GENERAL NOTES.

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE **2008 NYC BUILDING CODE**, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN A WORK PERMIT AND ANY OTHER REQUIRED PERMITS AND PAY ALL FEES REQUIRED BY GOVERNING NYC AGENCIES.

3. BEFORE COMMENCING ANY PLUMBING WORK, THE CONTRACTOR'S PLUMBING SUB- CONTRACTOR SHALL FILE AN ALTERATION REPAIR APPLICATION, FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDING, PAY ALL FEES REQUIRED BY THE DoB AND OBTAIN A WORK PERMIT. AFTER COMPLETITION OF THE PLUMBING WORK, THE CONTRACTOR'S PLUMBING SUB- CONTRACTOR SHALL OBTAIN ALL REQUIRED SIGN- OFFS FROM THE DOB PLUMBING DIVISION AND PROVIDE PROOF OF SUCH SIGN-OFFS TO THE ARCHITECT.

TENANT'S SAFETY PLAN §28-104.8.4 BC

1. EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE CODE. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANYTIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.

1.1 ALL EXISTING MEANS OF EGRESS FOR TENANT'S OF THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, etc.

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.

2.1 ALL BUILDING MATERIALS STORED IN CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING SHALL BE SECURED IN A SAFE MANNER. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY THE OWNER AND/OR CONTRACTOR.

3. HEALTH REQUIREMENTS. DEBRIS, DIRT AND DUST SHALL BE KEPT TO A MINIMUM, BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND BE CLEANED FROM THE BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER TO CONTROL PESTS, MAINTAIN SANITARY FACILITIES AND LIMIT NOISE TO ACCEPTBLE LEVELS.

3.1 WORK SHALL COMPLY WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.

4. 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.

4.1 CONSTRUCTION OPERATIONS SHALL NOT INVOLVE THE INTERRUPTION OF HEATING, WATER, ELECTRICAL OR OTHER SERVICES TO TENANTS OF THE BUILDING.

5. STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

5.1 CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHENEVER ANY STRUCTURAL WORK IS INVOLVED.

6. CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO NORMAL WORKING HOURS: 7AM TO 6PM, MONDAYS TO FRIDAYS, EXCEPT WORKING HOLIDAYS, UNLESS AN AFTER HOURS WORK PERMIT HAS BEEN OBTAINED FROM THE NYC DEPARTMENT OF BUILDINGS.

6.1 NOISE RESTRICTIONS. CONSTRUCTION ACTIVITIES MAY TAKE PLACE DURING THE HOURS OF 7AM TO 6PM ON WEEKDAYS. AT ALL OTHER TIMES, THE PERMITEE SHALL OBTAIN AFTER-HOURS AUTHORIZATION IN ACCORDANCE WITH THE NEW YORK CITY NOISE CONTROL CODE.

PROTECTION OF EXISTING PROPERTY

1. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS SHALL BE PROTECTED IN ACCORDANCE WITH THE NYC BUILDING CODE.

2. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AND ALL TEMPORARY BRACING AND SHORING AS REQUIRED BY THE DEPARTMENT OF BUILDINGS.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF CONDITIONS AND MATERIALS WITHIN AND ADJACENT TO THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL CONSTRUCTION AND REMOVAL TASKS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF THE WORK.

SPECIAL INSPECTIONS:

PROGRESS INSPECTIONS:
FINAL INSPECTION - DIRECTIVE 14 of 1975

SIDEWALK PROTECTION:
UNDER SEPARATE APPLICATION

STATEMENT OF ENERGY COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE.

THIS APPLICATION IS AN EXCEPTION; THE WORK DOES NOT INCREASE THE ENERGY USE OF THE BUILDING.

