE-MONTH PERIOD SHALL BE BETWEEN THIRTY PERCENT AND SIXTY PERCENT OF THE VALUE OF THE BUILDING, ONLY THOSE PORTIONS OF THE BUILDING ALTERED SHALL BE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS CODE, EXCEPT AS PROVIDED IN SECTIONS 27-120 AND 27-121 OF THIS ARTICLE.
BUILDING VALUE = \$7,820,000

- CONTRACTOR MUST BE EPA LEAD CERTIFIED TO PERFORM WORK IN THIS BUILDING.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK CITY AGENCIES.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR OWNER.
- THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN 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 RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, 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.
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED. CONTRACTOR IS TO PROVIDE A UL-RATED FIRESTOPPING SYSTEM AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS IN CHASES, SHAFTS, DEMISING WALLS, OR STRUCTURAL ELEMENTS OPENED DURING CONSTRUCTION.

2008 TENANT SAFETY NOTES: RESIDENTIAL RENOVATION

- GENERAL: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 33, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY
 - ALL BUILDING MATERIALS, WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR.
 - ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
 - ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
 - ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.
 - ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
 - CONTRACTOR AT ALL TIMES TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS; OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.
- HEALTH AND SAFETY / DUST CONTROL
 - DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
 - DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.
 - SANITARY FACILITIES TO BE KEPT CLEAN DURING CONSTRUCTION, AND AREA TO BE CLEANED AND CLEARED AT COMPLETION OF CONSTRUCTION.
- NOISE AFTER HOURS
 - CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8:00 AM TO 6:00 PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS.
 - CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM ALL AFFECTED PARTIES TO WORK OTHER THAN REGULAR HOURS.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS.
- CONSTRUCTION WORK WILL BE CONFINED TO THE APARTMENT INTERIOR, AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER APARTMENT UNITS WITHIN THE BUILDING.
- THERE WILL BE NO ONE OCCUPYING THE PREMISES TO BE RENOVATED DURING THE COURSE OF THE CONSTRUCTION WORK.

SMOKE / CARBON MONOXIDE DETECTOR NOTES:

- SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING MAINTENANCE CODE, MULTIPLE DWELLING LAW THE NEW YORK CITY BUILDING CODE AND THE NEW YORK CITY ELECTRICAL CODE AND NFPA 72.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE 27 ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THEREUNDER.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD UL 2034 AND UL2075 OF THE NEW YORK CITY BUILDING CODE.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OR WITHIN 15'-0" OF THE ENTRANCE TO A SLEEPING ROOM.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
- DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.

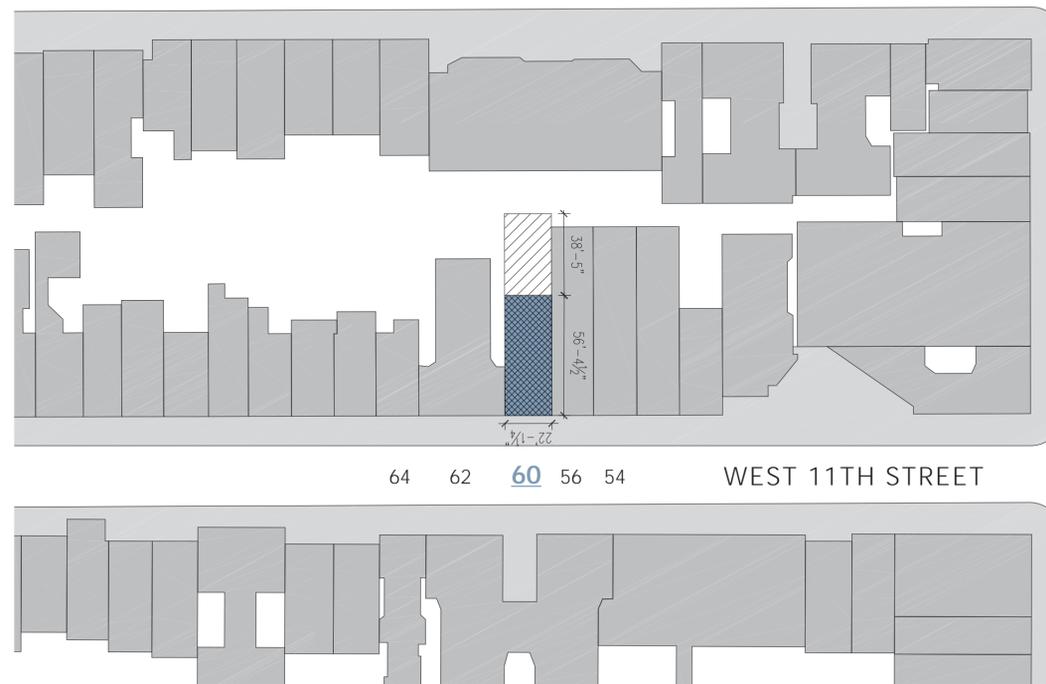
- CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
- WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 12" FROM THE CEILING.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE/CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 907.7.10.2 THROUGH 907.2.10.4.
- EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
- SUCH SMOKE/CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC. 907 AND 908.
- A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.D., 10 DAYS AFTER INSTALLATION.
- WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.
- IN MULTIPLE DWELLINGS (R-2), SMOKE ALARMS SHALL BE ABLE TO SUPPORT VISIBLE ALARM PER ANSI A117.1.

ENERGY STATEMENT:

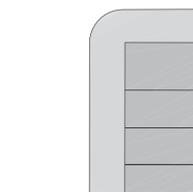
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS EXEMPT FROM THE NYCCEC BECAUSE THE WORKS IS AN ALTERATION OF A STATE OR NATIONAL HISTORIC BUILDING.

CONTROLLED SPECIAL AND PROGRESS INSPECTIONS:

- FIRE-RESISTANT PENETRATIONS AND JOINTS
- FIRE-RESISTANCE RATED CONSTRUCTION



SIXTH AVENUE



KEY PLAN



64 WEST 11TH STREET



60 WEST 11TH STREET



56 WEST 11TH STREET



54 WEST 11TH STREET



52 WEST 11TH STREET



1960 HISTORIC PHOTOS



1980 TAX PHOTO



CURRENT PHOTO



FRONT FACADE
(60 WEST 11TH STREET)



VIEW ACROSS STREET FROM 6TH AVE.



