Landmarks Preservation Commission

May 19th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-20-08588

12 West 72nd Street,

Borough of Manhattan

How to Testify

Via Zoom: https://us02web.zoom.us/j/85681822329?pwd=ZnlUYStlZnk3YS9Ka0xWQThyVG9MQT09

Meeting ID: 856 8182 2329
Password: 866423

By Phone: 1 646-558-8656
US (New York) 877-853-5257 (Toll free)
US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

VK RESIDENCE

12 WEST 72ND STREET, APT. 27B, NEW YORK, NY 10023

GENERAL NOTES:

1. NO CHANGE IN USE, EGRESS, FLOOR AREA, OR OCCUPANCY UNDER THIS APPLICATION.
2. ALL WORK IS EXISTING UNLESS SHADED OR NOTED AS NEW.
3. ALL NEW WORK TO COMPLY WITH PRIOR-TO-1968 CODE.
4. ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. IF DRAWINGS AND SPECIFICATIONS CONFLICT OR DIFFER FROM ANY LAW OR CODE, THE PERTAINING LAW OR CODE SHOULD SUPERSEDE DRAWING AND SPECIFICATIONS AND SHOULD BE APPLIED.
2. CONTRACTOR SHALL COMPLY WITH PLANS AND SPECIFICATIONS.
3. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF ALL REQUIRED INSURANCE CERTIFICATES.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
5. CONTRACTOR SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS AROUND SITE DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT CONTRACTOR WILL MAKE GOOD ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
6. CONTRACTOR, DURING THE CONSTRUCTION WORK, SHALL PROTECT ALL WORK MATERIALS, TOOLS, EQUIPMENT, ON THE SITE, AND ALL ADJACENT PROPERTY, WHETHER FURNISHED BY THE CONTRACTOR OR OWNER, FROM ANY DAMAGE, LOSS OR PILFERAGE, WITH THE UNDERSTANDING THAT CONTRACT WILL MAKE GOOD ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
7. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER AND ARCHITECT ALL SHOP DRAWINGS FOR ALL WORK, INSTALLATION AND EQUIPMENT. BY SO DOING THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA OR WILL DO SO PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL FURNISH FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO ORDERING THEM, ALL SAMPLES AND MANUFACTURER'S SPECS AND PRODUCT DATA FOR ALL FINISHING MATERIALS, HARDWARE, OR ANY OTHER MATERIALS CALLED FOR IN DRAWINGS AND SPECIFICATIONS OR THAT ARE NOT MENTIONED BUT NEEDED FOR A PROPER AND TIMELY COMPLETION OF WORK.
9. CONTRACTOR SHALL USE ONLY THOSE MATERIALS AND FINISHES SPECIFIED AND APPROVED BY THE OWNER AND/OR ARCHITECT. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ALL WORK AND MATERIALS NOT MENTIONED, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK.
10. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATION OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE.
11. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE FOR A CLASS 1 FIREPROOF BUILDING.
12. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS.
13. CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS: 9AM THROUGH 4PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS.
14. ALL CONSTRUCTION WILL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE FOR A CLASS 1 FIREPROOF BUILDING.
15. ALL WORK WILL COMPLY WITH THE REQUIREMENTS OF THE BUILDING'S ALTERATION AGREEMENT AND APPLICABLE RULES.
16. THE PROPOSED WORK WILL COMPLY WITH THE FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION ("EPA") RULE ISSUED APRIL 22, 2018 REQUIRING "THE USE OF LEAD-SAFE PRACTICES" FOR WORK IMPACTING MORE THAN 6 SQ FT OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO EPA REQUIREMENTS FOR THE CONTRACTORS' PRE-RENOVATION EDUCATION AND CERTIFICATION. CONTRACTORS SHALL BE RESPONSIBLE FOR SITE TESTING, INSPECTIONS AND POST-RENOVATION CLEANING VERIFICATION; AND SHALL MAINTAIN RECORDS OF THEIR WORK, IN ACCORDANCE WITH EPA AND DEP REGULATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NEW YORK CITY NOISE CODE AND ASSOCIATED DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP") REGULATIONS (LL 113-05 AND RCNY 28-100) AS WELL AS BUILDING RULES AND REGULATIONS REGARDING NOISE AND CONSTRUCTION NOISE MITIGATION. SHOULD DEP REQUIRE A NOISE MITIGATION PLAN THE CONTRACTOR MUST IMMEDIATELY COMPLY.

BUILDING DEPARTMENT NOTES:

1. JOB DESCRIPTION: FILED FOR INTERIOR AND EXTERIOR RENOVATION OF 'TRIPLEX' APT 27-B LOCATED AT THE PARTIAL FLOORS 27, 28, & 29: REMOVE/REPLACE INTERIOR STAIRS, NON-BEARING PARTITIONS AND FINISHES, AND CREATE MASONRY OPENINGS FOR NEW DOORS TO ACCESSORY TERRACE AS PER PLANS. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.
2. CODE REVIEW: FILED FOR REVIEW UNDER PRIOR-TO-1968 BUILDING CODE.
3. FLOOD ZONE COMPLIANCE STATEMENT: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ARE (SFHA).
4. NYCECC EXEMPTION STATEMENT: TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS EXEMPT FROM THE 2016 NYCECC IN ACCORDANCE WITH ONE OF THE FOLLOWING: THE WORK IS AN ALTERATION OF STATE OR NATIONAL HISTORIC BUILDING.
5. ZONING, ADDRESS, AND BUILDING DATA:
   -ADDRESS: 12 WEST 72ND STREET
   -BLOCK/LOT: 1124/42
   -BIN: 1028619
   -CB: 107
   -MDL CLASS: HEXA-HERETOFORE ERECTED EXISTING CLASS A
   -LANDMARK DISTRICT: YES
   -ZONING DISTRICT: R10A
   -ZONING MAP: 8C
   -ZONING USE GROUP: 2
   -BUILDING CODE OCCUPANCY GROUP: J-2
   -CONSTRUCTION CLASS: 1-FIREPROOF
   -NUMBER OF STORIES: 29
   -HEIGHT (FT.): 240'
6. RELATED APPLICATIONS: DOBNOW #_____ (PLUMBING)

SMOKE AND CARBON MONOXIDE DETECTOR NOTES - 2014:

1. SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ORDINANCE WITH THE HOUSING MAINTENANCE CODE, MULTIPLE DWELLING LAW, THE NEW YORK CITY BUILDING CODE, THE NEW YORK CITY ELECTRICAL CODE, THE NEW YORK CITY FIRE CODE, AND NFPA 72.
2. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF THE TITLE OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THERE UNDER.
3. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 907.2.11/SEC. 908.7 OF THE NEW YORK CITY BUILDING CODE.
4. 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.
5. EACH SMOKE/CARBONG MONOXIDE DETECTOR SHALL BE INSTALLED INSIDE OF EACH SLEEPING ROOM.
6. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
7. DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
8. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
9. WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 12" FROM THE CEILING.
10. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYP 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. 907.2.11/SEC. 908.7
11. SUCH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NFPA 72.
12. SUCH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE UL217 RATED (EMPLOY A NON-REMOVABLE, NON-REPLACABLE BATTERY THAT POWERS THE ALARM FOR A MINIMUM OF 10 YEARS, AND SHALL BE OF THE TYPE THAT EMITS AN AUDIBLE NOTIFICATION AT THE EXPIRATION OF THE USEFUL LIFE OF THE ALARM) AS PER SEC. 907.2.11/SEC. 908.7.
13. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT H.P.P., 10 DAYS AFTER INSTALLATION.
14. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.
15. SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT.

2014 CODE REQUIREMENTS WILL BE ADHERED TO FOR MECHANICAL, PLUMBING, FUEL GAS, AND TENANT SAFETY.

ELECTRICAL NOTES:

1. ALL SWITCH HEIGHTS TO MATCH EXISTING UNLESS OTHERWISE NOTED.
2. ALL OUTLETS, PHONE AND CABLE JACKS TO BE LOCATED TO MATCH EXISTING HEIGHTS UNLESS OTHERWISE NOTED.
3. ALL SWITCHES, DIMMERS AND OUTLET COVERS TO BE LUTRON. STYLE TO BE SPECIFIED BY OWNER/ARCHITECT.
4. ALL LIGHT SWITCH PLATES TO BE OFFSET 2-1/2" FROM DOOR TRIM UNLESS OTHERWISE NOTED.
5. GENERAL CONTRACTOR TO VERIFY ELECTRICAL PLANS TO COMPLY WITH ALL NYC ELECTRICAL CODES.