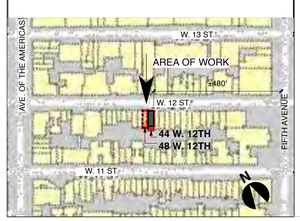
ENERGY ANALYSIS
COMMERCIAL
SCOPE: Facade restoration including stucco repairs, scraping & painting metal railings, wood window frames, window sashes, and cornice.
CLIMATE ZONE 4
ECC 2010 CHAPTER 5: COMMERCIAL ENERGY EFFICIENCY

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE-PRESCRIBED VALUE & CITATION
REPAIR CRACKED STUCCO, MASONRY RECON.	N/A	EXCEPTION: NO CAVITIES EXISTING OR CREATED [101.4.3.4]

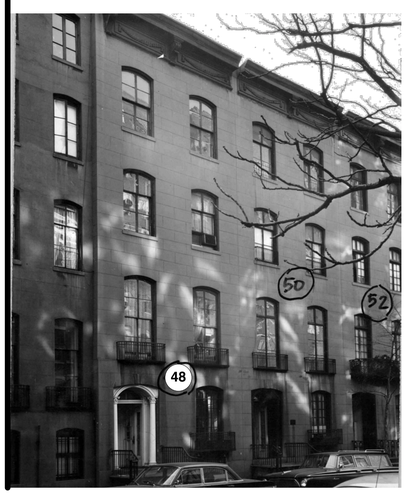
BUILDING DATA: 44 W. 12th LANDMARK DISTRICT: GREENWICH VILLAGE

BIN#: 1009569

BLOCK: 575 ZONING: R6
LOT: 32 MAP: 12C



1 VIEW OF STREET FACADE: 44 & 48 WEST 12TH STREET



LPC DESIGNATION PHOTOS

2 **STREET ELEVATION - 44-48 WEST 12TH STREET**
Scale: 1/4" = 1'-0"

WORK AREAS:

A: STUCCO RESTORATION
A-1 ~~CRACK REPAIR AS INDICATED. SOUND ALL STUCCO & REMOVE LOOSE MATERIAL.~~ REPLACE STUCCO AT STREET FACADES. REBUILD UNDERLYING (NON-VISIBLE) BACKUP MASONRY WHERE SEVERELY DETERIORATED.

1 **B: PAINT**
B-1 SCRAPE, PREP, & PAINT CORNICE.
B-2 SCRAPE, PREP, & PAINT ENTRANCE DOOR SURROUND & PEDIMENT.
~~**B-3** (NOT USED)~~
B-4 SCRAPE, PREP, & PAINT METAL WINDOW RAILINGS, SECURITY BARS, & ENTRANCE RAILINGS, (TYP.).
B-5 SCRAPE, PREP, & PAINT WOOD BRICK MOULDS.

C: SEALANT
C-1 REMOVE & REPLACE PERIMETER SEALANT AT WINDOWS (TYP.).

D: WOOD RESTORATION
D-1 WOOD RESTORATION AS INDICATED.
D-2 *ALLOWANCE: EPOXY CONSOLIDATION ; 10 LOCATIONS AT 1 SF EACH.*

ALTERNATES
~~**AA1** FACADE COATING: VAPOR PERMEABLE ELASTOMERIC COATING AT STUCCO. CUSTOM COLOR TO MATCH ADJACENT BUILDING TO EAST.~~

1

LEGEND

PH-# PHOTO ID TAG; REFER TO PHOTOS ON SHEET A-501.
PROPOSED NEW STUCCO COATING
BRICK STITCHING (NON-VISBLE)
RECONSTRUCTION OF UNDERLYING (NON-VISIBLE) MASONRY

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ARCHITECT
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NEW YORK, NY 10003
TEL: 212.414.0250
FAX: 212.414.0249

SEAL:

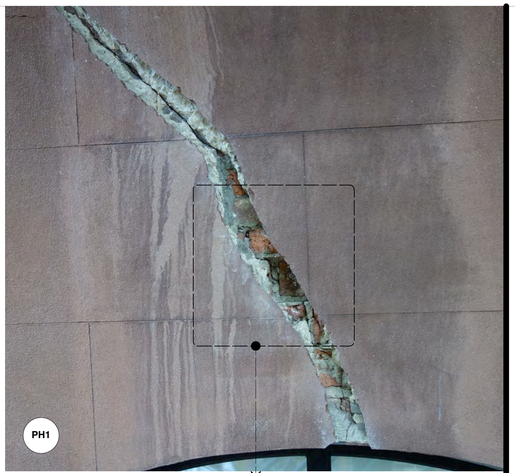
REVISION:
1 7/14/16: REPLACE STUCCO

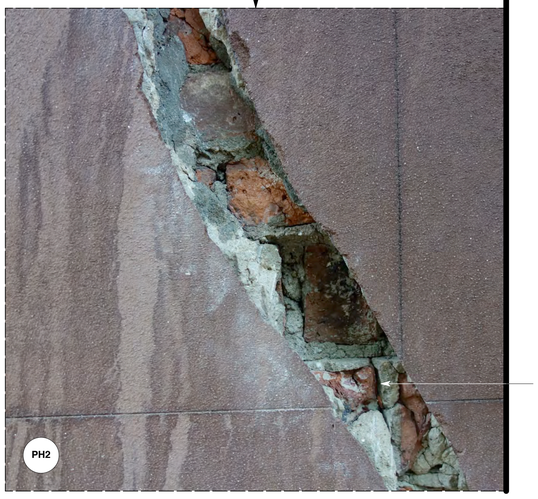
44-48 WEST 12TH STREET FACADE RESTORATION

ADDRESS:
44 W. 12th Street
New York, NY 10011

TITLE:
PLOT PLAN, ELEVATION, NOTES