NEIGHBORING WEST CONDITION
(62 W. 11TH STREET)



REAR FACADE
(60 WEST 11TH STREET)



NEIGHBORING EAST CONDITION
(56 W. 11TH STREET)



NEIGHBORING SOUTH CONDITION
(45 W. 10TH STREET)



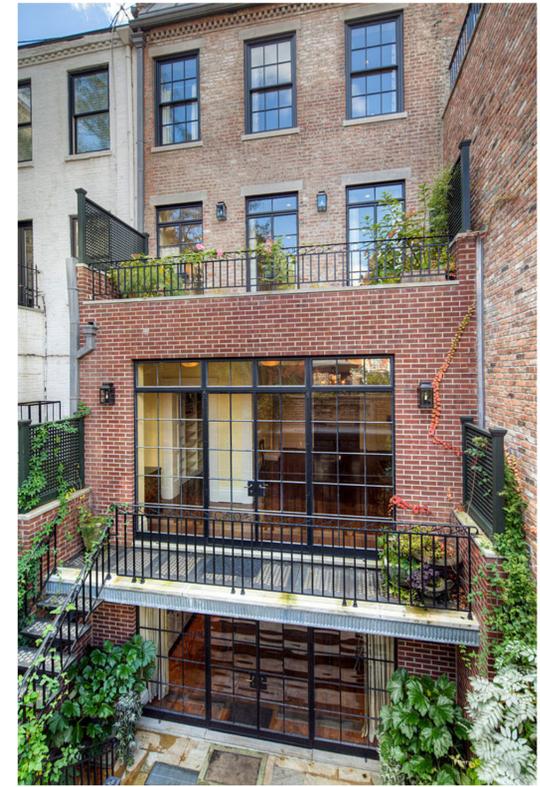
80 STATE ST. BROOKLYN, NY



109 WAVERLY PLACE NEW YORK, NY



58 MORTON ST. NEW YORK, NY

