Landmarks Preservation Commission

October 6th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-21-01103

26 West 95th Street,

Borough of Manhattan

How to Testify Via Zoom:
https://us02web.zoom.us/j/87292044525?pwd=cnhMdzdTZFNoaytGcDE2Z3FOUDFtQT09

Webinar ID: 872 9204 4525
Passcode: 866444

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

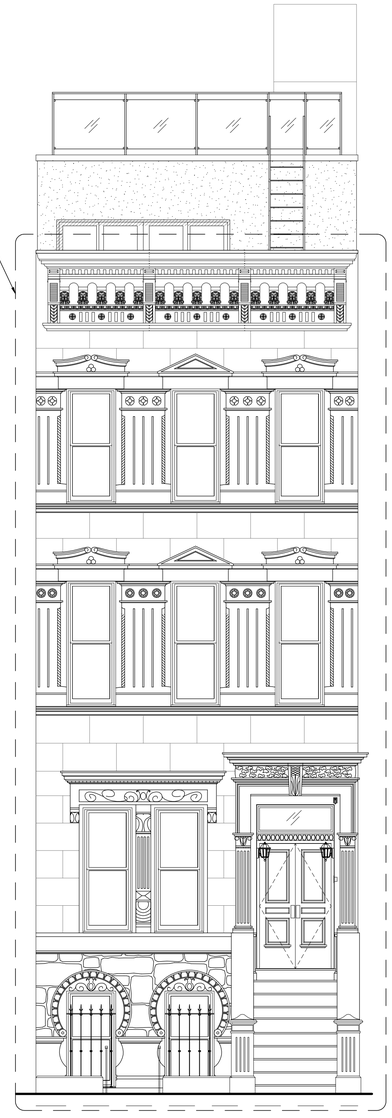
Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

26 WEST 95TH STREET

PROPOSED ROOFTOP AND REAR ADDITIONS AND EXCAVATION

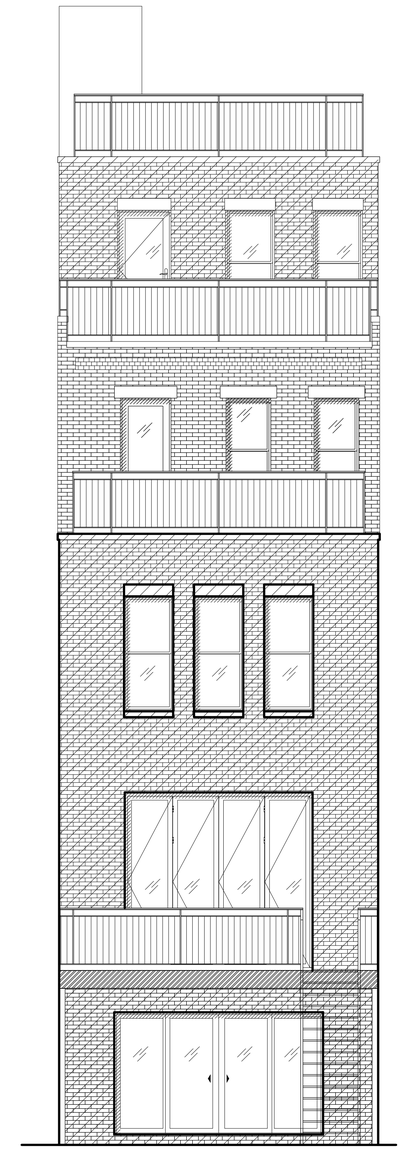
WORK FILED UNDER LPC
DOCKET # LPC-20-10315

EXISTING NORTH ELEVATION ACTUAL



PROPOSED NORTH ELEVATION

EXISTING SOUTH ELEVATION ACTUAL



PROPOSED SOUTH ELEVATION

GRASSO-MENZIUSO ARCHITECTS
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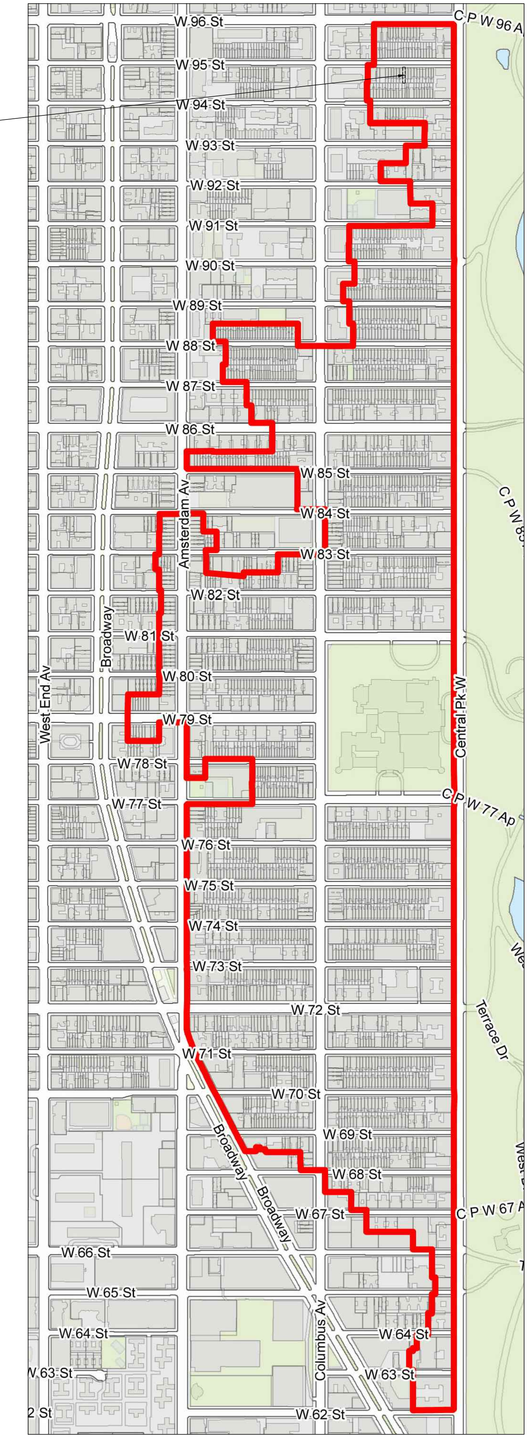
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

LOCATION

SOUTH SIDE OF WEST 95TH ST, LOOKING EAST

NORTH SIDE OF WEST 95TH ST, LOOKING WEST



UPPER WEST SIDE/ CENTRAL PARK WEST HISTORIC DISTRICT MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)

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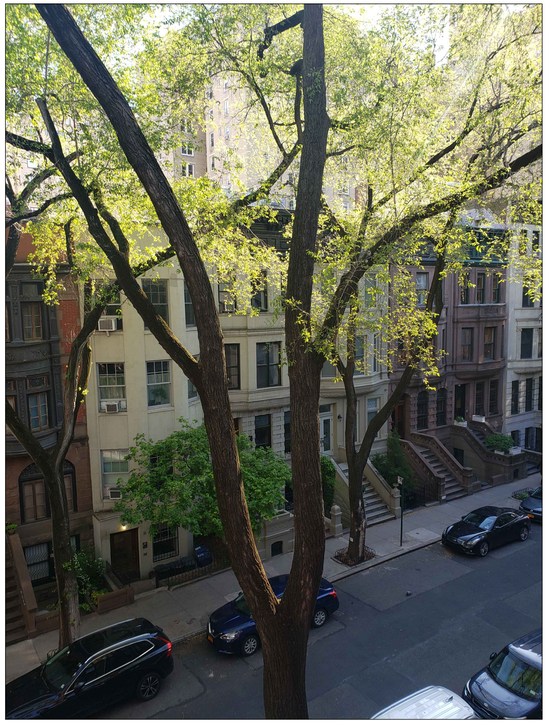
26 WEST 95TH STREET

LOCATION CONTEXT

NORTH SIDE OF WEST 95TH STREET, LOOKING WEST

NORTH SIDE OF WEST 95TH STREET, LOOKING ACROSS



NORTH SIDE OF WEST 95TH STREET, LOOKING EAST

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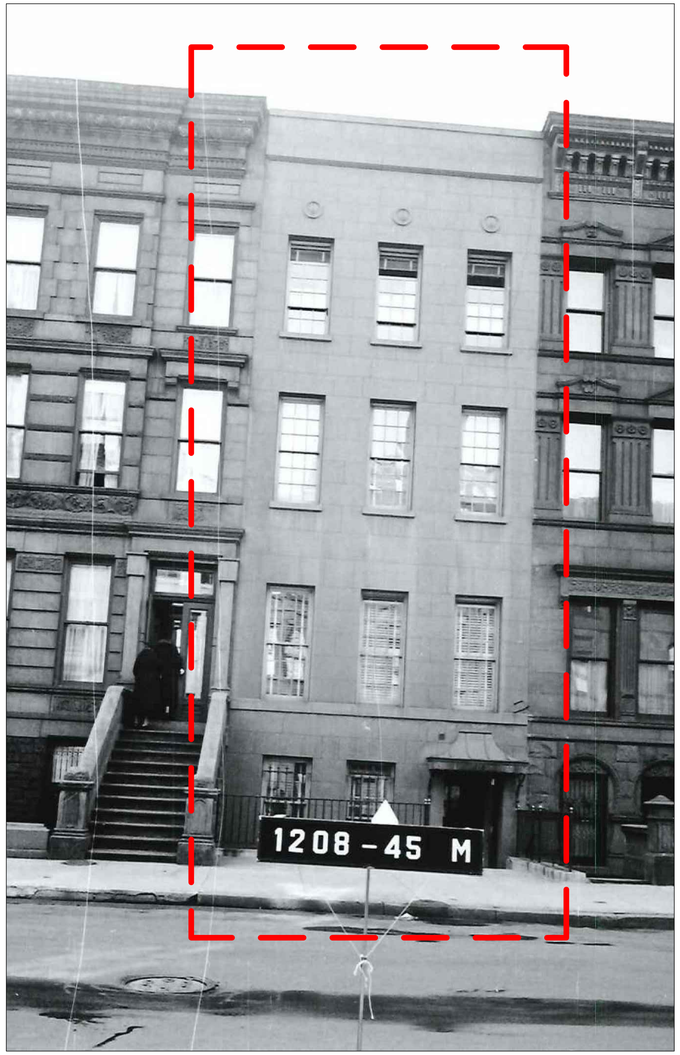
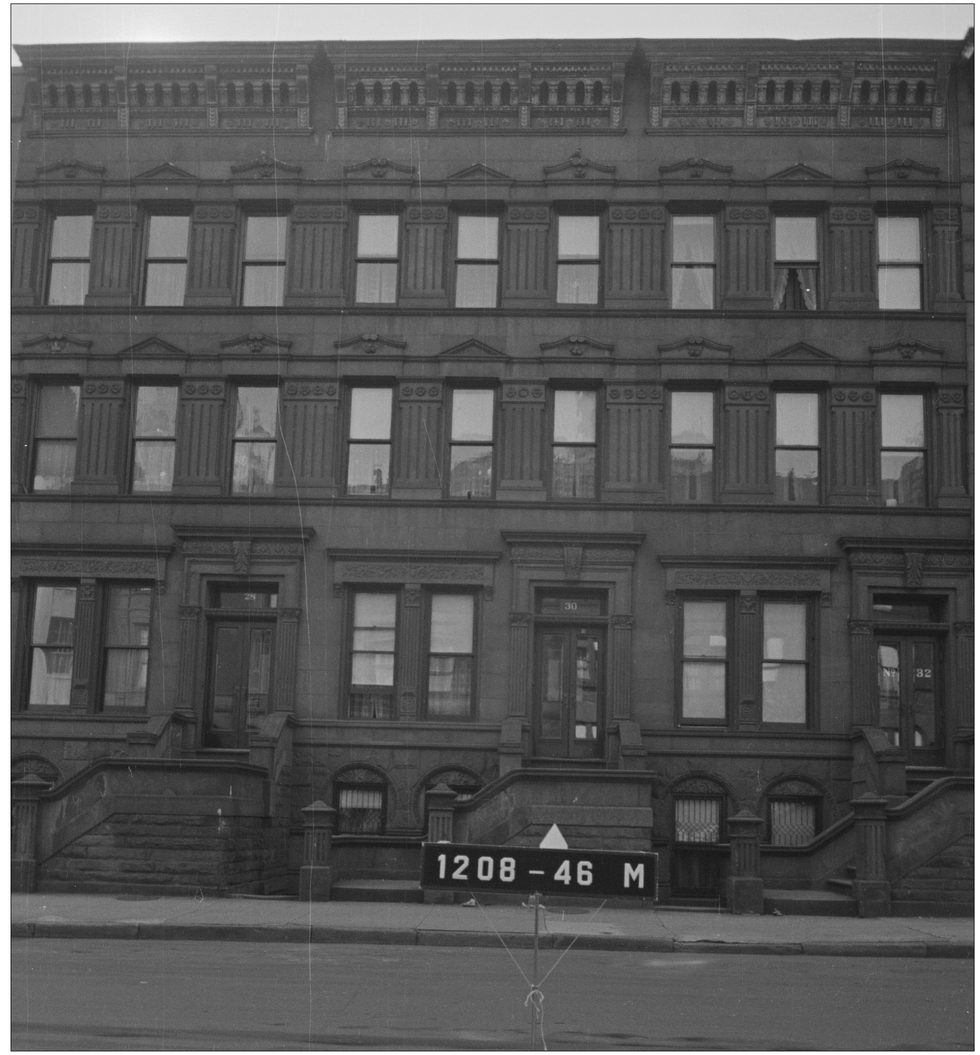
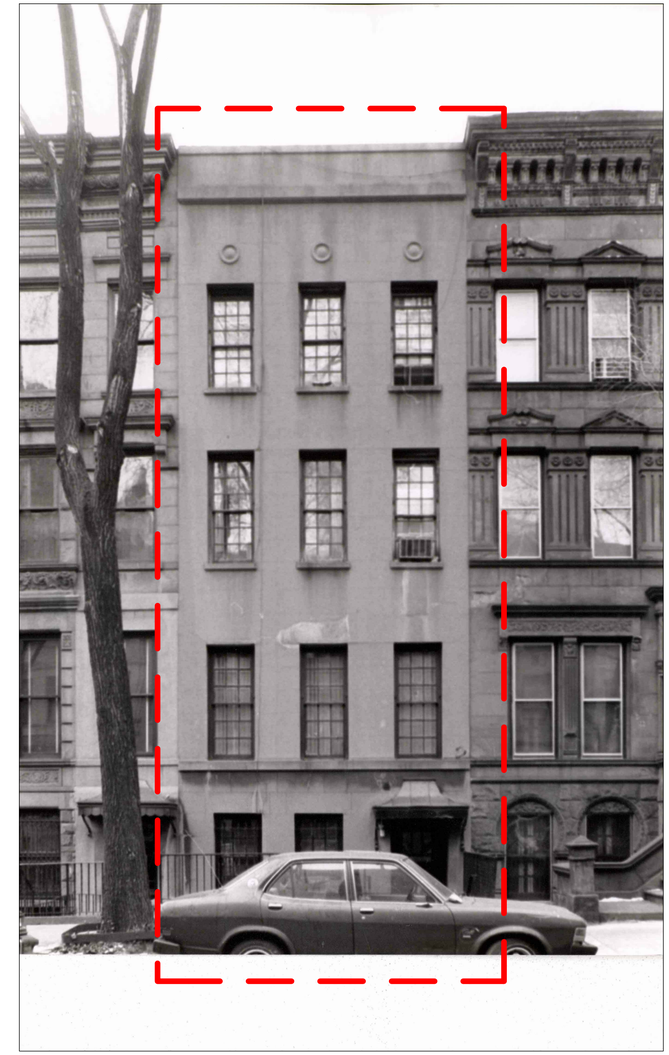
HISTORIC PHOTOGRAPHS



1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)



1930'S TAX PHOTO OF 28, 30 & 32 W. 95TH ST
(NYC MINICIPAL ARCHIVE)



1990 DESIGNATION PHOTO (NYC LPC)

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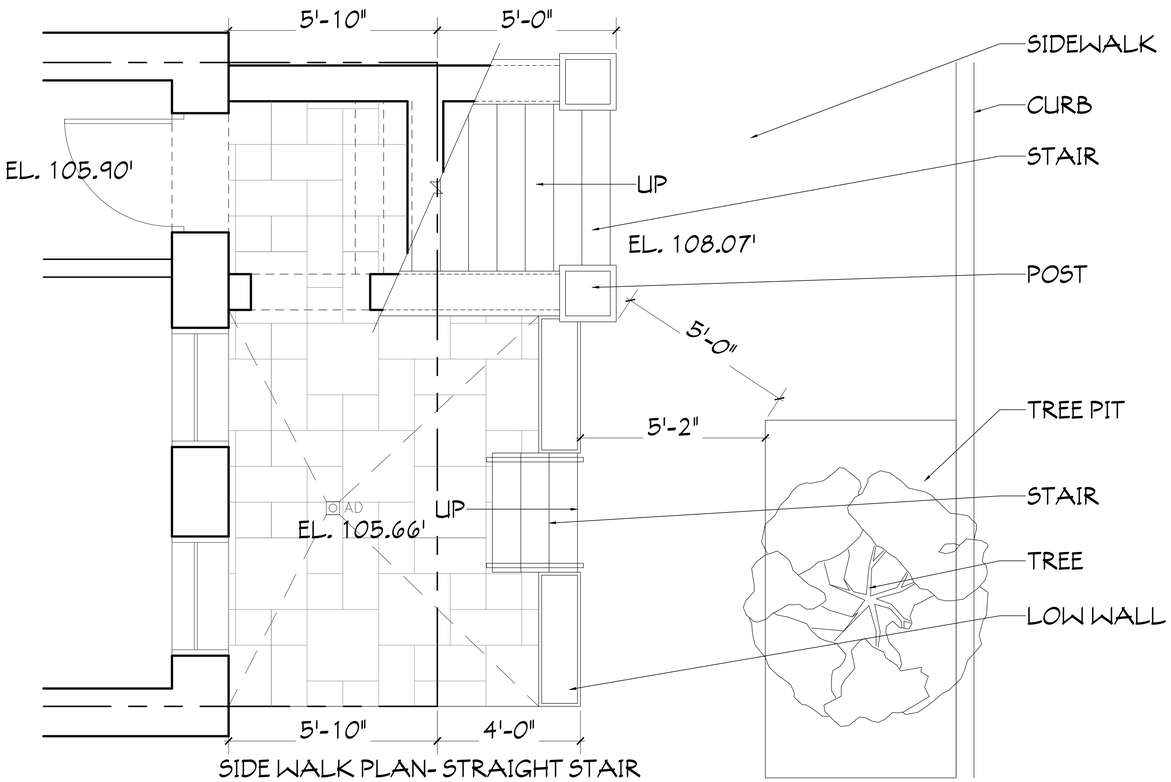
26 WEST 95TH STREET

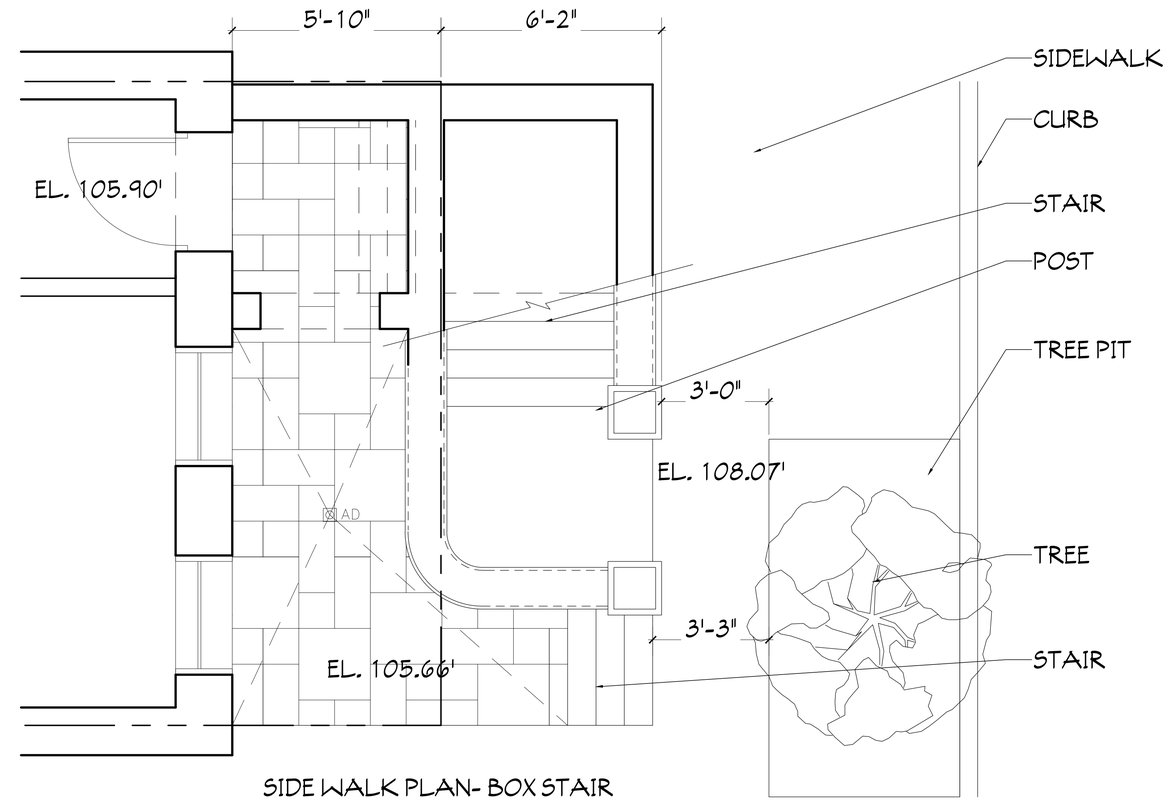
SIDEWALK PLAN



SIDE WALK PLAN- STRAIGHT STAIR

1/2"=1'-0"

(CURRENTLY PROPOSED)



SIDE WALK PLAN- BOX STAIR

1/2"=1'-0"

(DOES NOT COMPLY WITH NECESSARY ADA CLEARANCE BECAUSE OF LOCATION OF TREE PIT)

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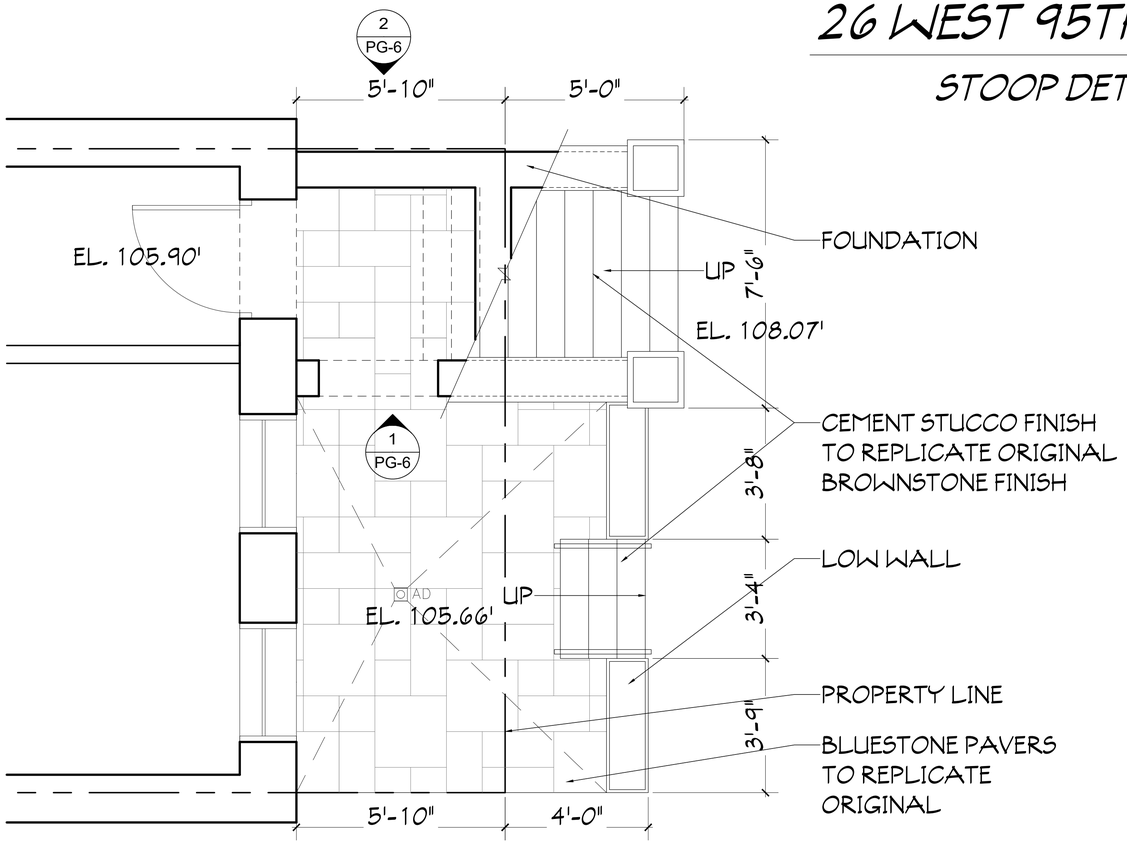
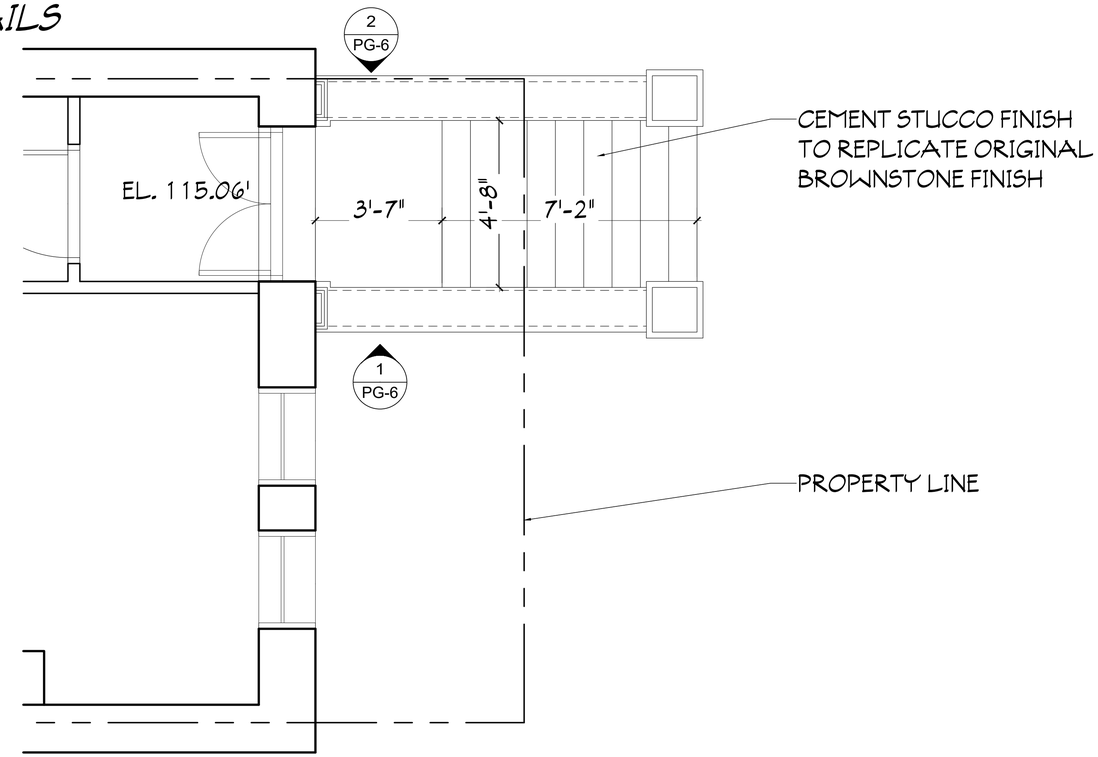
26 WEST 95TH STREET

STOOP DETAILS



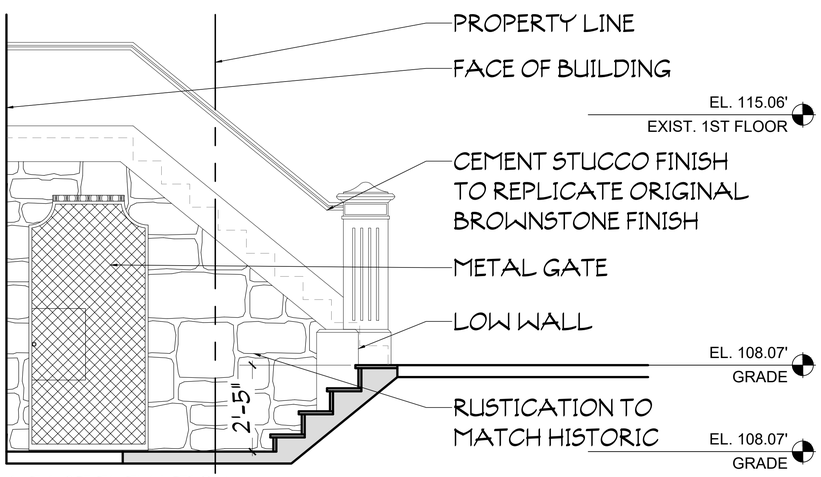
BASEMENT- PROPOSED ENLARGED STOOP PLANS

1/2"=1'-0"



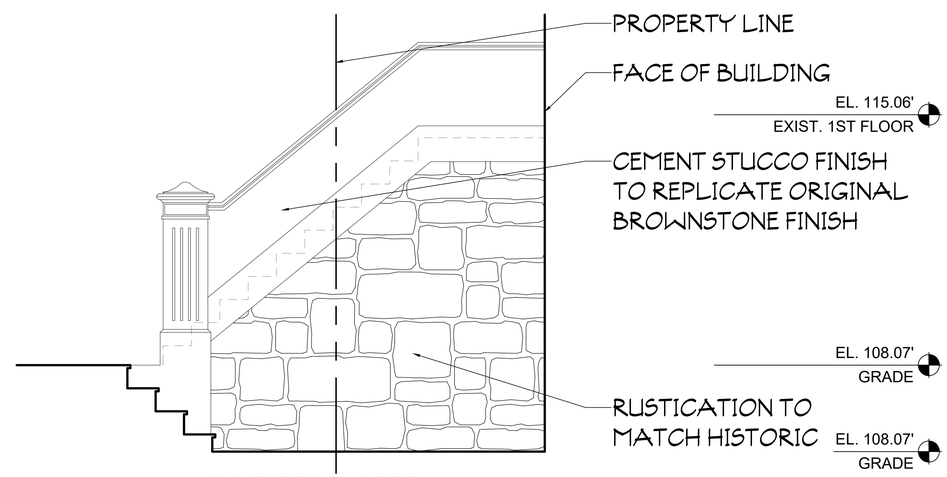
1ST FLOOR- PROPOSED ENLARGED STOOP PLANS

1/2"=1'-0"



1-EAST ELEVATION

1/2"=1'-0"



2-WEST ELEVATION

1/2"=1'-0"

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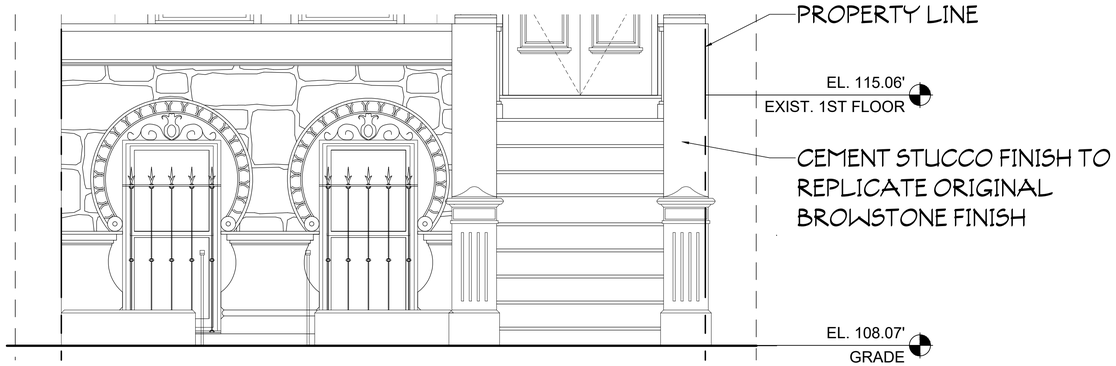
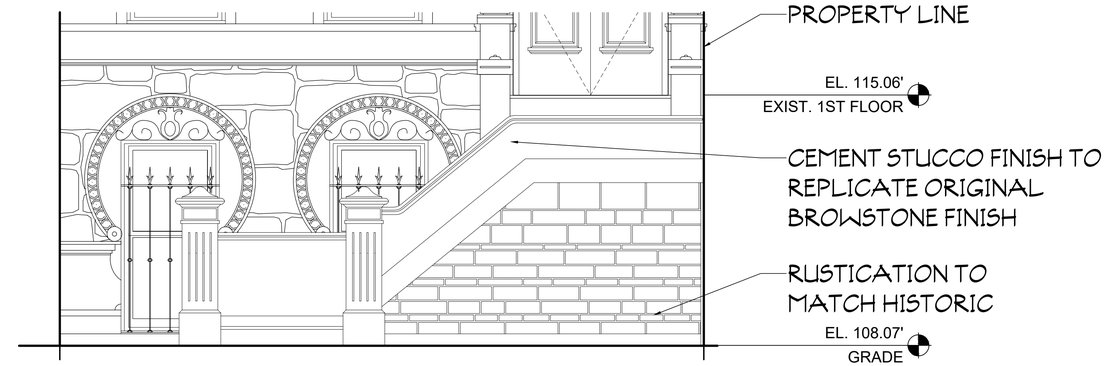
26 WEST 95TH STREET

STRAIGHT STAIR VS BOX STAIR



STOOP ELEVATION W/ STRAIGHT STAIR

1/2"=1'-0"



STOOP ELEVATION W/ BOX STAIR

1/2"=1'-0"

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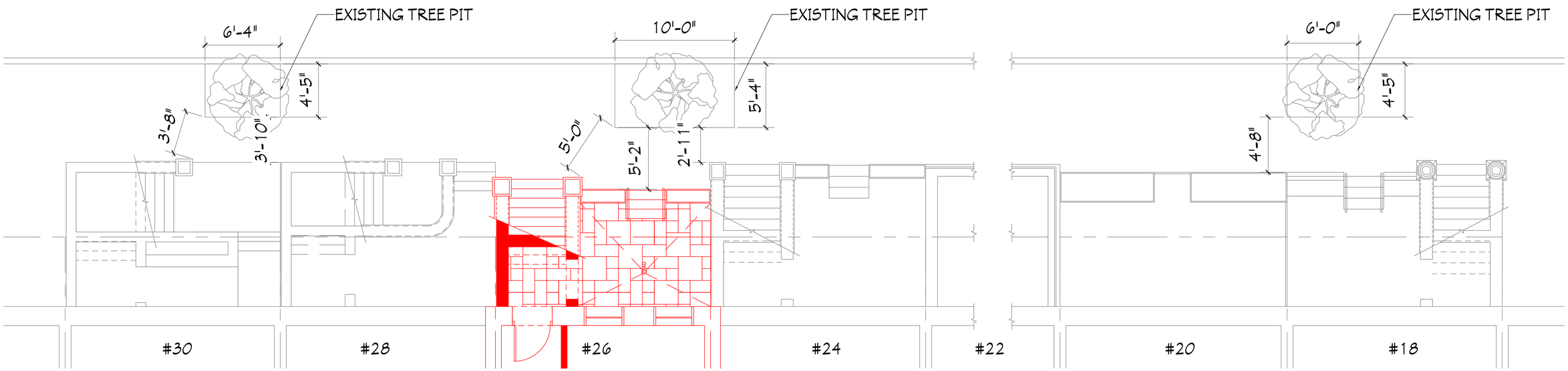
26 WEST 95TH STREET

SIDEWALK CONTEXT

WEST 95TH STREET



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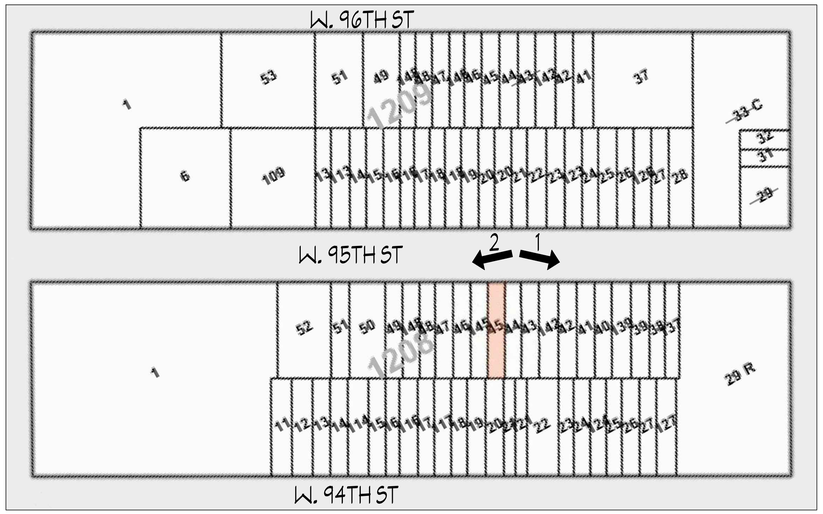
26 WEST 95TH STREET

SIDEWALK VIEWS



KEY PLAN

1. SIDEWALK VIEW LOOKING EAST

2. SIDEWALK VIEW LOOKING WEST

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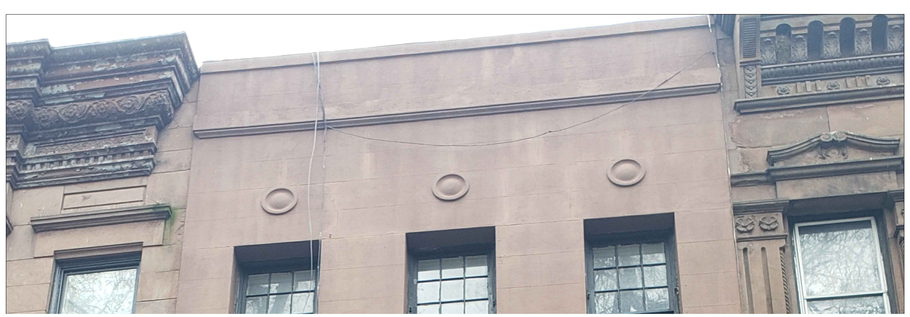
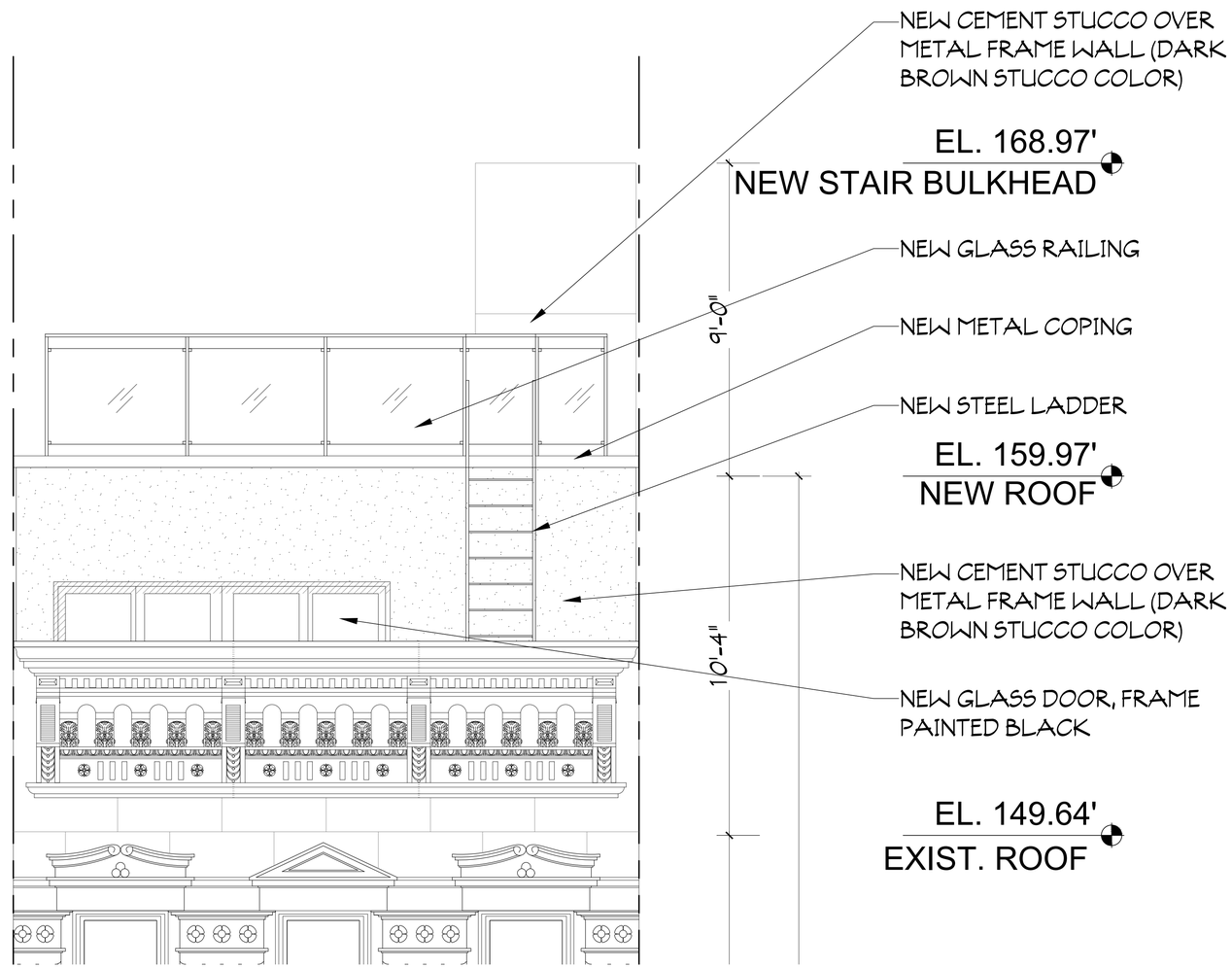
26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION



EXISTING PARTIAL NORTH ELEVATION ACTUAL



PROPOSED PARTIAL NORTH ELEVATION

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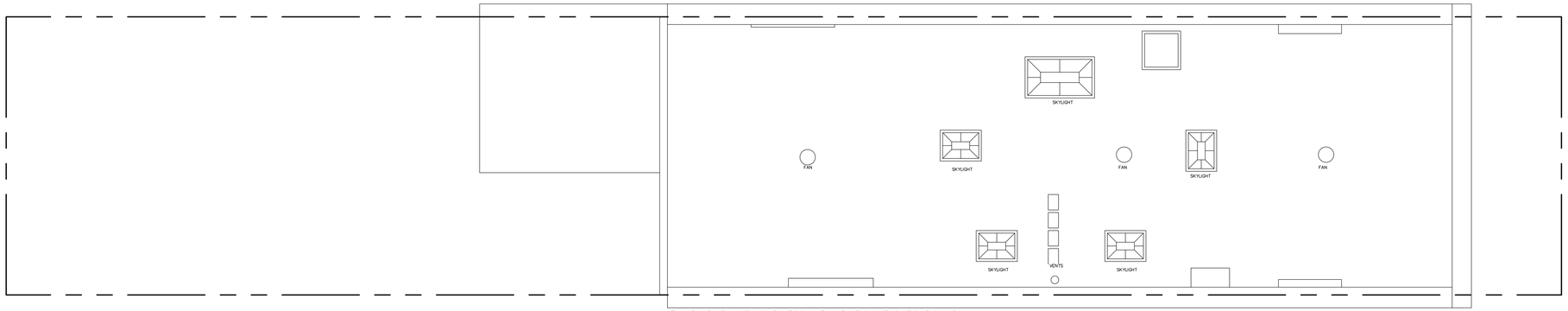
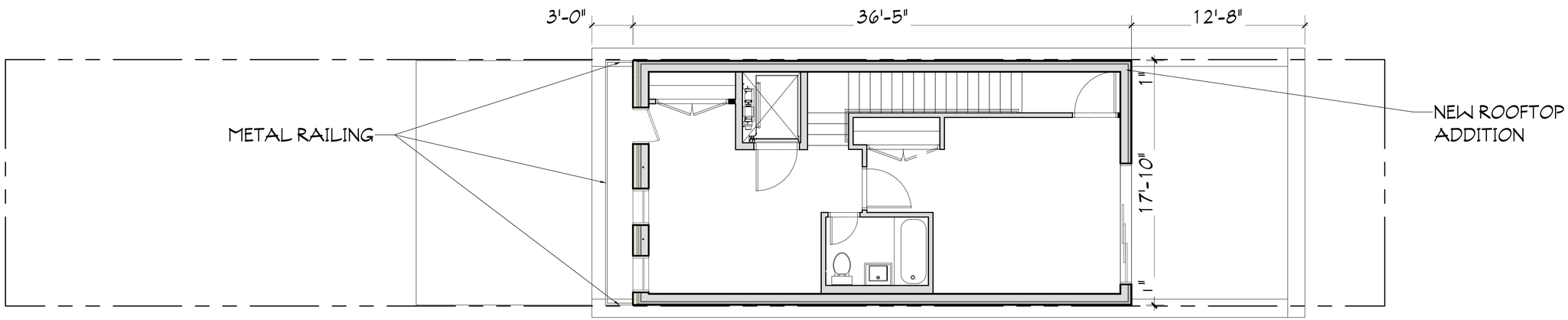
26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION



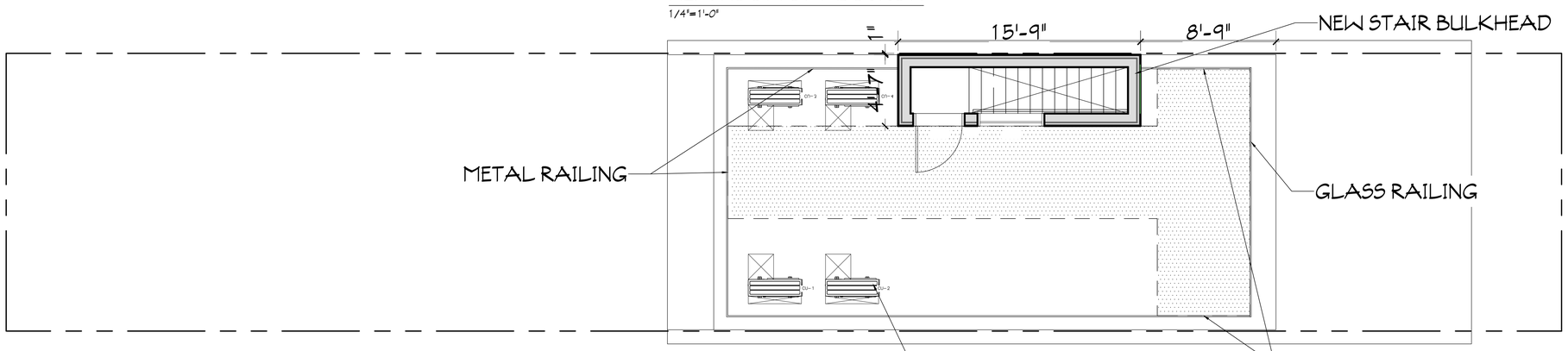
ROOF- EXISTING CONDITIONS

1/4"=1'-0"



NEW ROOFTOP ADDITION

1/4"=1'-0"



NEW ROOF

1/4"=1'-0"

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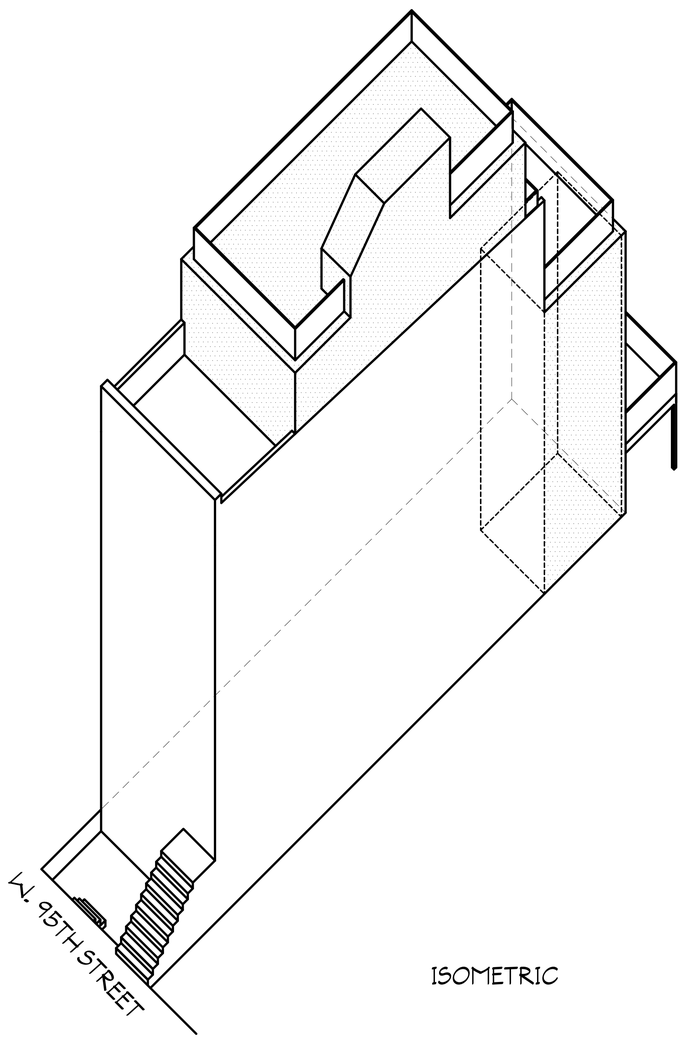
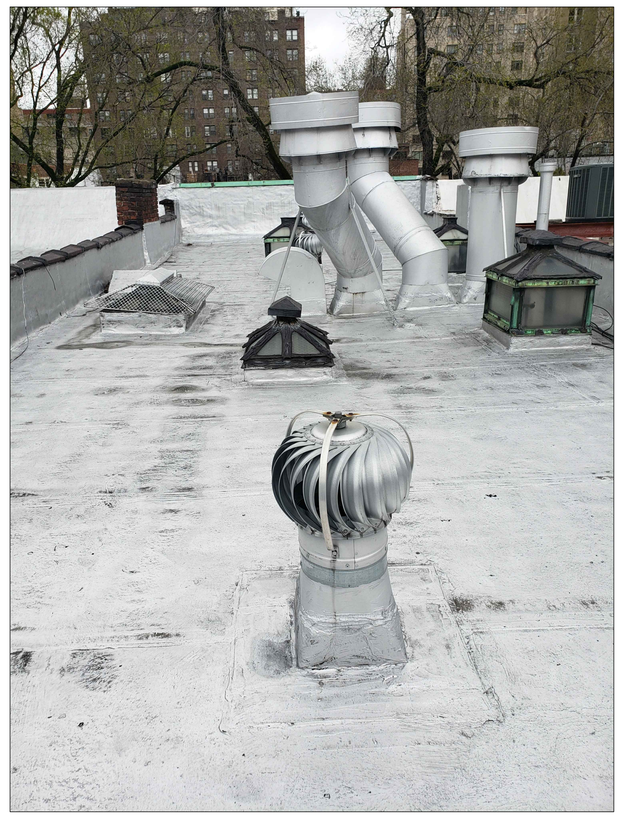
26 WEST 95TH STREET

PROPOSED ROOFTOP ADDITION & EXISTING ROOFTOP CONDITION



ISOMETRIC



26 W. 95TH ST- ROOF LOOKING NORTH

26 W. 95TH ST- ROOF LOOKING SOUTH

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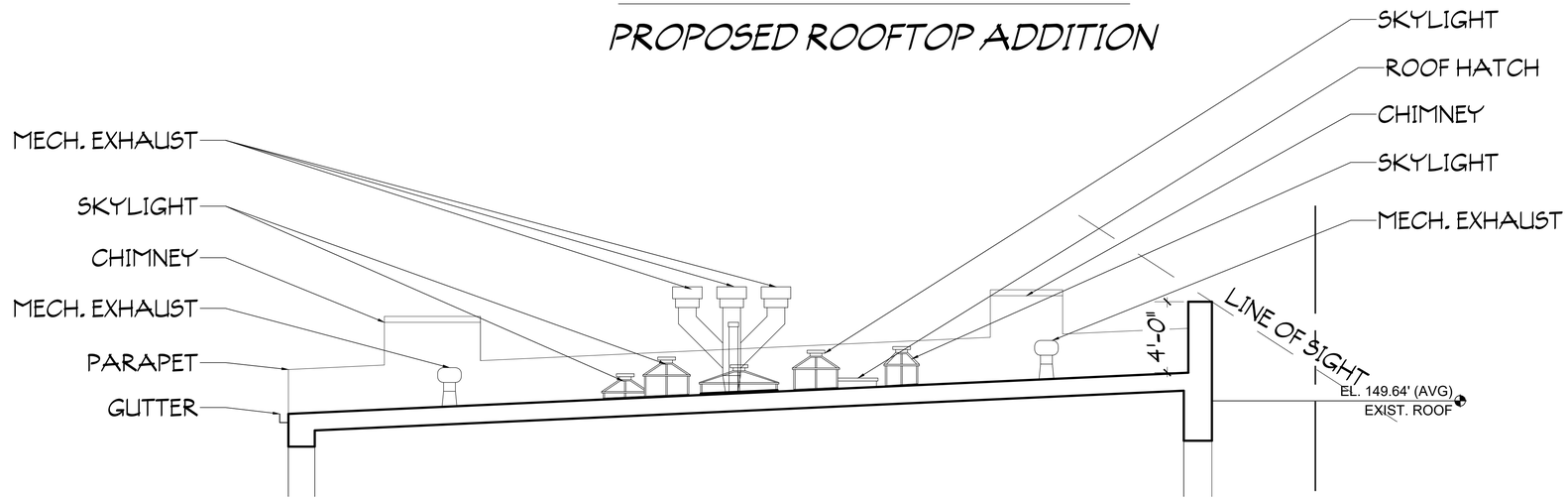
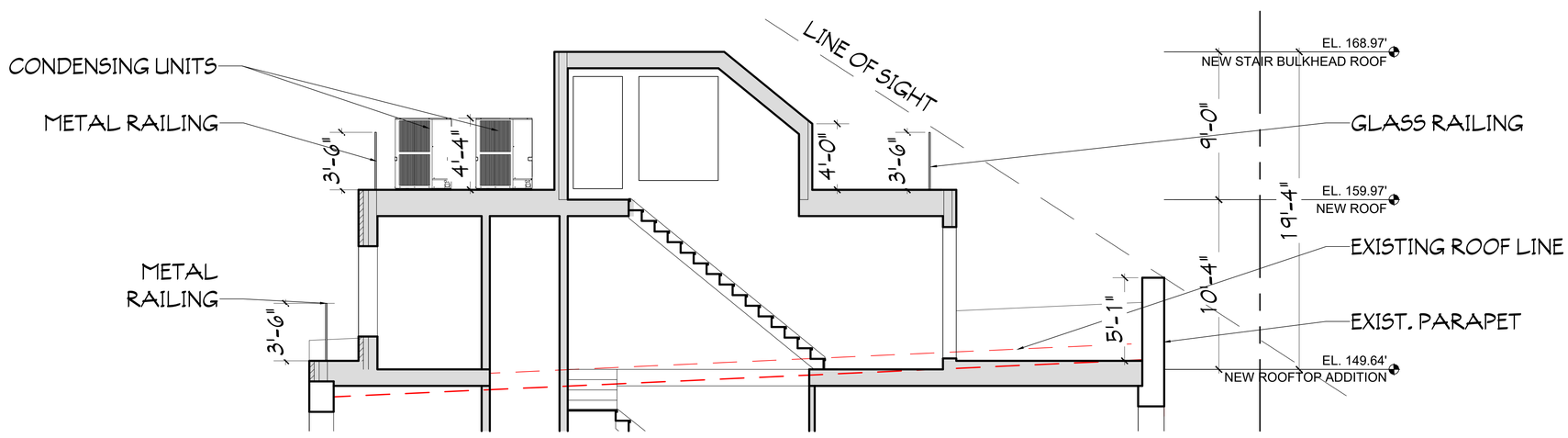
PROPOSED ROOFTOP ADDITION



EXISTING ROOF SECTION

3/8"=1'-0"



PROPOSED ROOF SECTION

3/8"=1'-0"

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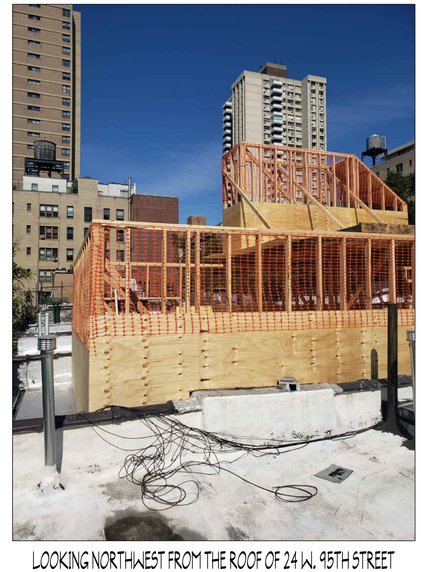
26 WEST 95TH STREET

MOCK UP PHOTOS

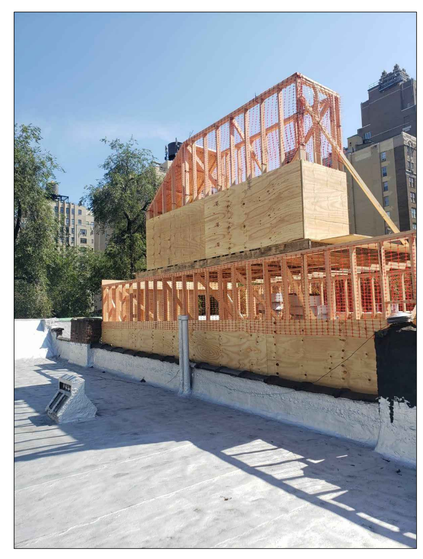
LOKING WEST FROM THE ROOF OF 24 W. 95TH STREET



LOOKING NORTHWEST FROM THE ROOF OF 24 W. 95TH STREET

LOKING SOUTHWEST (W/ RAILING))

LOOKING SOUTH EAST (W/ RAILING)



LOKING NORTHEAST FROM THE ROOF OF 28 W. 95TH STREET

LOKING NORTHEAST FROM THE ROOF OF 28 W. 95TH STREET

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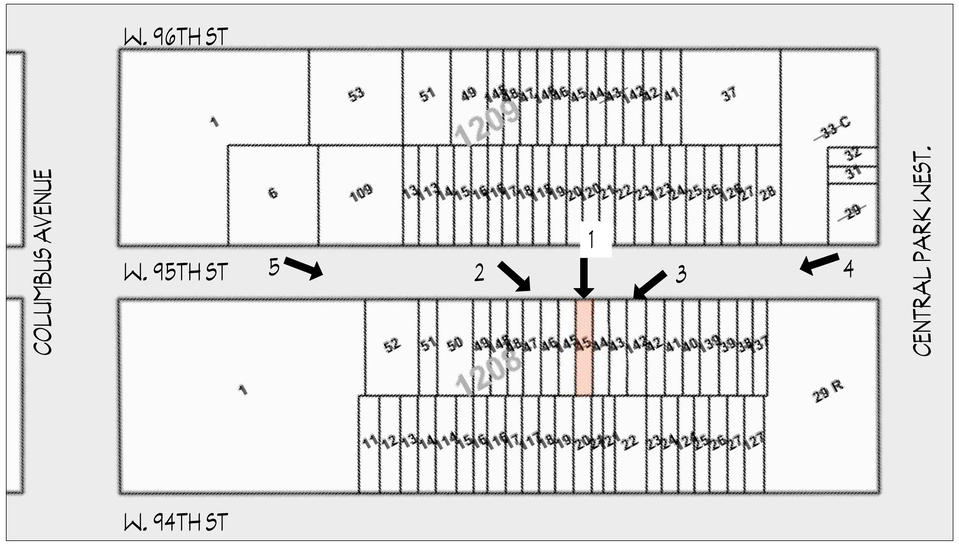
26 WEST 95TH STREET

MOCK UP VISIBILITY PHOTOS



KEY PLAN

1. DIRECTLY ACROSS THE STREET

2. FROM THE WEST ON W. 95TH STREET

3. FROM THE EAST ON W. 95TH STREET

4. LOOKING WEST FROM NEAR CENTRAL PARK WEST

5. LOOKING EAST FROM NEAR COLUMBUS AVENUE

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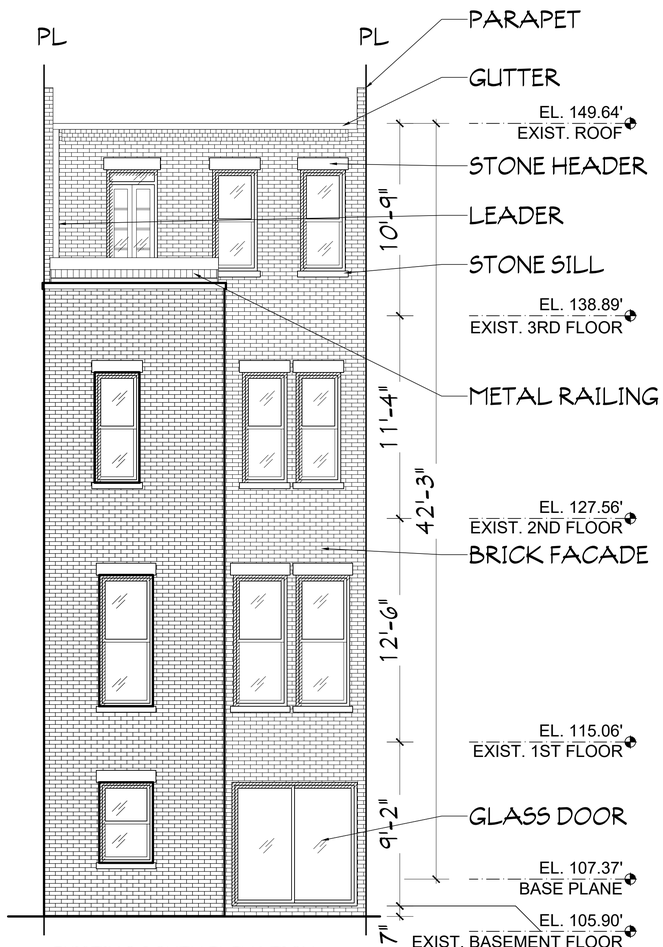
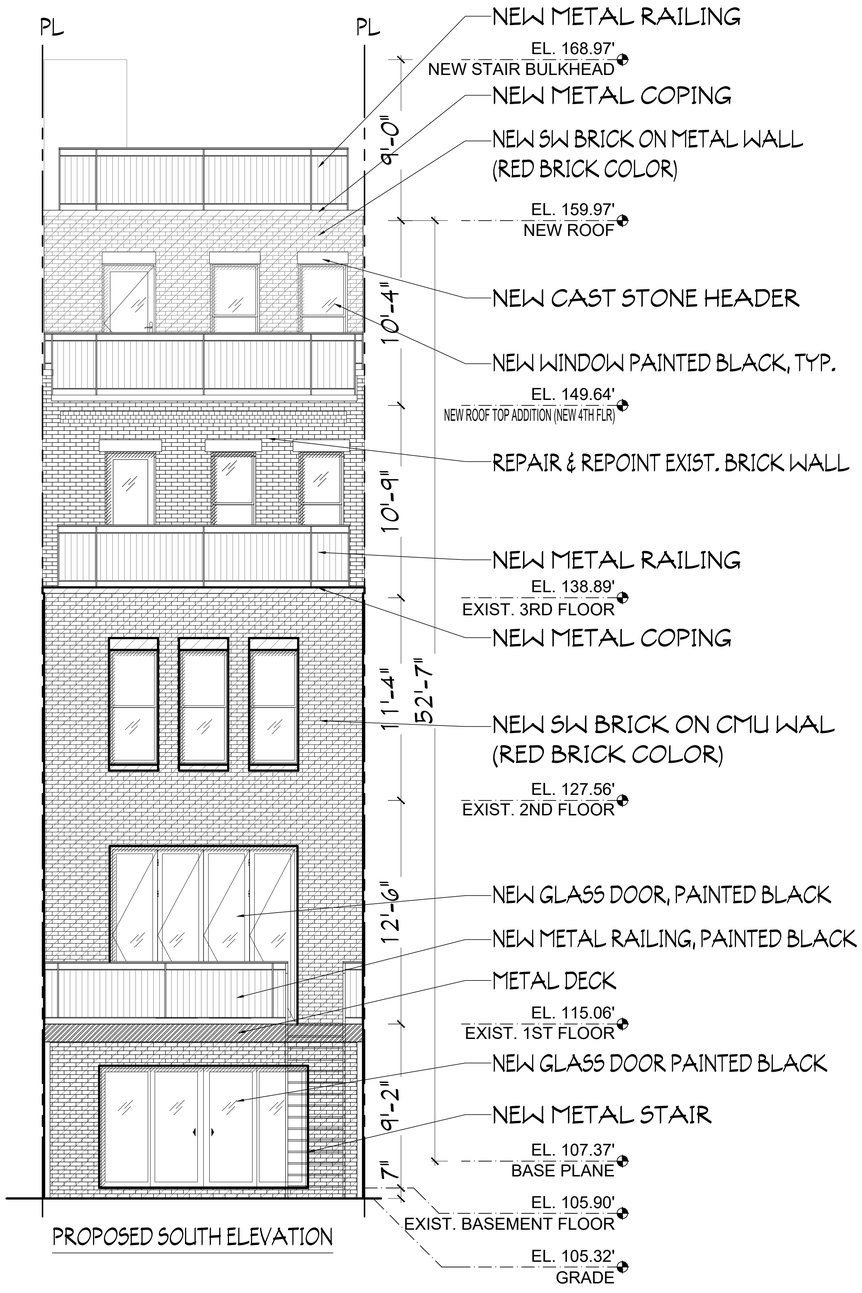
26 WEST 95TH STREET

PROPOSED REAR ADDITION

26 W. 95TH STREET- EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



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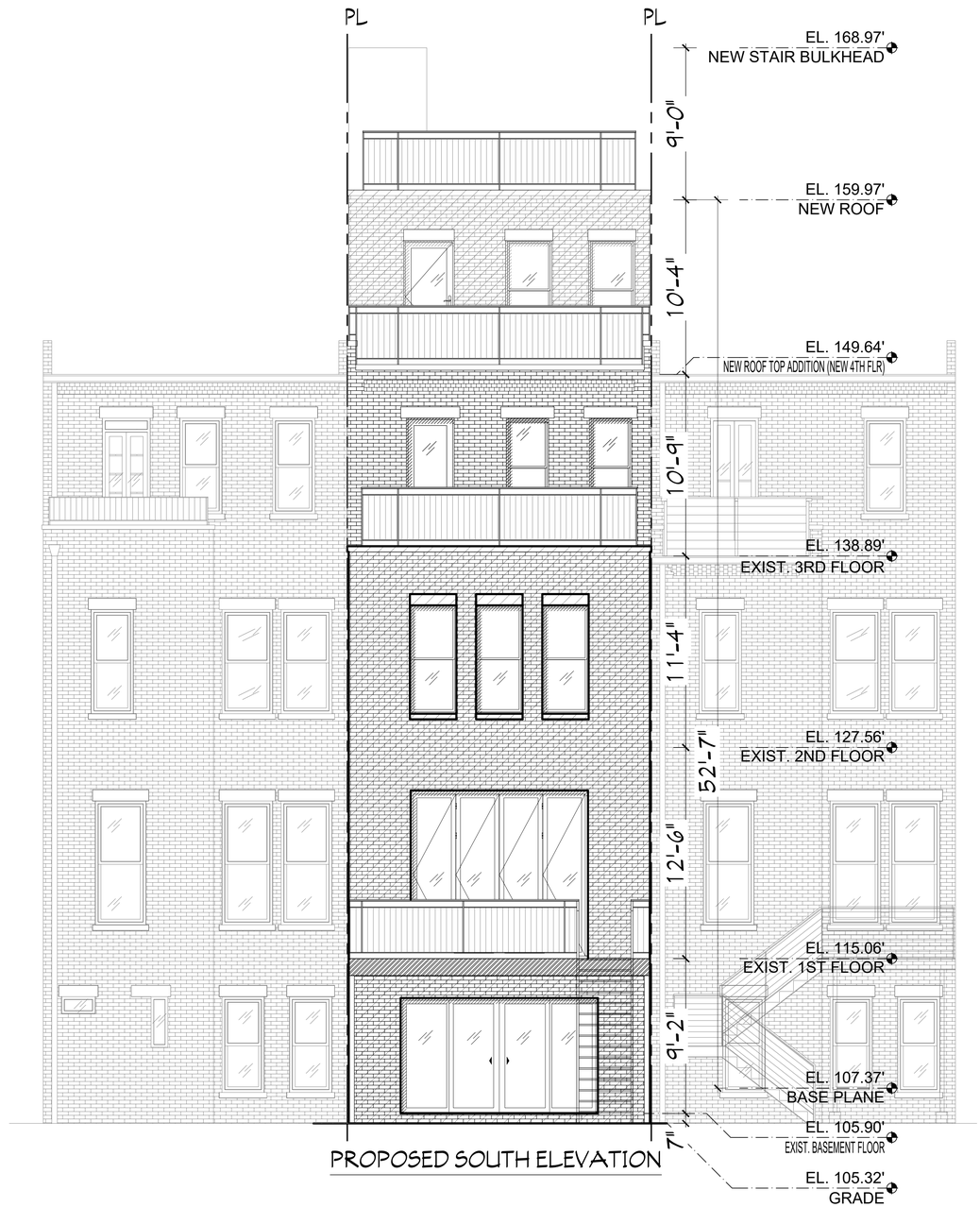
26 WEST 95TH STREET

REAR ADDITION CONTEXT



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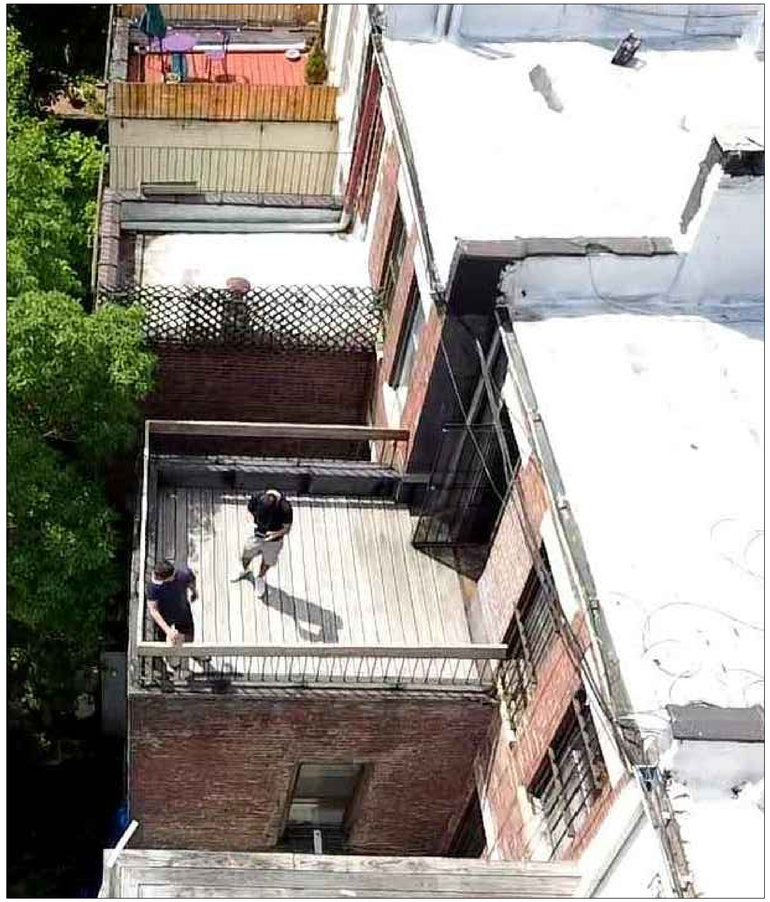
26 WEST 95TH STREET

REAR FACADE EXISTING CONDITIONS

REAR FACADE EXISTING CONDITIONS- UPPER HALF



REAR FACADE EXISTING CONDITIONS- SETBACK FLOOR

REAR FACADE EXISTING CONDITIONS- LOWER HALF

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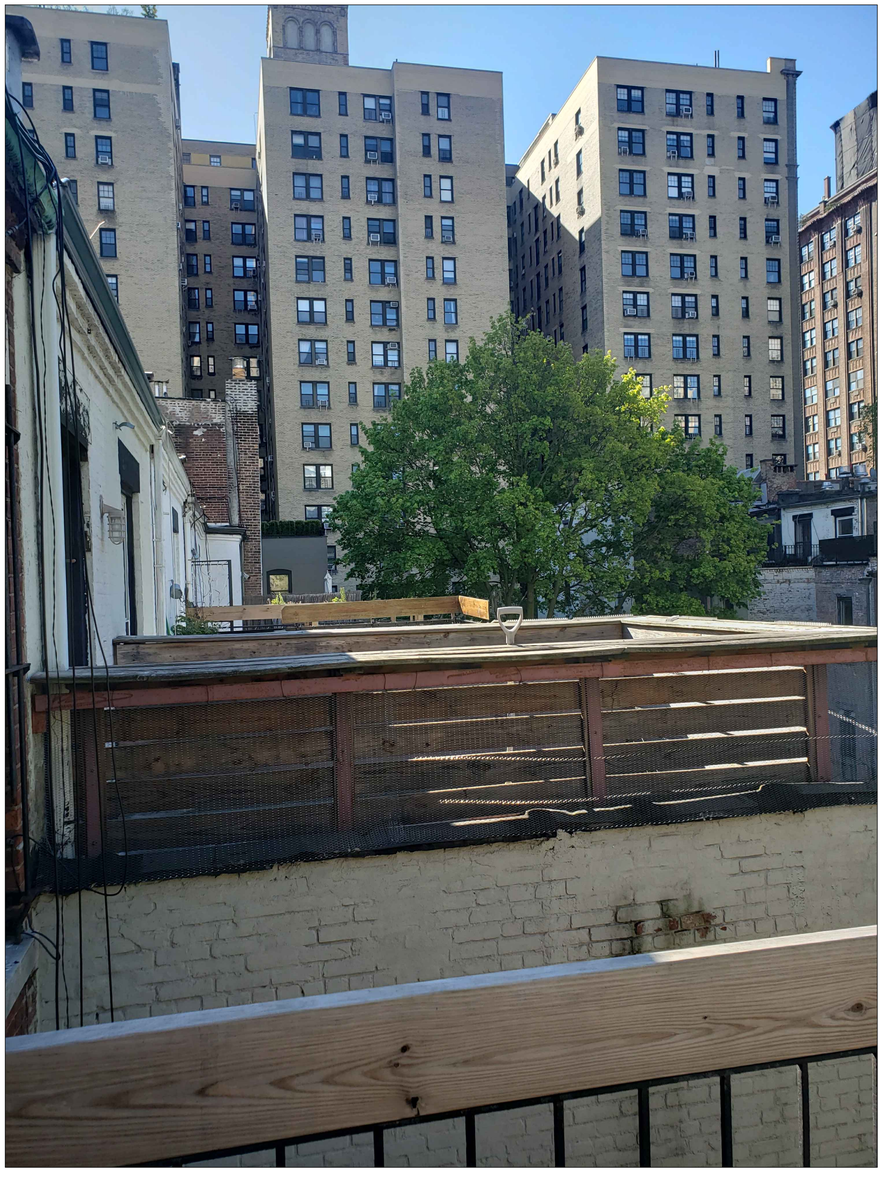
26 WEST 95TH STREET

INTERIOR BLOCK CONDITIONS



REAR FACADE EXISTING CONDITIONS- UPPER HALF

REAR FACADE EXISTING CONDITIONS- SETBACK FLOOR

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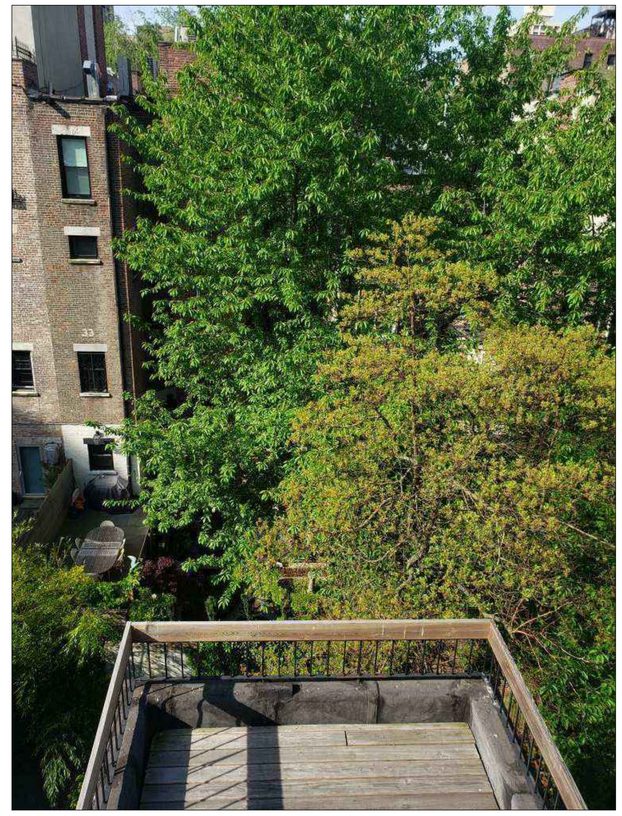
INTERIOR BLOCK CONDITIONS

LOOKING SOUTHEAST FROM ATOP THE ROOF AT
26 W. 95TH STREET



LOOKING SOUTH FROM ATOP THE ROOF AT
26 W. 95TH STREET

LOOKING SOUTH WEST FROM ATOP THE ROOF AT
26 W. 95TH STREET

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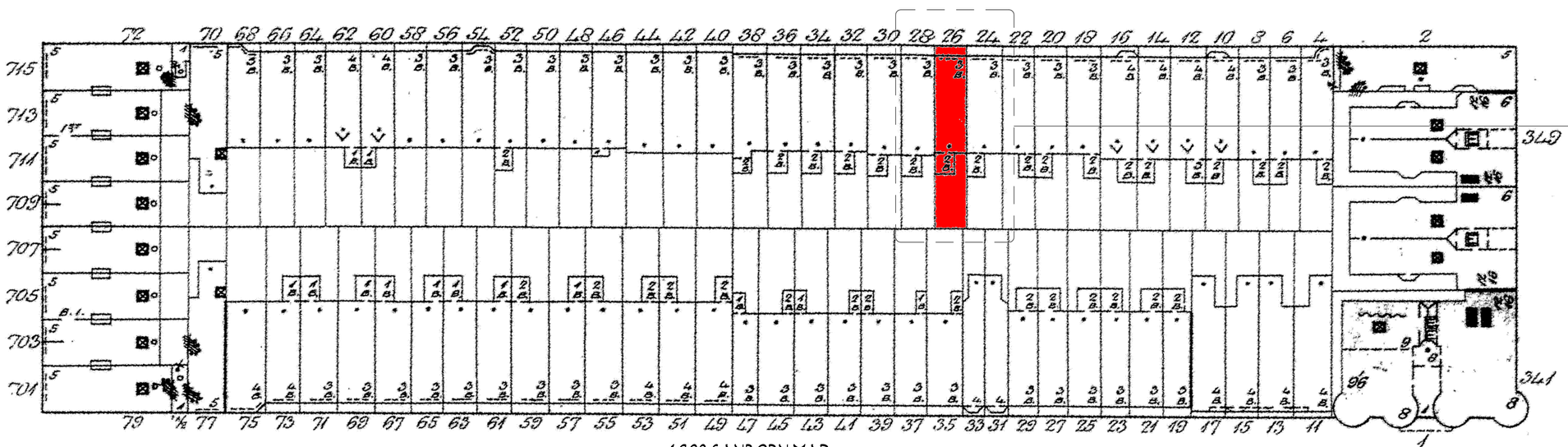
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

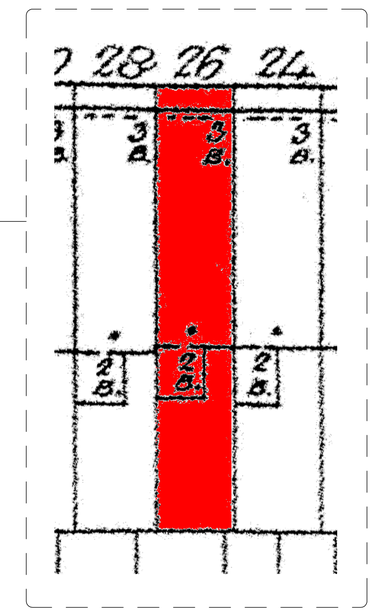
26 WEST 95TH STREET

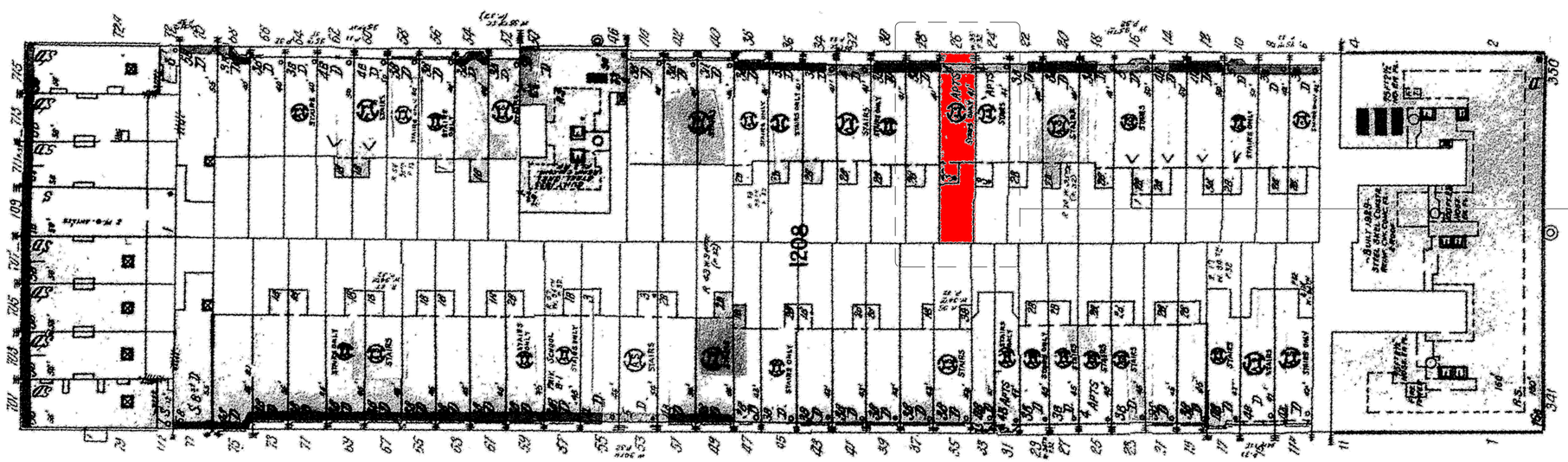
HISTORIC MAPS

SITE

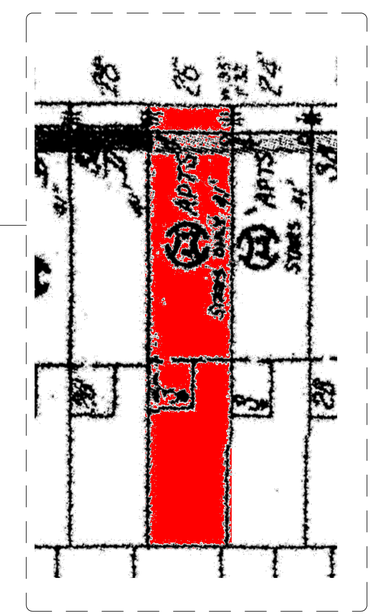


1902 SANBORN MAP





1951 SANBORN MAP



GRASSO-MENZIUSO ARCHITECTS
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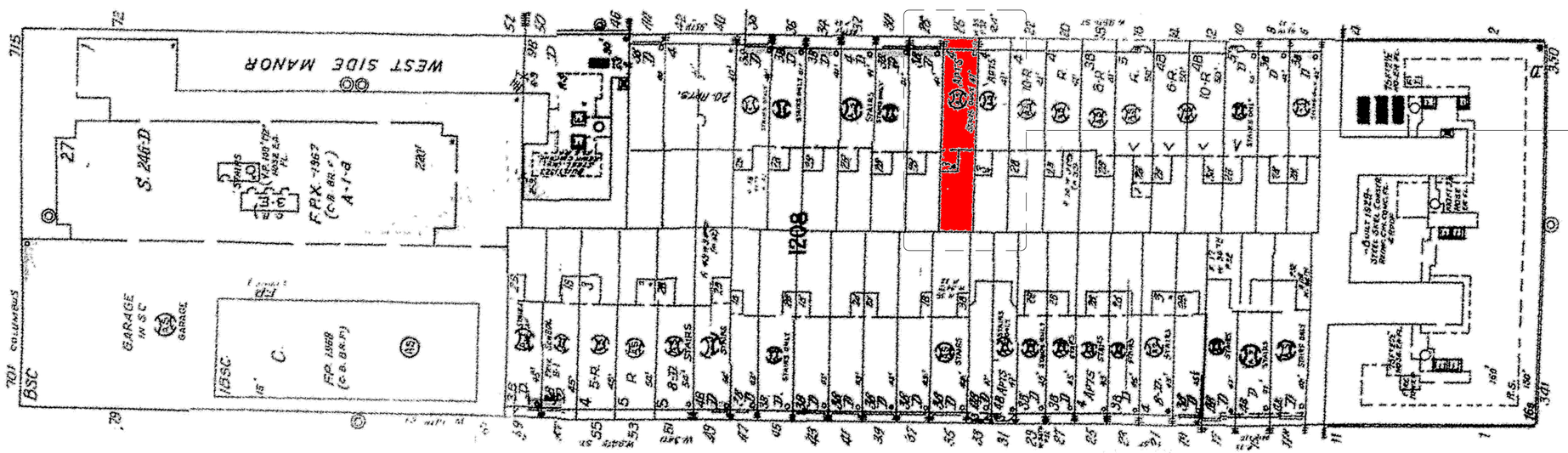
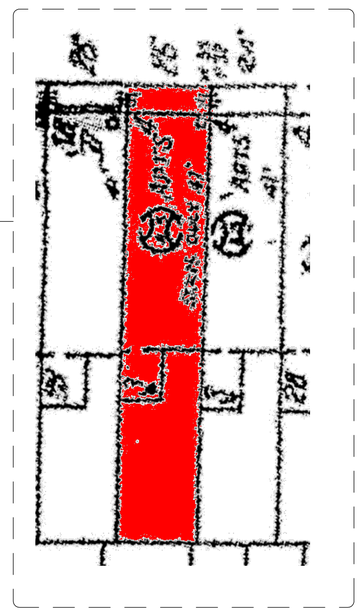
26 WEST 95TH STREET

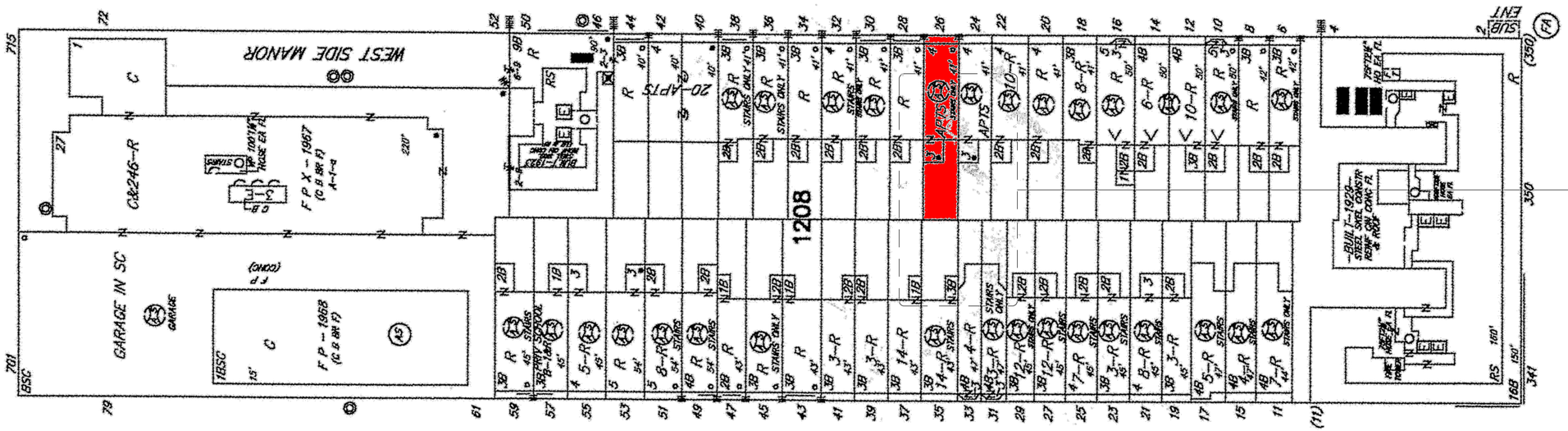
HISTORIC MAPS

SITE

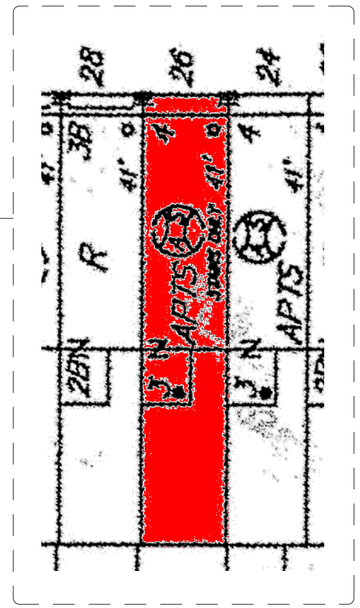


1980 SANBORN MAP





2005 SANBORN MAP



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JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

PROPOSED BLOCK PLAN

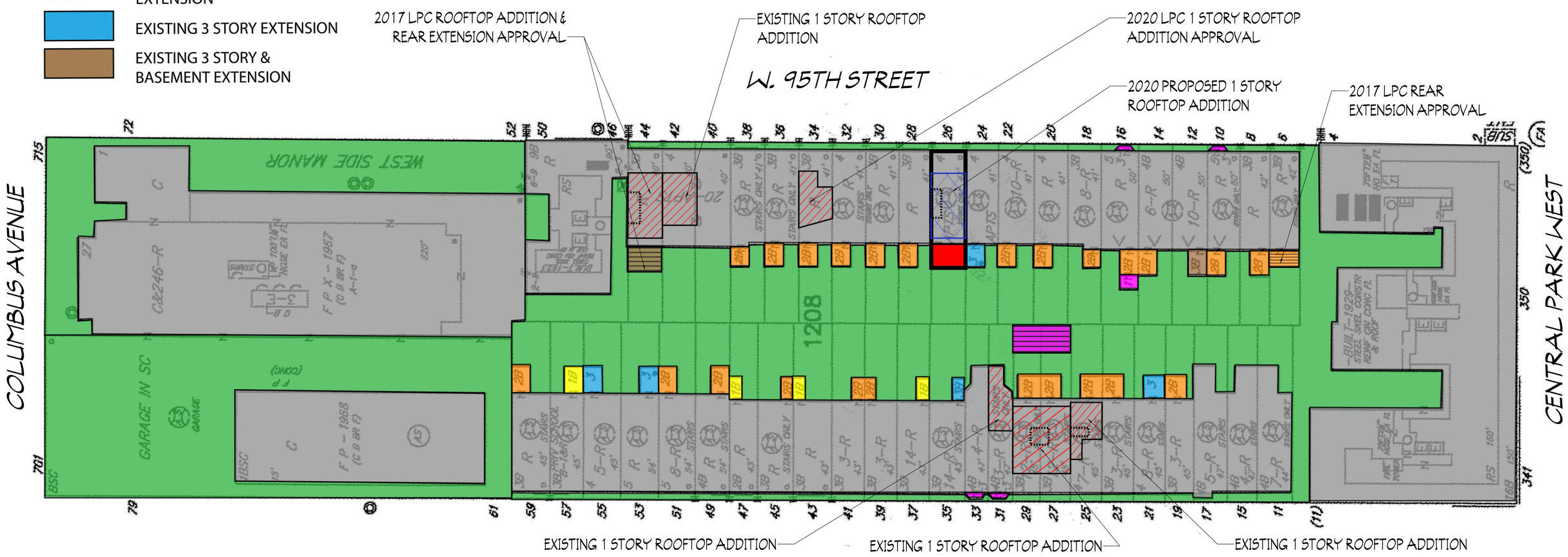
EXISTING AS PER 2005 SANBORN MAP

- EXISTING GREEN SPACE
- EXISTING BUILDINGS
- EXISTING 1 STORY EXTENSION
- EXISTING 1 STORY & BASEMENT EXTENSION
- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP

- EXISTING ROOFTOP ADDITION
- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION
- EXISTING 1 STORY EXTENSION

- 26 W. 95TH STREET
- PROPOSED 3 STORY EXTENSION
- PROPOSED ROOFTOP ADDITION
- BULKHEAD



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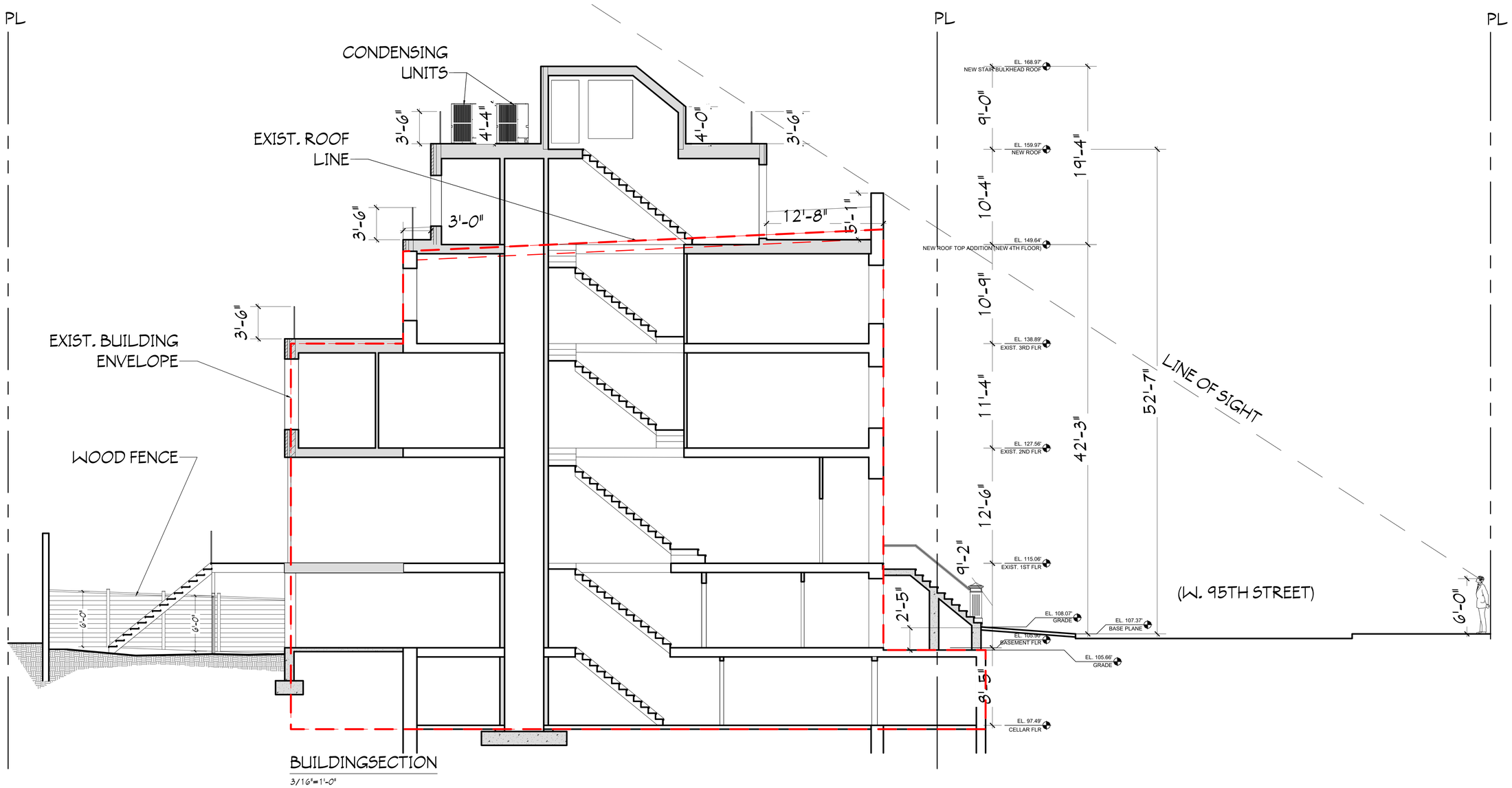
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

PROPOSED BUILDING SECTION



BUILDINGSECTION

3/16"=1'-0"

GRASSO-MENZIUSO ARCHITECTS
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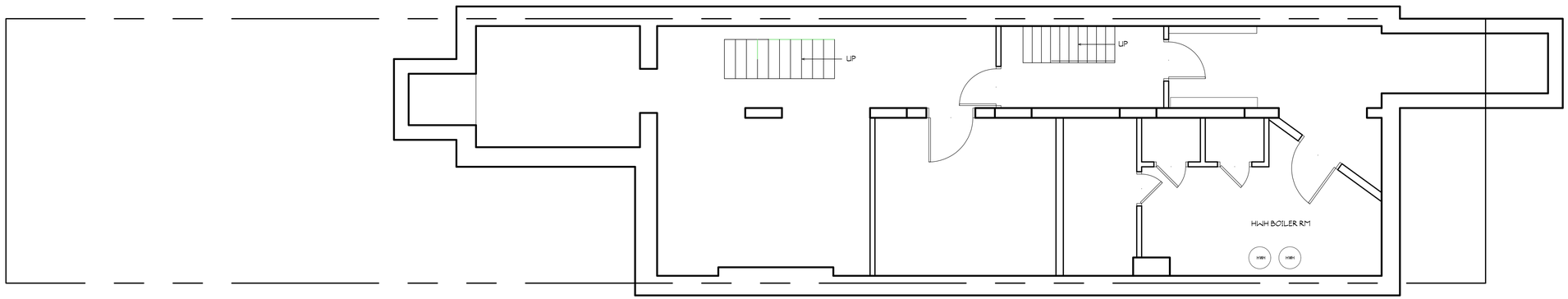
HISTORIC PRESERVATION CONSULTING, LLC

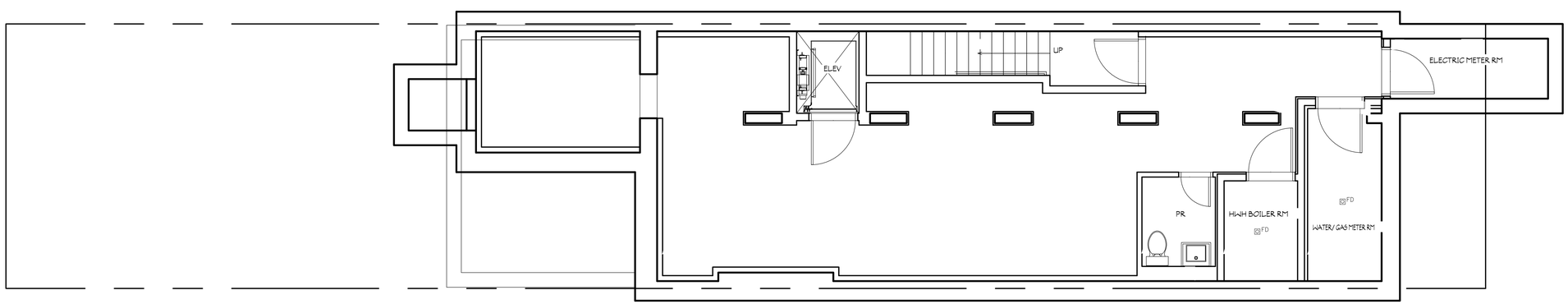
26 WEST 95TH STREET

CELLAR



CELLAR- EXISTING CONDITIONS PLAN

1/4"=1'-0"



CELLAR- PROPOSED CONDITIONS PLAN

1/4"=1'-0"

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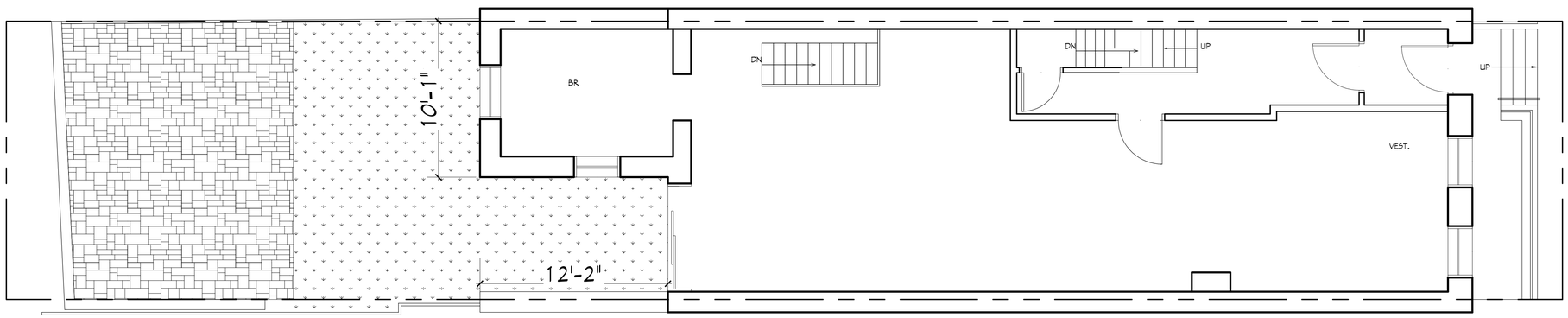
HISTORIC PRESERVATION CONSULTING, LLC

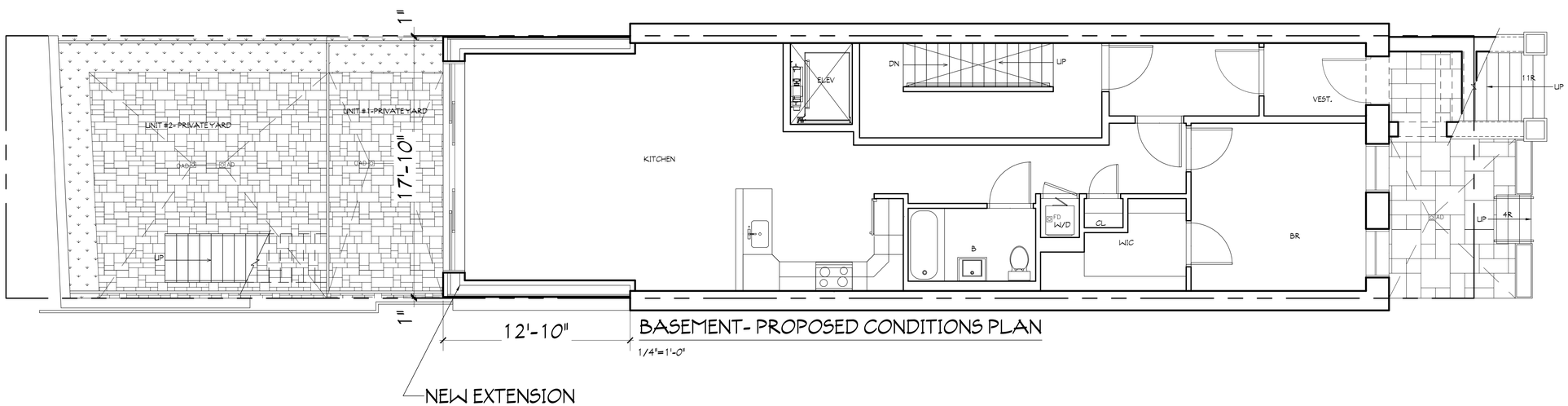
26 WEST 95TH STREET

EXCAVATION AT BASEMENT



BASEMENT- EXISTING CONDITIONS PLAN

1/4"=1'-0"



BASEMENT- PROPOSED CONDITIONS PLAN

1/4"=1'-0"

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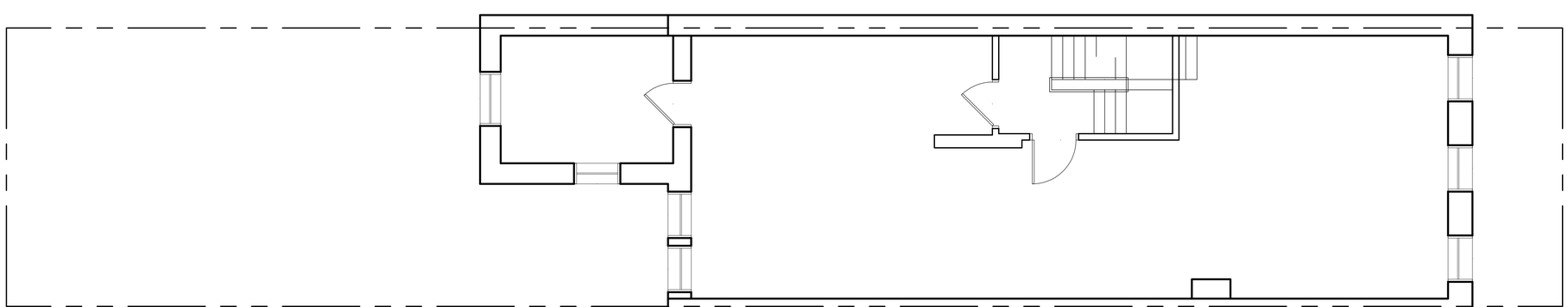
HISTORIC PRESERVATION CONSULTING, LLC

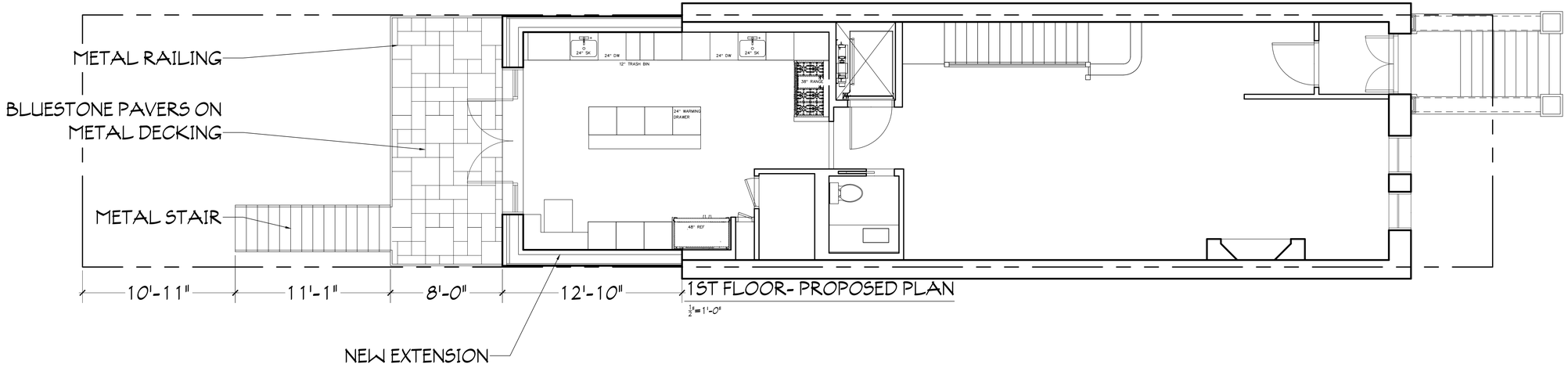
26 WEST 95TH STREET

EXCAVATION AT BASEMENT



1ST FLOOR- EXISTING PLAN

1/4"=1'-0"



1ST FLOOR- PROPOSED PLAN

1/2"=1'-0"

GRASSO-MENZIUSO ARCHITECTS
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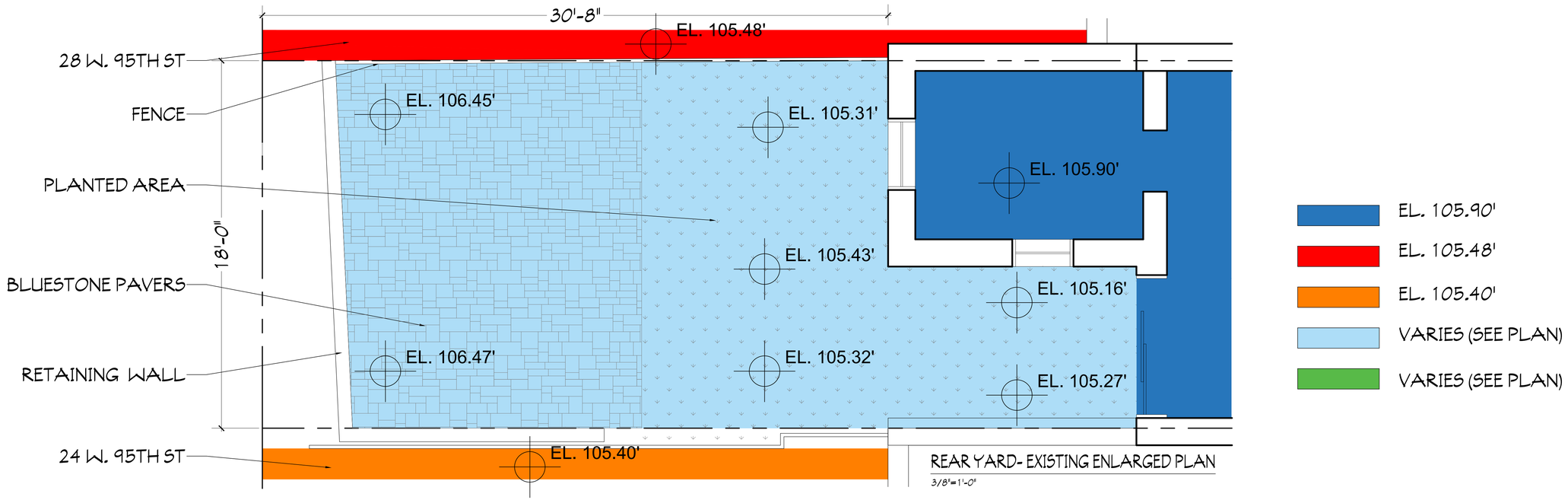
JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

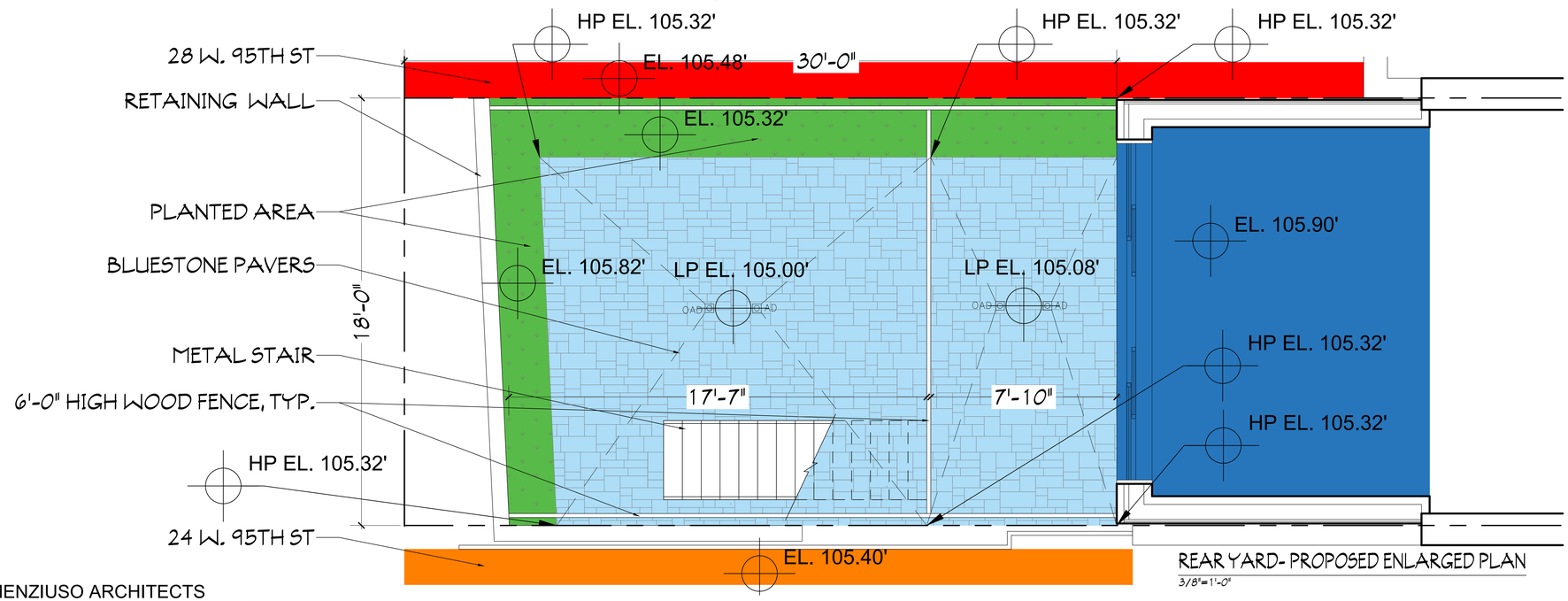
26 WEST 95TH STREET

EXISTING AND PROPOSED REAR YARD CONDITIONS



REAR YARD- EXISTING ENLARGED PLAN

3/8"=1'-0"



REAR YARD- PROPOSED ENLARGED PLAN

3/8"=1'-0"

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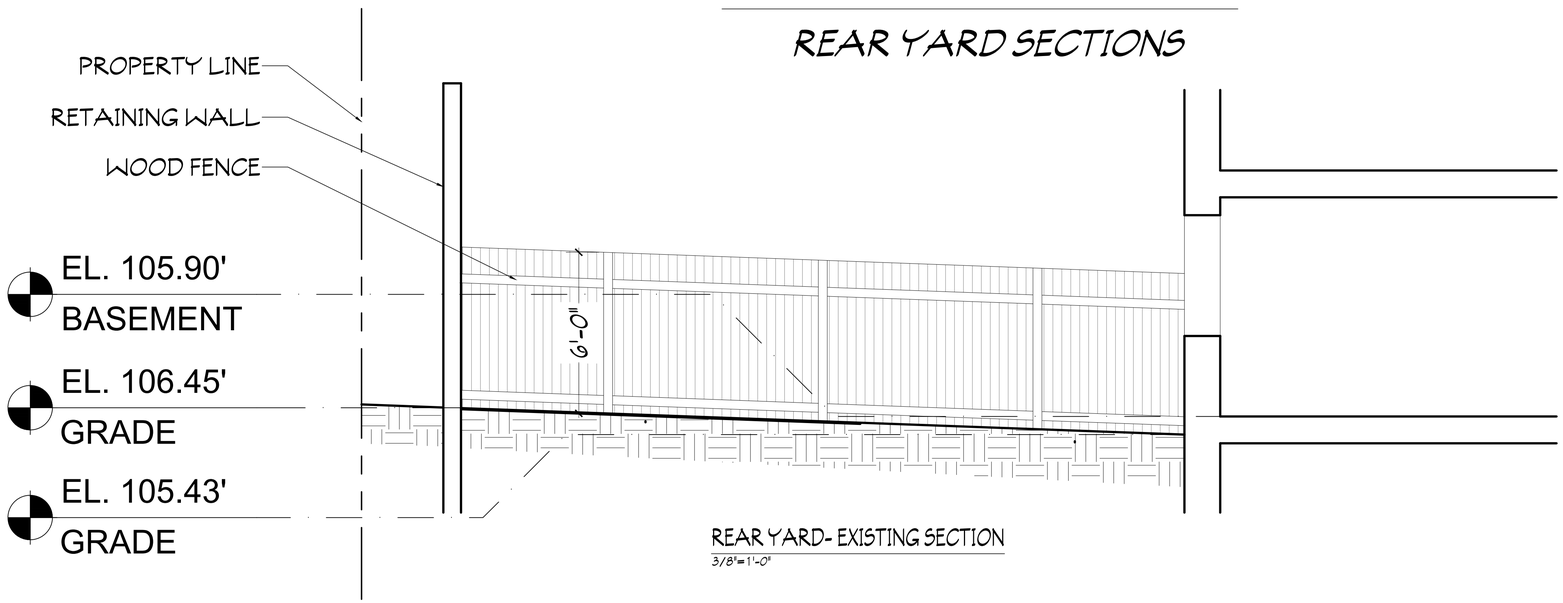
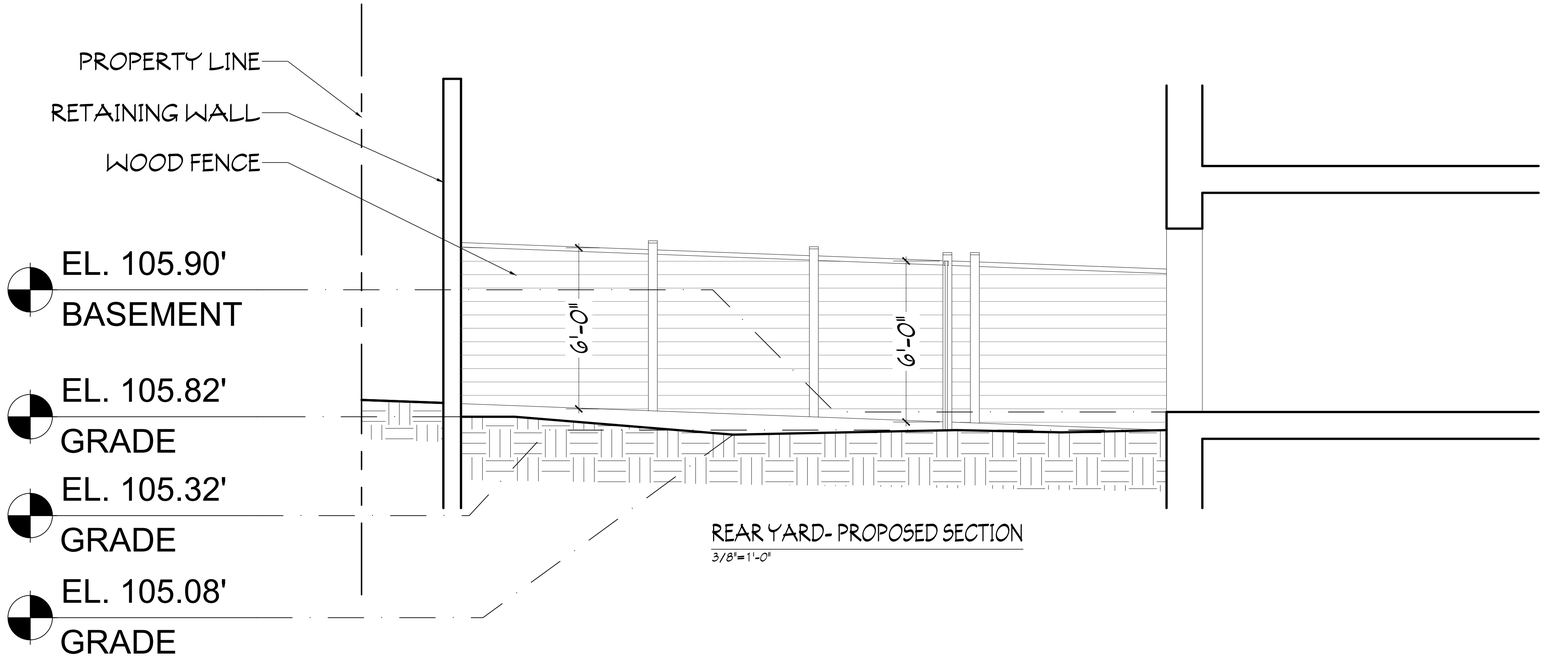
26 WEST 95TH STREET

REAR YARD SECTIONS



REAR YARD- EXISTING SECTION
3/8"=1'-0"



REAR YARD- PROPOSED SECTION
3/8"=1'-0"

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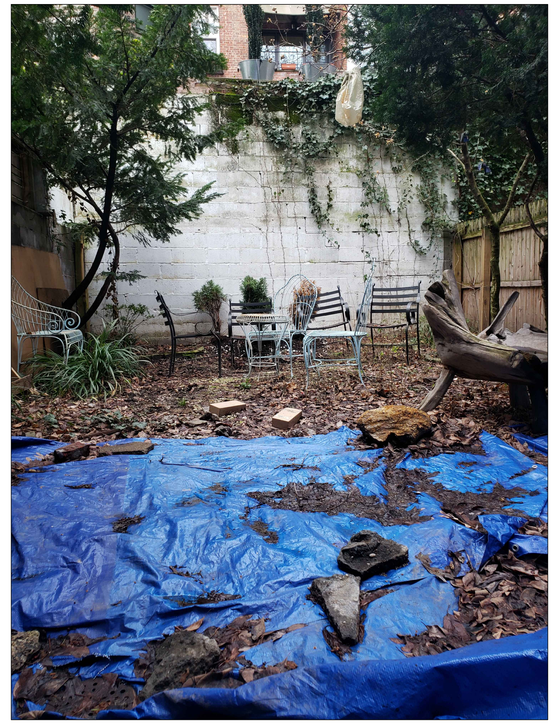
26 WEST 95TH STREET

EXISTING REAR YARD CONDITIONS

LOOKING SOUTHEAST



LOOKING SOUTH FROM ATOP THE ROOF AT
26 W. 95TH STREET

LOOKING SOUTH WEST FROM ATOP THE ROOF AT
26 W. 95TH STREET

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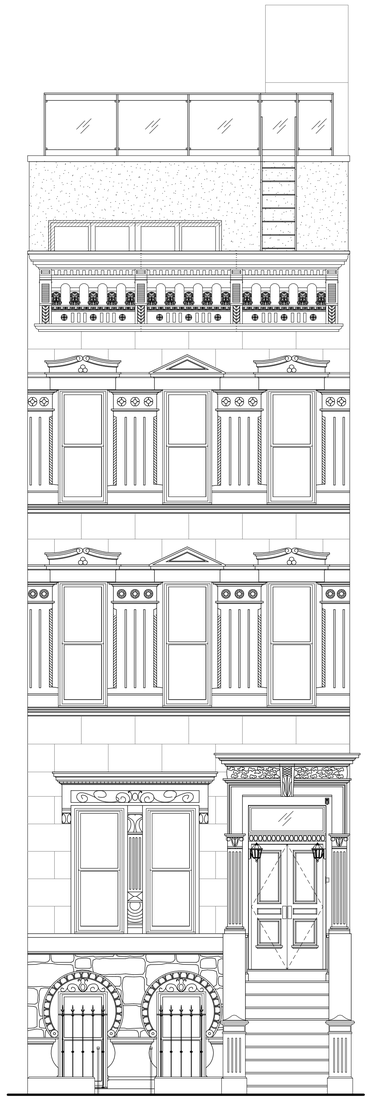
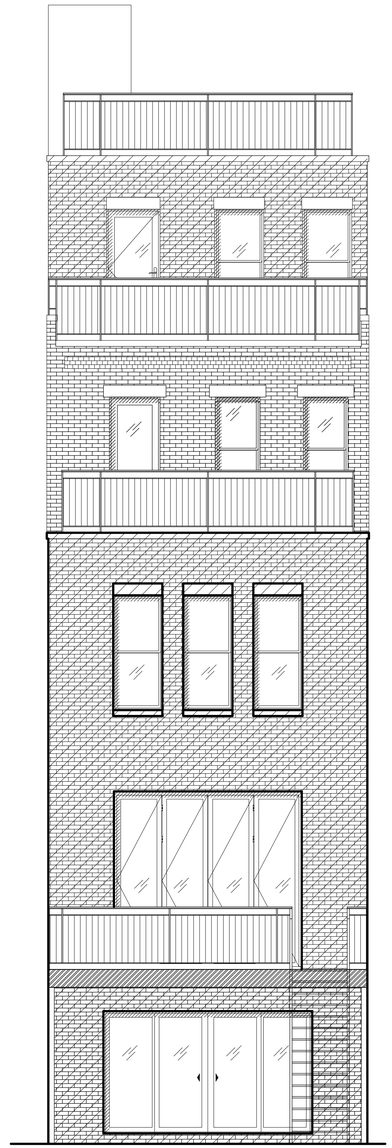
HISTORIC PRESERVATION CONSULTING, LLC

26 WEST 95TH STREET

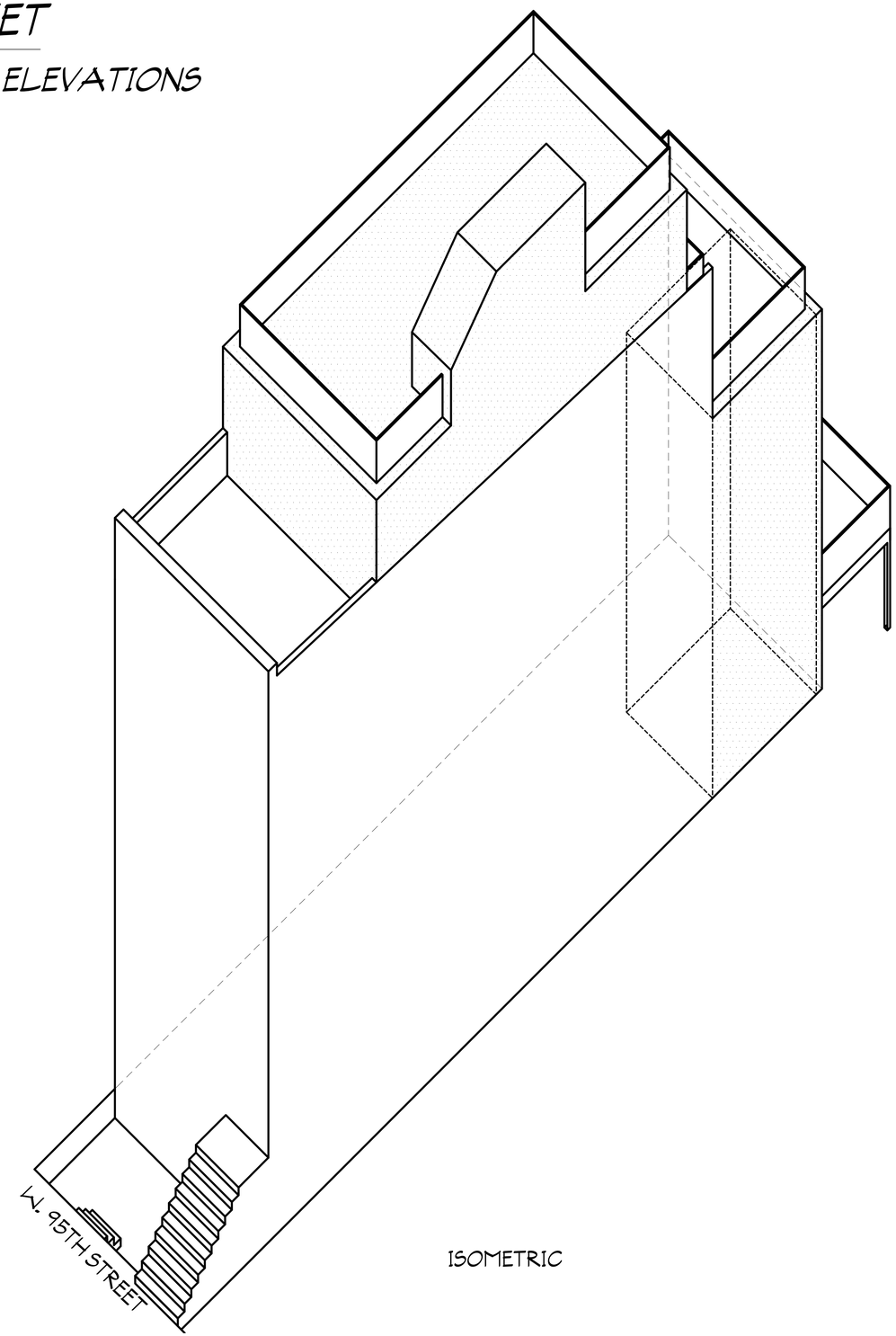
ISONOMETRIC VIEW AND PROPOSED ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



ISOMETRIC

GRASSO-MENZIUSO ARCHITECTS
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JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

Landmarks Preservation Commission

October 6th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-21-01103

26 West 95th Street,

Borough of Manhattan

How to Testify Via Zoom:
https://us02web.zoom.us/j/87292044525?pwd=cnhMdzdTZFNoaytGcDE2Z3FOUDFtQT09

Webinar ID: 872 9204 4525
Passcode: 866444

By Phone:

1 646-558-8656

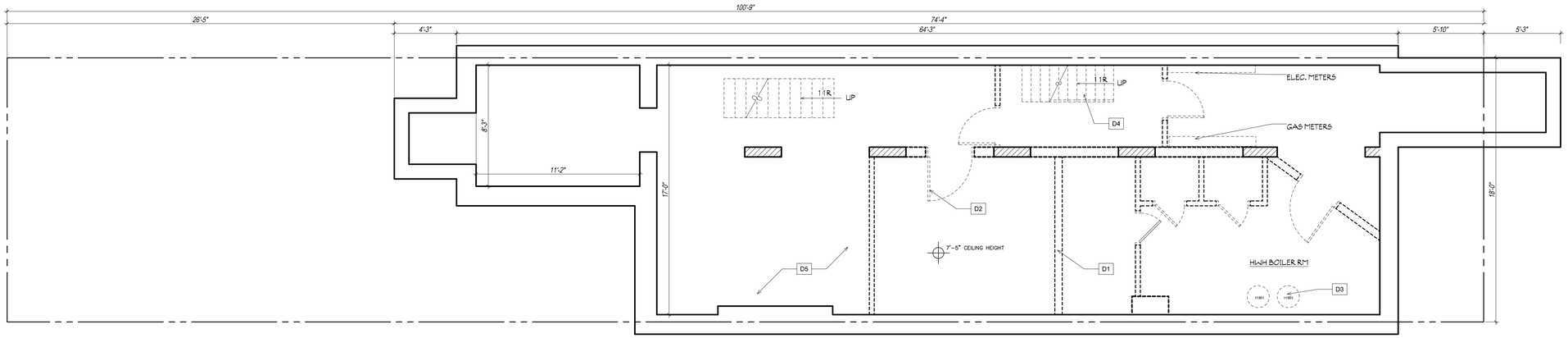
US (New York) 877-853-5257 (Toll free)

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.

APPENDIX

Y:\26 W 95TH ST\CD\A-101_CELLAR FLOOR PLAN

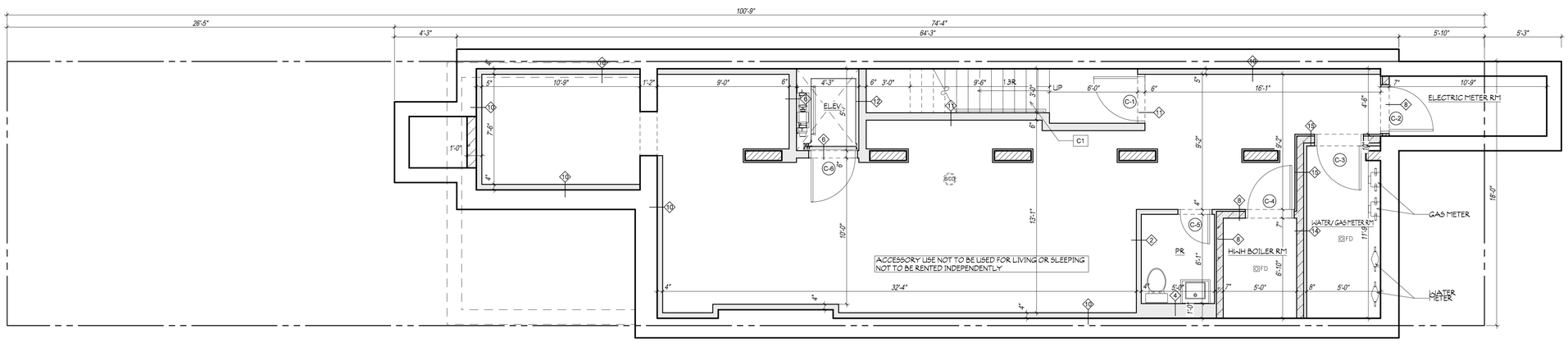


CELLAR FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D4	STAIR TO BE REMOVED AS PER PLAN, TYP.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET



CELLAR FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

E.4 GAS METER ROOM VENTILATION (2014 FGC)
ANY ONE OF THE FOLLOWING METHODS SHALL BE CONSIDERED SUFFICIENT TO PROVIDE PROPER VENTILATION TO A ROOM OR SPACE IN WHICH A GAS METER(S) IS INSTALLED: AN OPENING TO THE OUTSIDE AIR IN THE WALL OF SUCH ROOM OR SPACE, PROVIDED THE FREE AREA OF THE OPENING IS NOT LESS THAN 30 SQUARE INCHES (19 321 MM2), A DUCT HAVING A CROSS-SECTION AREA OF AT LEAST 50 SQUARE INCHES (32 522 MM2) OF FREE AREA AND A MAXIMUM LENGTH OF 15 FEET (4572 MM) LEADING TO THE OUTSIDE AIR. IF A LONGER DUCT IS REQUIRED DUE TO THE BUILDING CONSTRUCTION, THE AREA OF THE DUCT SHOULD BE INCREASED ACCORDINGLY, SUBJECT TO THE APPROVAL OF THE COMMISSIONER. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE MEANS OF VENTILATION FOR THE GAS METER ROOM OR SPACE BE FROM AN ADJOINING ROOM OR SPACE WITHIN THE BUILDING. THE ABOVE REQUIREMENT IS NOT APPLICABLE TO ONE- AND TWO-FAMILY DWELLINGS, SINCE THE GAS METER IS AVAILABLE FOR CONTINUOUS SUPERVISION.

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 03[illegible] STATE OF NEW YORK

TITLE:
CELLAR PLAN

PROJECT NO:	0000
DATE:	1.3.20
SCALE:	AS NOTED
DWG BY:	NC

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-101.00

SHEET: 0 OF 0

BIS DOC NO.

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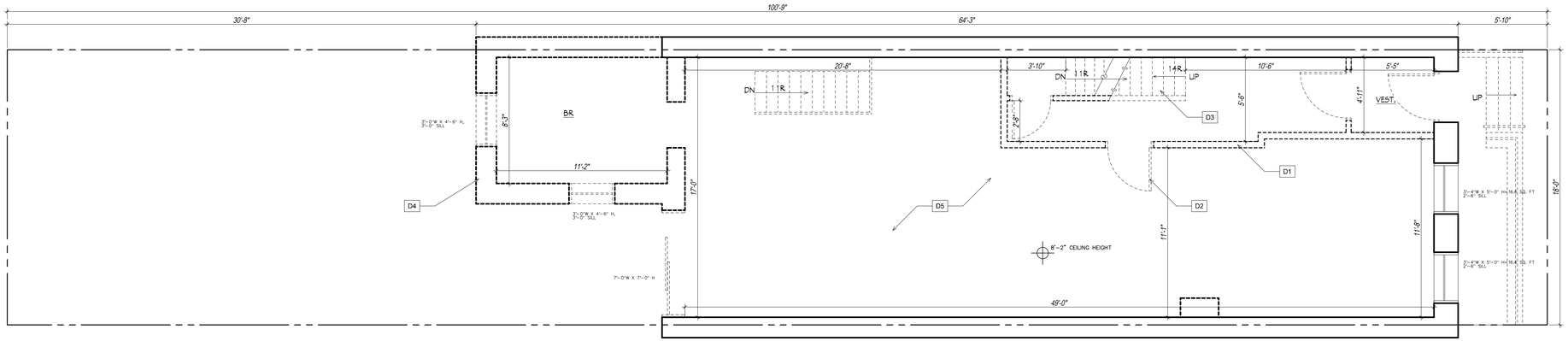
Y:\26 W 95TH ST\CD\A-102_BASEMENT FLOOR PLAN

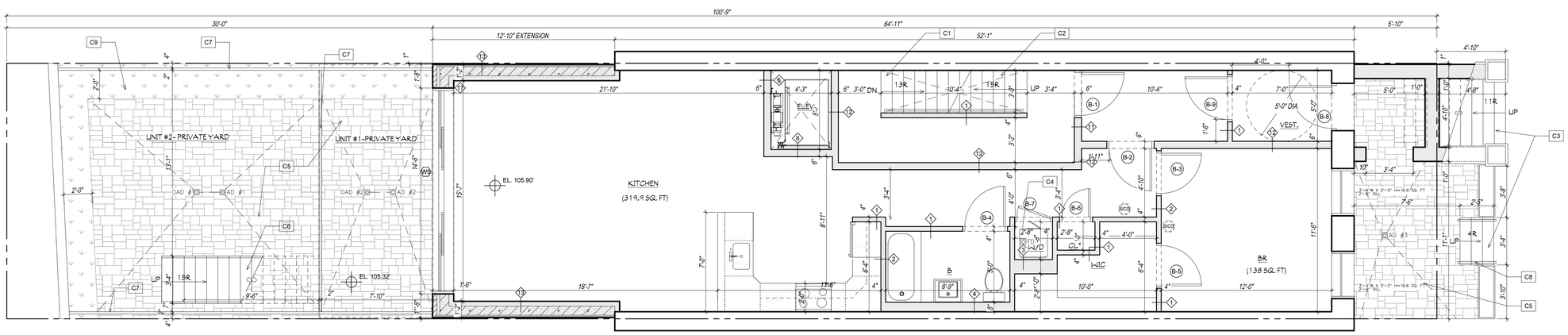


BASEMENT FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
S/CO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

DEMOLITION NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.

WEST 95TH STREET



BASEMENT FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
B	BR	138	13.8	6.9	33.2	16.6
	KITCHEN	319.9	31.9	15.9	96.8	48

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW CONCRETE FILLED METAL PAN STAIR 7 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW SANDSTONE STAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	ELECTRIC, VENTLESS DRYER
C5	BLUE STONE PAVERS
C6	NEW STEEL TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C7	NEW 6'-0" HIGH WOOD FENCE
C8	METAL RAILING
C9	PLANTED AREA

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
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350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
No. 034645
STATE OF NEW YORK

TITLE:
BASEMENT FLOOR PLAN

PROJECT NO: 0000
DATE: 1.3.20
SCALE: AS NOTED
DWG BY: NC

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-102.00

SHEET: 0 OF 0

BIS DOC NO.

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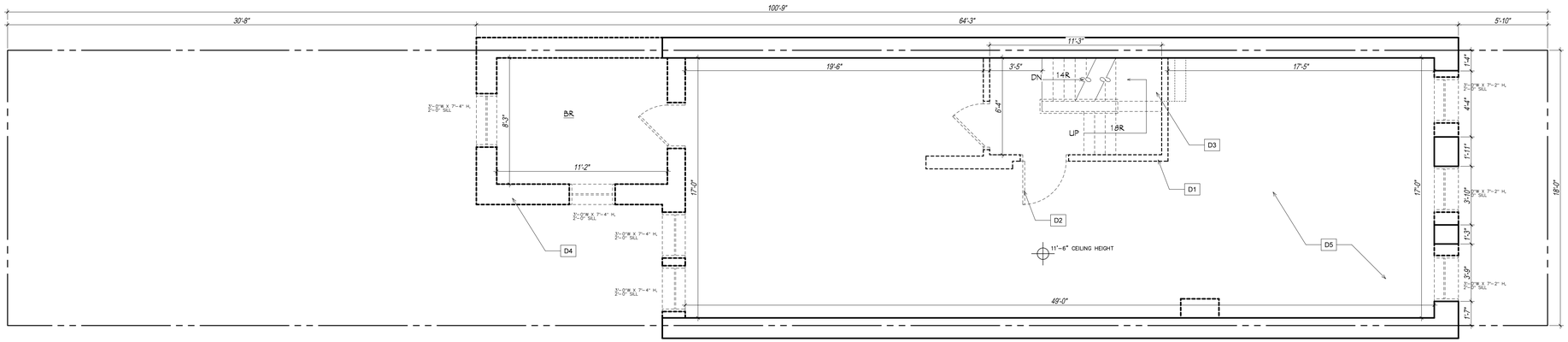
Y:\26 W 95TH ST\CD\A-103_1ST FLOOR PLAN

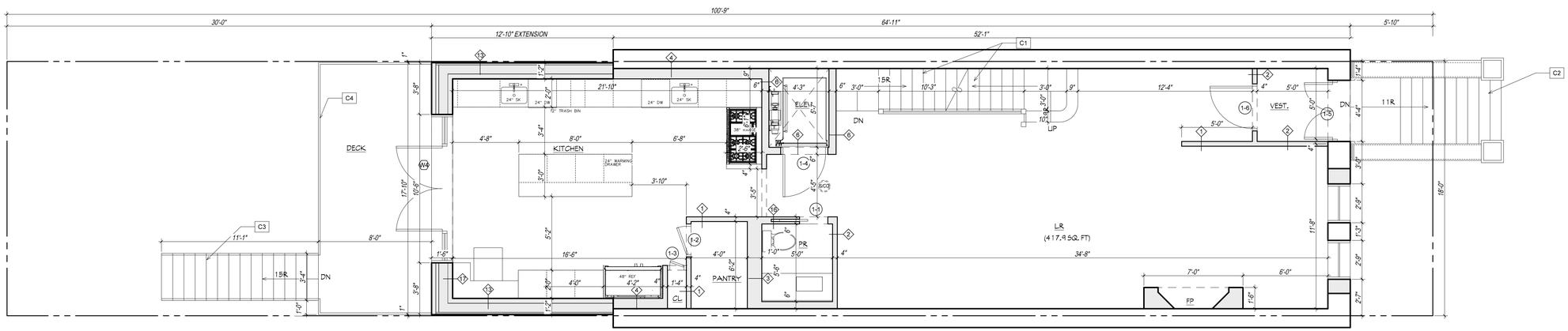


1ST FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET



1ST FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	LR	417.9	41.7	20.8	43	21.5

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	NEW SANDSTONE STAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C3	NEW STEEL TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C4	NEW 3'-6" HIGH METAL RAILING

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
No. 03 [illegible]
STATE OF NEW YORK

TITLE:
1ST FLOOR PLAN

PROJECT NO: 0000
DATE: 1.3.20
SCALE: AS NOTED
DWG BY: NC

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-103.00

SHEET: 0 OF 0

BIS DOC NO.

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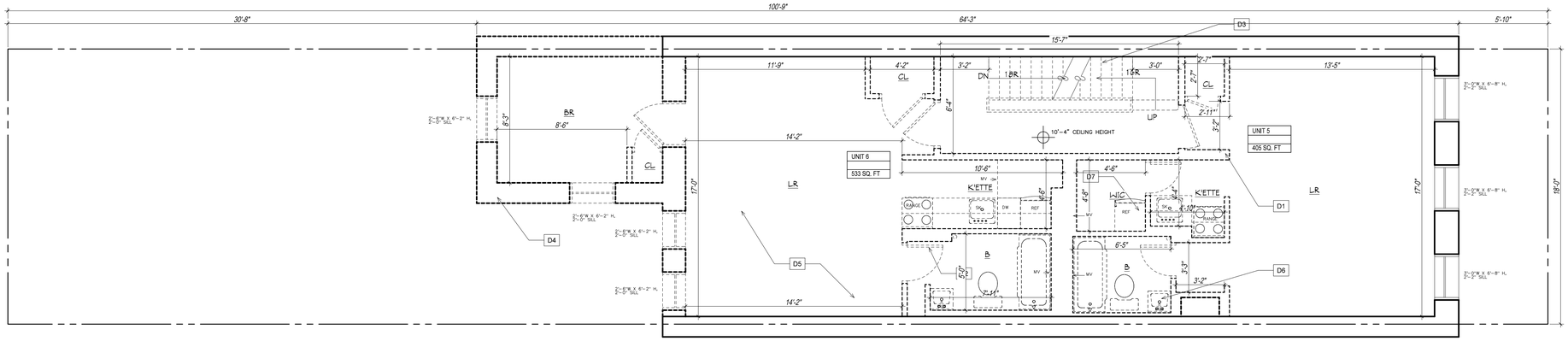
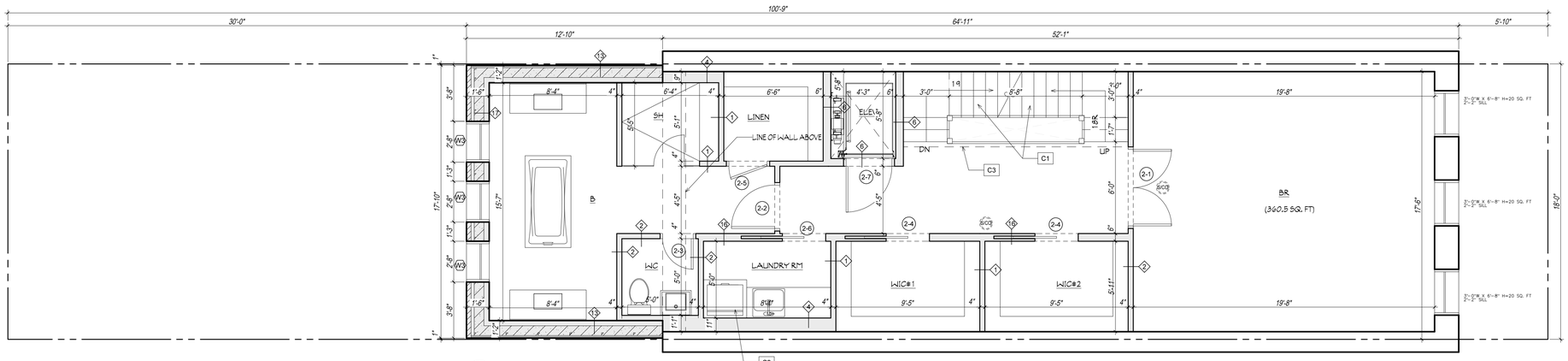
Y:\26 W 95TH ST\CD\A-104_2ND FLOOR PLAN



2ND FLOOR - EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	EXTERIOR WALL TO BE REMOVED, AS PER PLAN, SEE STRUCTURAL DWGS.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D6	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D7	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.



2ND FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR	360.5	36	18	60	30

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC, VENTLESS DRYER
C3	12" DROP ARCH (1 HOUR RATED)
C4	

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
No. 034545
STATE OF NEW YORK

TITLE:
2ND FLOOR PLAN

PROJECT NO: 0000
DATE: 1.3.20
SCALE: AS NOTED
DWG BY: NC

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-104.00

SHEET: 0 OF 0

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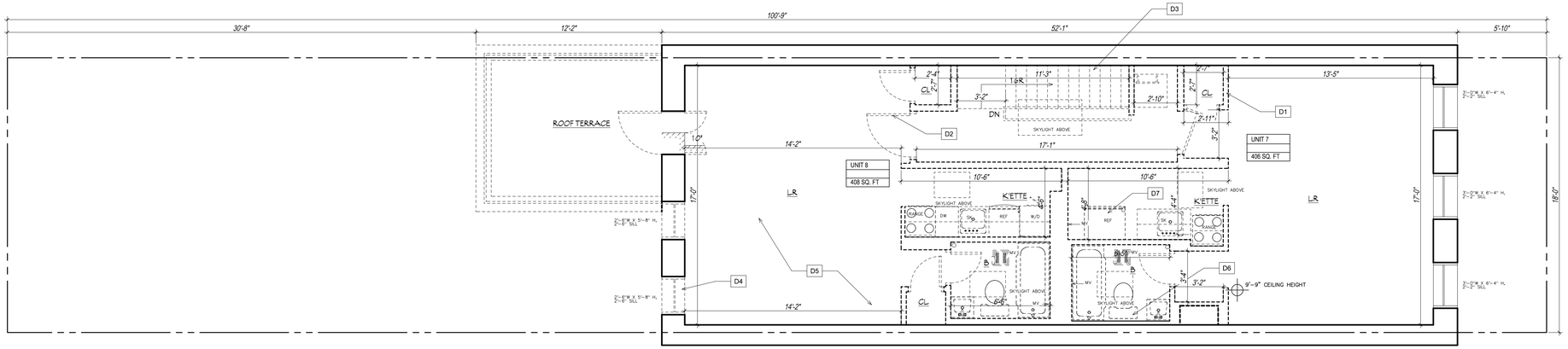
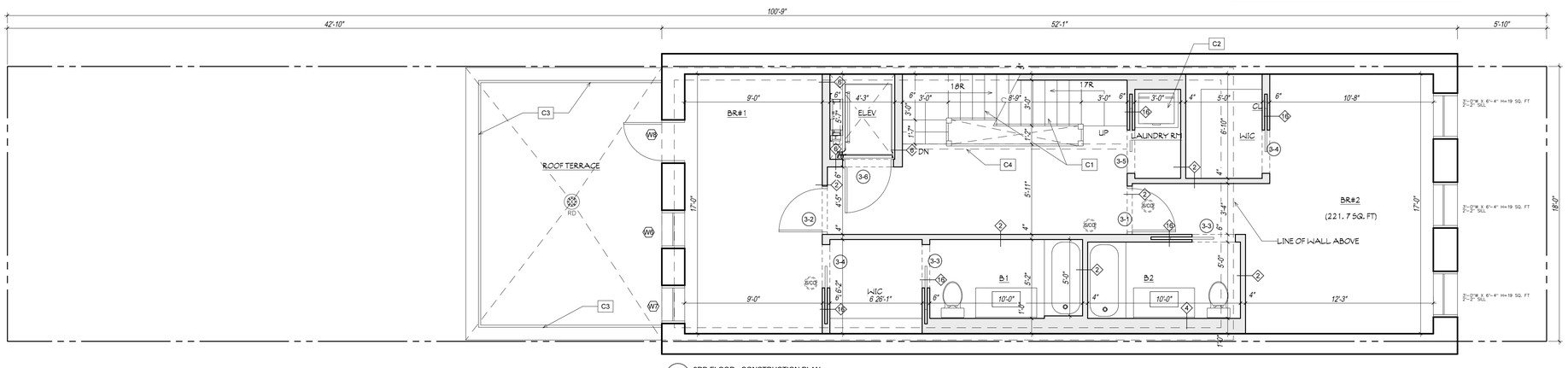
Y:\26 W 95TH ST\CD\A-105_3RD FLOOR PLAN



3RD FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	STAIR TO BE REMOVED AS PER PLAN, TYP.
D4	WINDOWS TO BE REMOVED AS PER PLAN, TYP.
D5	FINISH FLOORING TO BE REMOVED THROUGHT, TYP.
D6	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION
D7	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.



3RD FLOOR - CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	ELECTRIC, VENTLESS DRYER
C3	3'-6" HIGH METAL RAILING
C4	12" DROP ARCH (1 HOUR RATED)

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR#1	203.2	20.3	10.1	28.6	27.7
	BR#2	221.7	22.1	11	57	28.5

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
S/CO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
A.I.A
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
No. 03
STATE OF NEW YORK

TITLE:
3RD FLOOR PLAN

PROJECT NO: 0000
DATE: 8.13.18
SCALE: AS NOTED
DWG BY: SAM

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-105.00

SHEET: 0 OF 0

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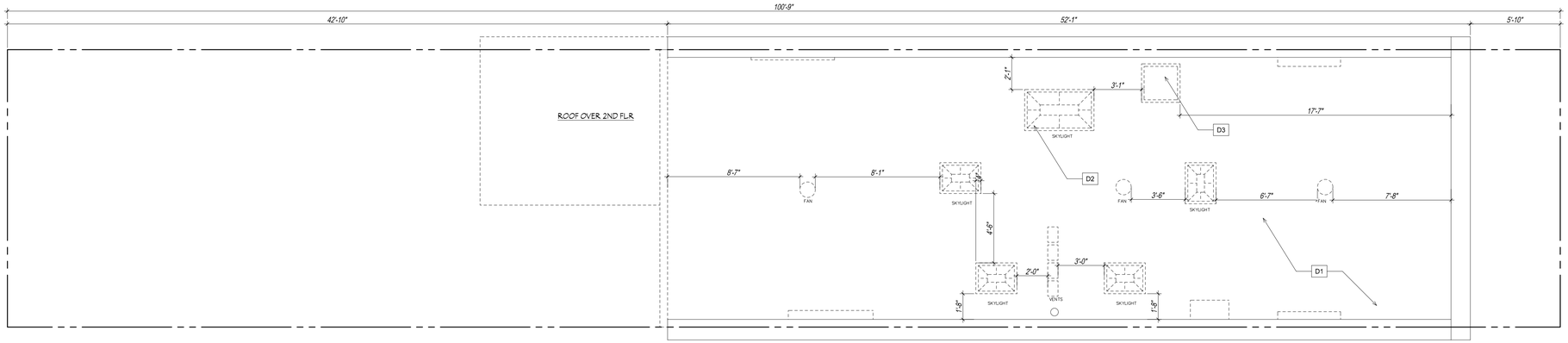
Y:\26 W 95TH ST\03\A-106_NEW 4TH FLOOR PLAN

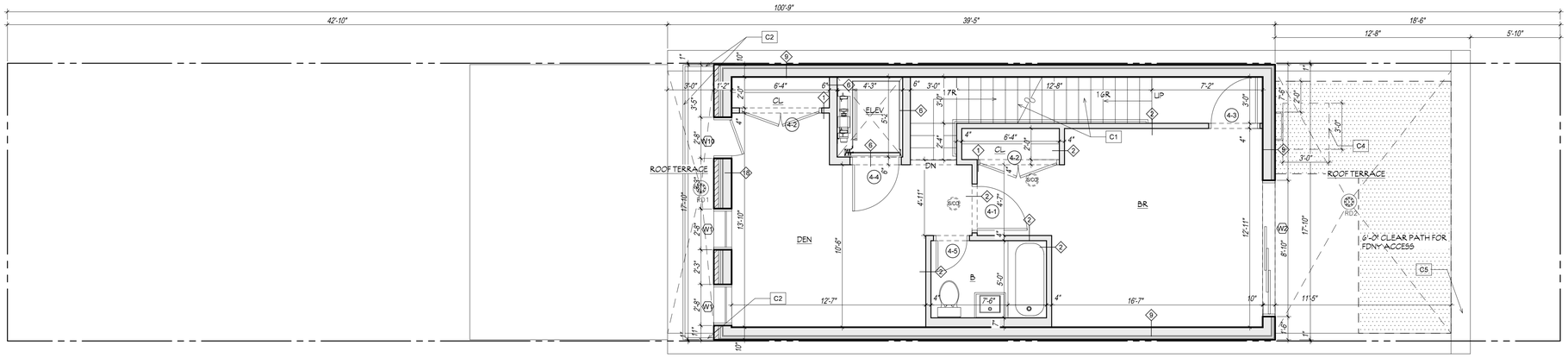
CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
SCD	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA



ROOF - EXISTING CONDITIONS/DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES	
D1	ROOF ING TO BE REMOVED THROUGHT
D2	SKYLIGHT TO BE REMOVED, TYP.
D3	HATCH TO BE REMOVED, TYP.

WEST 95TH STREET



NEW ROOF TOP ADDITION(NEW 4TH FLOOR)- CONSTRUCTION PLAN
1/4"=1'-0"

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA	REQUIRED LIGHT	REQUIRED AIR	PROVIDED LIGHT	PROVIDED AIR
1	BR	132.5	13.2	6.6	47.7	44.4
	DEN	174.2	17.4	8.7	27.8	27.1

REQUIRED LIGHT = 10%
REQUIRED AIR = 5%

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	3'-6" HIGH METAL RAILING
C3	
C4	LADDER ACCESS CLEARANCE
C5	EXISTING PARAPET

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 031375 STATE OF NEW YORK

TITLE:
NEW ROOF TOP ADDITION (NEW 4TH FLOOR)

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

BIS DOC NO.

PROJECT NO:	0000
DATE:	1.3.20
SCALE:	AS NOTED
DWG BY:	NC
SHEET:	A-106.00
	0 OF 0

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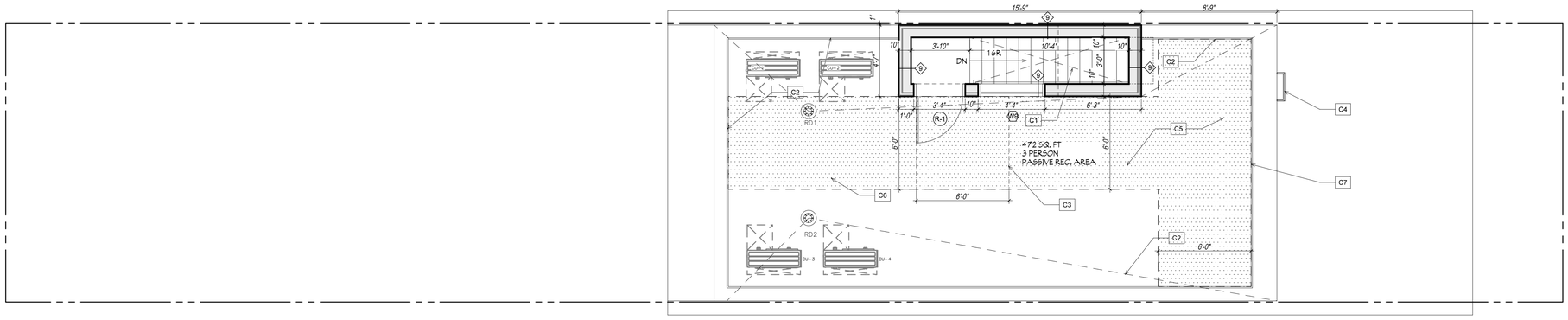
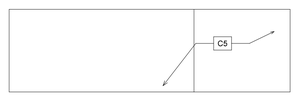
Y:\26 W 95TH ST\CD\A-107_NEW ROOF PLAN

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION-SEE PLANS
	CONCRETE BLOCK
	CONCRETE
	BRICK
S/CO	SMOKE DETECTOR/CO DETECTOR
1	PARTITION TYPE- SEE PARTITION TYPES SCHEDULE
1	DOOR TYPE- SEE DOOR SCHEDULE
A	WINDOW TYPE- SEE WINDOW SCHEDULE
	NO WORK IN THIS AREA

WEST 95TH STREET



NEW ROOF- CONSTRUCTION PLAN
1/4"=1'-0"



STAIR BULKHEAD- CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION NOTES	
C1	NEW WOOD TAIR 3/4" MAX. RISER & 9 1/2" TREAD MIN.
C2	3'-6" METAL RAILING.
C3	ROOF ACCESS LANDING
C4	STEEL LADDER
C5	CLASS 'A' ROOFING
C6	6'-0" CLEAR PATH FOR FDNY ACCESS
C7	3'-6" GLASS RAILING

NO.	DATE	REVISION

GRASSO-MENZIUSO ARCHITECTS
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TEL: (212) 779-0257 FAX: (212) 779-9648

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

REGISTERED ARCHITECT
CHRISTOPHER T. MENZIUSO
No. 03[illegible]
STATE OF NEW YORK

TITLE:
NEW ROOF

PROJECT NO:	0000
DATE:	1.3.20
SCALE:	AS NOTED
DWG BY:	NC

LOCATION:
26 WEST 95TH STREET
NEW YORK, NEW YORK

A-107.00

SHEET: 0 OF 0

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Landmarks Preservation Commission

October 6th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-21-01103

26 West 95th Street,

Borough of Manhattan

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