SPECIAL AND PROGRESS INSPECTIONS:

BC 1704.5	MASONRY
BC 1704.16	MECHANICAL SYSTEMS
BC 1704.27	FIRE-RESISTANT PENETRATIONS AND JOINTS
BC 110.5	FINAL INSPECTION

NYCECC EXEMPTION STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS EXEMPT FROM THE 2016 NYCECC IN ACCORDANCE WITH ONE OF THE FOLLOWING: THE WORK IS AN ALTERATION OF STATE OR NATIONAL HISTORIC BUILDING.

PLUMBING NOTES - 2014:

1. ALL PLUMBING WORK WILL BE INSTALLED IN STRICT CONFORMITY WITH ALL REQUIREMENTS OF THE 2014 PLUMBING CODE, ALL GENERAL ADMINISTRATIVE PROVISIONS OF ARTICLES PC101 THRU PC107, AND ALL PROVISIONS OF APPENDIX A THRU G.
2. ALL WATER SUPPLIES WILL BE OVER THE RIM OR WILL BE PROVIDED WITH APPROVED TYPE VACUUM BREAKERS AS WILL BE ALL WATER CLOSET FLUSH VALVES AND HOSE CONNECTIONS AS PER RULES OF SECTION PC 401
3. ABOVE HORIZONTAL OFFSETS ABOVE HIGHEST FIXTURE CONNECTION WILL BE GALVANIZED PIPING AS PER PC 303.
4. PROTECTION OF PIPES WILL COMPLY WITH SECTION PC305 THRU PC305.10.
5. PIPING SYSTEM MATERIALS WILL COMPLY WITH 2014 PLUMBING CODE, CHAPTER 3.
6. NUMBER AND TYPE OF PLUMBING FIXTURES WILL COMPLY WITH 2014 PLUMBING CODE CHAPTER 4.
7. FACILITIES FOR THE PHYSICALLY HANDICAPPED WILL BE IN ACCORDANCE WITH 2014 NYC BUILDING CODES.
8. FIXTURE TRAPS AND CLEAN OUT WILL BE PROVIDED AND INSTALLED ACCORDING TO ALL REGULATIONS OF SECTION PC-708.
9. SUPPORTS FOR PLUMBING PIPING WILL BE AS PER SECTION PC308 THRU 308.9
10. WATER SUPPLY AND DISTRIBUTION PIPING WILL COMPLY WITH ALL RULES AND REGULATIONS OF 2014 PLUMBING CODE, CHAPTER 6.
11. SANITARY DRAINAGE PIPING WILL BE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF 2014 PLUMBING CODE CHAPTER 7.
12. VENT PIPING WILL BE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF 2014 PLUMBING CODE, CHAPTER 9.

TENANT PROTECTION PLAN (2014 AC 28-104.8.4) - WORK IN TENANT SPACE ONLY:

JOB DESCRIPTION: FILED FOR INTERIOR AND EXTERIOR RENOVATION OF 'TRIPLEX APT 27B LOCATED AT THE PARTIAL FLOORS 27, 28, & 29: REMOVE/REPLACE INTERIOR STAIRS, NON-BEARING PARTITIONS AND FINISHES, AND CREATE MASONRY OPENINGS FOR NEW DOORS TO ACCESSORY TERRACE AS PER PLANS; NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

NUMBER OF OCCUPIED DWELLING UNITS: THERE ARE ONE-HUNDRED AND SEVENTY-FIVE (175) DWELLING UNITS WHICH MAY BE OCCUPIED DURING CONSTRUCTION.

1. EGRESS: ALL WORK IS LOCATED WITHIN THE TENANT UNIT(S) SPECIFIED ABOVE; NO WORK IN PUBLIC SPACES. CONTRACTOR TO ENSURE THAT ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.
2. FIRE SAFETY: CONTRACTOR TO ENSURE THAT ALL FLAMMABLE MATERIALS ARE KEPT AWAY FROM HEAT; THAT ALL FLAMMABLE MATERIALS ARE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE; ALL ELECTRICAL POWER TO BE SHUT OFF AFTER WORKING HOURS; CONTRACTOR TO ENSURE THERE ARE NO LEAKS OF NATURAL GAS IN THE BUILDING OR OR ANY FLAMMABLE GAS USED IN CONSTRUCTION. PROPER FIRE EXTINGUISHERS SHALL BE MAINTAINED ON SITE IN A LOCATION KNOWN AND OBVIOUS TO ALL WORKERS.
3. HEALTH REQUIREMENTS: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS. DEBRIS, DIRT, AND DUST TO BE CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESS ACCUMULATION.

LEAD PAINT

A. CLEANING ALL FLOORS, FURNITURE, DRAPERIES, CARPETS, AND OTHER OBJECTS IN THE WORK ARE WITH A HEPA (HIGH EFFICIENCY PARTICULATE AIR) VACUUM BEFORE WORKS BEGINS.
B. COVERING FLOORS, WINDOWS, AND AIR VENTS WITH 2 LAYERS OF PLASTIC SHEETING.
C. SEALING THE WORK AREA WITH PLASTIC SHEETING AND COVERING DOORWAYS WITH 2 LAYERS OF PLASTIC.
D. CLEANING AND REMOVING FURNITURE OR CLEANING AND COVERING FURNITURE WITH PLASTIC SHEETING
E. USING ONLY APPROVED LEAD REMEDIATION METHODS.
F. USING WET METHODS AND HEPA VACUUMING FOR DAILY AND FINAL CLEANING FILE A NOTIFICATION OF COMMENCEMENT OF LEAD REMEDIATION (YELLOW FORM).
G. FAX OR HAND-DELIVER THE FORM TO THE FIELD SERVICES UNIT (FSU) OF THE HHP/LPP, 1-3 DAYS BEFORE WORK BEGINS. FORMS CAN BE FAXED TO (347) 396-8926 OR (646) 632-6004.
H. FILE A NEW NOTIFICATION IF YOU CHANGE THE CONTRACTOR, THE DUST WIPE TESTING COMPANY, OR THE START DATE.
I. HIRE AN EPA-CERTIFIED LEAD INSPECTOR TO TAKE CLEARANCE DUST WIPE SAMPLES WHEN THE WORK IS COMPLETED.
J. RESULTS MUST BE FAXED OR HAND DELIVERED TO THE HHP/LPP BY THE BUILDING OWNER OR THE DUST WIPE TESTING COMPANY WITHIN 5 DAYS AFTER WORK IS FINISHED.
K. AN EPA-CERTIFIED INSPECTOR OR RISK ASSESSOR THAT IS INDEPENDENT OF THE CONTRACTOR MUST TAKE THE SAMPLES.

ASBESTOS (REFER TO ACP-5 OR ACP-21 "ASBESTOS ASSESSMENT/ABATEMENT REPORT" IN APPROVED CONSTRUCTION DOCUMENTS):

A. PORTION OF THE PREMISES WHERE WORK IS PROPOSED IS FREE OF ASBESTOS CONTAINING MATERIAL (ACM); OR
B. PORTION OF THE PREMISES WHERE WORK IS PROPOSED CONTAINS LESS THAN 10 SF OR 25 LF OF ACM AND WILL BE ABATED AS A MINOR PROJECT IN ACCORDANCE WITH DEP RULES & REGULATIONS FOR MINOR PROJECTS; OR
C. ASBESTOS IS PRESENT BUT WILL NOT BE DISTURBED BY THE PROPOSED CONSTRUCTION; OR
D. ENTIRE BUILDING IS FREE OF ASBESTOS; OR
E. PROJECT IS EXEMPT FROM ASBESTOS TESTING; THE BUILDING WAS CONSTRUCTED AFTER APRIL, 1987 OR THE SCOPE OF WORK IS EXEMPT FROM TESTING BY RULE.