DATE: 4/4/14
PROJECT #: 31203
SCALE: 1/4" = 1'-0"
DRAWN BY: KEG
SHEET NUMBER: A-001.01
PAGE NUMBER: 1 OF 2
NYC DOB NUMBER:





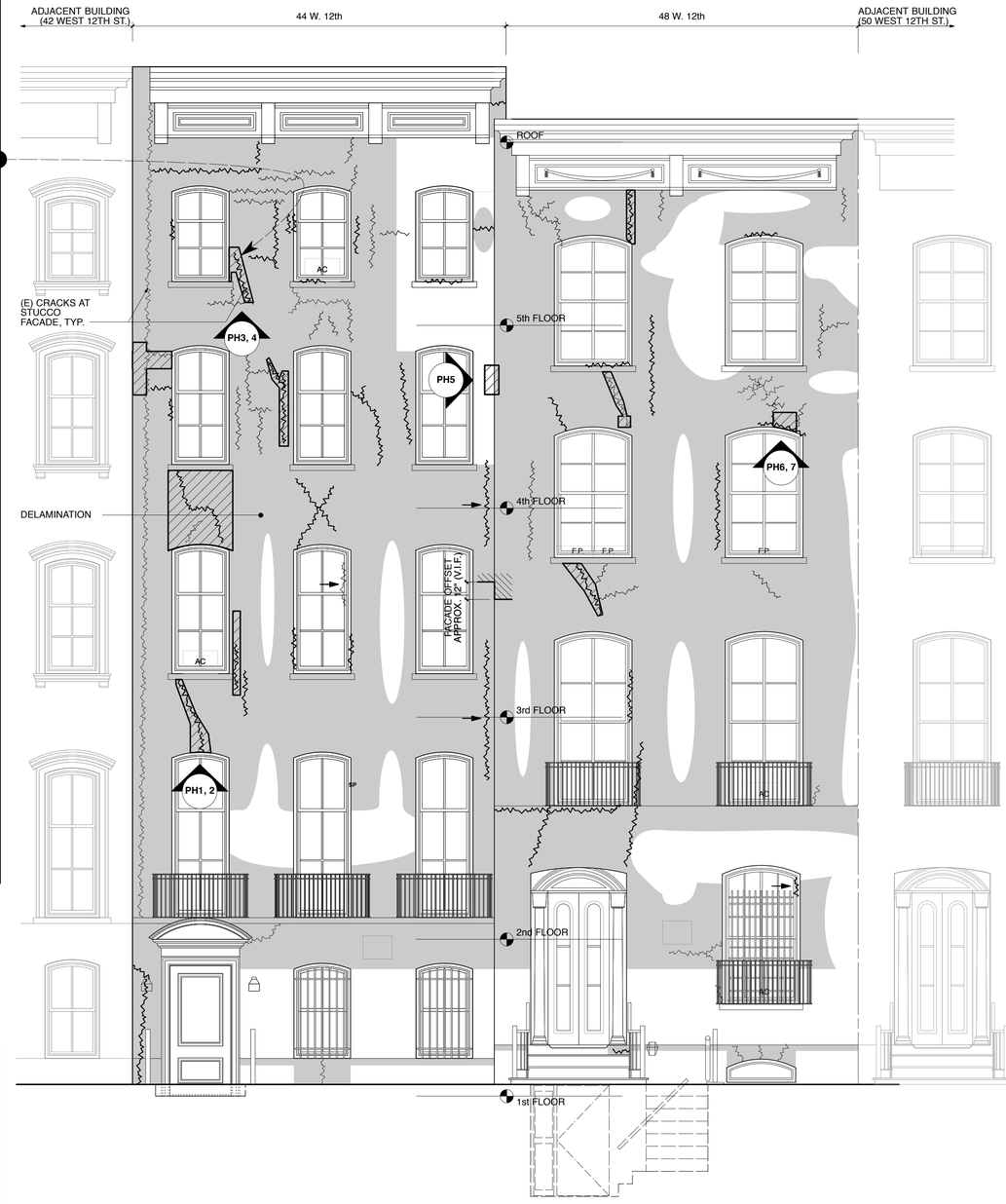
EXISTING **NON-HISTORIC SUBSTITUTE MATERIAL** (BRICK) AT SPANDREL PANEL.