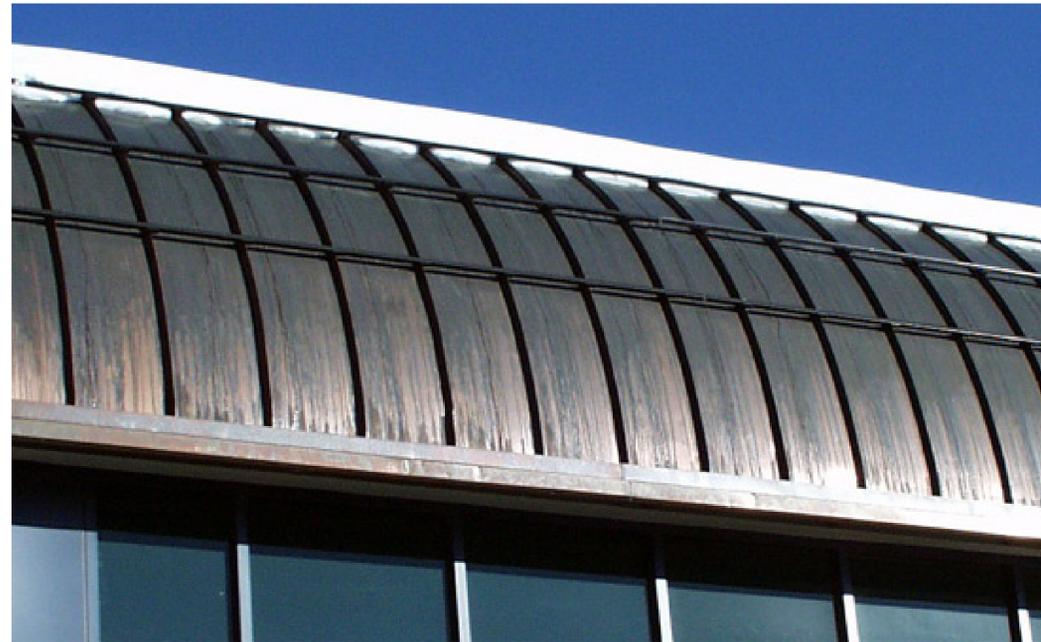


157 W12TH ST. NEW YORK, NY

LANDMARK BROWNSTONE REFERENCES



CURVED COPPER ROOF



PATINA COPPER ROOF



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



MOCKUP VIEW



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING REAR PERSPECTIVE 1



PROPOSED REAR PERSPECTIVE 1



EXISTING REAR PERSPECTIVE 2



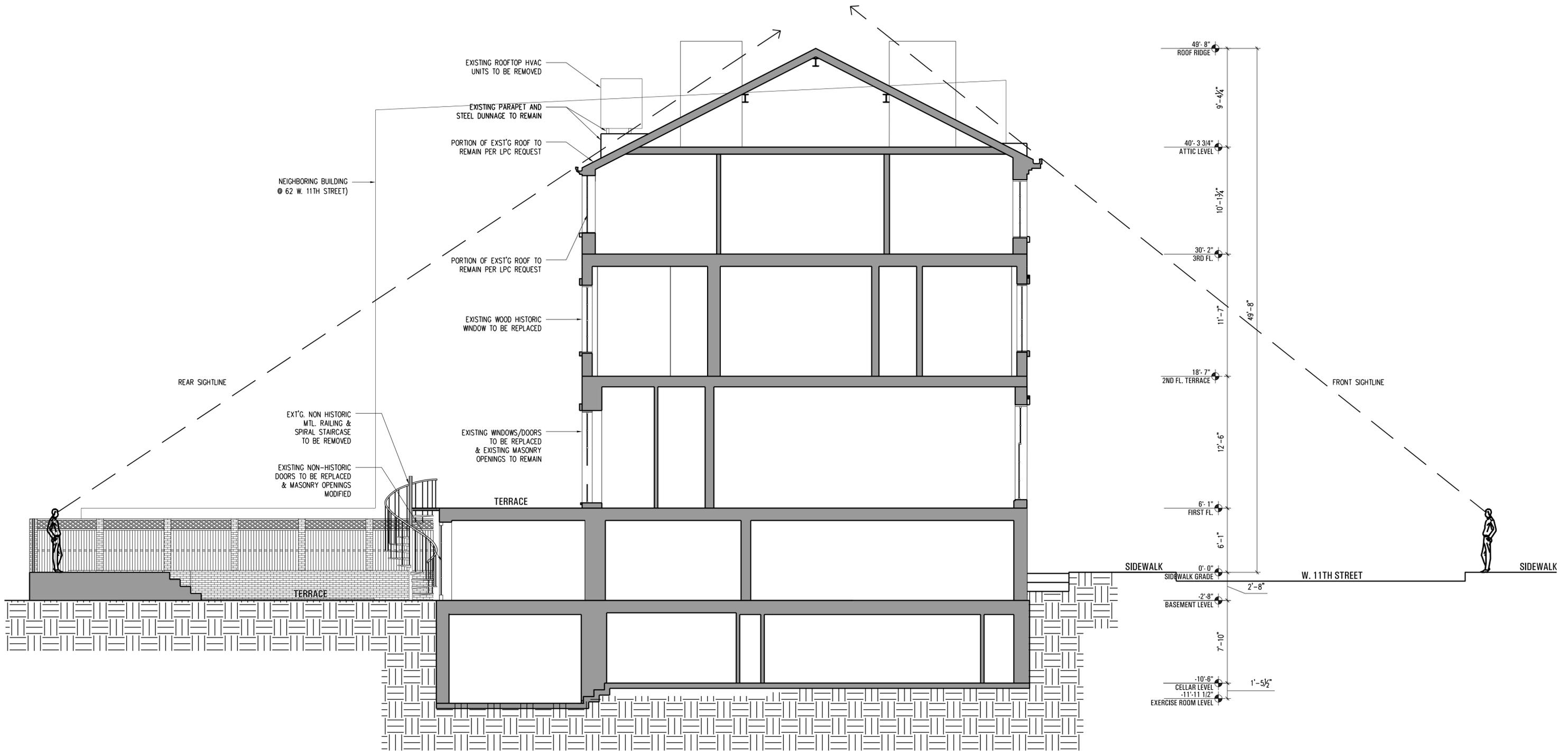
PROPOSED REAR PERSPECTIVE 2

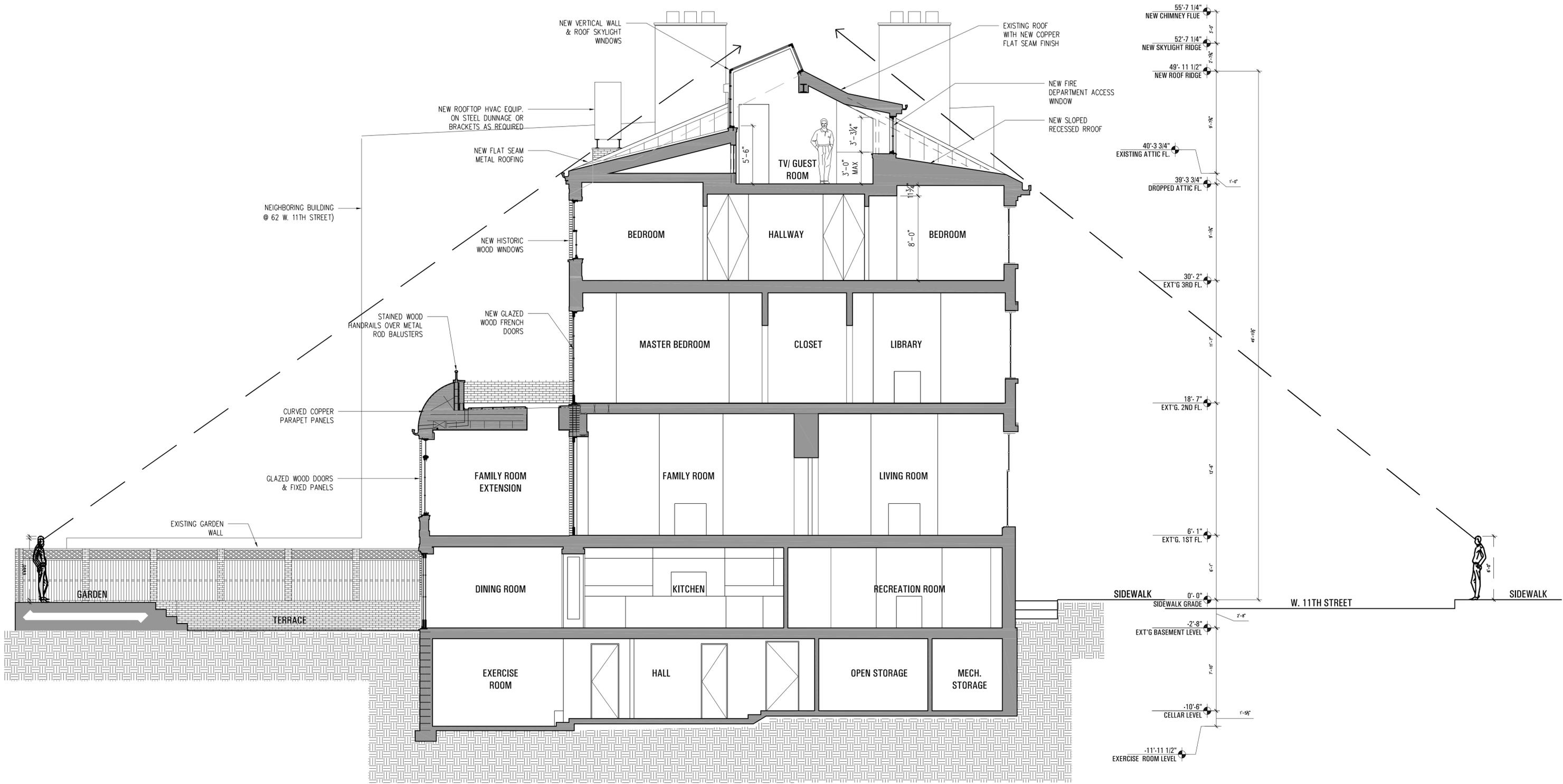


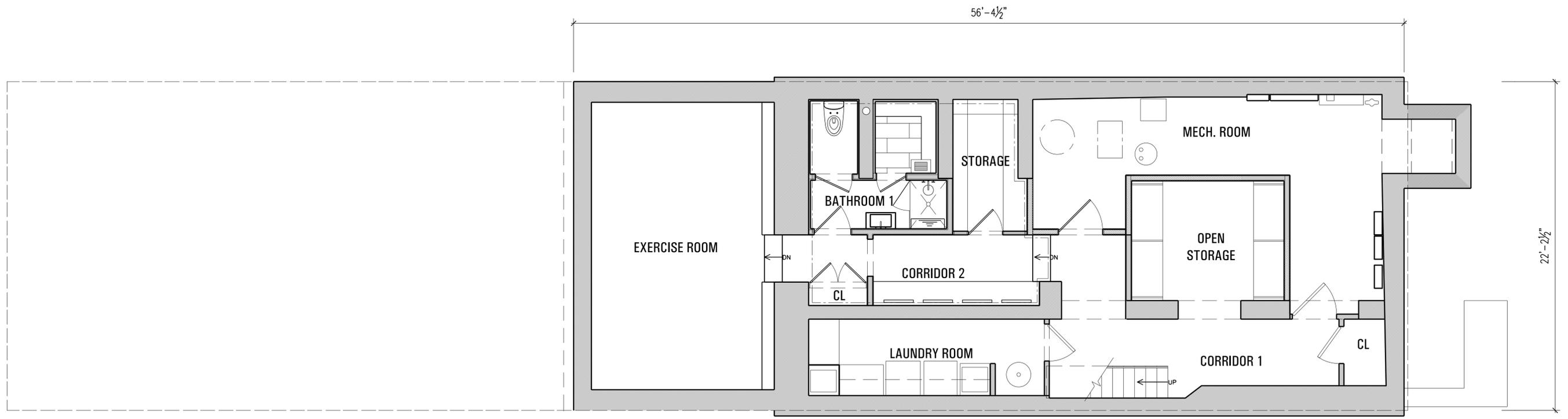
EXISTING REAR PERSPECTIVE 3



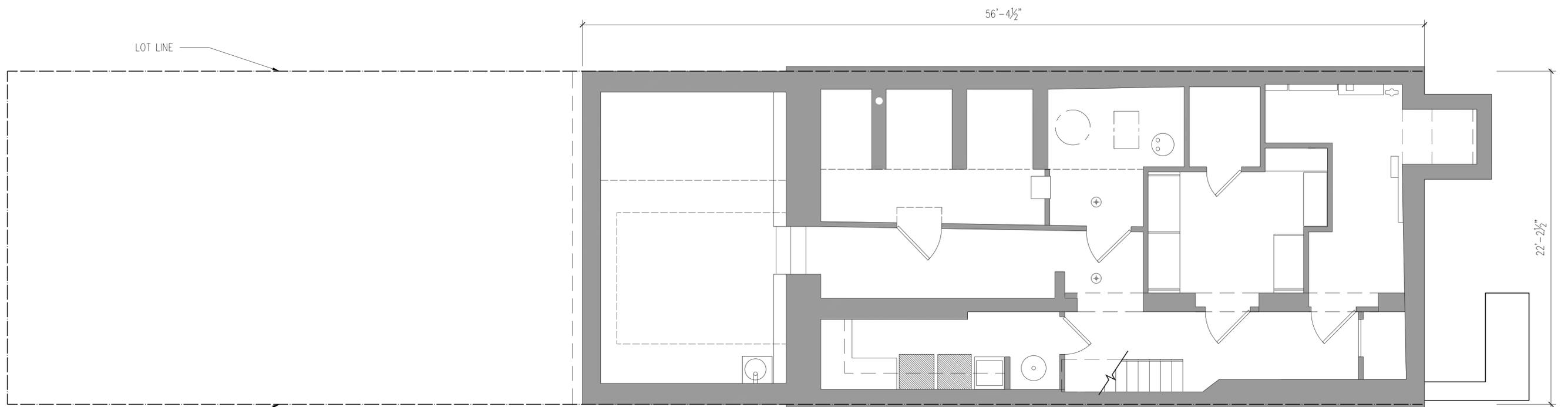
PROPOSED REAR PERSPECTIVE 3



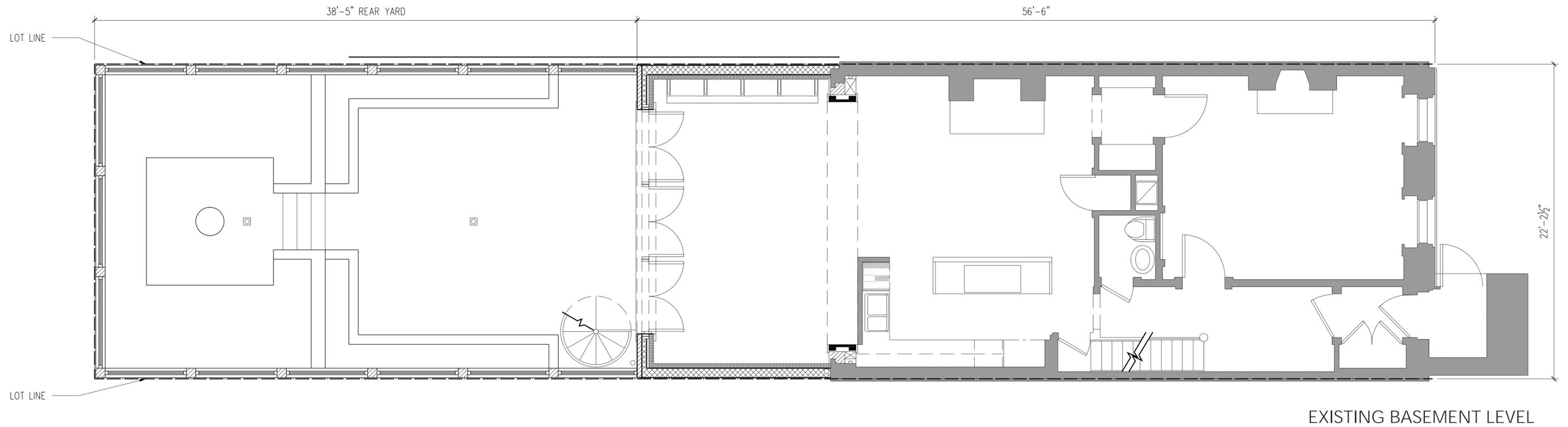
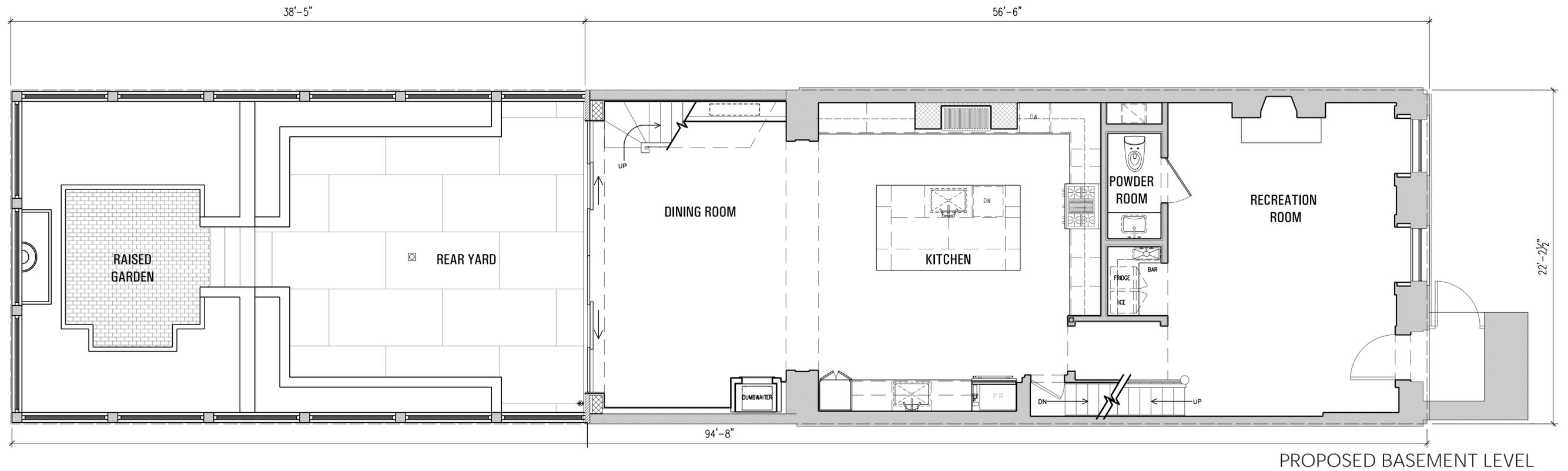


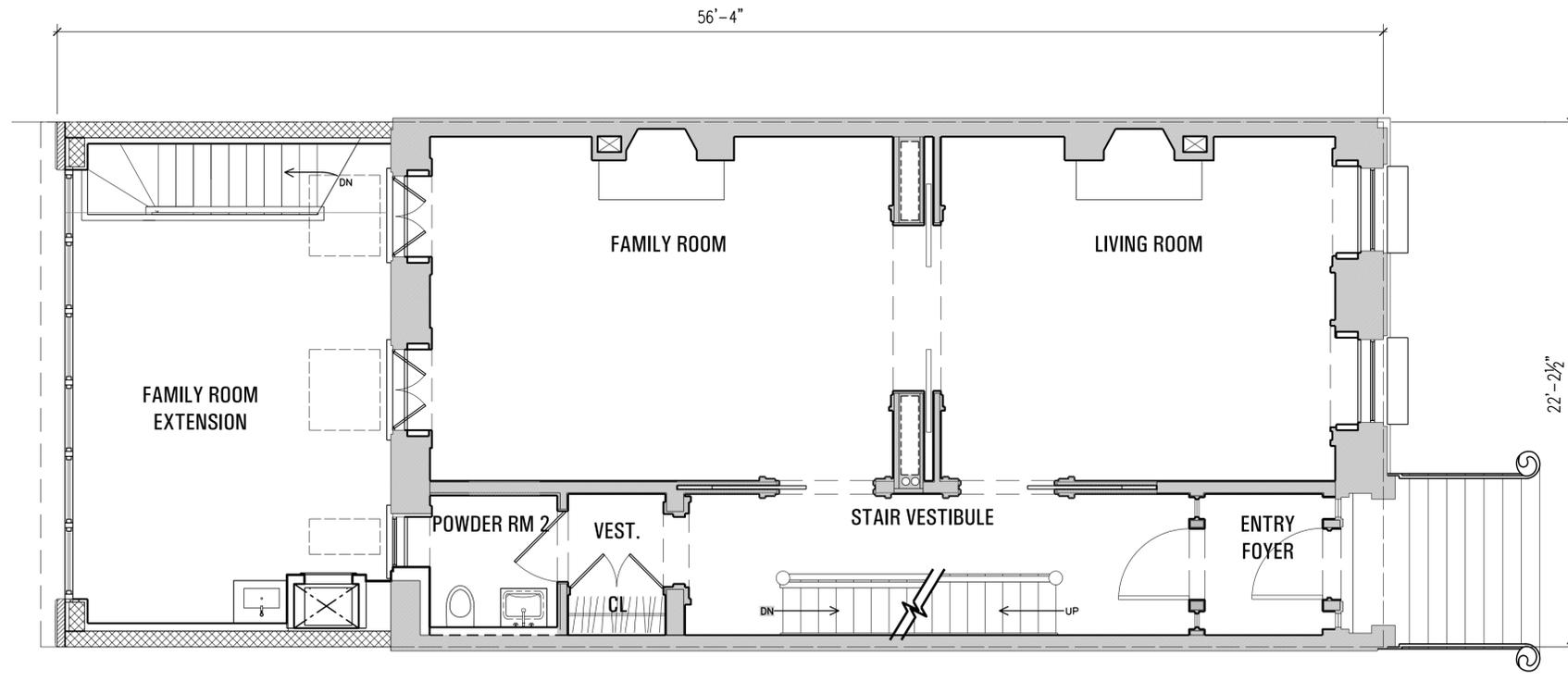


PROPOSED CELLAR

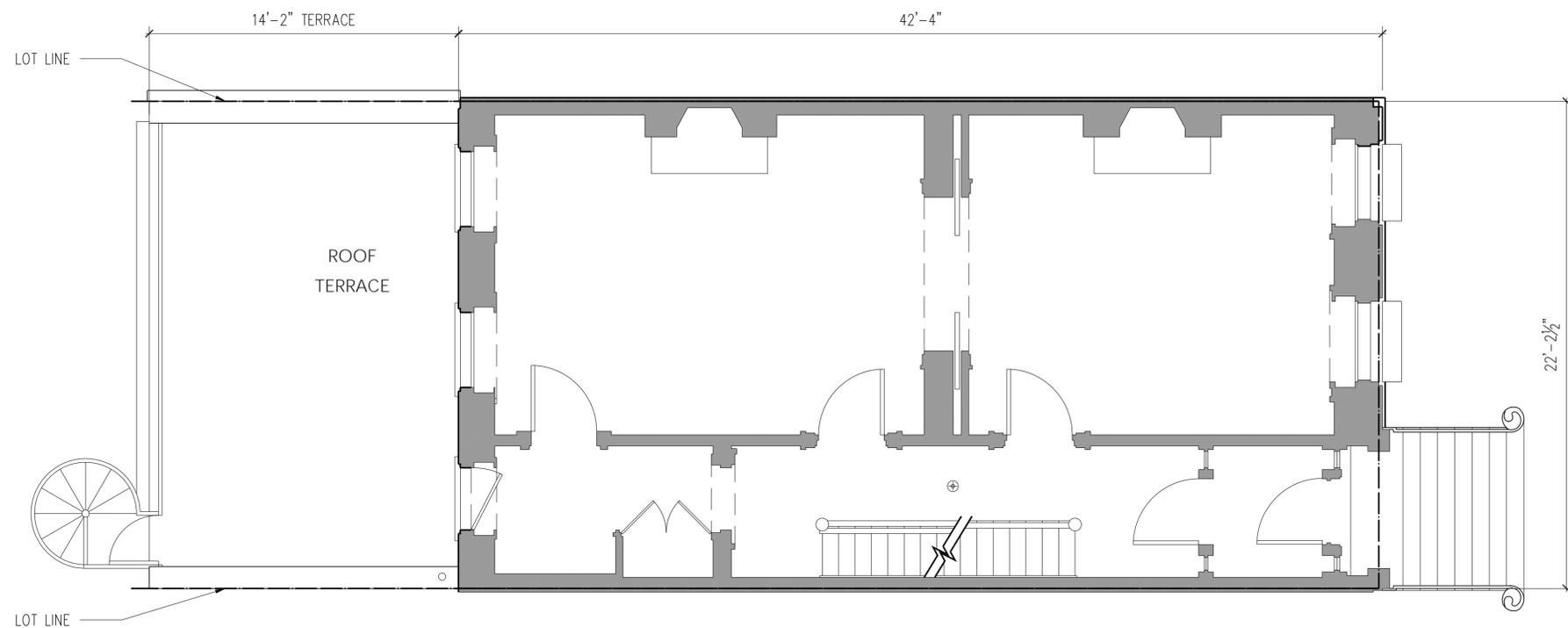


EXISTING CELLAR

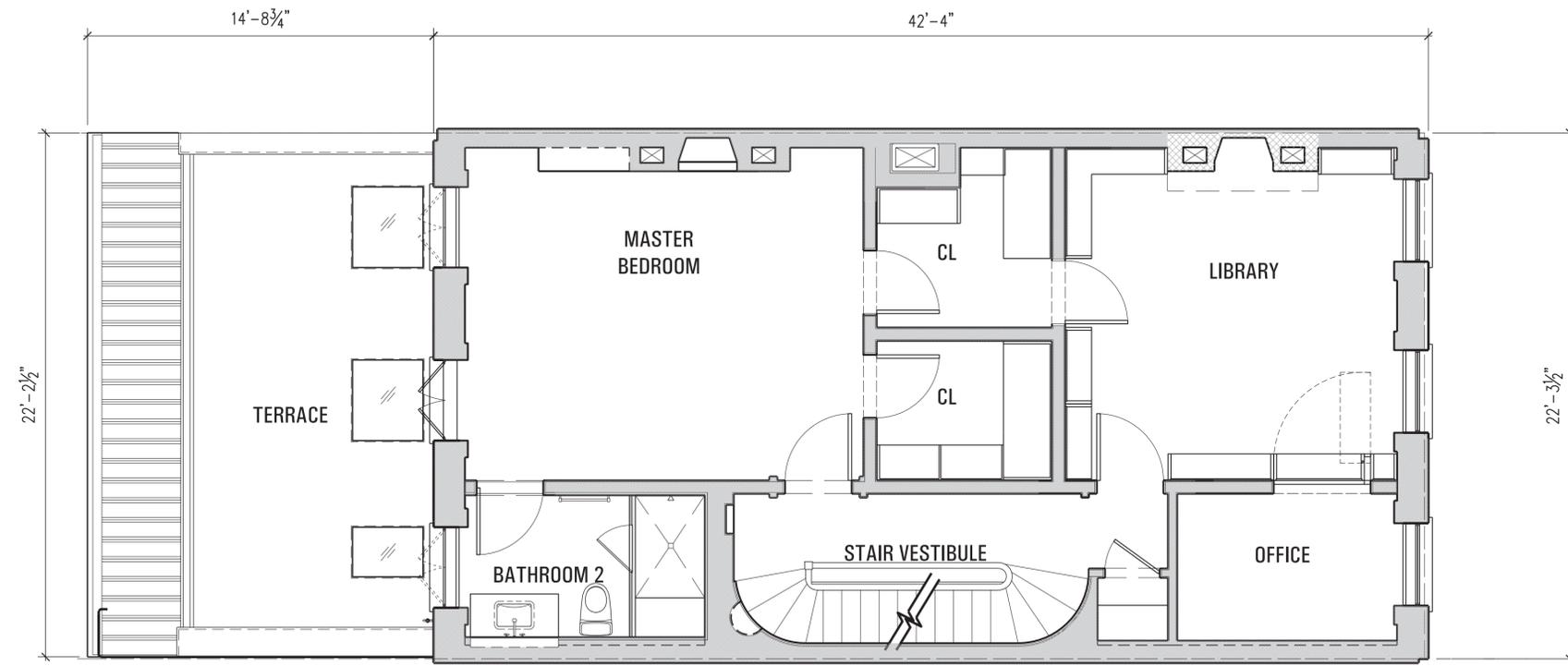




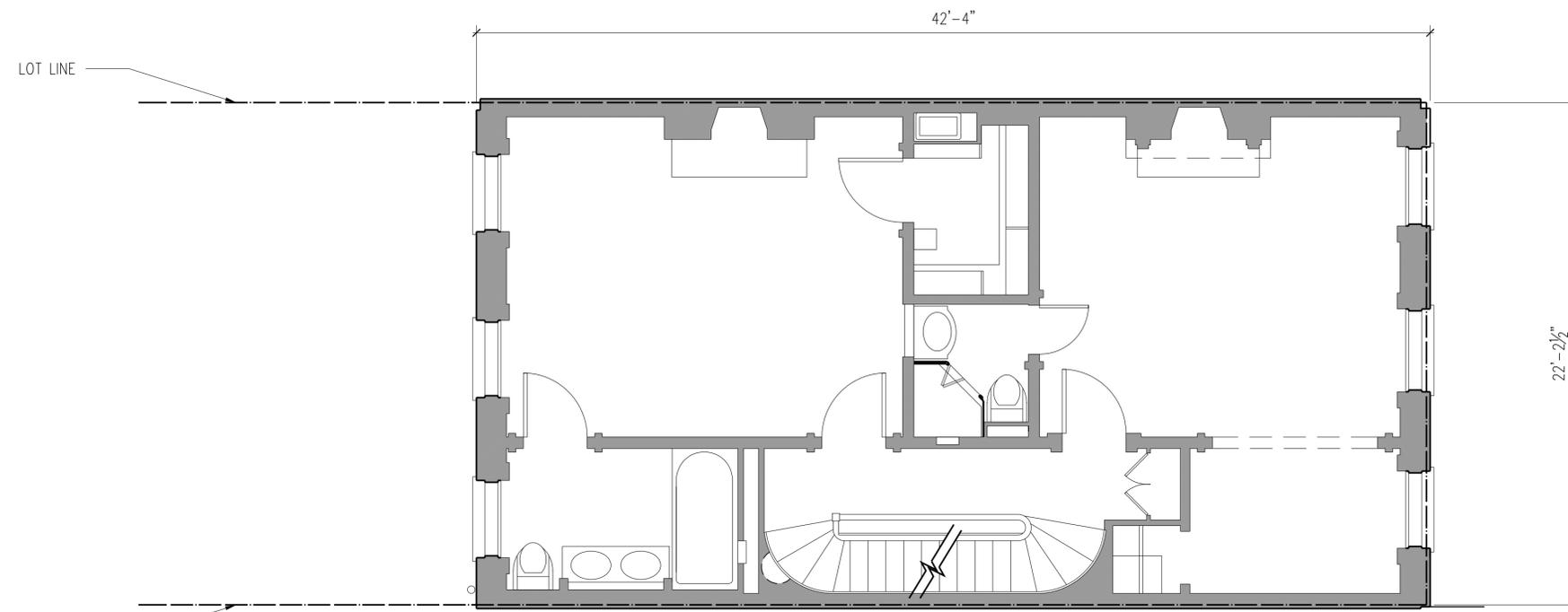
PROPOSED 1ST FLOOR



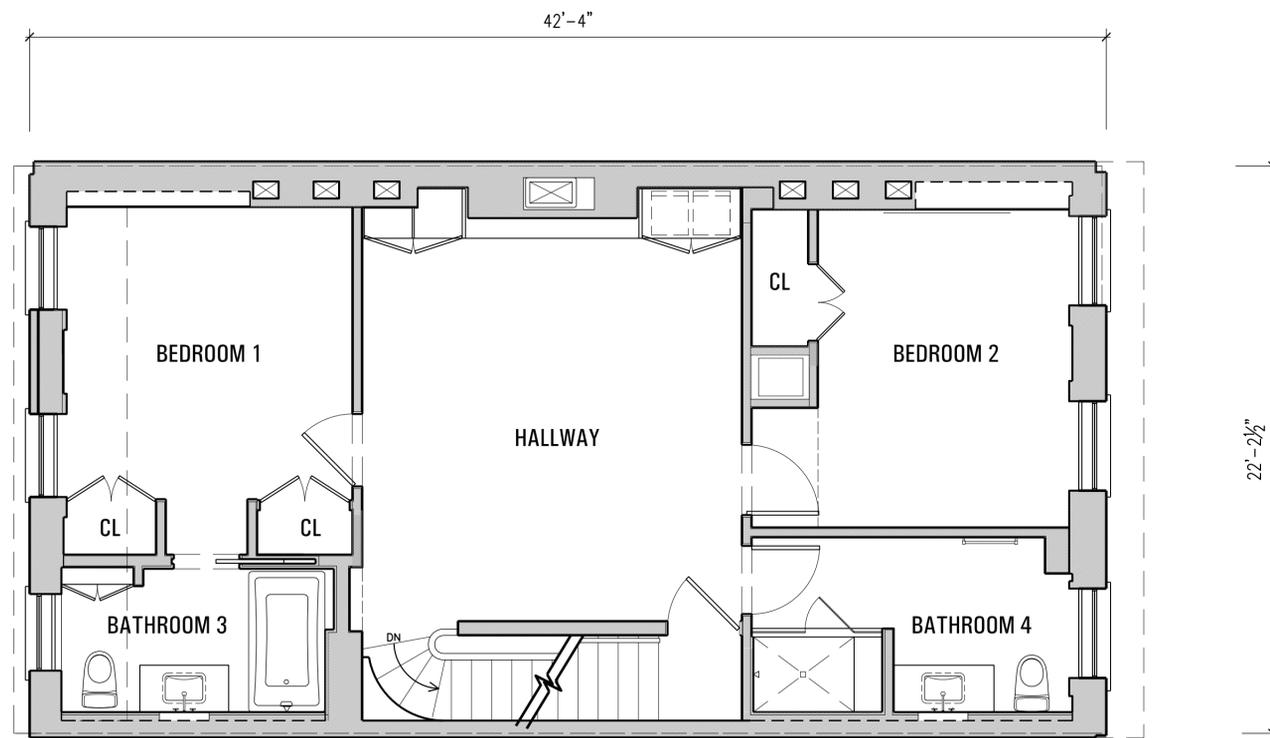
EXISTING 1ST FLOOR



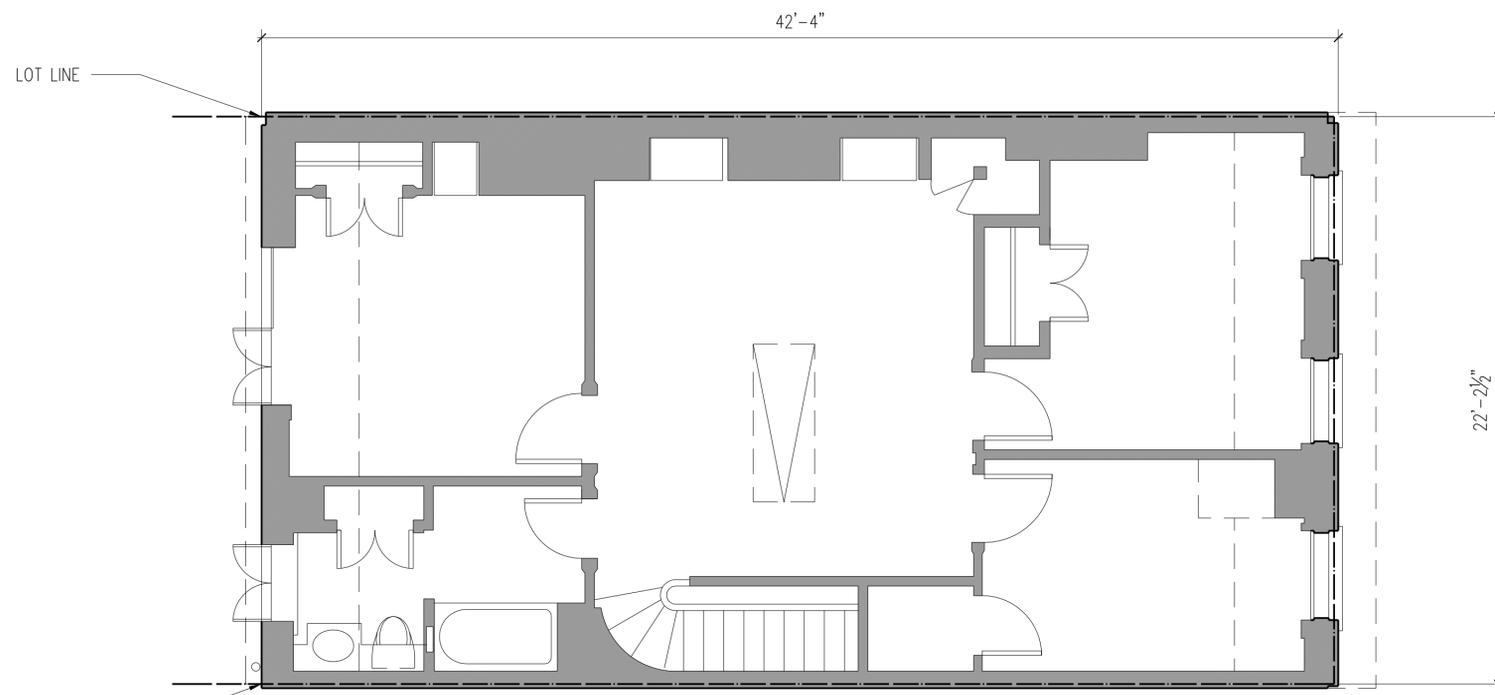
PROPOSED 2ND FLOOR



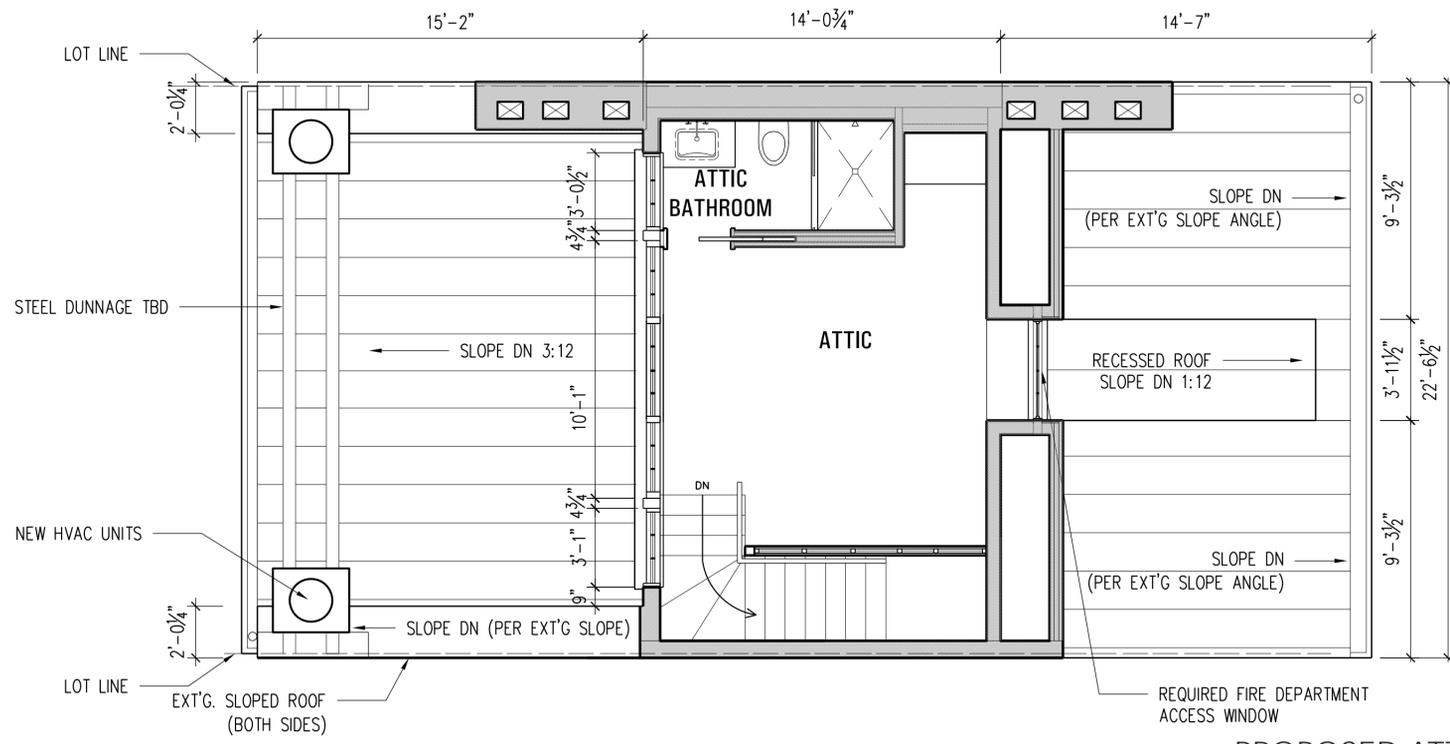
EXISTING 2NDFLOOR



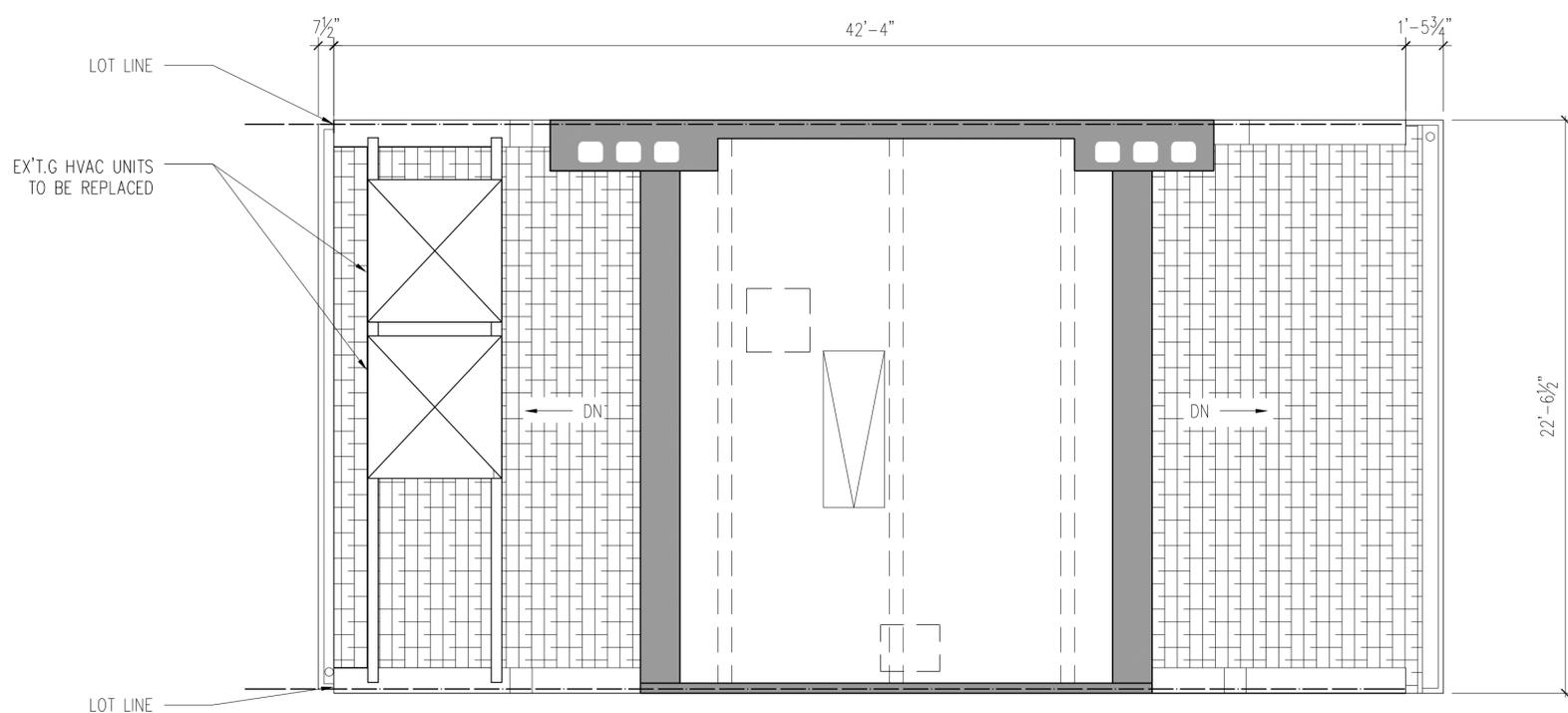
PROPOSED 3RD FLOOR



EXISTING 3RD FLOOR



PROPOSED ATTIC FLOOR



EXISTING ATTIC FLOOR