4. COMPLIANCE WITH HOUSING STANDARDS: THE REQUIREMENTS OF NYC HOUSING MAINTENANCE CODE SPECIFICALLY RELATED TO THE MAINTENANCE, SERVICES, UTILITIES, AND PHYSICAL AND OCCUPANCY STANDARDS FOR DWELLING UNITS SHALL BE STRICTLY OBSERVED.
5. STRUCTURAL SAFETY: IF STRUCTURAL SAFETY IS AFFECTED BY THIS APPLICATION (SEE APPLICATION DETAILS), ALL TEMPORARY STRUCTURAL SHORING AND BRACING SHALL BE PERFORMED BY THE CONTRACTOR WITH ALL DUE DILIGENCE AS MONITORED UNDER OBSERVATION OF THE SPECIAL INSPECTION AGENCY DESIGNATED BY THE OWNER AND DESIGN APPLICANT AS RESPONSIBLE FOR "STRUCTURAL STABILITY" PER BC 1704.20 UNLESS EXEMPT PER CRITERIA ESTABLISHED THEREIN.
6. NOISE RESTRICTIONS: CONSTRUCTION WORK MAY TAKE PLACE BETWEEN THE HOURS OF 9AM AND 4PM MONDAY THROUGH FRIDAY PURSUANT TO THE NEW YORK CIT NOISE CONTROL CODE UNLESS AN "AFTER HOURS WORK" VARIANCE PERMIT HAS BEEN ISSUED. CONTRACTORS MUST DEVELOP A NOISE MITIGATION PLAN PRIOR TO THE COMMENCEMENT OF WORK. NOISE THAT EXCEEDS THE AMBIENT SOUNDS LEVEL BY MORE THAN 10 DECIBELS AS MEASURED FROM 15 FEET FROM THE SOURCE AS MEASURED FROM INSIDE ANY PROPERTY OR ON A PUBLIC STREET IS PROHIBITED AND IMPULSIVE SOUNDS ARE RESTRICTED. NOISE SHALL BE KEPT TO A MINIMUM DURING WORKING HOURS WHILE ONGOING CONSTRUCTION TAKES PLACE.
7. MAINTAINING ESSENTIAL SERVICES: THE LICENSED ELECTRICIAN SHALL BE RESPONSIBLE FOR TURNING OFF ELECTRICITY IN SPECIFIC APARTMENTS (WHERE THERE ARE NO OCCUPANTS) WHILE ELECTRICITY REMAINS ON AND SERVICE IS NOT DISRUPTED FOR OTHER OCCUPANTS IN THE BUILDING. THE LICENSED PLUMBER SHALL BE RESPONSIBLE FOR TURNING OFF GAS AND WATER SERVICES IN SPECIFIC APARTMENTS (WHERE THERE ARE NO OCCUPANTS) WHILE GAS AND WATER REMAINS ON AND SERVICE IS NOT DISRUPTED OTHER OCCUPANTS IN THE BUILDING. DESIGNATED PERSONNEL SHALL OVERSEE AND MONITOR THE DELIVERY OF MATERIALS AND REMOVAL OF DEBRIS WHILE COORDINATING WITH BUILDING SUPERINTENDENTS THAT MINIMAL OR NO OBSTRUCTIONS TO BUILDING INCONVENIENCES ARE IMPOSED ON THE OCCUPANTS OF THE PREMISES.
8. OTHER REQUIREMENTS: OWNER IS REQUIRED TO DISTRIBUTE A NOTICE ABOUT THE TPP TO EACH OCCUPIED DWELLING UNIT OR POST A NOTICE REGARDING THE TPP IN THE BUILDING LOBBY. THE NOTICE MUST INCLUDE THE NAME AND CONTACT INFORMATION OF THE SITE SAFETY MANAGER.

FUEL NOTES - 2014:

1. INSTALL GAS PIPING IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF FUEL GAS CODE (FGC) CH. 4, SEC 401-411.
2. INSTALL ALL REQUIRED GAS VENTS & CHIMNEYS IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS AS PER FGC CH. 5, SEC 501-504 AND REFERENCE STANDARDS AS PER CH. 8, FGC 2014.
3. ALL GAS PIPE MATERIAL AND PIPING, JOINTS OPERATING AT << PSIG WILL BE IN ACCORDANCE WITH BUILDING DEPARTMENT REQUIREMENTS AND ANSI PER CH. 8 OF FUEL GAS CODE REQUIREMENTS AND FGC CH. 4 REQUIREMENTS.
4. ALL GAS PIPING BRANCHES WILL BE TAKEN OFF RISERS WITH NO LESS THAN 2 ELBOW SWINGS AS PER FGC 404.5.
5. GAS PIPING SYSTEM WILL NOT BE USED FOR ELECTRICAL GROUND AS PER FGC 309.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORDS BEFORE PROCEEDING WITH WORK.

GENERAL PLUMBING NOTES:

1. THE PLUMBER MUST REPLACE ALL BRANCH LINES (HOT AND COLD WATER, WASTE AND VENT) ABOVE THE CONCRETE FLOOR SLAB FROM ALL PLUMBING FIXTURES TO THE RISERS OR FLOOR TRAPS AT BATHROOMS.
   A. ACCESSIBLE 600 PSI BALL SHUT-OFF VALVES, CHECK VALVES AND WATER HAMMER ARRESTERS MUST BE INSTALLED ON EACH BRANCH WATER LINE.
   B. NEW HOT AND COLD WATER BRANCH PIPES MUST BE CODE-COMPLIANT COPPER TUBING, INSULATED AND RUN ABOVE THE FINISHED FLOOR.
   C. ALL BRANCH PIPES MUST BE EQUAL TO OR LARGER THAN EXISTING BRANCH PIPING.
2. BATHROOMS WILL BE LAID OUT TO MINIMIZE THE NEED TO INSTALL BRANCH PLUMBING LINES BELOW THE STRUCTURAL SLAB, WHICH IS SUBJECT TO BUILDING APPROVAL. THE ARCHITECT MUST CLARIFY NEW BRANCH PLUMBING LINES PROPOSED FOR INSTALLATION BELOW THE SLAB.
3. CLARIFY ALL APPLIANCES INCLUDING ICE MAKERS, FREEZERS, REFRIGERATORS AND STOVES THAT WILL HAVE A PLUMBING CONNECTION FOR A WATER DISPENSER OR ICE MAKER. DESCRIBE THE PIPING TO THE APPLIANCES.
4. FLEXIBLE CONNECTIONS TO APPLIANCES AND FIXTURES MUST RUN ABOVE THE FINISHED FLOOR AND MAY BE EITHER INSULATED COPPER TUBING OR BRAIDED STEEL HOSES.
5. SHOWERS MUST HAVE SEAMLESS LEAD MEMBRANE IN THE PAN MADE OF 6 LBS./SQ. FT. COMMON PIG LEAD WORKED INTO THE CORNERS (NOT CUT) THAT EXTENDS A MINIMUM OF SIX INCHES ABOVE THE FINISHED SHOWER FLOOR AT EACH WALL AND OVER THE TOP OF THE CURB, COVERING THE ENTIRE WIDTH OF THE CURB. THE LEAD MUST HAVE A PROTECTIVE WATERPROOF COATING OR MEMBRANES ON BOTH SIDES TO PREVENT DIRECT CONTACT WITH CONCRETE, MORTAR, ETC. AND MUST NOT BE PENETRATED. SUBMIT A DETAIL.
6. IT MAY BE NECESSARY TO RAISE THE PROPOSED SHOWER AND TUB PLATFORMS TO ACCOMMODATE THE TRAP AND DRAIN ABOVE THE FLOOR SLAB. SHOWERS MUST HAVE A 2" ø TRAP AND DRAIN AND TUB DRAINS ARE TYPICALLY 1-1/2".
7. PLUMBERS MUST CHECK EXISTING SHUT-OFF VALVES AT DISCONNECTED PIPES AND TEMPORARILY CAP PIPES WITH GATE VALVES.
8. ABANDONED PLUMBING LINES MUST BE PLUGGED AND CAPPED AT THE RISER OR FLOOR WITH CODE-COMPLIANT MATERIALS TO PREVENT GALVANIC CORROSION.
9. ALL WATERPROOF MEMBRANES MUST BE TESTED IN THE PRESENCE OF THE BUILDING SUPERINTENDENT AND BE CONSTRUCTED WITH SOUND MATTING AND A WATERPROOF MEMBRANE THAT EXTENDS WALL-TO-WALL BENEATH ALL PLUMBING FIXTURES, APPLIANCES, TUBS AND SHOWERS.
10. ALL PLUMBING WORK MUST BE PERFORMED BY DULY LICENSED MASTER PLUMBERS.

ACCESSIBILITY (BC 2014-CHAPTER 11) PRIOR CODE BLDGS.:

EXISTING RESIDENTIAL SERVICE COMPLIES AND/OR PARTIALLY COMPLIES WITH PREVIOUS ACCESSIBILITY REQUIREMENTS UNDER LOCAL LAW 58 OF 1987.

NEW WORK SHALL COMPLY WITH 2014 BC, CHAPTER 11 "ACCESSIBILITY" (ANSI A117.1-2009) EXCEPT THAT AS THIS RESIDENTIAL BUILDING WAS OCCUPIED PRIOR TO MARCH 13, 1991, TOILET AND BATHING ROOMS MAY COMPLY WITH PROTOTYPES ESTABLISHED BY ANSI A117.1-1986 PER RCNY 1101-01.

BC 1101.3.1: NO CHANGE OF OCCUPANCY OR USE PROPOSED UNDER THIS APPLICATION.

BC 1101.3.2: PROPOSED WORK IS <50% OF BUILDING VALUE; ALL PORTIONS OF THE BUILDING BEING ALTERED UNDER THIS APPLICATION ARE PROVIDED WITH ACCESSIBLE FEATURES AS NOTED TO THE EXTENT OF THE ALTERATION.

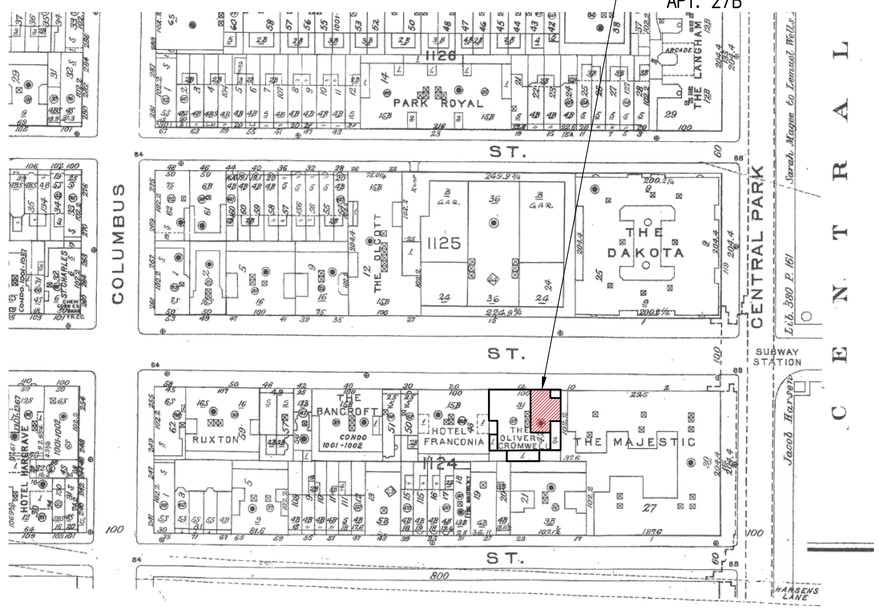
ZONING INFORMATION:
MAP #: 8-C
ZONING DISTRICT: R-10A
BLOCK: 1124 LOT: 42

03-03-20 To LPC 04-02-20 To CB7		
SUBMITTED LIST OF DRAWINGS:		
G-001.00	COVER PAGE	X X
P-100.00	PLUMBING AND GAS RISERS	X X
DM-100.00	DEMOLITION FLOOR PLANS	X X
A-100.00	PROPOSED FLOOR PLANS	X X
A-200.00	EXTERIOR ELEVATIONS	X X
A-201.00	SIGHTLINE PHOTOS	X X
A-202.00	SIGHTLINE PHOTOS	X X
A-500.00	WINDOW AND DOOR DETAILS	X X

SCOPE OF WORK:

1. INTERIOR WALL PARTITIONS IN EXISTING APT. AS NOTED IN PLANS.
2. REPLACE PLUMBING FIXTURES IN EXISTING AND RELOCATED LOCATIONS.
3. NEW BATHROOM ON 29TH FLOOR.
4. NEW STAIRCASE IN EXISTING LOCATION.
5. NEW MASONRY OPENINGS ON 28TH AND 29TH FLOORS.
6. UPGRADE EXISTING CENTRAL AIR CONDITIONING.
7. THERE IS NO CHANGE IN USE, OCCUPANCY OR EGRESS.

AREA OF WORK
12 W 72ND ST.
APT. 27B



1 G-001 SANBORN MAP AND AREA OF WORK
SCALE: NOT TO SCALE

BAXT | INGUI Architects PC
20 Vesey Street Suite 900
New York, New York 10007
T. 212.233.6740 F. 212.962.5126

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April 2, 2020 To CB7
March 3, 2020 To LPC

APPROVAL STAMP BY D.O.B.

D.O.B. STICKER JOB NUMBER

Alterations to:

VK Residence

12 West 72nd Street, Apt. 27-B
New York, NY 10023

G-001.00

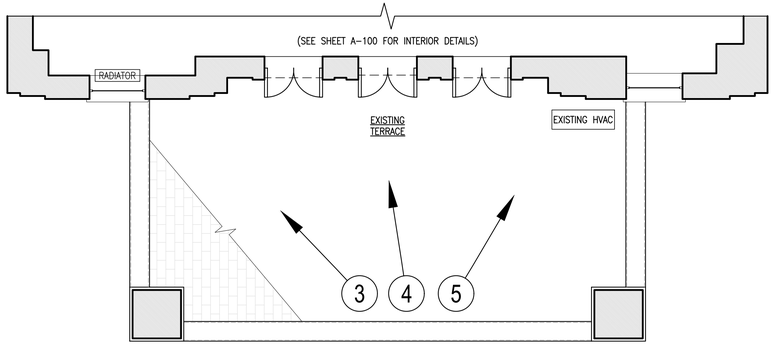
COVER PAGE

PHOTO 3

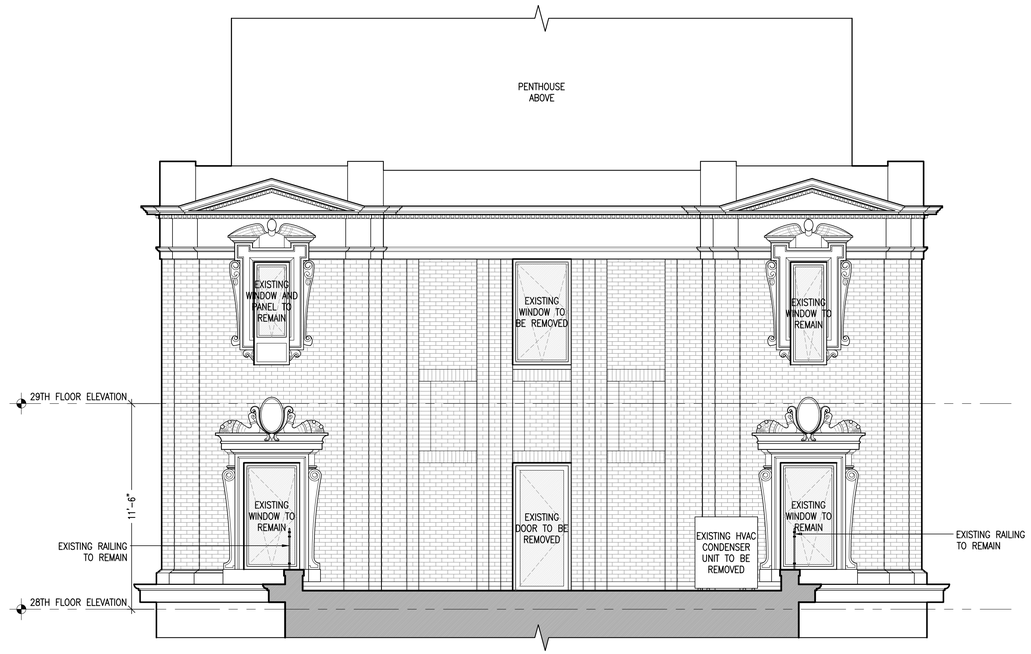
PHOTO 4

PHOTO 5

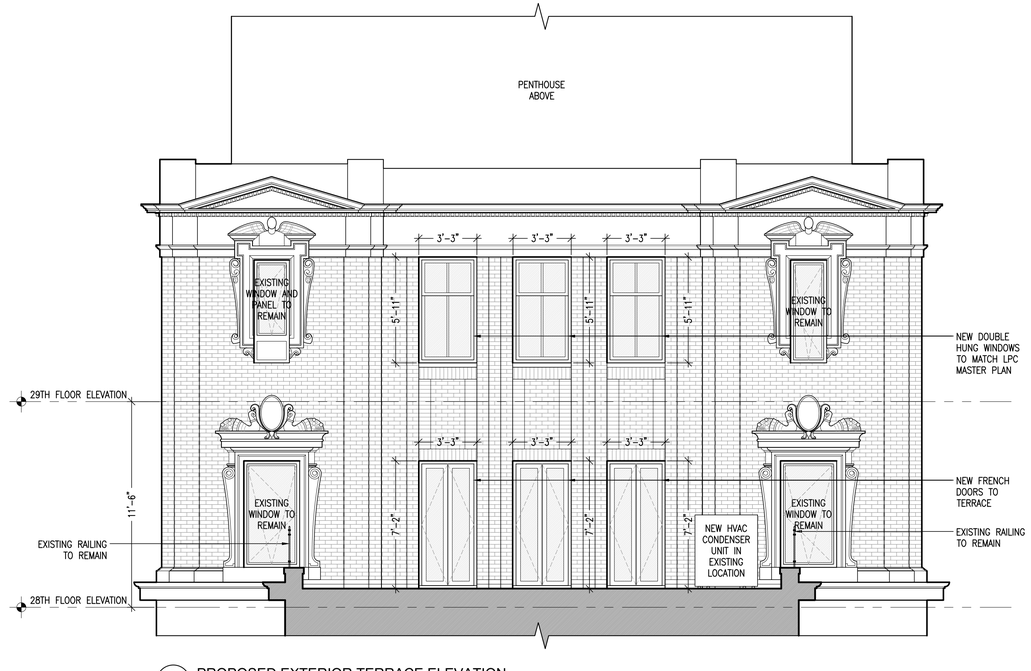
3,4,5, A-200 EXISTING TERRACE PHOTOS
SCALE: NOT TO SCALE



6 A-200 28TH FLOOR TERRACE PLAN WITH VIEWS
SCALE: 1/4" = 1'-0"



1 A-200 EXISTING EXTERIOR TERRACE ELEVATION
SCALE: 1/4" = 1'-0"



2 A-200 PROPOSED EXTERIOR TERRACE ELEVATION
SCALE: 1/4" = 1'-0"

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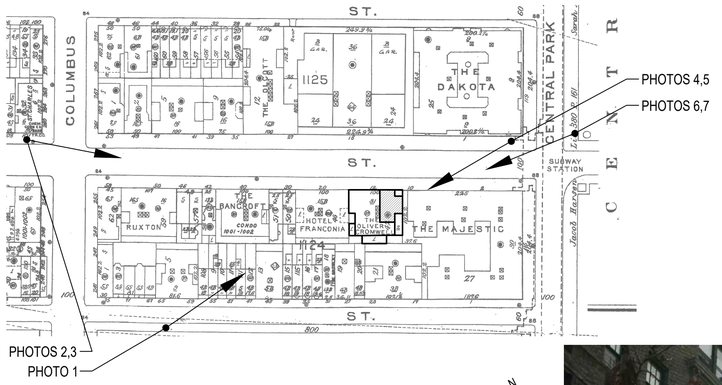
EXTERIOR ELEVATIONS



8 A-201 SIGHTLINE PHOTOS KEY PLAN
SCALE: NOT TO SCALE

PHOTO 1

PHOTO 2

PHOTO 3

1,2,3 A-201 SIGHTLINE VIEWS OF APT. 27A (NEIGHBORING APT. - NO WORK)
SCALE: NOT TO SCALE

PHOTO 4

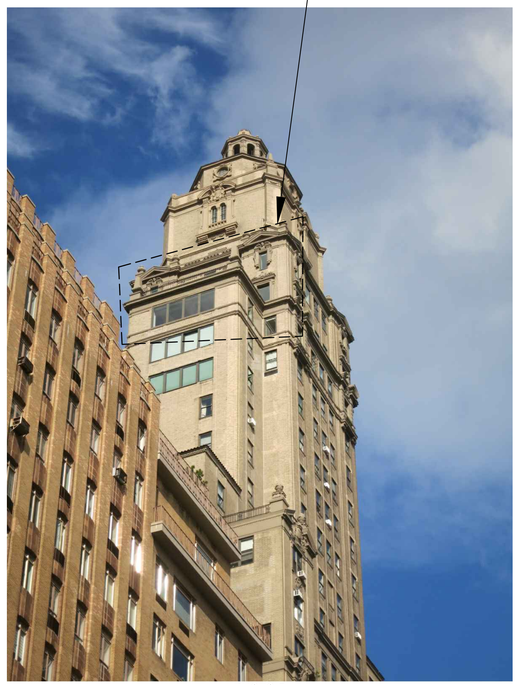


PHOTO 5

PHOTO 6

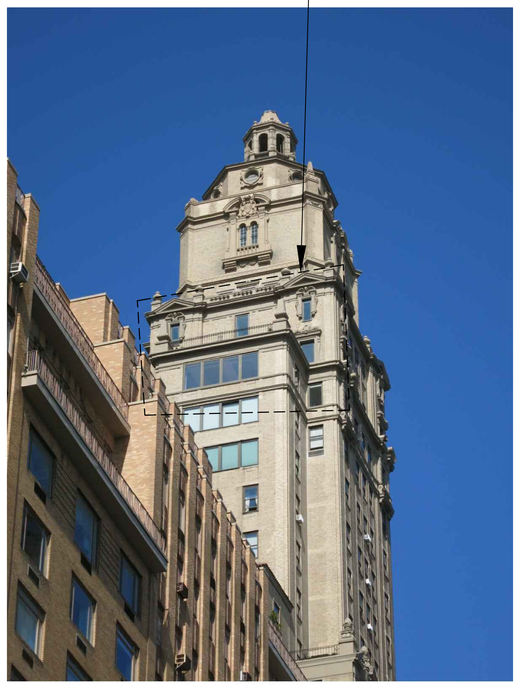


PHOTO 7

4,5,6,7 A-201 VIEW OF APT. 27B FROM WEST 72ND ST. AND CENTRAL PARK WEST
SCALE: NOT TO SCALE

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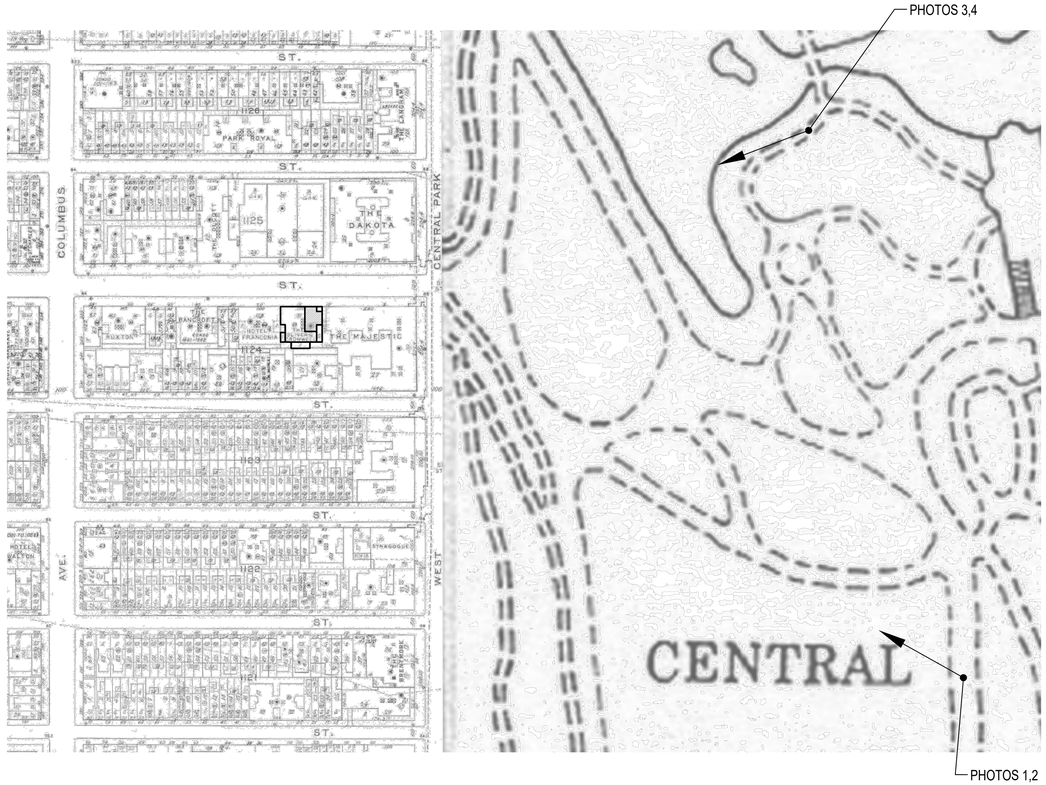
SIGHTLINE PHOTOS



5 A-202 SIGHTLINE PHOTOS KEY PLAN
SCALE: NOT TO SCALE

PHOTO 1

1 A-202 VIEW OF APT. 27B FROM CENTRAL PARK - ACTUAL VIEW
SCALE: NOT TO SCALE

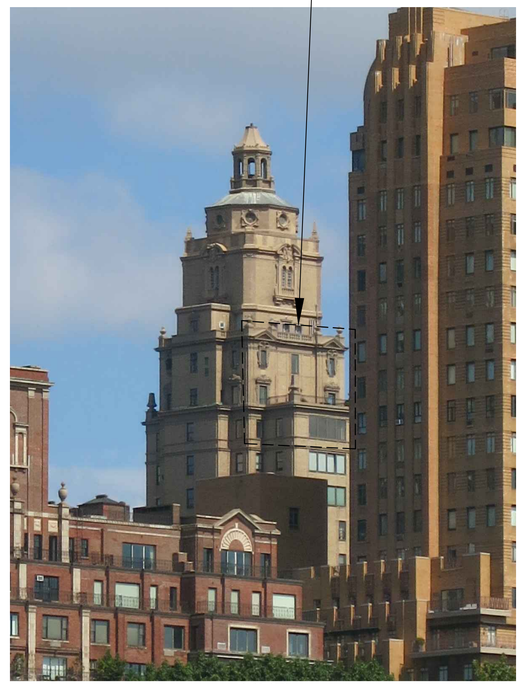


PHOTO 2

2 A-202 VIEW OF APT. 27B FROM CENTRAL PARK - SIGNIFICANTLY ZOOMED
SCALE: NOT TO SCALE

PHOTO 3

3 A-202 VIEW OF APT. 27B FROM CENTRAL PARK - ACTUAL VIEW
SCALE: NOT TO SCALE

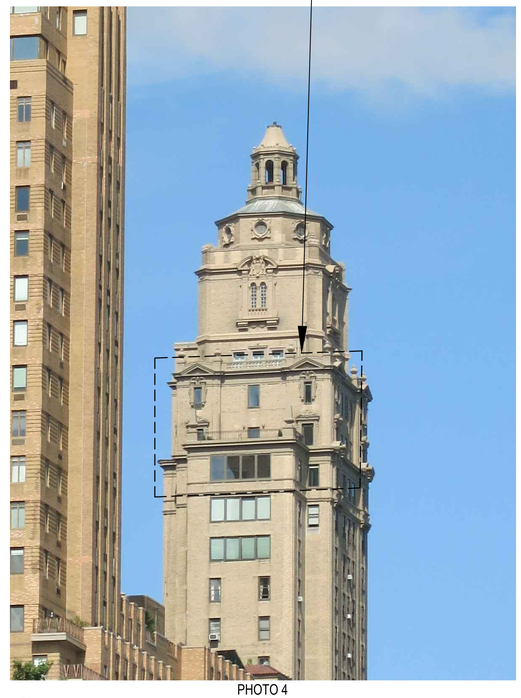


PHOTO 4

4 A-202 VIEW OF APT. 27B FROM CENTRAL PARK - SIGNIFICANTLY ZOOMED
SCALE: NOT TO SCALE

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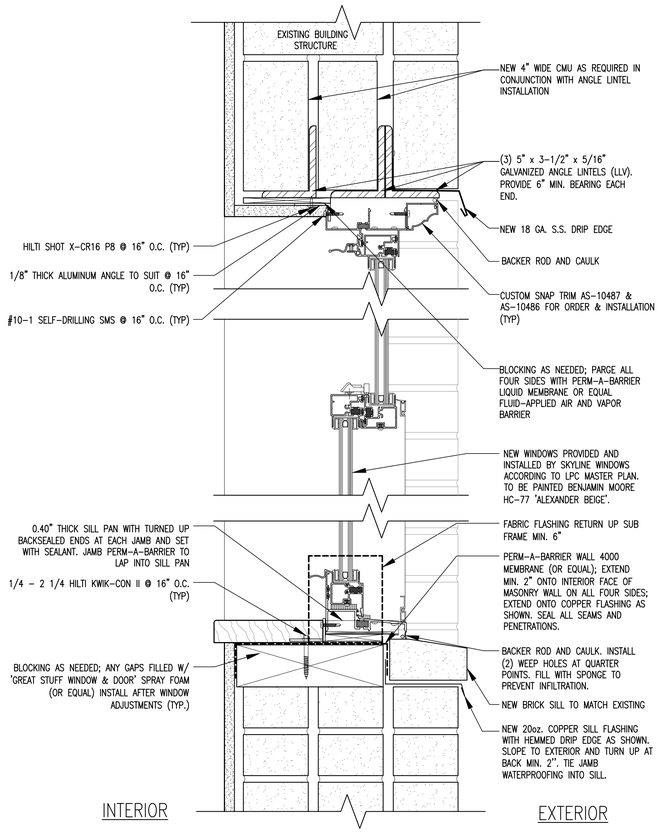
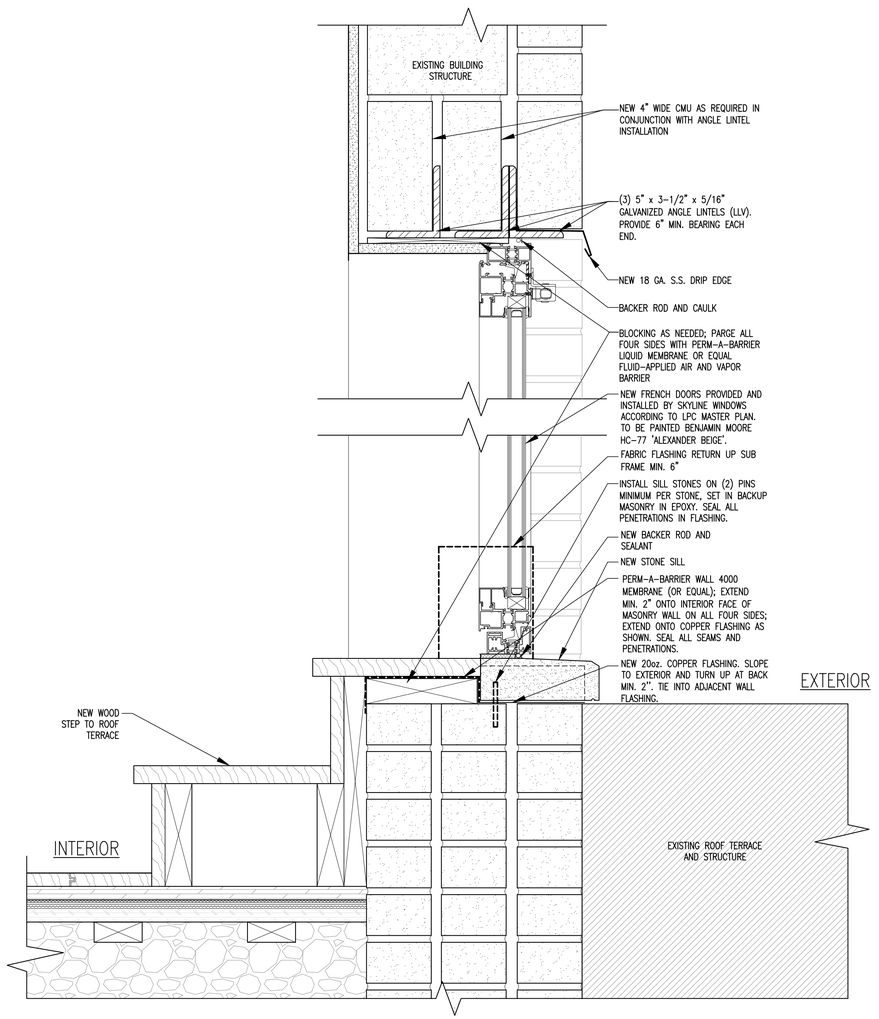
SIGHTLINE PHOTOS



SECTION – SKYLINE SERIES 100
ALUMINUM WINDOWS

1 / A-502 WINDOW DETAIL @ NEW MASONRY OPENINGS
SCALE: NOT TO SCALE



SECTION – SKYLINE SERIES 1700
TERRACE DOORS

2 / A-502 TERRACE DOOR DETAIL @ NEW MASONRY OPENINGS
SCALE: NOT TO SCALE

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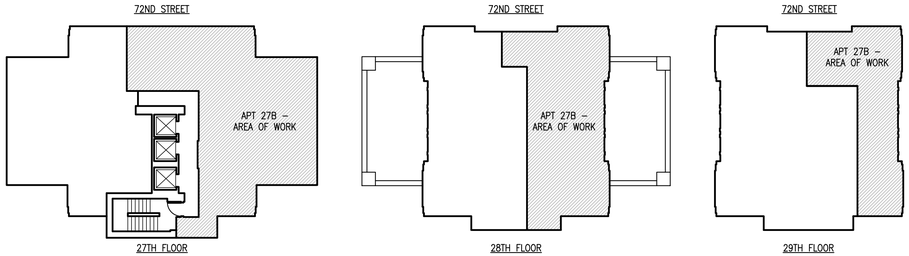
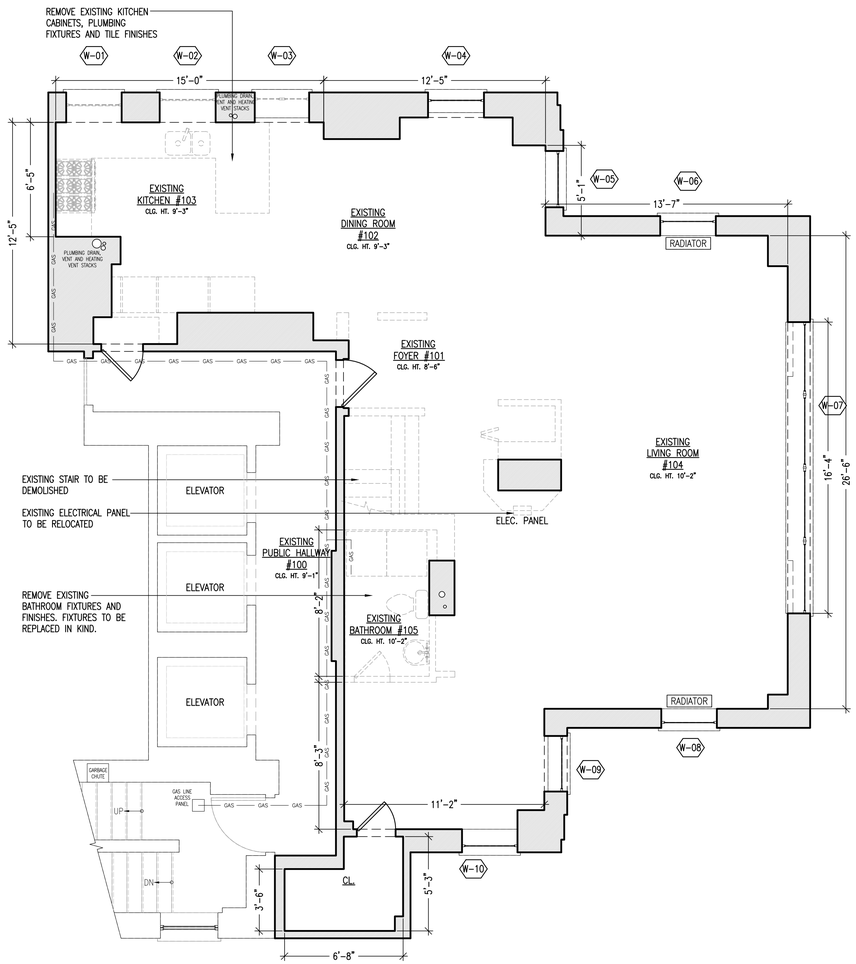
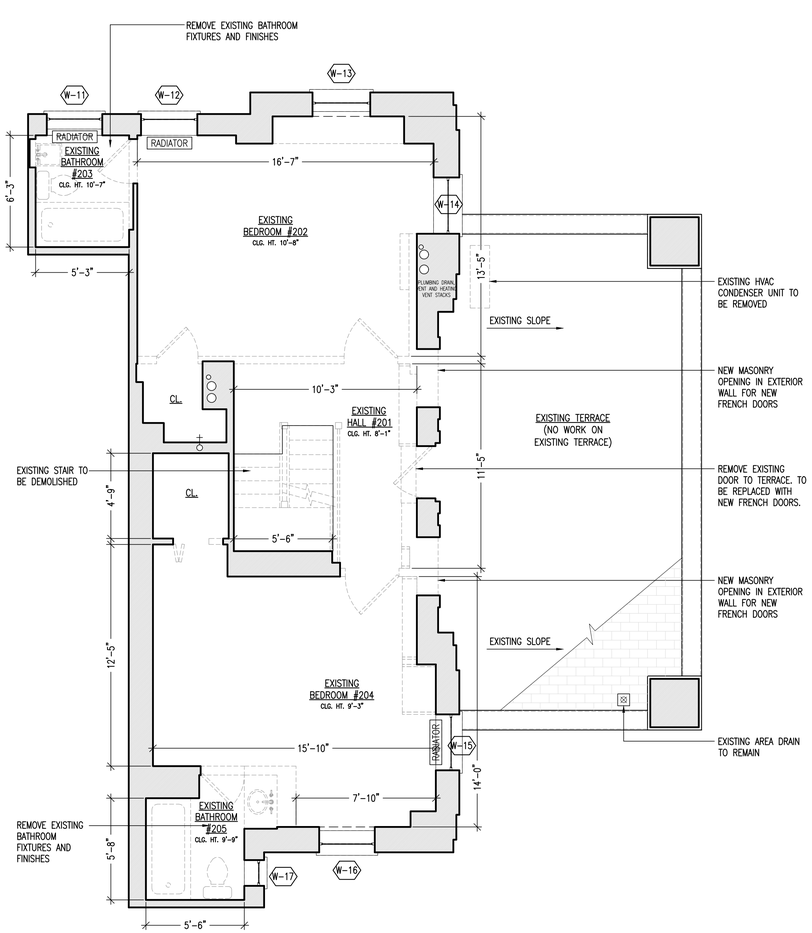
DOOR & WINDOW DETAILS



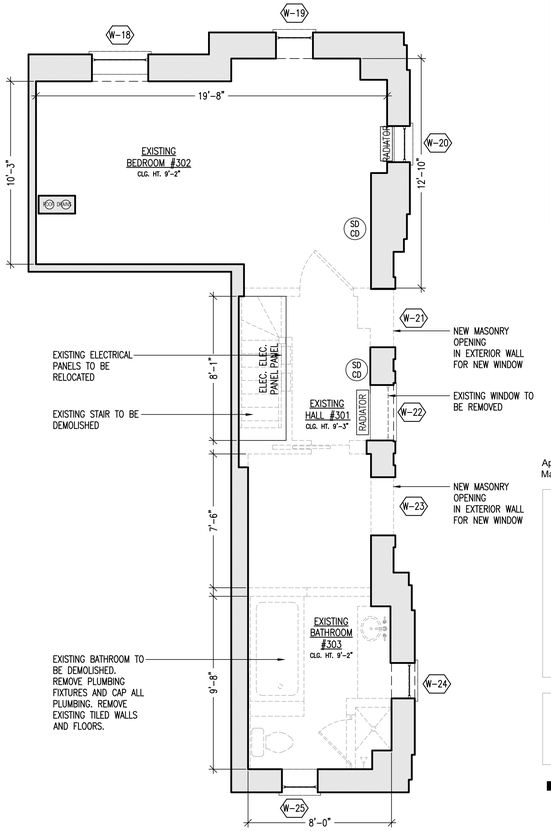
4 DM-100 BUILDING KEY PLAN - AREA OF WORK
SCALE: 1/16" = 1'-0"



1 DM-100 27TH FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 DM-100 28TH FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 DM-100 29TH FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED NEW PARTITION
- SD CD — CARBON MONOXIDE AND SMOKE DETECTOR COMBO, HARDWIRED AND U.L. LISTED. ADA APP'D AUDIBLE & VISUAL
- BATHROOM EXHAUST TO EXISTING EXHAUST STACK SEE E-100 FOR MODEL#
- # — DOOR TAG NUMBER
- W-# — WINDOW TAG NUMBER
- A — WALL TYPE

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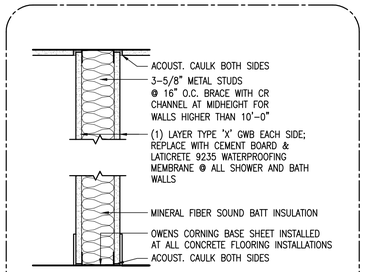
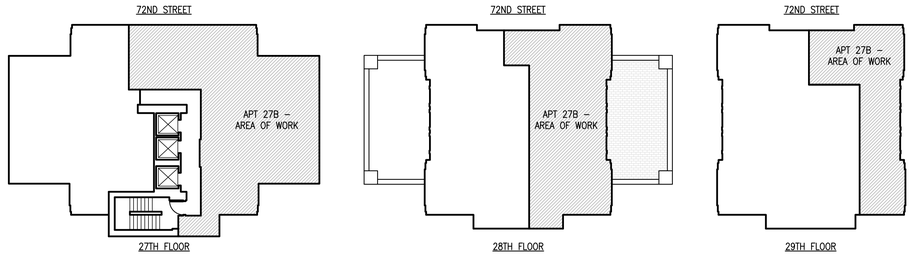
DEMOLITION FLOOR PLANS



1 TYPICAL PARTITION DETAIL – 1 HR RATED PARTITION – SECTION VIEW BASED ON U.L. DESIGN U419

SCALE: NOT TO SCALE



5 A-100 BUILDING KEY PLAN - AREA OF WORK

SCALE: 1/16" = 1'-0"

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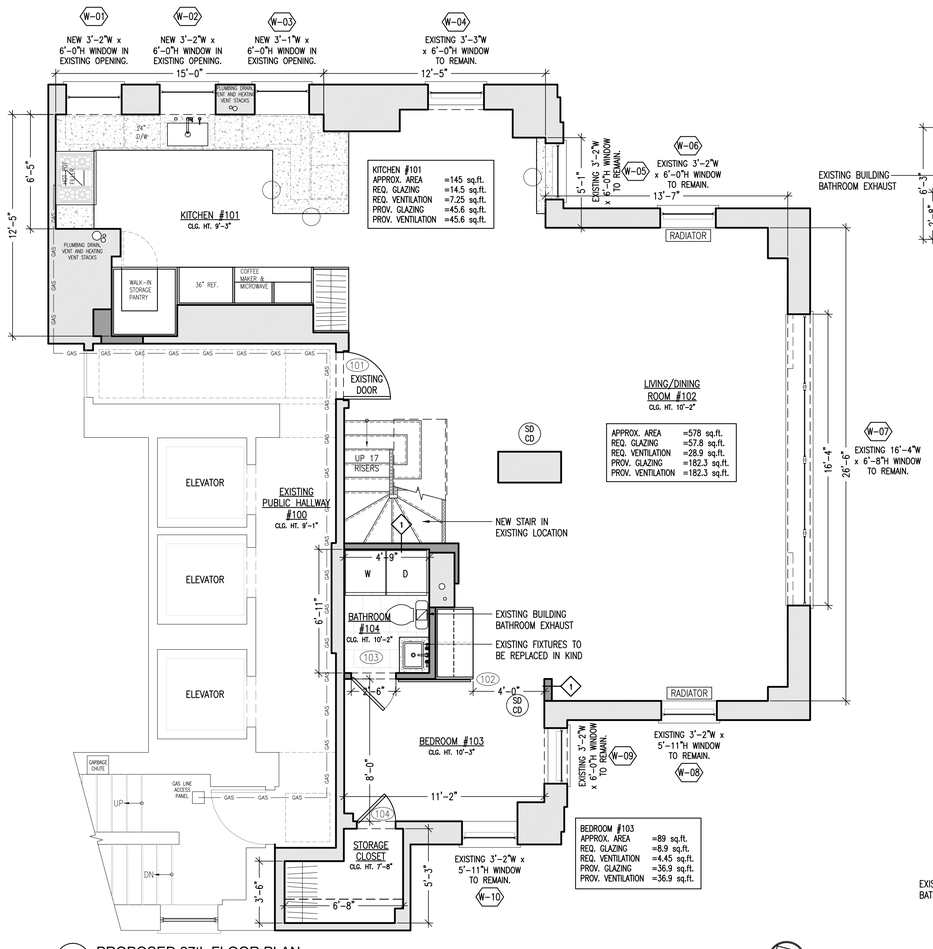
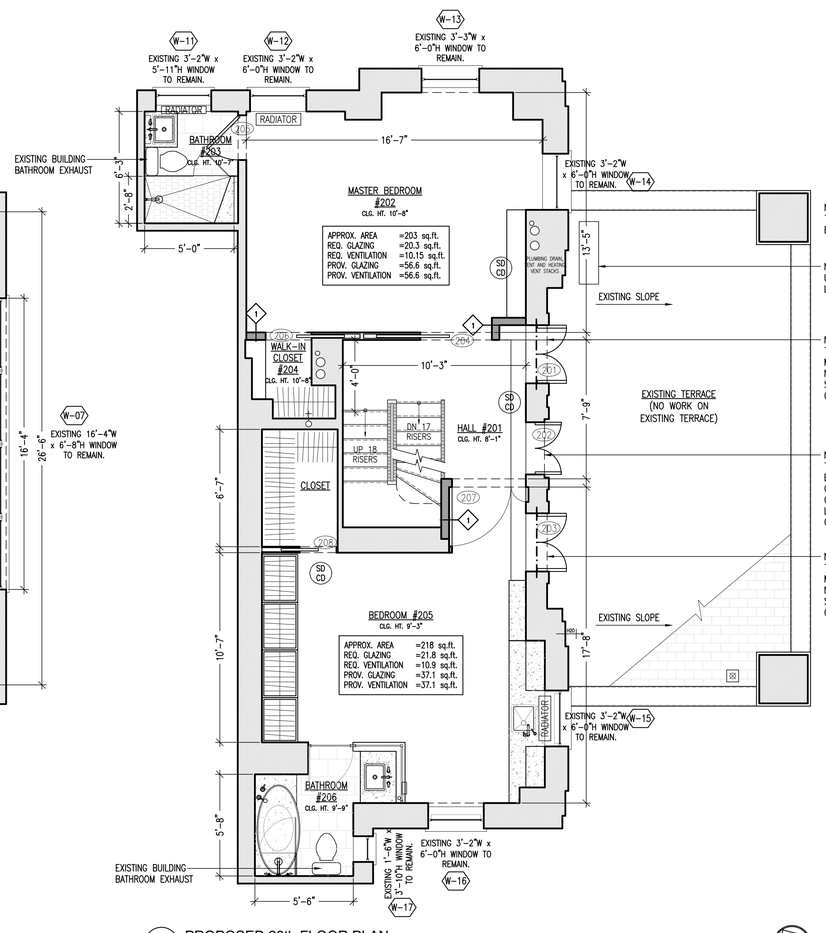
LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED NEW PARTITION
- SD CD — CARBON MONOXIDE AND SMOKE DETECTOR COMBO, HARDWIRED AND U.L. LISTED. ADA APP'D AUDIBLE & VISUAL
- BATHROOM EXHAUST TO EXISTING EXHAUST STACK SEE E-100 FOR MODEL#
- # — DOOR TAG NUMBER
- W-# — WINDOW TAG NUMBER
- A — WALL TYPE. SEE A-500.



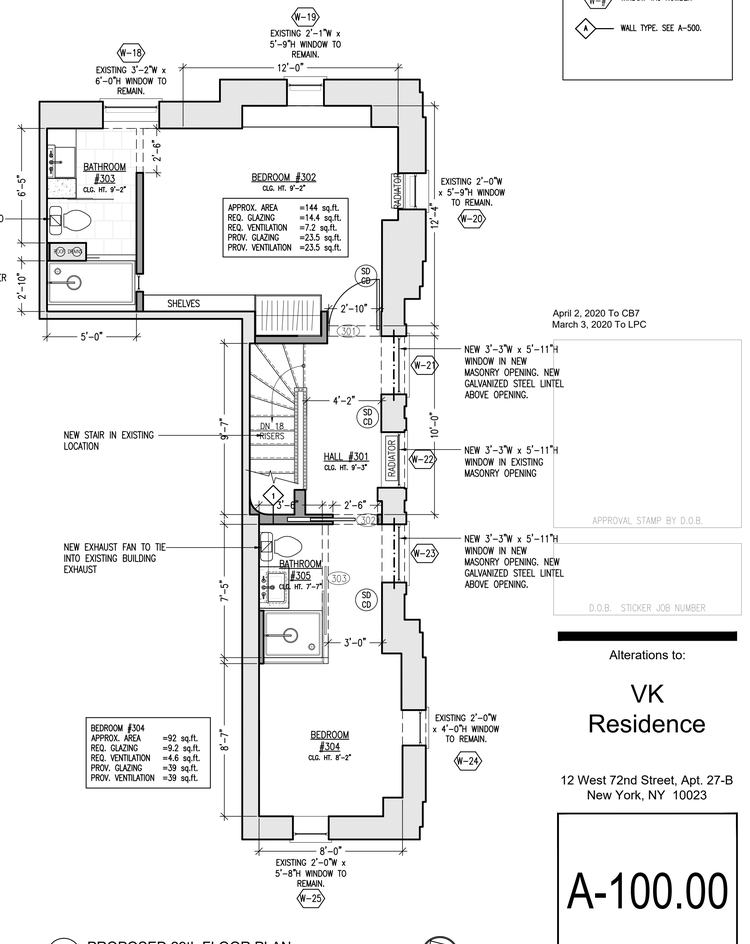
1 A-100 PROPOSED 27th FLOOR PLAN

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



2 A-100 PROPOSED 28th FLOOR PLAN

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



3 A-100 PROPOSED 29th FLOOR PLAN

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

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PROPOSED FLOOR PLANS

Landmarks Preservation Commission

May 19th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-20-08588

12 West 72nd Street,

Borough of Manhattan

How to Testify

Via Zoom: https://us02web.zoom.us/j/85681822329?pwd=ZnlUYStlZnk3YS9Ka0xWQThyVG9MQT09

Meeting ID: 856 8182 2329
Password: 866423

By Phone: 1 646-558-8656
US (New York) 877-853-5257 (Toll free)
US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.