MISSING BROWNSTONE AT WINDOW JAMB (INTERIOR INSULATION VISIBLE)

EXISTING **NON-HISTORIC SUBSTITUTE MATERIAL** (WOOD) PIECED IN WHERE BROWNSTONE IS CRACKED & MISSING.

EXISTING BRICK BACKUP MASONRY AT CORNER BUMPOUT.

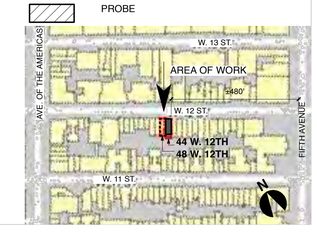
SEVERE SCALING OF BROWNSTONE & DELAMINATION OF STUCCO.



2 **STREET ELEVATION - 44-48 WEST 12TH STREET**
Scale: 1/4" = 1'-0"

LEGEND

- PH-# — PHOTO ID TAG; REFER TO PHOTOS ON THIS SHEET.
- DELAMINATION REVEALED BY SOUNDING
- CRACKS IN STUCCO
- PROBE



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SEAL:

REVISION:

44-48 WEST 12TH STREET FACADE RESTORATION

ADDRESS:
44 W. 12th Street
New York, NY 10011

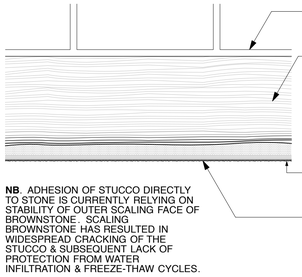
TITLE:
PLOT PLAN, ELEVATION, NOTES

DATE:	PROJECT #:
7/14/16	31203
SCALE: 1/4" = 1'-0"	DRAWN BY: KEG

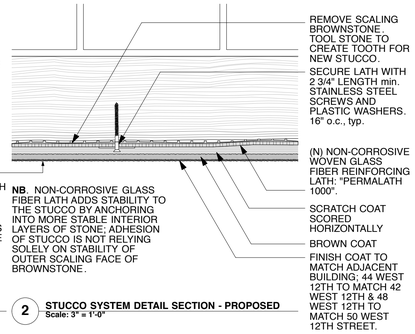
SHEET NUMBER:
A-002.00

PAGE NUMBER: 1 OF 2

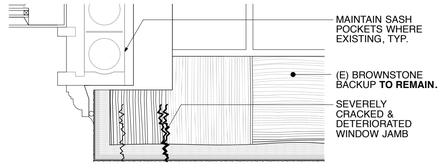
NYC DOB NUMBER:



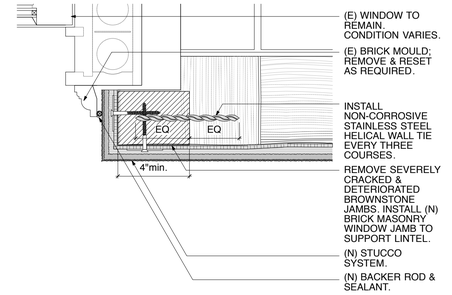
1 STUCCO SYSTEM DETAIL SECTION - EXISTING
Scale: 3" = 1'-0"



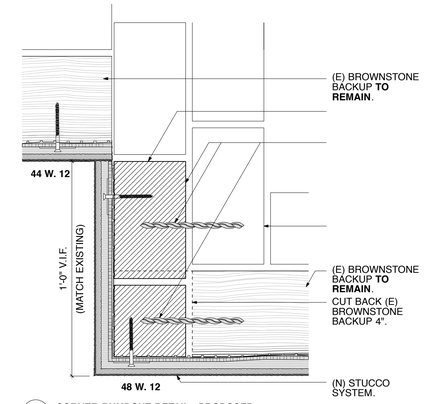
2 STUCCO SYSTEM DETAIL SECTION - PROPOSED
Scale: 3" = 1'-0"



3 WINDOW JAMB DETAIL SECTION - EXISTING
Scale: 3" = 1'-0"



4 WINDOW JAMB DETAIL SECTION - PROPOSED
Scale: 3" = 1'-0"

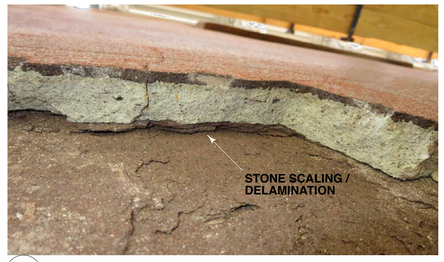


5 CORNER BUMPOUT DETAIL - PROPOSED
Scale: 3" = 1'-0"

CONDITION PHOTOS:

44 WEST 12TH STREET

PH-1 HAIRLINE CRACKING
PROBE AT EAST SIDE OF BUILDING



PH-2 SCALING / DELAMINATING BROWNSTONE UNDER STUCCO
CLOSE-UP AT PROBE

PH-3 SCALING / DELAMINATING BROWNSTONE UNDER STUCCO
CLOSE-UP AT PROBE

PH-4 DELAMINATING UNDERLYING MASONRY AT WINDOW JAMB
WINDOW JAMB

PH-5 SEVERELY DETERIORATED & MISSING MASONRY
WINDOW JAMB

PH-6 SEVERELY DETERIORATED & MISSING MASONRY AT WINDOW JAMB
WINDOW JAMB

PH-7 PREVIOUS BRICK RECON. AT UNDERLYING MASONRY

PH-8 COLLAPSED BROWNSTONE
AT PANEL BETWEEN 3RD & 4TH FLOOR WINDOWS

48 WEST 12TH STREET

PH-9 TYPICAL HAIRLINE CRACKING
BELOW WINDOW SILL

PH-10 CRACKING AT LINTEL

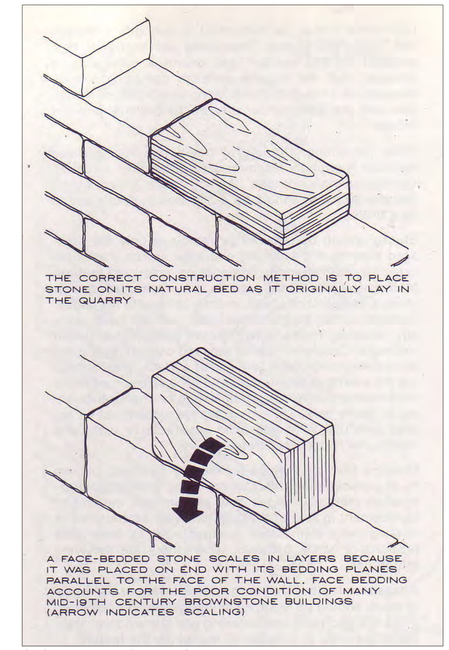
PH-11 DELAMINATING STUCCO & SCALING BROWNSTONE
BEHIND CRACKED STUCCO

PH-12 SEVERE CRACK IN UNDERLYING BROWNSTONE
BEHIND CRACKED STUCCO

PH-13 CRACKED STUCCO
BUMP-OUT BETWEEN 44 & 48 WEST 12TH STREET

PH-14 DELAMINATED STUCCO
CLOSE-UP LOOKING DOWN AT BUMP-OUT PROBE

PH-15 SEVERELY DETERIORATED BRICK BACKUP MASONRY
PROBE AT BUMP-OUT BETWEEN 44 & 48 WEST 12TH STREET



STONE BEDDING METHOD
ARCHITECTURAL GRAPHIC STANDARDS *TENTH EDITION*

PORTLAND BROWNSTONE

Official Name: Portland Formation (Newark Supergroup)
Location: Connecticut River Valley, southern CT
Age: Early Jurassic (335-340 Ma)
Lithology: Sandstone (Feldspathic Arenite)
NYC Examples: Brownstone Row Houses, Castle Clinton, Trinity Church

GEOLOGICAL FEATURES OF THE PORTLAND BROWNSTONE
Brownstone was commonly *face-bedded*—that is, the rock was cut parallel to the bedding, and slabs were applied so that the bedding is vertical, and parallel to the wall. This means that the same bed is exposed across the whole block, thereby ensuring that the color and texture was uniform. Unfortunately, as soon as a decade or two after construction, many examples of face-bedded brownstone began flaking off in sheets. This common form of [deterioration] is due to the physical weathering process of **spalling** due to **frost action**. Water concentrates along bedding planes. When it freezes, water expands by approximately 10%. This expansion exerts a pressure of 2,000 psi, which pries off thin layers of rock.

The common problem of spalling may have been due to hasty construction rather than an inherent fault with the rock itself. Rock from Portland was quarried from depths below the water table. Therefore, water filled the stone's pores. Initially, stone quarried from Portland was allowed to "season"—that is it was left to dry out gradually. During the housing boom of the late-1800's the demand for Portland Brownstone exceeded the supply.
Accordng to Mike Meehan, a geologist who re-opened a Portland Brownstone quarry in 1993, "*Face-bedded stone, still full of water, was routinely applied to many of the 50,000 row houses built during the late 1800's. If it was done late in the season, just as freezing set in, the stone's disintegration was assured.*"

Source:
http://academic.brooklyn.cuny.edu/geology/powell/613webpage/NYCbuilding/PortlandBrownstone/PortlandBrownstone.htm

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REVISION:

44-48 WEST 12TH STREET
FACADE RESTORATION

ADDRESS:
48 W. 12th Street
New York, NY 10011

TITLE:
STUCCO DETAILS

DATE:	PROJECT #:
7/14/16	31203
SCALE: AS NOTED	DRAWN BY: KEG

SHEET NUMBER:
A-501.00

PAGE NUMBER: 2 OF 2

NYC DOB NUMBER: