

Residence

55 West 90th Street New York, NY 10024

BUILDING CODE

SCOPE OF WORK:

CHANGE NUMBER OF DWELLING UNITS OF EXISTING FOUR STORY + BASEMENT & CELLAR BUILDING FROM FOUR FAMILY TO ONE, ONE STORY + BASEMENT & CELLAR ADDITION AT REAR. GENERAL RENOVATION THROUGHOUT.

GENERAL NOTES:

- NO CHANGE IN USE, EGRESS UNDER THIS APPLICATION.
- ALL WORK IS EXISTING UNLESS SHADED OR NOTED AS NEW.
- ALL NEW WORK TO COMPLY WITH 1938 CODE.
- ALL NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- A FIRE ALARM APPLICATION WILL BE FILED SEPARATELY WITH FDNY.

GENERAL CONSTRUCTION NOTES:

- 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.
- CONTRACTOR SHALL COMPLY WITH PLANS AND SPECIFICATIONS.
- BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF ALL REQUIRED INSURANCE CERTIFICATES.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE FOR A CLASS 1 FIREPROOF BUILDING.

SUBSEQUENT FILINGS:

- STRUCTURAL
- MECHANICAL

SEPARATE FILINGS:

- SPRINKLER : BUILDING WILL BE FULLY SPRINKLERED PER BC 903.2.7 AND FILED SEPARATELY.
- ELEVATOR

SPECIAL & PROGRESS INSPECTIONS:

SPECIAL INSPECTIONS

BC 1704.3.1	STRUCTURAL STEEL - WELDING
BC 1704.3.2, 1704.3.3	STRUCTURAL STEEL - ERECTION & BOLTING
BC 1704.9	CONCRETE - CAST-IN-PLACE
BC 1704.7.1	SOILS / SITE PREPARATION
BC 1704.7.4	SOILS - INVESTIGATIONS (BORINGS/TEST PITS)
BC 1704.9.1	UNDERPINNING
BC 1704.15	MECHANICAL SYSTEM
BC 1704.19	STRUCTURAL SAFETY / STRUCTURAL STABILITY
BC 1704.19, 3304.4.1	EXCAVATION - SHEETING, SHORING, AND BRACING
BC 1704.24	CHIMNEYS
BC 1704.25	FIRE STOPS, DRAFT, STOP & FIREBLOCK SYSTEMS

PROGRESS INSPECTIONS

BC 109.3.1	FOOTING AND FOUNDATION
BC 109.3.5	ENERGY CODE COMPLIANCE INSPECTIONS
BC 109.3.4	FIRE-RESISTANCE RATED CONSTRUCTION

ENERGY CODE PROGRESS INSPECTIONS

IIA2	INSULATION PLACEMENT AND R-VALUES
IIA3	FENESTRATION THERMAL VALUES AND RATINGS
IIA4	FENESTRATION RATINGS FOR AIR LEAKAGE
IIA5	FENESTRATION AREAS
IIA6	AIR SEALING AND INSULATION - VISUAL
IIA3	HVAC AND SERVICE WATER HEATING EQUIPMENT
IIA4	HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
IIA5	DUCT PLENUM AND PIPING INSULATION AND SEALING
IIA6	DUCT LEAKAGE TESTING
IIA2	LIGHTING IN DWELLING UNITS
II01	MAINTENANCE INFORMATION
II02	PERMANENT CERTIFICATE

COMPLIANCE WITH RULE 52

CONTRACTOR WILL NOTIFY DEPARTMENT OF BUILDINGS WITHIN 48 HOURS OF COMMENCEMENT FOR ALL EXCAVATION AND FOUNDATION WORK.

TR-2 & TR-3 NOTES:

THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDING BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR-2 AND/OR TR-3 FORM.

- THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 50 CUBIC YARDS.
- THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, f'_c , NO GREATER THAN 2,500 POUNDS PER SQUARE INCH (PSI), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION.
- THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI.

ECCCNYS CHAPTER 5:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 NYC ENERGY CONSERVATION CODE.

ENERGY ANALYSIS FOR ALTERATION- NEW YORK COUNTY, CLIMATE ZONE 4, HEATING DEGREE DAYS: 4910

ITEM DESCRIPTION	CODE PRESCRIPTIVE VALUE	PROPOSED DESIGN VALUE
SKYLIGHT	MAXIMUM U=0.6; SHGC=N/R (TABLE 402.1(1))	U=0.58; SHGC=0.19
ROOF INSULATION	MINIMUM R-38 (TABLE 402.1(1))	R-38
NEW EXTERIOR MASS WALLS	MINIMUM R-10 VALUE FOR MASS WALL AT INTERIOR (TABLE 402.1(1))	R-10 INSULATION ON INTERIOR OF MASS WALL
EXISTING EXTERIOR MASS WALLS	MINIMUM R-10 VALUE FOR MASS WALL AT INTERIOR (TABLE 402.1(1))	R-10 INSULATION ON INTERIOR OF MASS WALL
BASEMENT WALLS	MINIMUM R-10 SHEATHING OR R-13 CAVITY INSULATION (TABLE 402.1(1))	R-13 CAVITY INSULATION
RECESSED LIGHTING	SEALED TO LIMIT AIR LEAKAGE	IC-RATED FIXTURES
BOILER REPLACEMENT	MINIMUM 82% EFFICIENCY FUEL (TABLE 403.7)	MINIMUM 82% EFFICIENCY (TABLE 403.7)
ANY PIPING REQUIRED FOR BOILER (AUTOMATIC CIRCULATION SYSTEM)	MINIMUM R-2 (SEC 403.3)	MINIMUM R-2 (SEC. 403.3)
CEILING AT EXTENSION	MINIMUM R-30 PER 402.0.2	R-30-45 (SEE TABLE ON A-300)
FENESTRATION	MAXIMUM U-0.4 AND SHGC NR (TABLE 402.1(1))	U-0.31 FOR WOOD WINDOWS U-0.30 FOR CLAD WINDOWS
SLAB ON GRADE	R-10 & 3FT DEPTH VERTICALLY	MINIMUM R-10 & 2FT DEPTH
MECHANICAL VENTILATION	COMPLIES WITH SEC. 403.5	COMPLIES WITH SEC. 403.5

INFILTRATION: PENETRATIONS, WINDOW/DOOR JAMBS AND OTHER SEAMS AT EXTERIOR ENVELOPE OF BUILDING ARE TO BE CAULKED/GASKETED/SEALED PER ENERGY CODE SECTION 402.4.1.

CONDENSATION/MOISTURE CONTROL: VAPOR RETARDER IS TO BE INSTALLED AT WARM-IN-WINTER SIDE OF INSULATION AT NEW EXTERIOR WALLS PER ENERGY CODE SECTION 402.5.

DUCTS: JOINTS OF DUCT SYSTEM SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPES, MASTICS OR GASKETING.

1938 CODE CONSTRUCTION CLASS 3: COMBUSTIBLE STRUCTURE

ALL CONSTRUCTION MATERIALS TO BE USED FOR THE LISTED WORK SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION CLASS AS PER SECTION C26-241.0

EXTERIOR WALLS ARE OF MASONRY CONSTRUCTION AND INTERIOR FRAMING IS PARTLY OR WHOLLY OF WOOD OR UNPROTECTED IRON OR STEEL.

CONSTRUCTION ELEMENT	RATING IN HOURS
EXTERIOR BEARING WALLS	3-HR
INTERIOR BEARING WALLS	1-HR
INTERIOR NON-BEARING WALLS	NOT RATED
SHAFTS AND STAIRWAY ENCLOSURES	2-HR
ROOF CONSTRUCTION	3/4-HR
COLUMNS, GIRDERS, TRUSSES	1-HR
CELLAR COLUMNS, FLOOR ABOVE CELLAR	2-HR

IMPERVIOUS SURFACES (BC106.11)

WHENEVER AND ALTERATION INCREASES IMPERVIOUS SURFACES ON THE LOT GREATER THAN 20% OF EXISTING IMPERVIOUS SURFACES, APPLICANT REQUIRES APPROVAL FROM DEPARTMENT OF ENVIRONMENTAL PROTECTION.

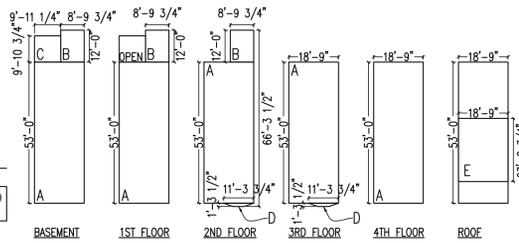
THE ALTERATION/ADDITION ON THIS LOT WILL NOT INCREASE THE AMOUNT OF IMPERVIOUS SURFACES BY MORE THAN 20% OF EXISTING IMPERVIOUS SURFACES. THEREFORE NO APPROVAL FROM D.E.P. IS REQUIRED.

DRAINAGE CALCULATIONS

THE WORK MEETS THE EXEMPTION CRITERIA BY INCREASING THE IMPERVIOUS AREA BY LESS THAN 20% AND I HEREBY ELECT TO WAIVE THE REQUIREMENT FOR A SOIL DETENTION/RETENTION TANK AND OF THE SD-1 AND/OR SD-2 FORM.

ZONING

ZONING INFORMATION:
ZONING DISTRICT: R7-2
BLOCK: 1204 LOT: 109



AREA A = 18'-9" X 52'-11 7/8" = 993.6 sq. ft.
AREA B = 8'-9 13/16" X 12'-1 7/8" = 105.9 sq. ft.
AREA C = 9'-11 3/16" X 9'-10 3/4" = 98.3 sq. ft.
AREA D = 11'-3 11/16" X 1'-3 1/2" = 9.9 sq. ft.
AREA E = 18'-9" X 23'-8 3/4" = 444.7 sq. ft.

USING QUALITY HOUSING ZR 23-145

EXISTING LOT AREA = 18'-9" x 100'-8 1/2" = 1888.3 sq.ft.
EXISTING LOT COVERAGE = (18'-9" x 66'-3") = 1109.4 sq.ft. = 59%

EXISTING FLOOR AREA= 5305.5 sq.ft.

ALLOWABLE FLOOR AREA = 3.44 x LOT AREA (1888.3 sq.ft.) = 6495.8 sq. ft.
PROPOSED FLOOR AREA= 5848.5 sq.ft.

(ZR 23-145) PROPOSED FLOOR AREA OF 5848.5 sq. ft. IS LESS THAN ALLOWABLE AREA OF 6495.8 sq. ft. **THEREFORE COMPLIES**

DENSITY (ZR 23-22) = MAX ALLOWABLE FLOOR AREA / 680 = 6495.8 sq. ft. / 680 = 9.0 DWELLING UNITS PERMITTED
PROPOSED (1) UNIT; THEREFORE OK.

ALLOWABLE LOT COVERAGE = 0.65 x LOT AREA (1888.3 sq.ft.) = 1227.2 sq.ft. (65%)

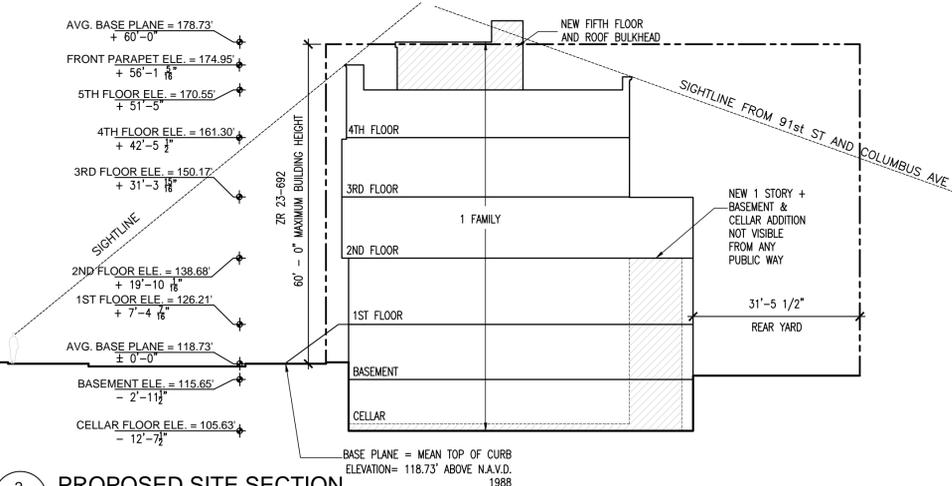
PROPOSED TOTAL LOT COVERAGE = AREA A + AREA B + AREA C + AREA D = 993.6 sq. ft. + 105.9 sq. ft. + 98.3 sq. ft. + 9.9 sq. ft. = 1207.7 sq.ft. (63.9%)

FRONT YARD: (ZR 23-45) = NONE REQUIRED

SIDE YARD: (ZR 23-462(c)) = NONE REQUIRED

REAR YARD (ZR 23-47) REQUIRED = 30'-0" **PROVIDED: 31'-5 1/2"**

EXISTING FLOOR AREA	PROPOSED FLOOR AREA	CHANGE	TOTAL
CELLAR = (NOT APPLICABLE)	CELLAR = (NA)	NA	NA
BASEMENT = AREA A + AREA B = 1099.5 sq.ft.	BASEMENT = A + B + C = 1197.8 sq.ft.	+98.3 sq.ft.	1197.8 sq.ft.
FIRST FLOOR = AREA A + AREA B = 1099.5 sq.ft.	FIRST FLOOR = A + B = 1099.5 sq.ft.	NONE	1099.5 sq.ft.
SECOND FLOOR = AREA A + AREA B + AREA D = 1109.4 sq.ft.	SECOND FLOOR = A + B + D = 1109.4 sq.ft.	NONE	1109.4 sq.ft.
THIRD FLOOR = AREA A + AREA D = 1003.5 sq.ft.	THIRD FLOOR = A + D = 1003.5 sq.ft.	NONE	1003.5 sq.ft.
FOURTH FLOOR = AREA A = 993.6 sq. ft.	FOURTH FLOOR = A = 993.6 sq. ft.	NONE	993.6 sq.ft.
ROOF = NONE	FIFTH FLOOR = E = 444.7 sq. ft.	+444.7 sq. ft.	444.7 sq. ft.
TOTAL = 5305.5 sq. ft.	TOTAL = 5848.5 sq.ft.		



2 PROPOSED SITE SECTION
SCALE: 1/16" = 1'-0"

QUALITY HOUSING ZONING NOTES (ZR 23-145)

*ZONING CALCULATIONS AS PER ZR 23-145, QUALITY HOUSING PROGRAM
BLOCK: 1204 LOT: 109
ZONING: R7-2 MAP: 5D

(ARTICLE 2 CHAPTER 8 ZR)

A. STREET TREE PLANTING (23-03(c))
ENLARGEMENTS, PURSUANT TO THE QUALITY HOUSING PROGRAM, OF SINGLE FAMILY RESIDENCES BY 20% OR MORE
(1) STREET TREE REQUIRED, (1) EXISTING TREE TO REMAIN

B. SIZE OF DWELLING UNITS (28-21)
DWELLING UNIT AREA TO BE MINIMUM 400 s.f.
ACTUAL SIZE OF ONE FAMILY IS = **5437.9 S.F., THEREFORE COMPLIES**

C. WINDOWS (28-22) - ALL WINDOWS IN RESIDENTIAL PORTION SHALL BE DOUBLE GLAZED

D. REFUSE STORAGE & DISPOSAL (28-23) - **FEWER THAN 9 DWELLING UNITS THEREFORE NOT REQUIRED**

E. LAUNDRY FACILITIES (28-24) - FLOOR AREA DEDUCTION - **NONE PROVIDED**

F. DAYLIGHT IN CORRIDORS (28-25)
50% FLOOR AREA CORRIDOR REDUCTION - **NO DEDUCTION TAKEN**

G. REQUIRED RECREATION SPACE (28-31) - **FEWER THAN 9 DWELLING UNITS THEREFORE NONE REQUIRED**

H. PLANTING AREAS (28-33)
AREA OF ZONING LOT BETWEEN STREET WALL & STREET LINE TO BE PLANTED EXCEPT AT ENTRANCES & EXITS OF THE BUILDING.

I. DENSITY PER CORRIDOR (28-41)
50% FLOOR AREA CORRIDOR REDUCTION
MAXIMUM DWELLING UNITS ON CORRIDOR = 0
ACTUAL DWELLING UNITS ON CORRIDOR = 0
NO DEDUCTION TAKEN

J. PARKING SCREENING (28-51) **NOT APPLICABLE**

K. OFF-SITE PARKING REGULATIONS (28-52) - **NOT APPLICABLE**

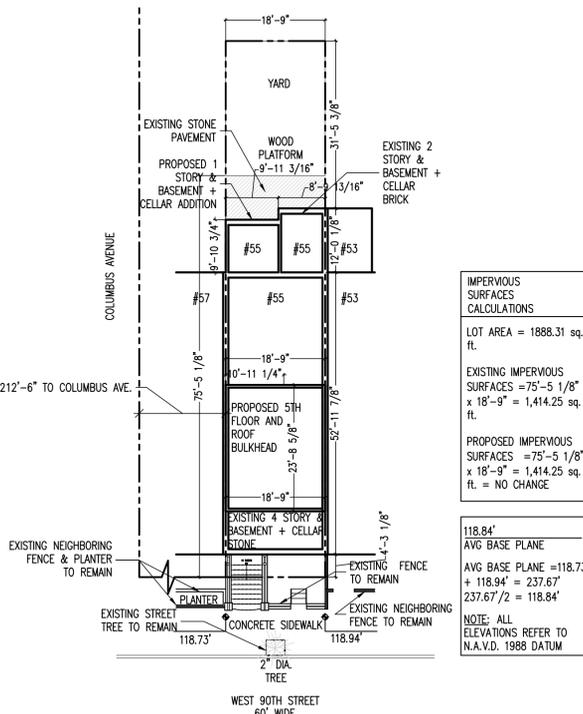
L. LOCATION OF ACCESSORY PARKING (28-53)
NOT PERMITTED BETWEEN STREET WALL & LINE THROUGH LOT MAX. 180' DEEP EXCEPTION **NOT APPLICABLE**

BULKHEAD: 8' x (BUILDING FRONTAGE WIDTH) =
ALLOWABLE AREA OF FRONT WALL OF BULKHEAD
8' x 18.75' = 150 sq. ft.

FRONT WALL OF BULKHEAD =
62.9 sq. ft. VERTICAL WALL AREA +
75.5 sq. ft. SLANTED ROOF AREA =
138.4 sq. ft. TOTAL AREA **THEREFORE COMPLIES**

LIST OF DRAWINGS:

ISSUED					
	G-001.00	COVER SHEET	X	X	X
	G-002.00	INTRO PAGE	X	X	X
	G-003.00	PHOTOS AND DIAGRAMS	X	X	X
	G-004.00	ROOFTOP PHOTOS	X	X	X
	G-005.00	PROPOSED RENDERINGS	X	X	
	G-006.00	BULKHEAD MOCKUP PHOTOS	X	X	
	G-007.00	BULKHEAD MOCKUP PHOTOS	X	X	
	P-001.00	PLUMBING RISER DIAGRAMS	X	X	X
	EX-100.00	EXISTING PLANS	X	X	X
	EX-101.00	EXISTING PLANS	X	X	X
	EX-102.00	EXISTING SECTIONS	X	X	X
	DM-100.00	DEMO PLANS	X	X	X
	DM-101.00	DEMO PLANS	X	X	X
	A-100.00	PROPOSED PLANS	X	X	X
	A-101.00	PROPOSED PLANS	X	X	X
	A-200.00	EXTERIOR ELEVATIONS	X	X	X
	A-201.00	EXTERIOR ELEVATIONS	X	X	X
	A-300.00	PROPOSED SECTIONS	X	X	X
	A-301.00	PROPOSED SECTIONS	X	X	X
	A-500.00	DETAILS	X	X	X
	A-501.00	WINDOW DETAILS	X	X	X
	A-502.00	WINDOW DETAILS	X	X	X



3 PLOT PLAN
SCALE: 1/16" = 1'-0"

IMPERVIOUS SURFACES CALCULATIONS
LOT AREA = 1888.31 sq. ft.

EXISTING IMPERVIOUS SURFACES = 75'-5 1/8" x 18'-9" = 1,414.25 sq. ft.

PROPOSED IMPERVIOUS SURFACES = 75'-5 1/8" x 18'-9" = 1,414.25 sq. ft. = NO CHANGE

118.84' AVG. BASE PLANE
AVG. BASE PLANE = 118.73' + 118.94' = 237.67' / 2 = 118.84'

NOTE: ALL ELEVATIONS REFER TO N.A.Y.D. 1988 DATUM

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10 June 2015
To LPC
13 May 2015
To LPC
6 May 2015
CB7 Meeting
9 March 2015
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APPROVAL STAMP BY D.O.B.

D.O.B. STICKER JOB NUMBER

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55 West 90th Street
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G-001.00
COVER SHEET

1 OF 22

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55 West 90th Street New York, NY 10024



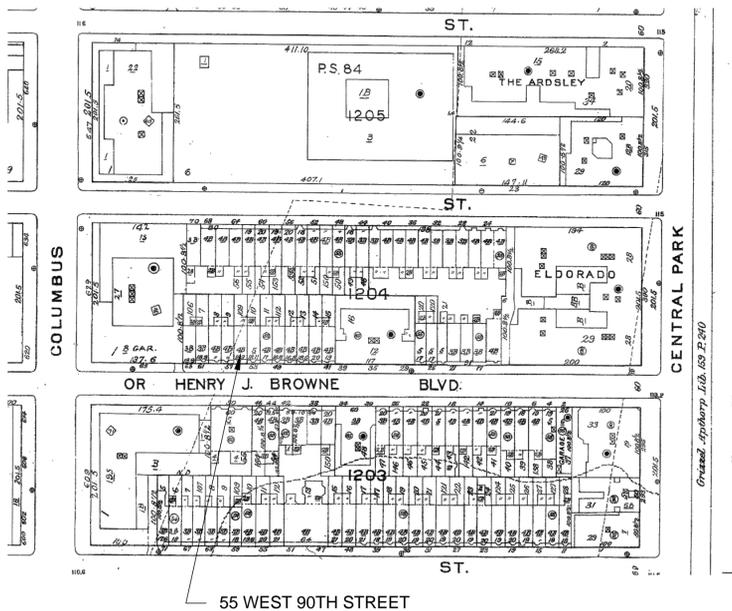
1 UPPER WEST SIDE LPC MAP
G-001 SCALE: NOT TO SCALE



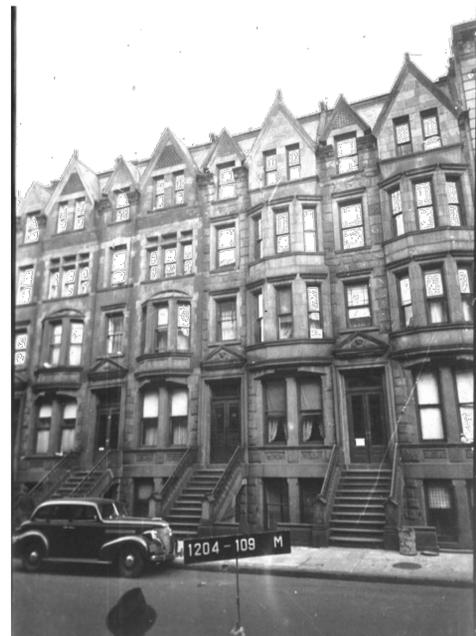
2 EXISTING FRONT FACADE PHOTO - 2015
G-001 SCALE: NOT TO SCALE



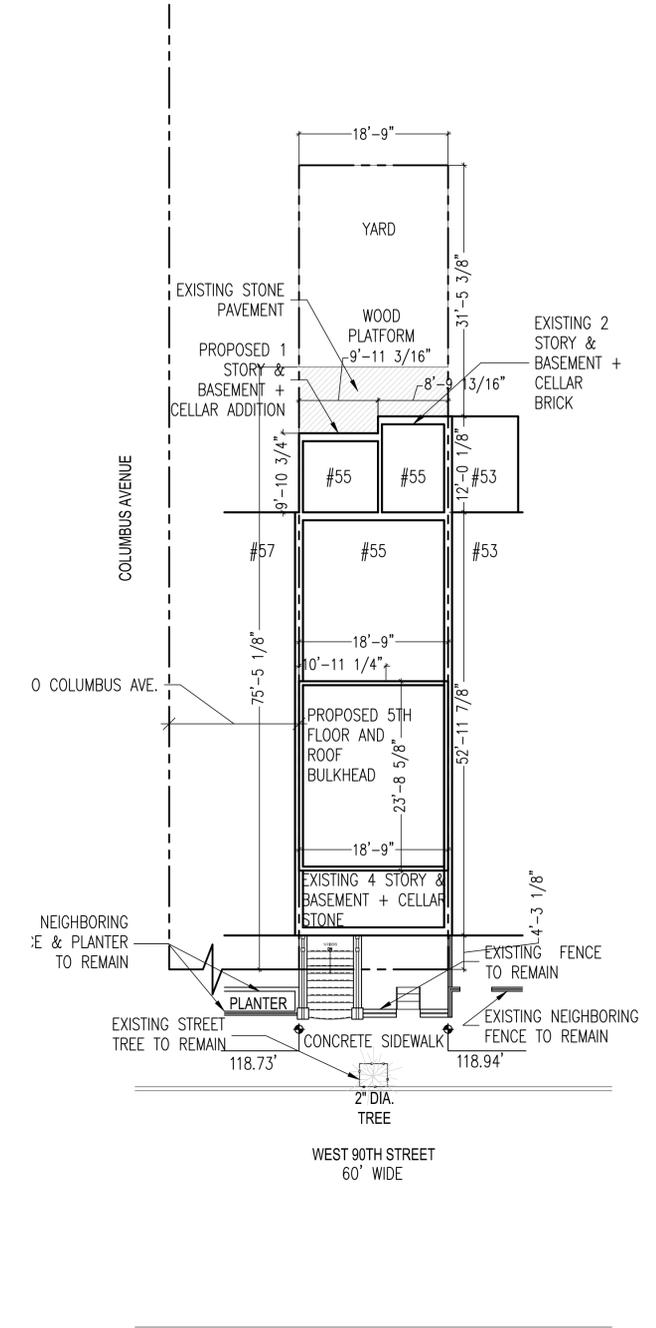
3 EXISTING REAR FACADE PHOTO - 2014
G-001 SCALE: NOT TO SCALE



4 SANBORN MAP: PLATE 97
G-001 SCALE: NOT TO SCALE



5 TAX PHOTO
G-001 SCALE: NOT TO SCALE



6 PLOT PLAN
G-001 SCALE: 3/32" = 1'-0"

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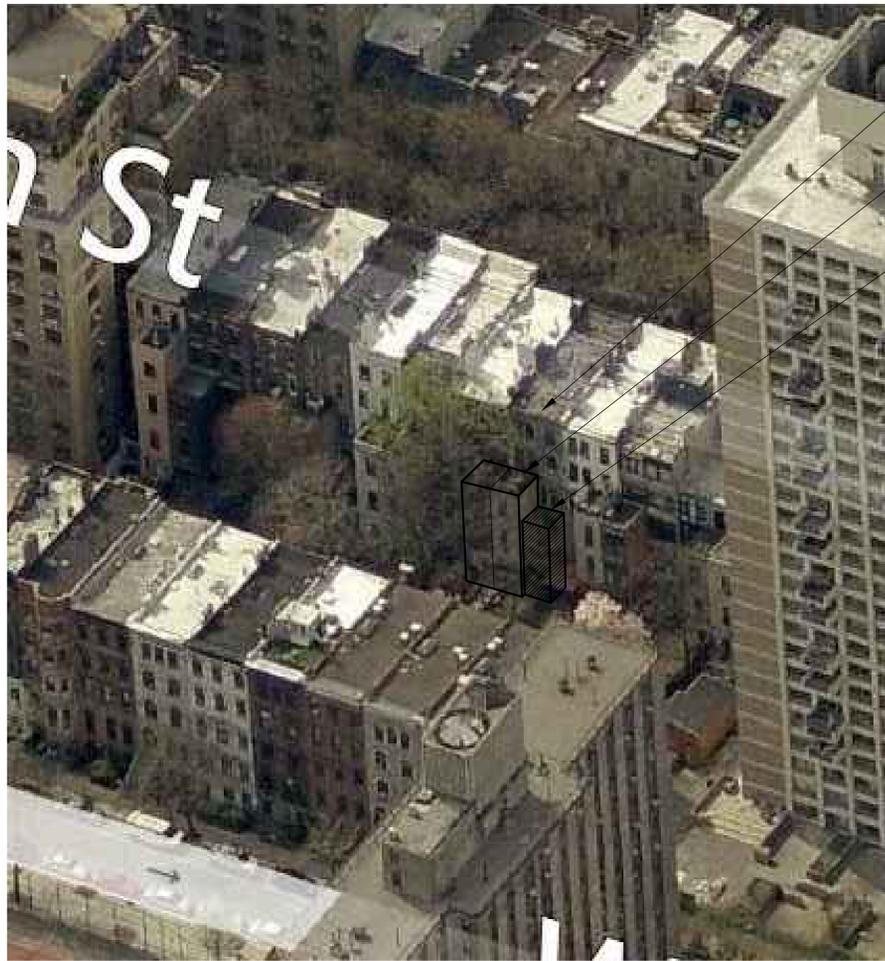
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G-002.00

INTRO PAGE

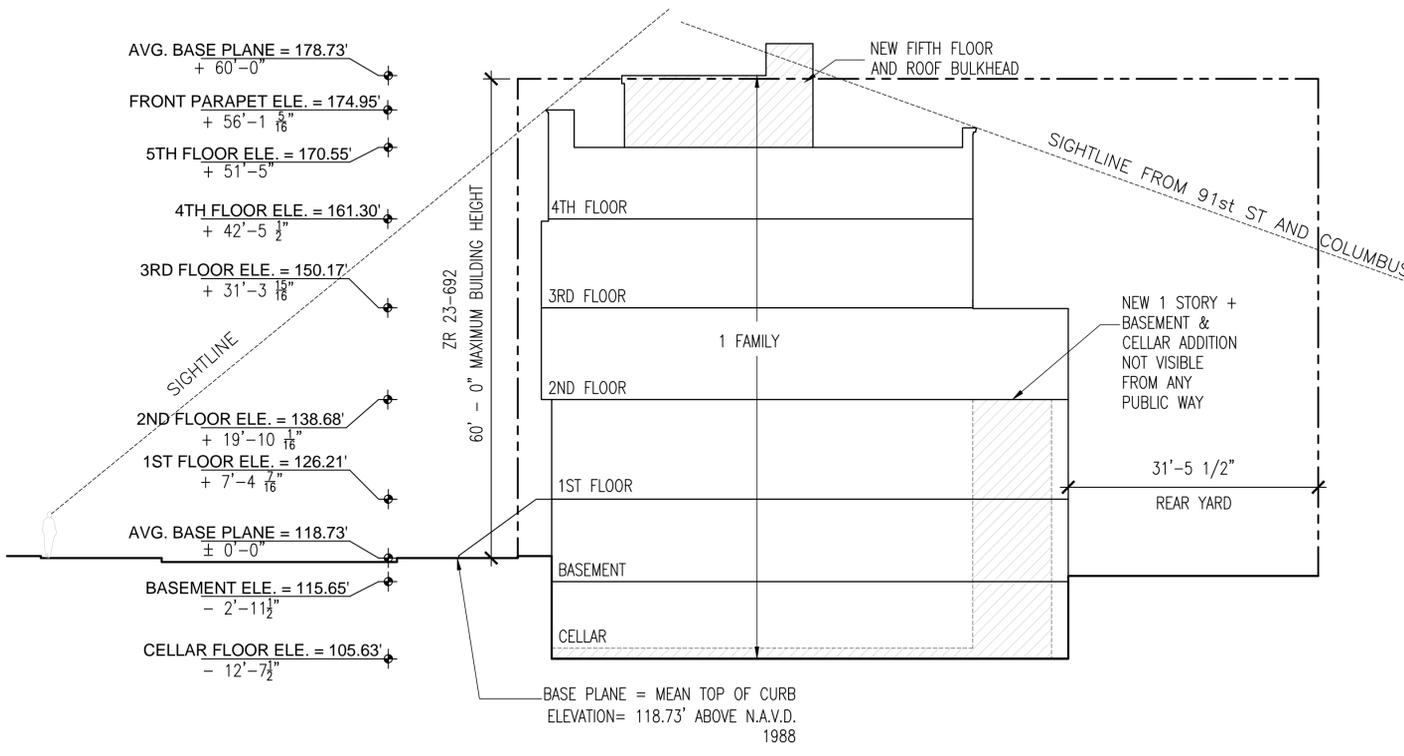
2 OF 22



1 AERIAL PHOTO
G-003 SCALE: NOT TO SCALE



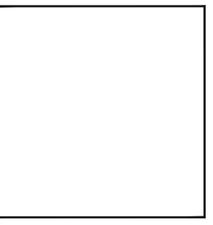
2 REAR VIEW OF 55 W 90TH STREET FROM W 91ST STREET AND COLUMBUS AVENUE (PROPOSED EXTENSION NOT VISIBLE)
G-003 SCALE: NOT TO SCALE



3 SECTION DIAGRAM
G-003 SCALE: 3/32" = 1'-0"



4 REAR FACADE PHOTOS OF 55 W 90 STREET WITH CONTEXT
G-003 SCALE: NOT TO SCALE



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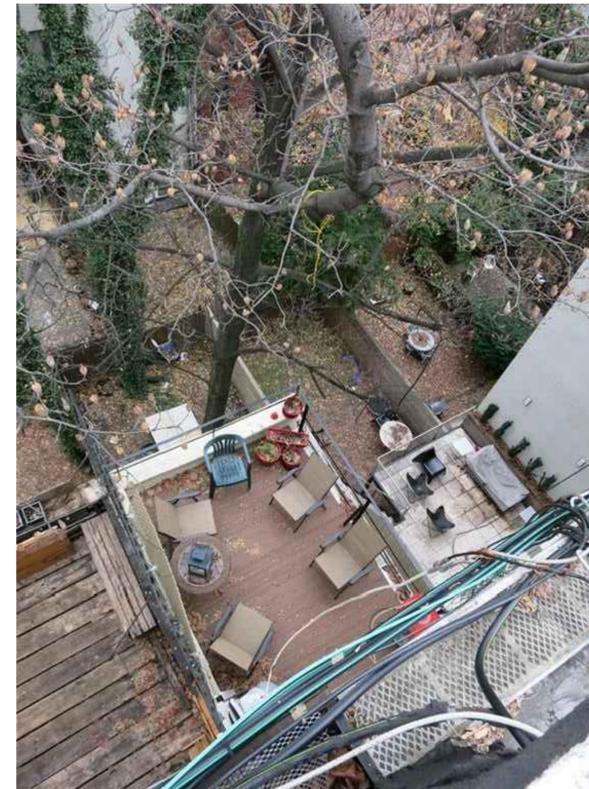
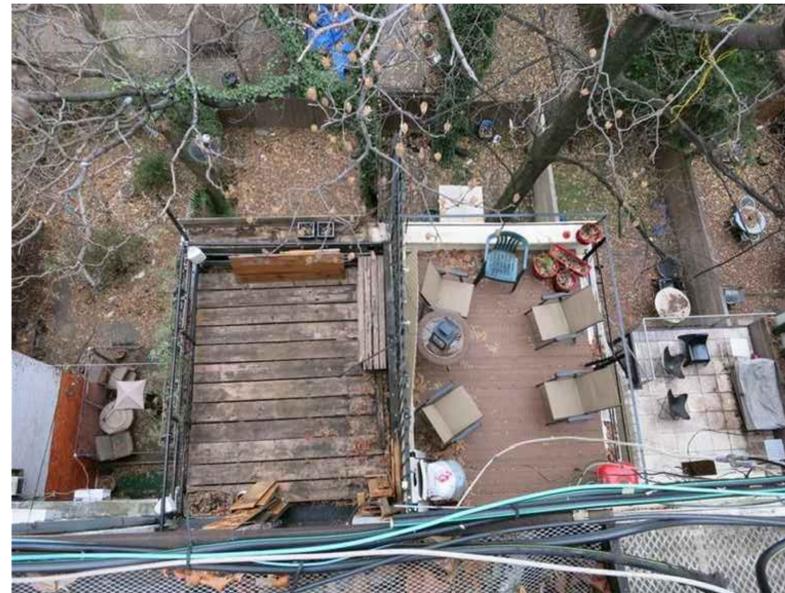
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G-003.00
PHOTOS AND DIAGRAMS
3 OF 22



NEIGHBORING ROOFTOP BULKHEAD CLAD WITH METAL STANDING SEAM



1 EXISTING REAR YARDS TAKEN FROM ROOFTOP OF 55 W 90TH STREET
G-004 SCALE: NOT TO SCALE

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G-004.00

ROOFTOP PHOTOS

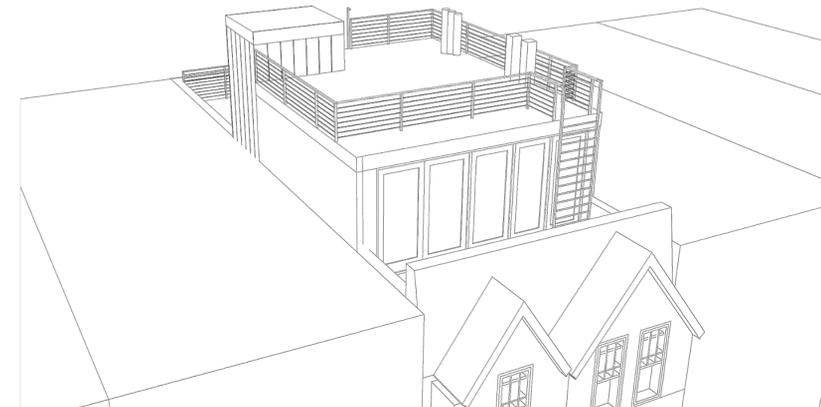
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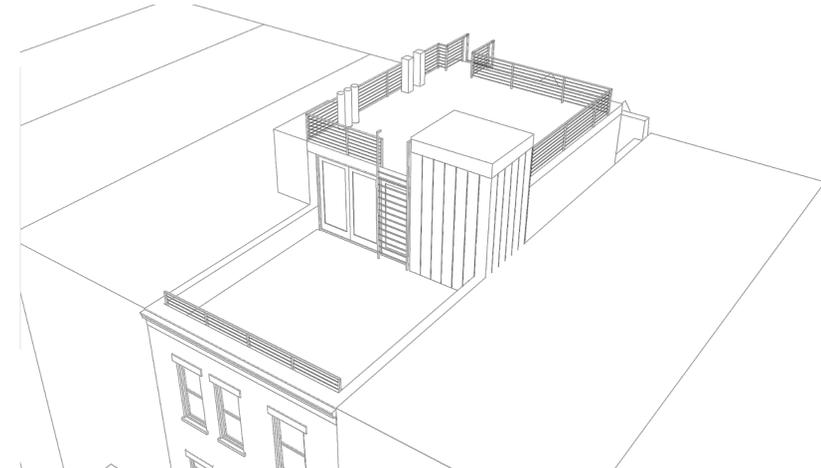
1 RENDERING OF ROOFTOP ADDITION
G-005 SCALE: NOT TO SCALE



2 RENDERING OF REAR YARD ADDITION
G-005 SCALE: NOT TO SCALE



3 FRONT VIEW OF ROOFTOP ADDITION
G-005 SCALE: NOT TO SCALE



4 REAR VIEW OF ROOFTOP ADDITION
G-005 SCALE: NOT TO SCALE

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G-005.00

PROPOSED RENDERINGS

5 OF 22



A BULKHEAD MOCKUP FROM COLUMBUS AVENUE - 2015
G-006 SCALE: NOT TO SCALE



B BULKHEAD MOCKUP FROM 91st STREET - 2015
G-006 SCALE: NOT TO SCALE



C BULKHEAD MOCKUP FROM COLUMBUS AVENUE - 2015
G-006 SCALE: NOT TO SCALE

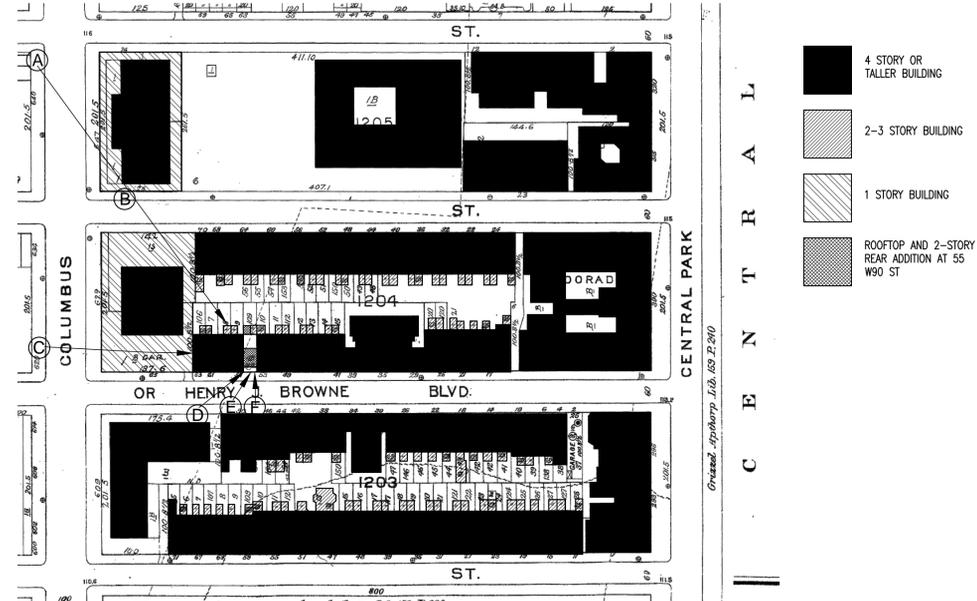
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1 ROOF BULKHEAD MOCKUP - 2015
G-006 SCALE: NOT TO SCALE



2 ROOF BULKHEAD MOCKUP - 2015
G-006 SCALE: NOT TO SCALE



3 FIGURE GROUND STUDY AND KEY MAP OF MOCKUP PHOTOS
G-006 SCALE: NOT TO SCALE

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G-006.00
BULKHEAD MOCKUP PHOTOS
6 OF 22



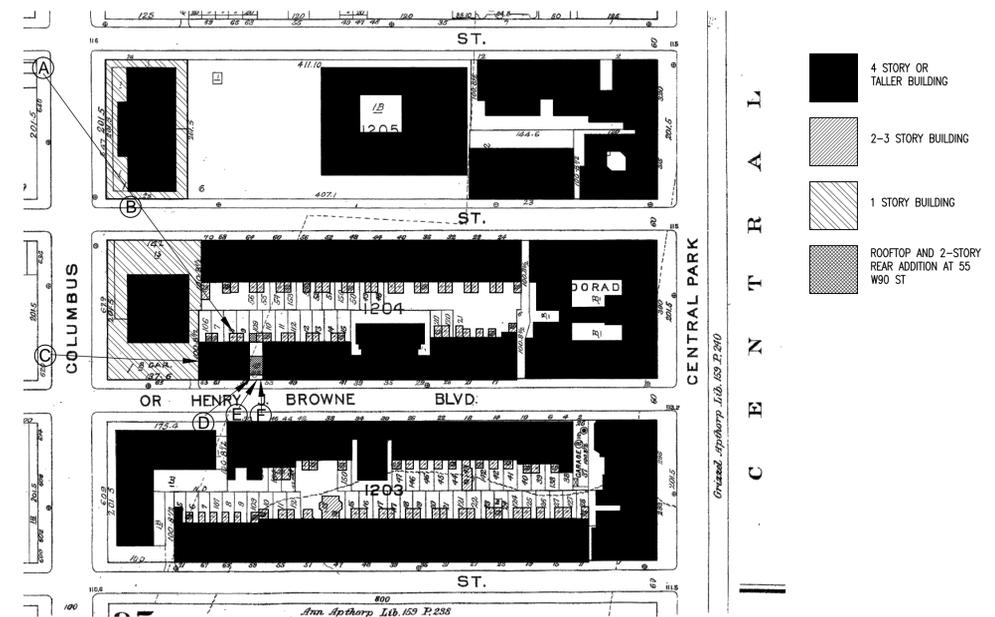
D BULKHEAD MOCKUP FROM 90th STREET - 2015
G-007 SCALE: NOT TO SCALE



E BULKHEAD MOCKUP FROM 90th STREET - 2015
G-007 SCALE: NOT TO SCALE



F BULKHEAD MOCKUP FROM 90th STREET - 2015
G-007 SCALE: NOT TO SCALE



4 FIGURE GROUND STUDY AND KEY MAP OF MOCKUP PHOTOS
G-007 SCALE: NOT TO SCALE

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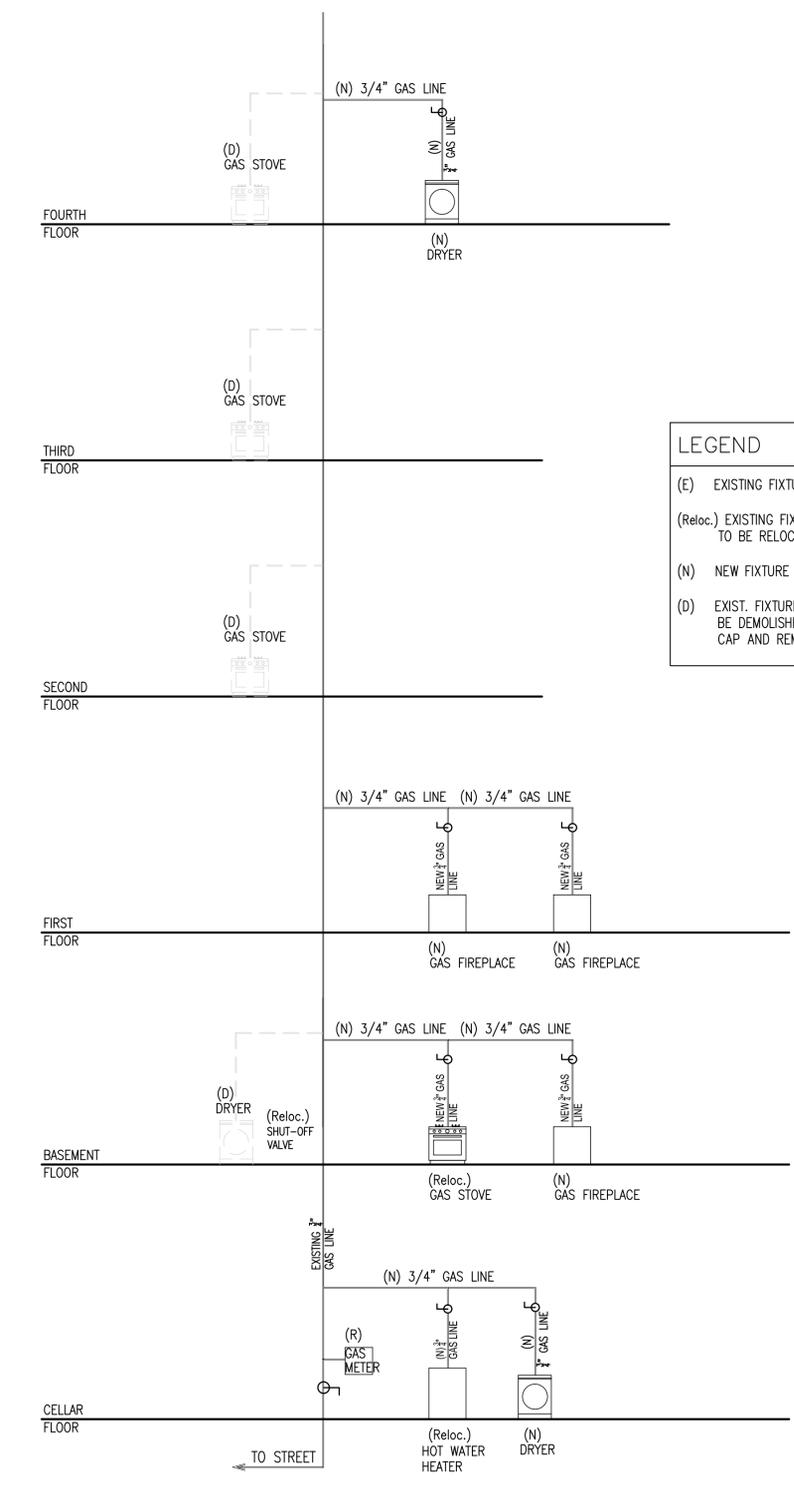
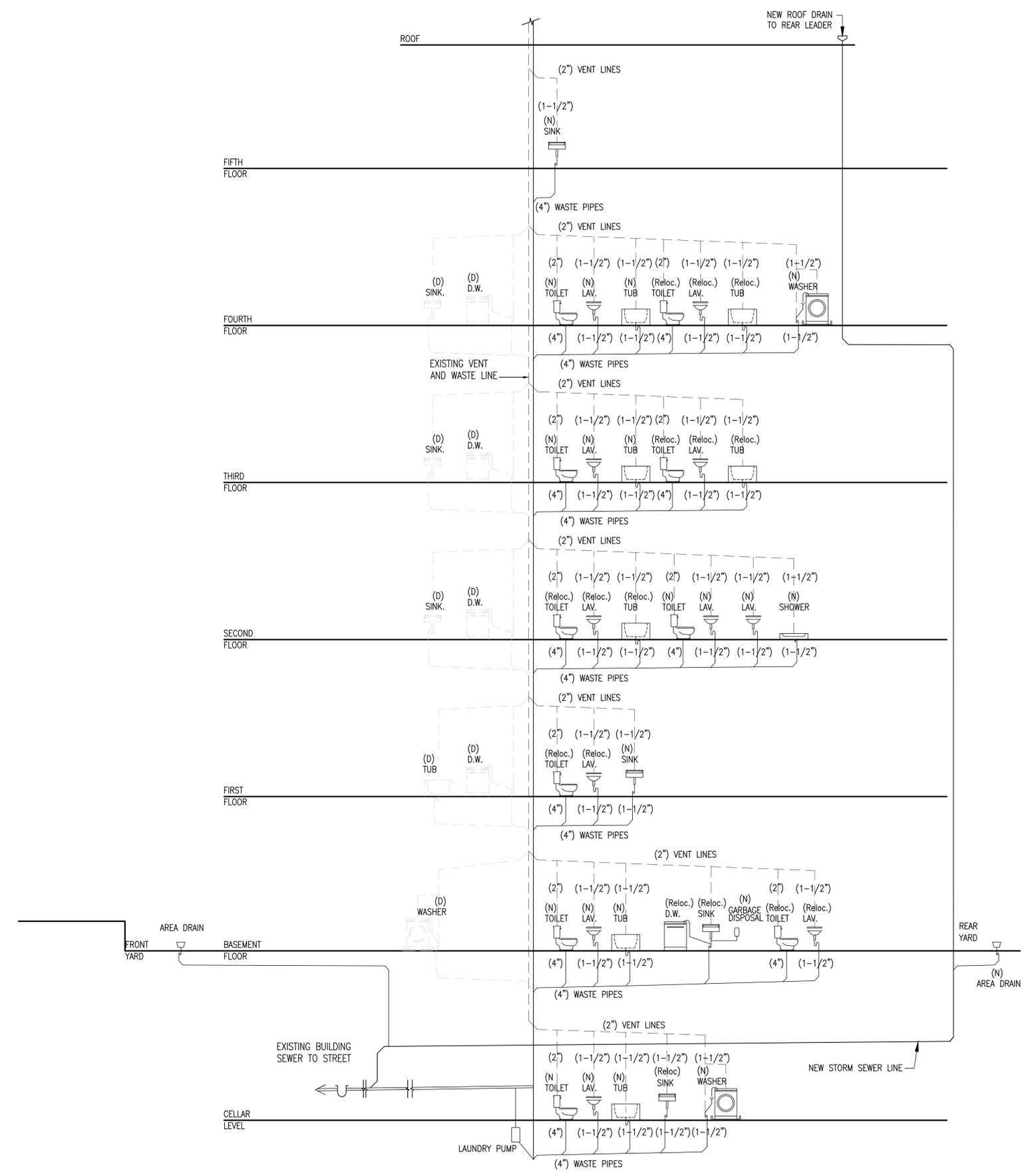
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G-007.00

BULKHEAD MOCKUP PHOTOS



LEGEND	
(E)	EXISTING FIXTURE
(Reloc.)	EXISTING FIXTURE TO BE RELOCATED
(N)	NEW FIXTURE
(D)	EXIST. FIXTURE TO BE DEMOLISHED, CAP AND REMOVE

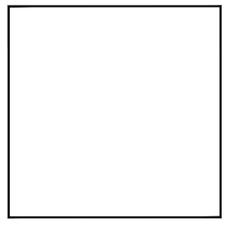
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RISER DIAGRAMS
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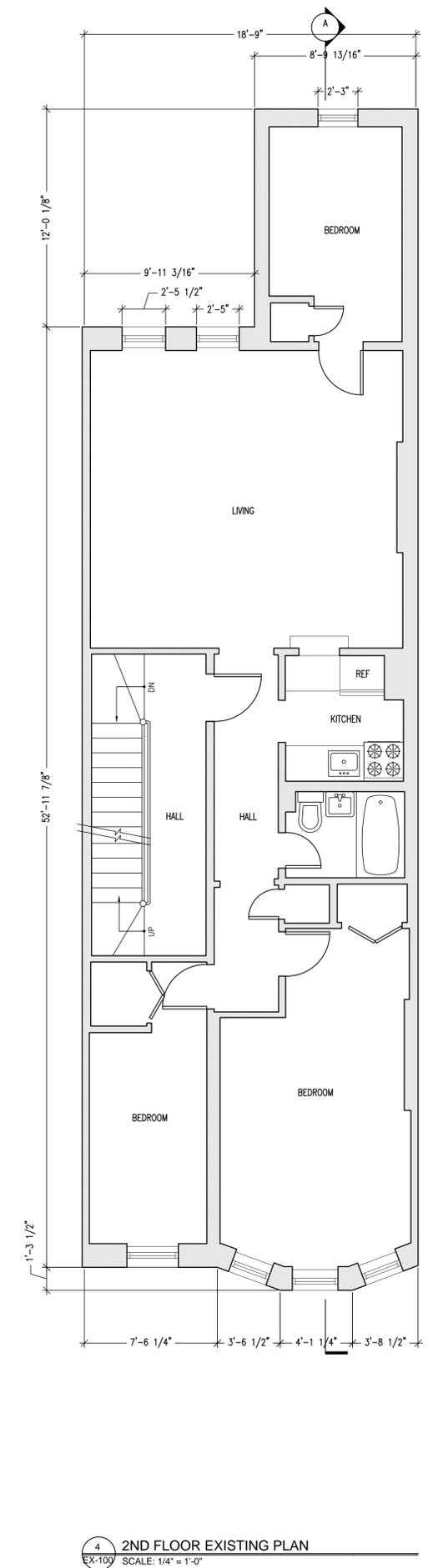
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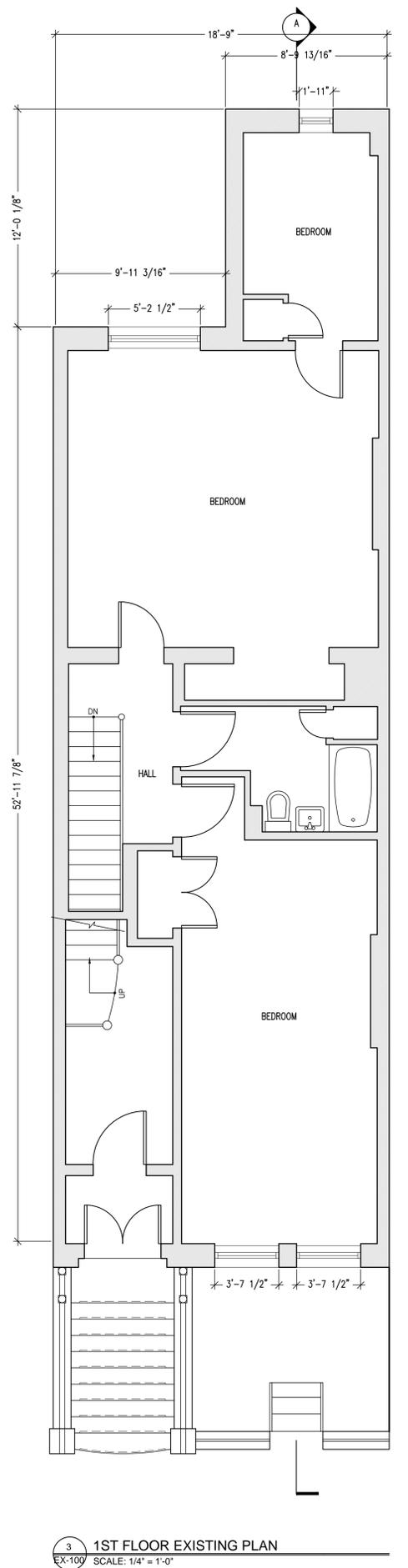
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EX-100.00

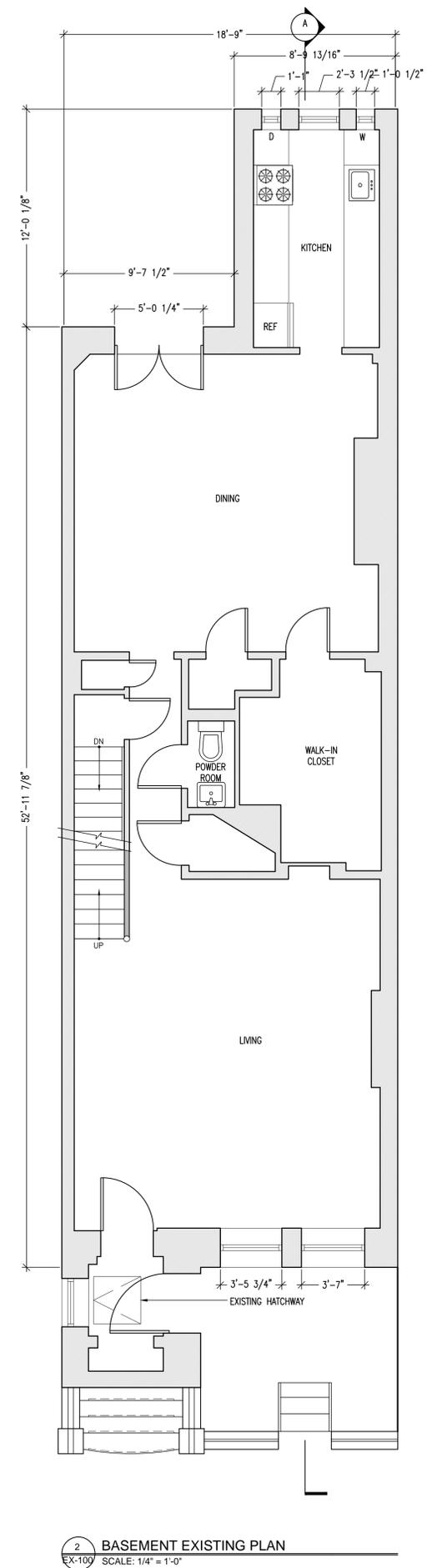
EXISTING PLANS



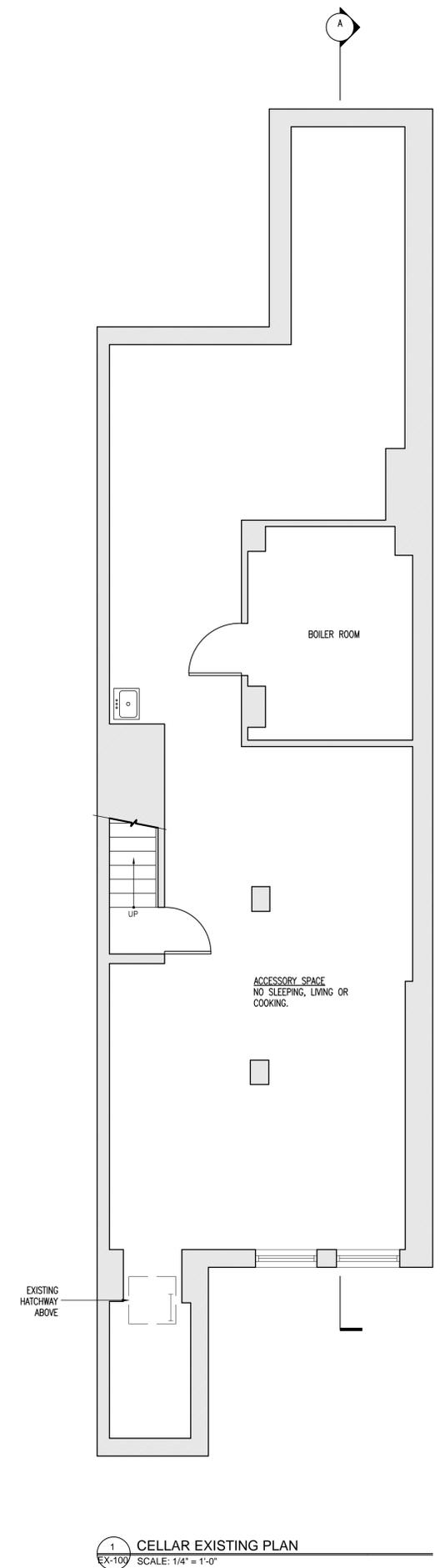
4 2ND FLOOR EXISTING PLAN
EX-100 SCALE: 1/4" = 1'-0"



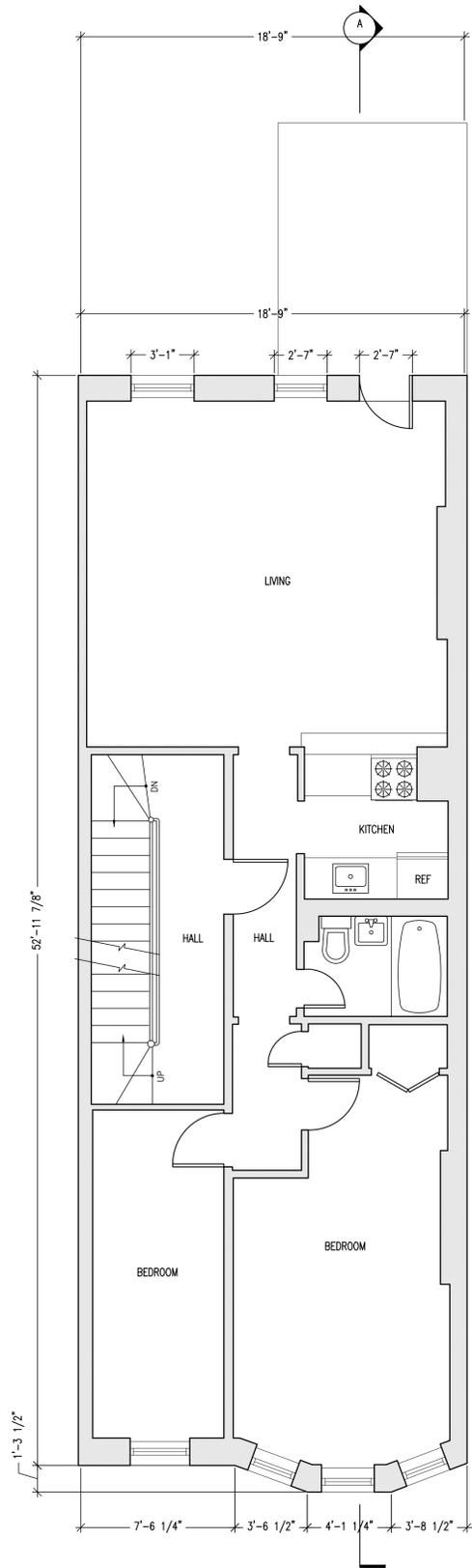
3 1ST FLOOR EXISTING PLAN
EX-100 SCALE: 1/4" = 1'-0"



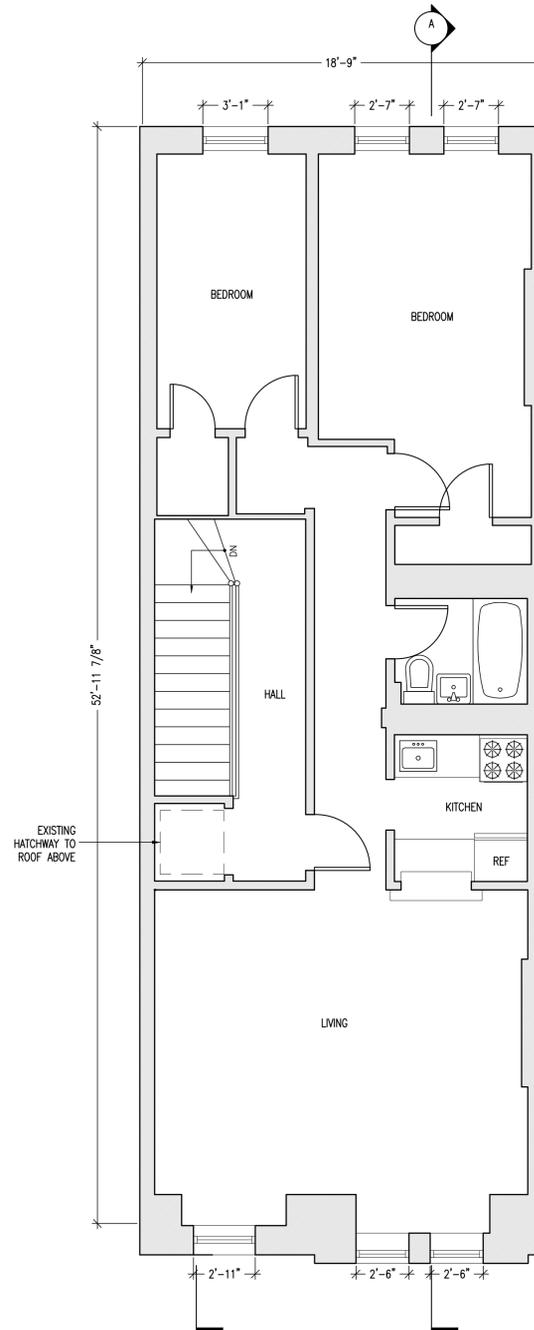
2 BASEMENT EXISTING PLAN
EX-100 SCALE: 1/4" = 1'-0"



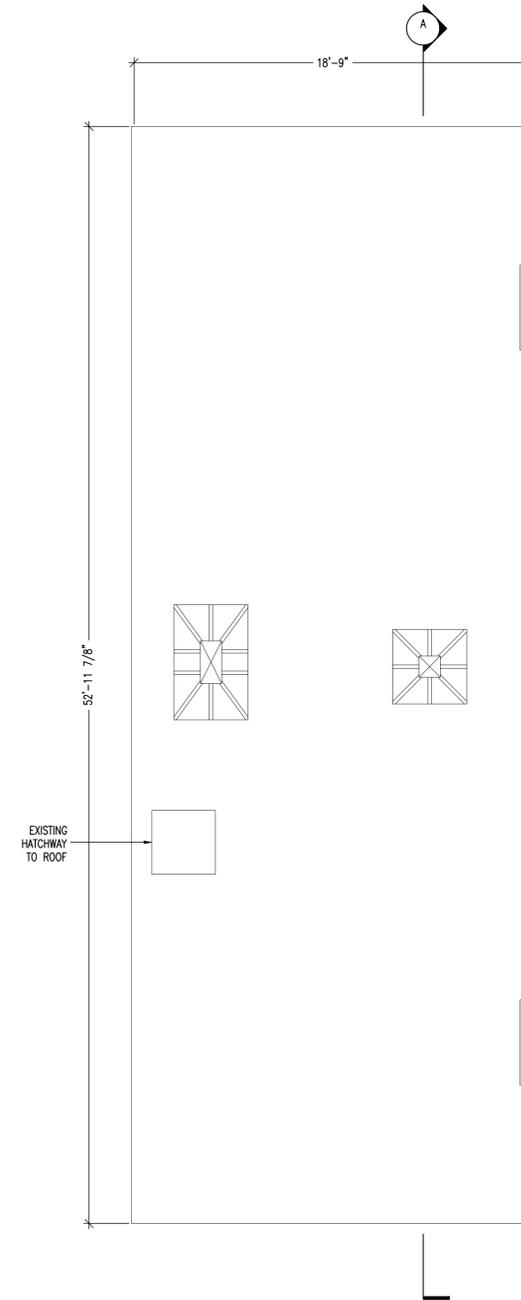
1 CELLAR EXISTING PLAN
EX-100 SCALE: 1/4" = 1'-0"



1 3RD FLOOR EXISTING PLAN
EX-101 SCALE: 1/4" = 1'-0"



2 4TH FLOOR EXISTING PLAN
EX-101 SCALE: 1/4" = 1'-0"



3 ROOF EXISTING PLAN
EX-101 SCALE: 1/4" = 1'-0"

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EX-101.00

EXISTING PLANS

FOURTH FLOOR FINISHED FLOOR
+161.30

THIRD FLOOR FINISHED FLOOR
+150.17

SECOND FLOOR FINISHED FLOOR
+138.68

FIRST FLOOR FINISHED FLOOR
+126.21

AVERAGE BASE PLANE
+118.84

BASEMENT FINISHED FLOOR
+116.70

CELLAR FINISHED FLOOR
+108.12

10'-0 1/2"

10'-0"

10'-4"

11'-5 1/4"

8'-3 1/2"

7'-5"

80'-0"

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EX-102.00

EXISTING SECTIONS

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1 EXISTING SECTION A
EX-102 SCALE: 1/4" = 1'-0"

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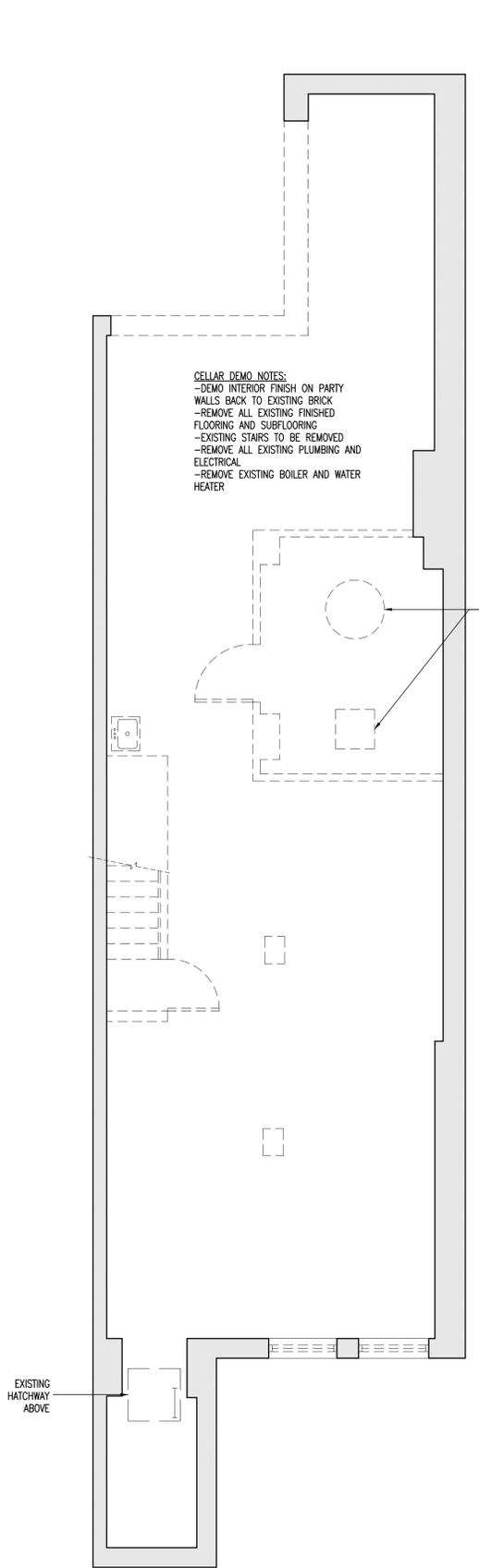
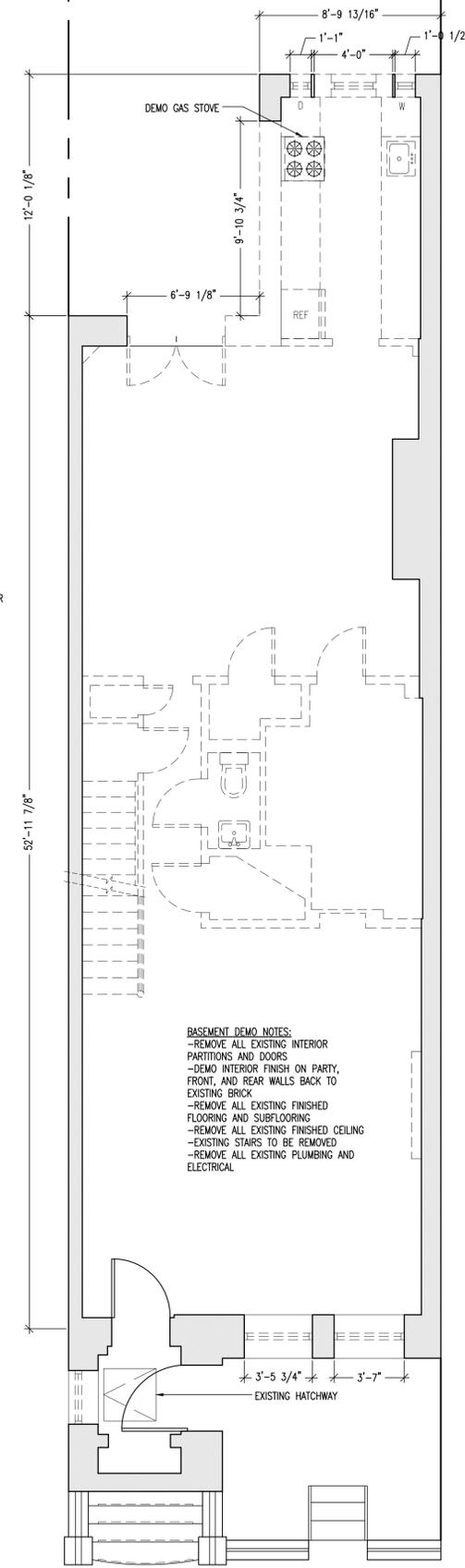
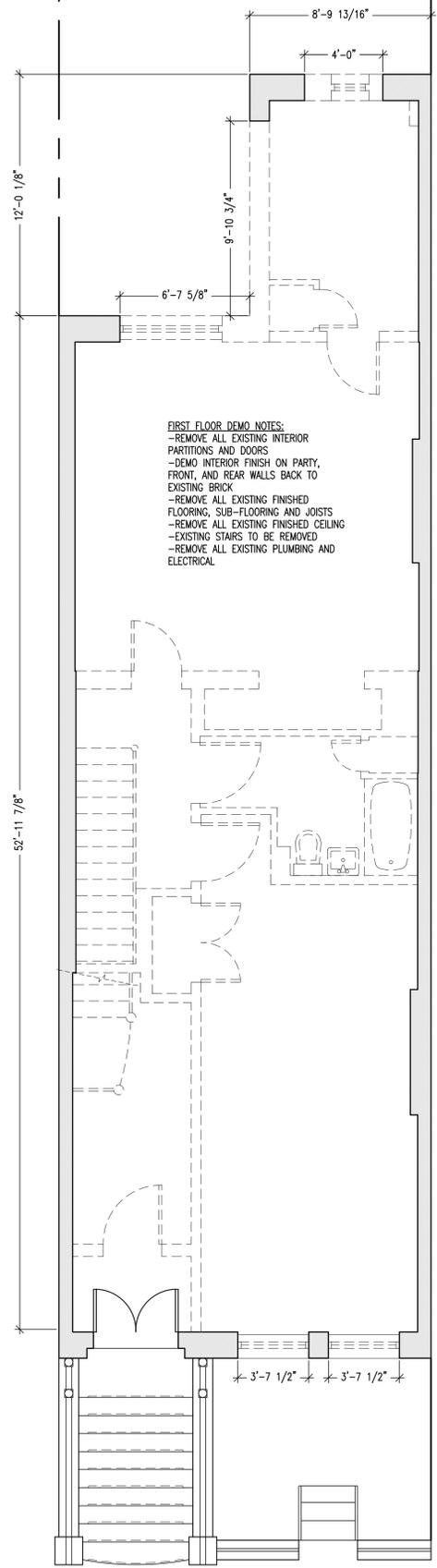
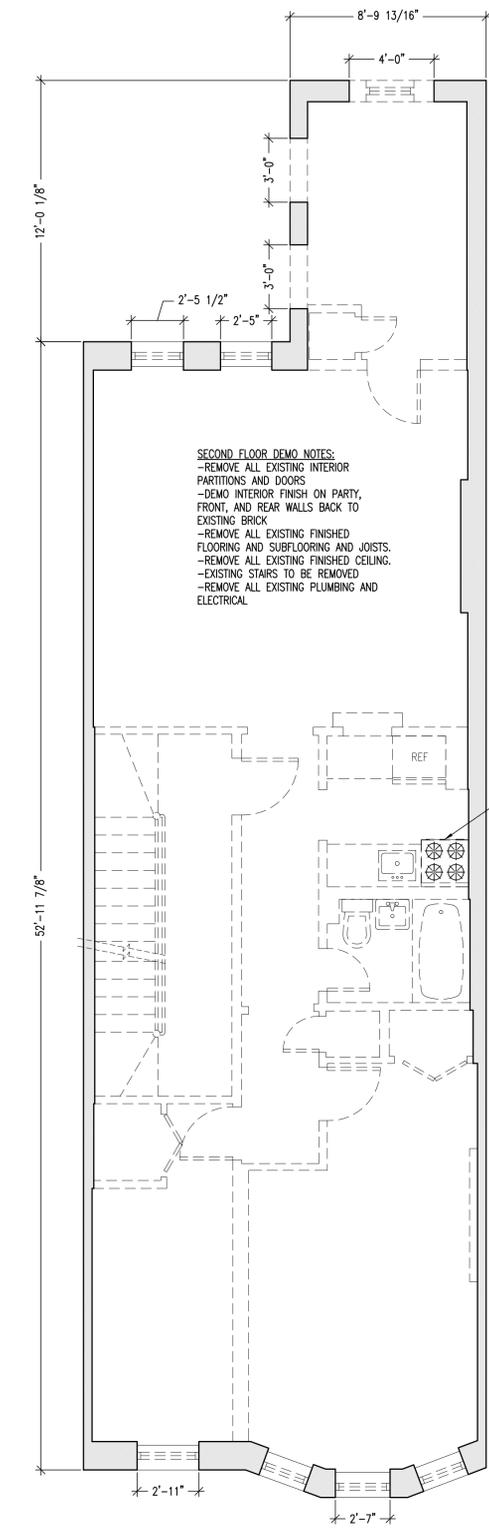
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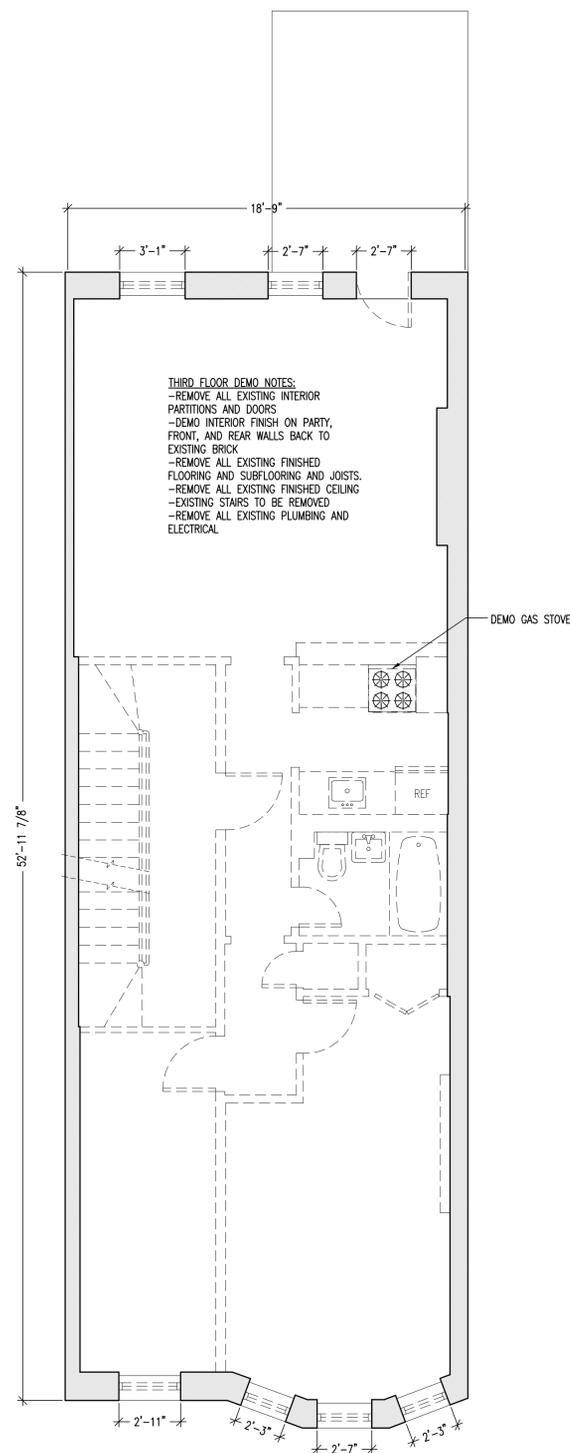
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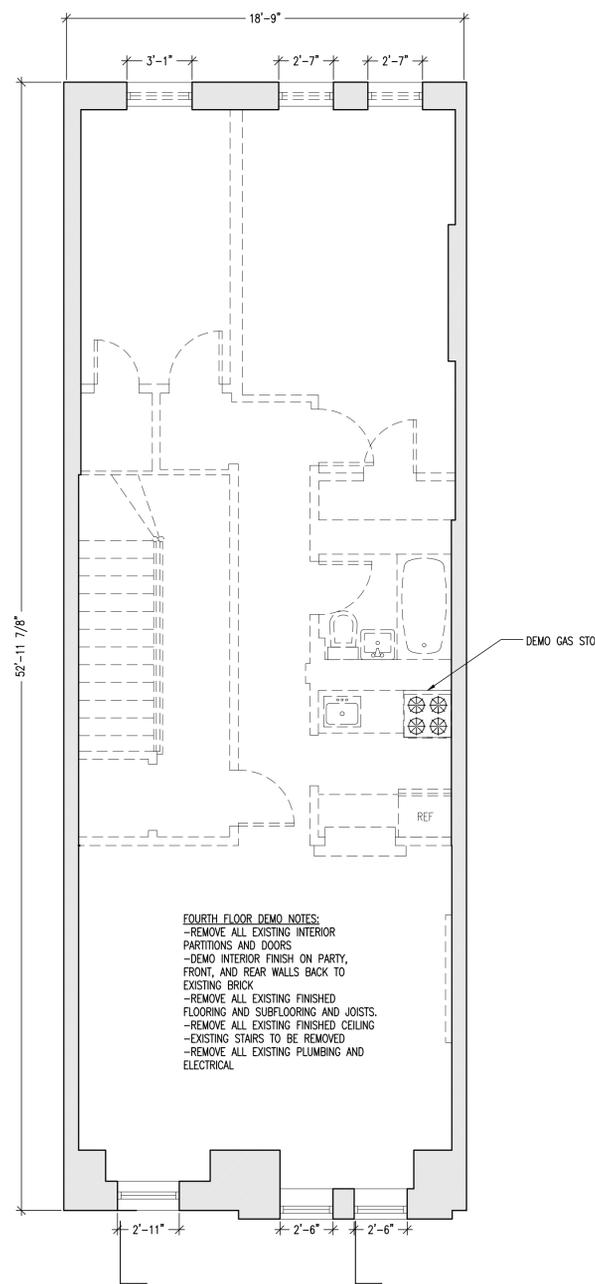
DM-100.00

DEMOLITION PLANS

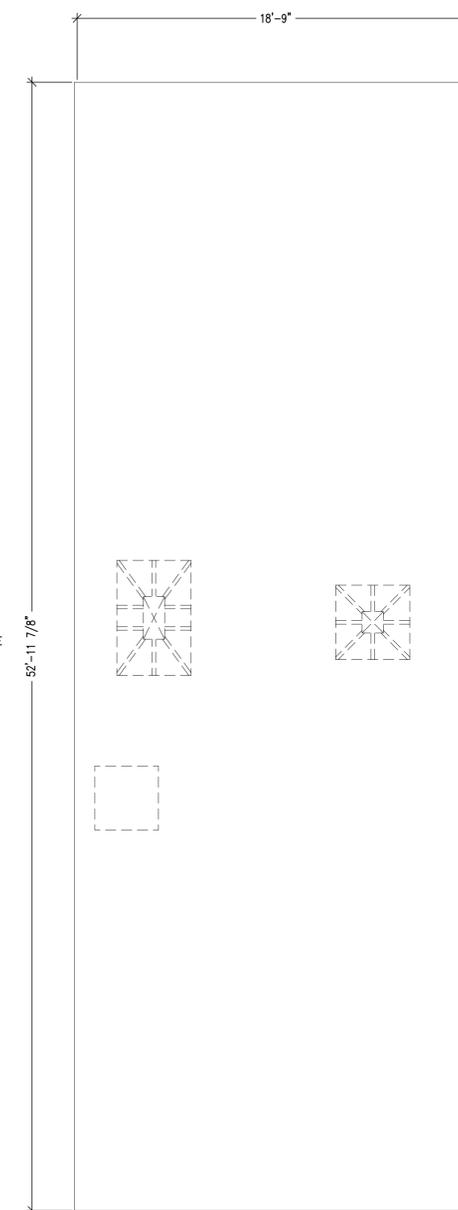




1 3RD FLOOR DEMO PLAN
DM-101 SCALE: 1/4" = 1'-0"



2 4TH FLOOR DEMO PLAN
DM-101 SCALE: 1/4" = 1'-0"



3 ROOF DEMO PLAN
DM-101 SCALE: 1/4" = 1'-0"

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DM-101.00

DEMOLITION PLANS

13 OF 22

LEGEND	
	EXISTING WALL
	PROPOSED WALL
	SOFFIT
	WALL TAG
	80 CFM EXHAUST TO EXTERIOR
	SMOKE/CARBON MONOXIDE DETECTOR
	FIRE PROOF SELF CLOSING DOOR
	AREA DRAIN

1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
2. A FIRE ALARM APPLICATION WILL BE FILED SEPARATELY WITH FDNY.

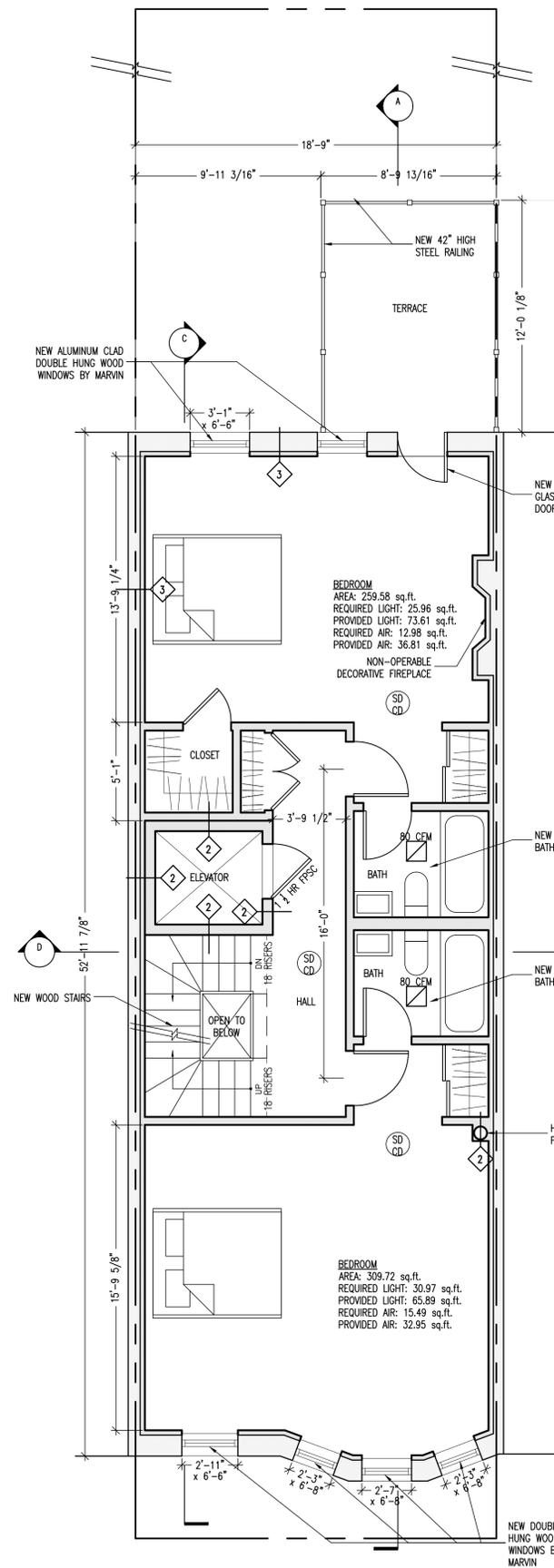
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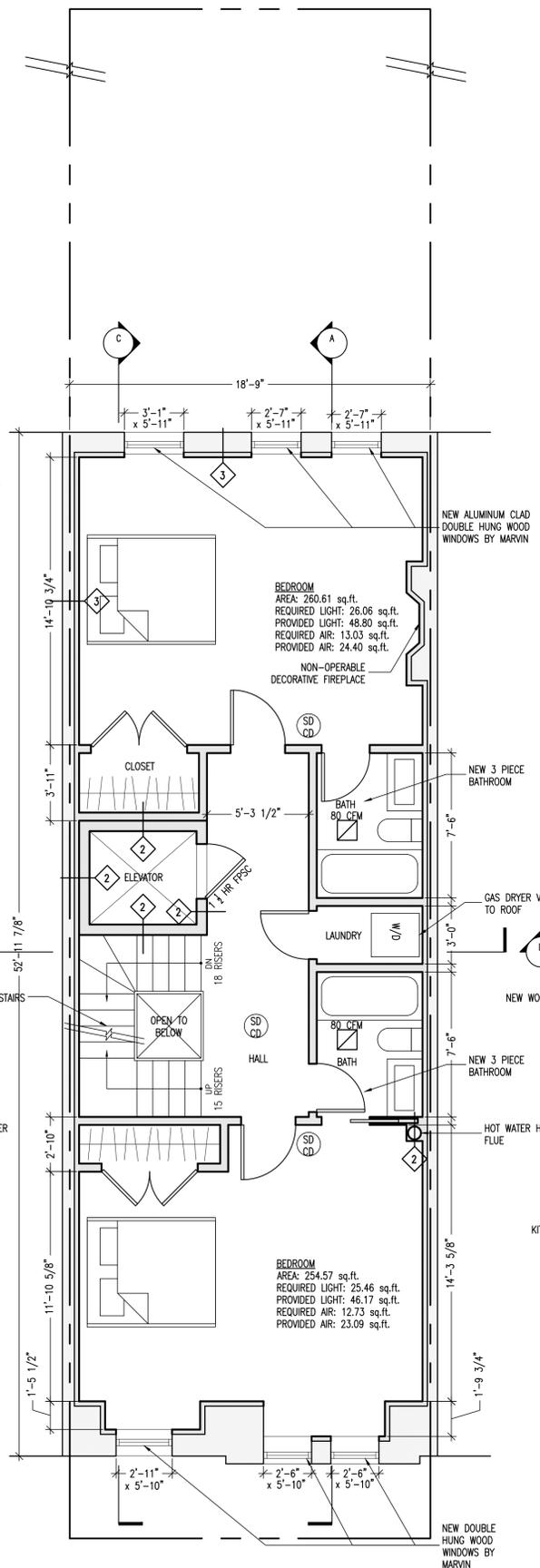
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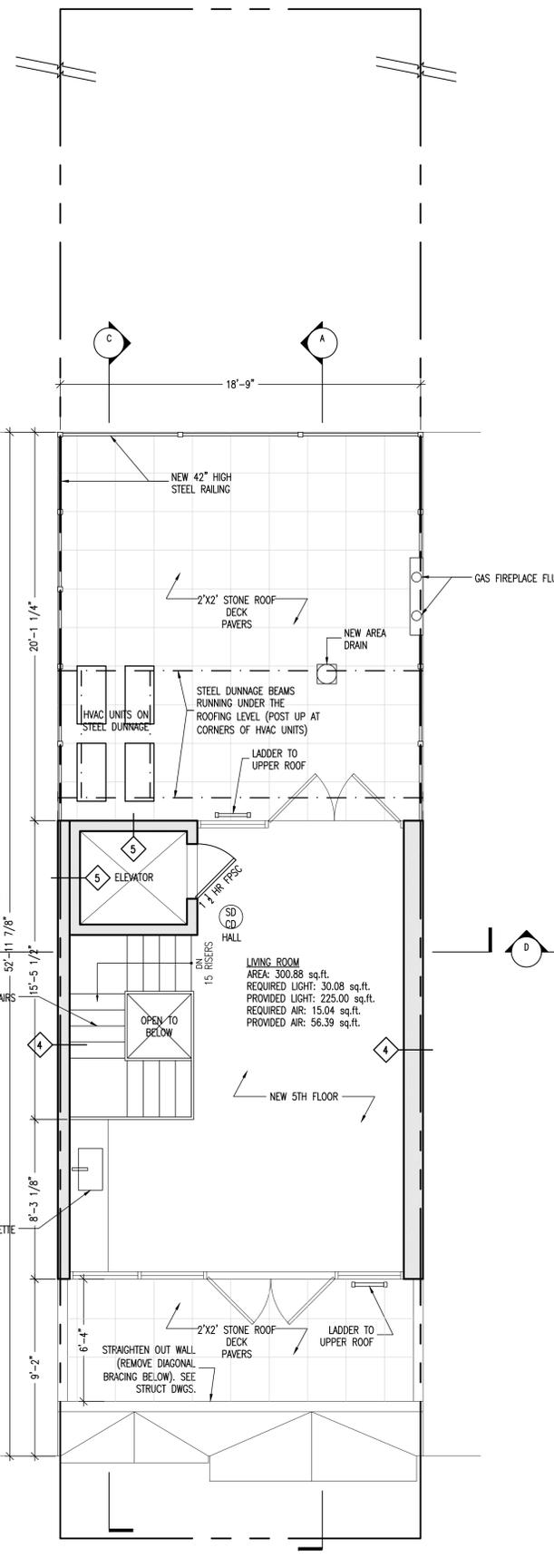
A-101.00
PROPOSED PLANS
15 OF 22



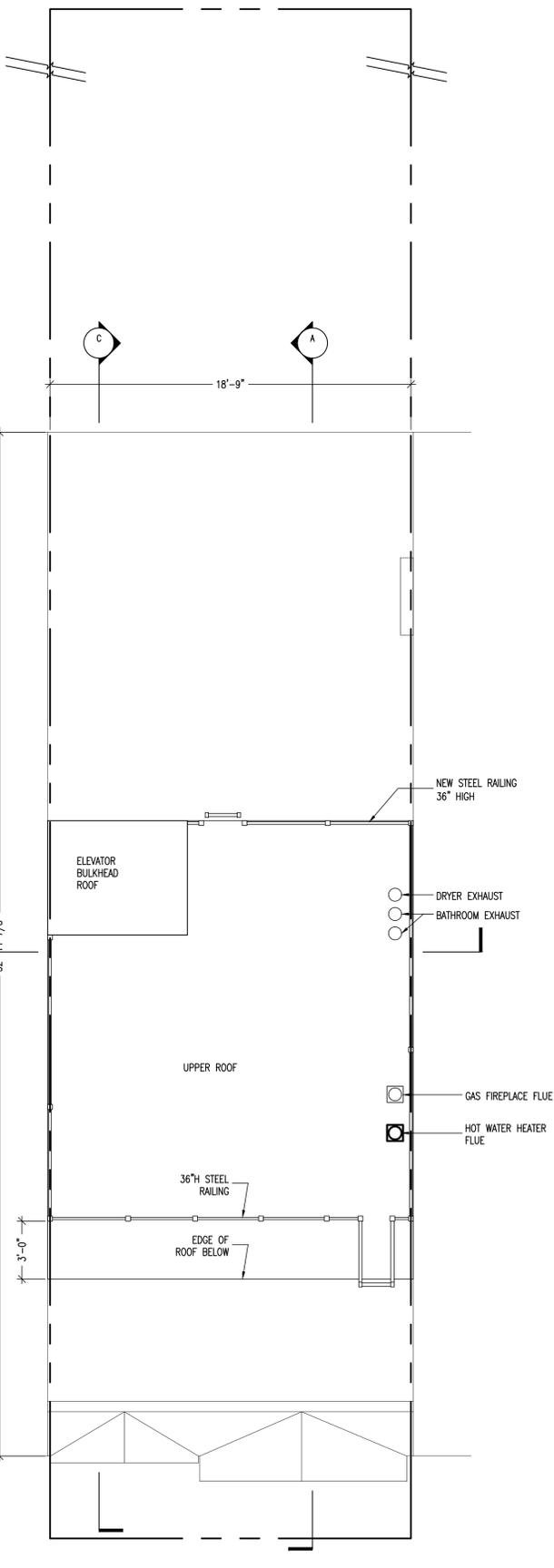
1 3RD FLOOR PROPOSED PLAN
A-101 SCALE: 1/4" = 1'-0"



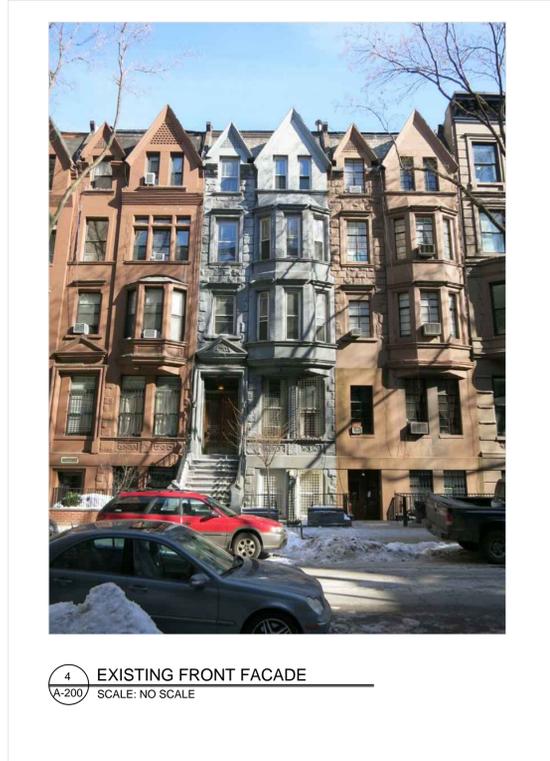
2 4TH FLOOR PROPOSED PLAN
A-101 SCALE: 1/4" = 1'-0"



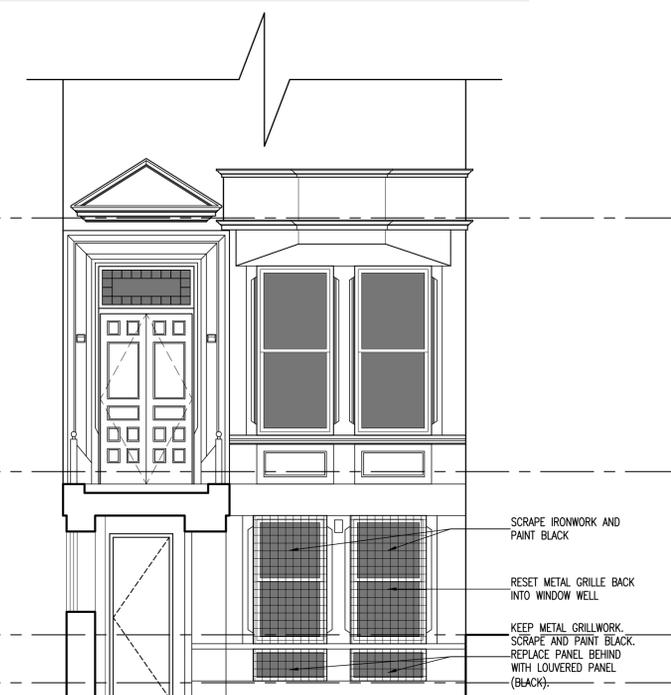
3 5TH FLOOR PROPOSED PLAN
A-101 SCALE: 1/4" = 1'-0"



4 OVERALL ROOF PROPOSED PLAN
A-101 SCALE: 1/4" = 1'-0"



4 EXISTING FRONT FACADE
SCALE: NO SCALE



3 PROPOSED ELEVATION UNDER STOOP & LOWERED YARD
SCALE: 1/4" = 1'-0"

1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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PAINT STRIPPING NOTES
EXISTING PAINTED PRIMARY BRICK FACADE TO BE STRIPPED. PAINT STRIPPING TO BE COMPLETED USING A BRISTLE BRUSH AND SUREKLEAN HEAVY DUTY PAINT STRIPPER BY PROSOCO @ NO MORE THAN 500 PSI.

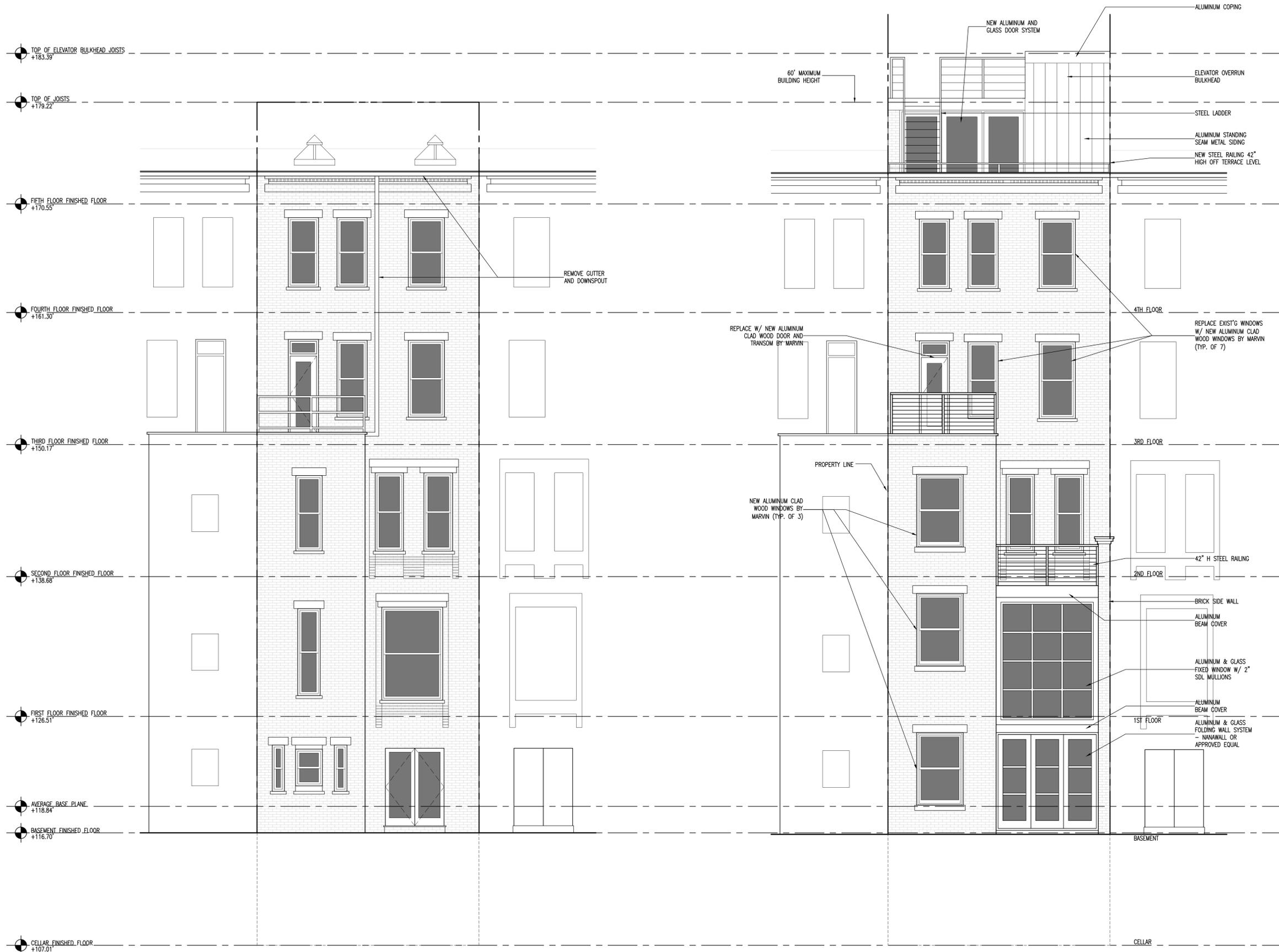
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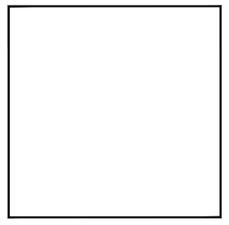
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A-200.00
FRONT ELEVATIONS
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1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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PAINT STRIPPING NOTES

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- PRIMARY FACADE TO BE REPOINTED WITH A MORTAR OF APPROPRIATE HARDNESS, COLOR, TEXTURE, AND TOOLING
- MORTAR MIX FOR BRICK REPOINTING TO CONSIST OF:
 - (1) PART PORTLAND CEMENT
 - (2) PARTS LIME
 - (8-9) PARTS SAND

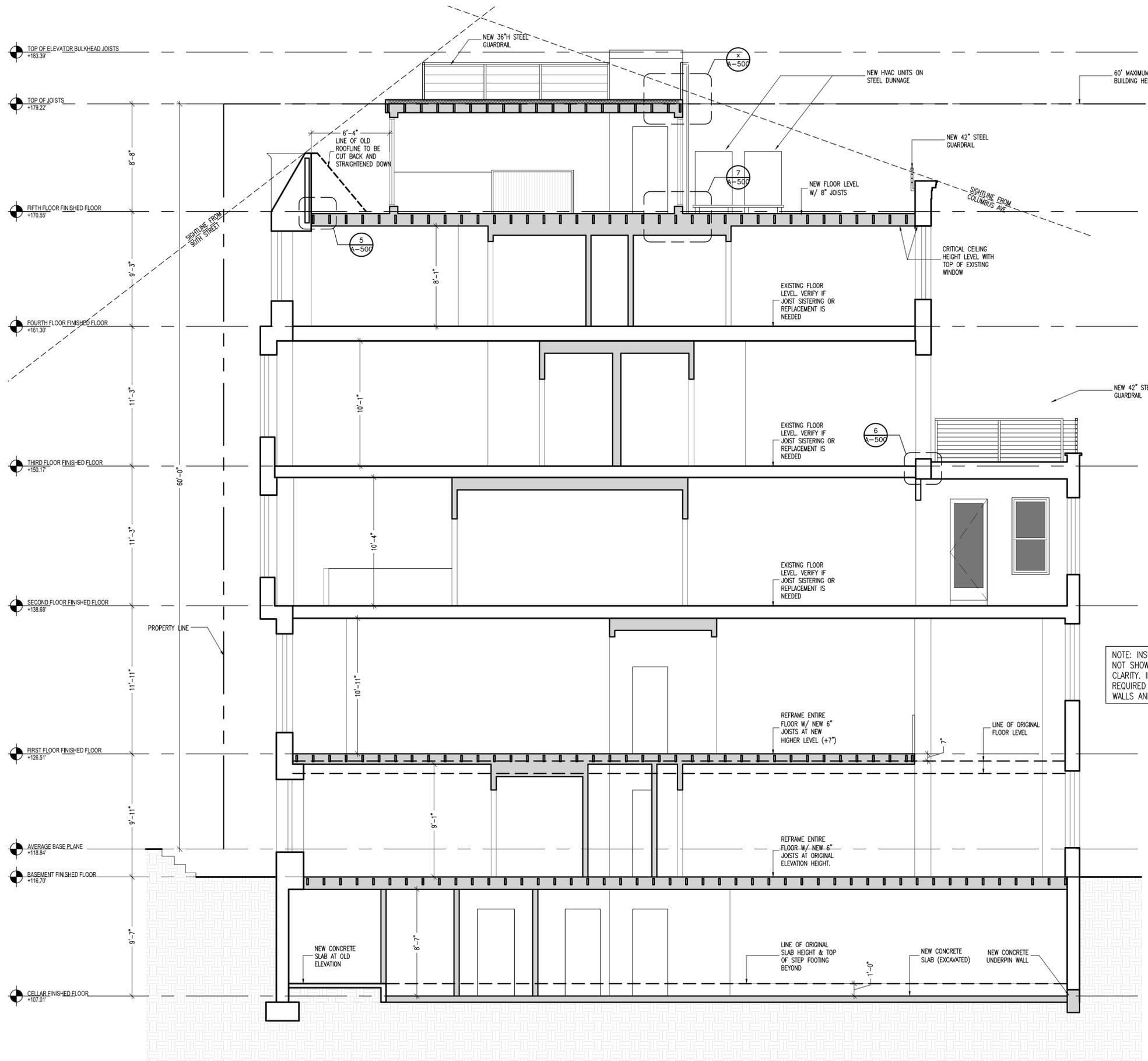
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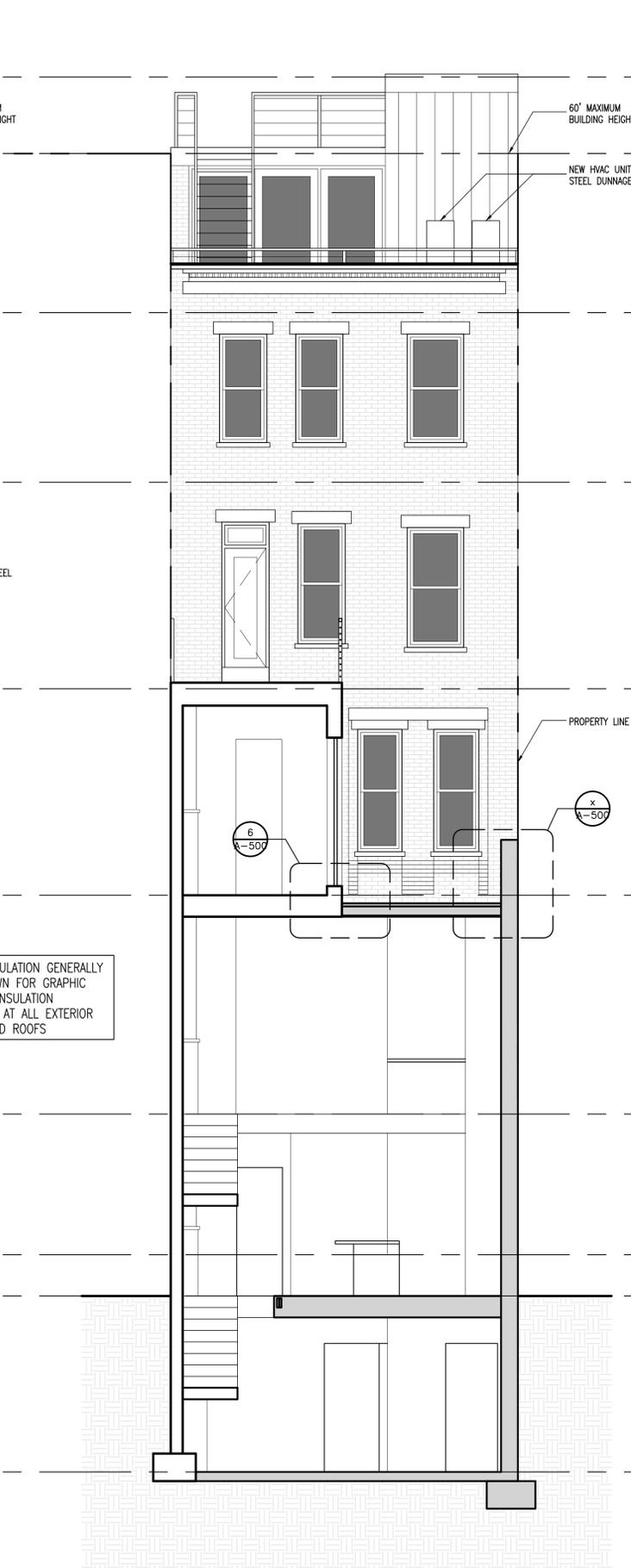
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A-201.00
REAR ELEVATIONS
17 OF 22

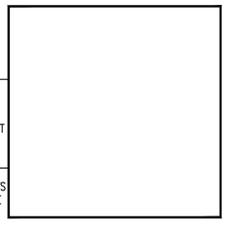


1 PROPOSED SECTION A
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION B
SCALE: 1/4" = 1'-0"

NOTE: INSULATION GENERALLY NOT SHOWN FOR GRAPHIC CLARITY. INSULATION REQUIRED AT ALL EXTERIOR WALLS AND ROOFS



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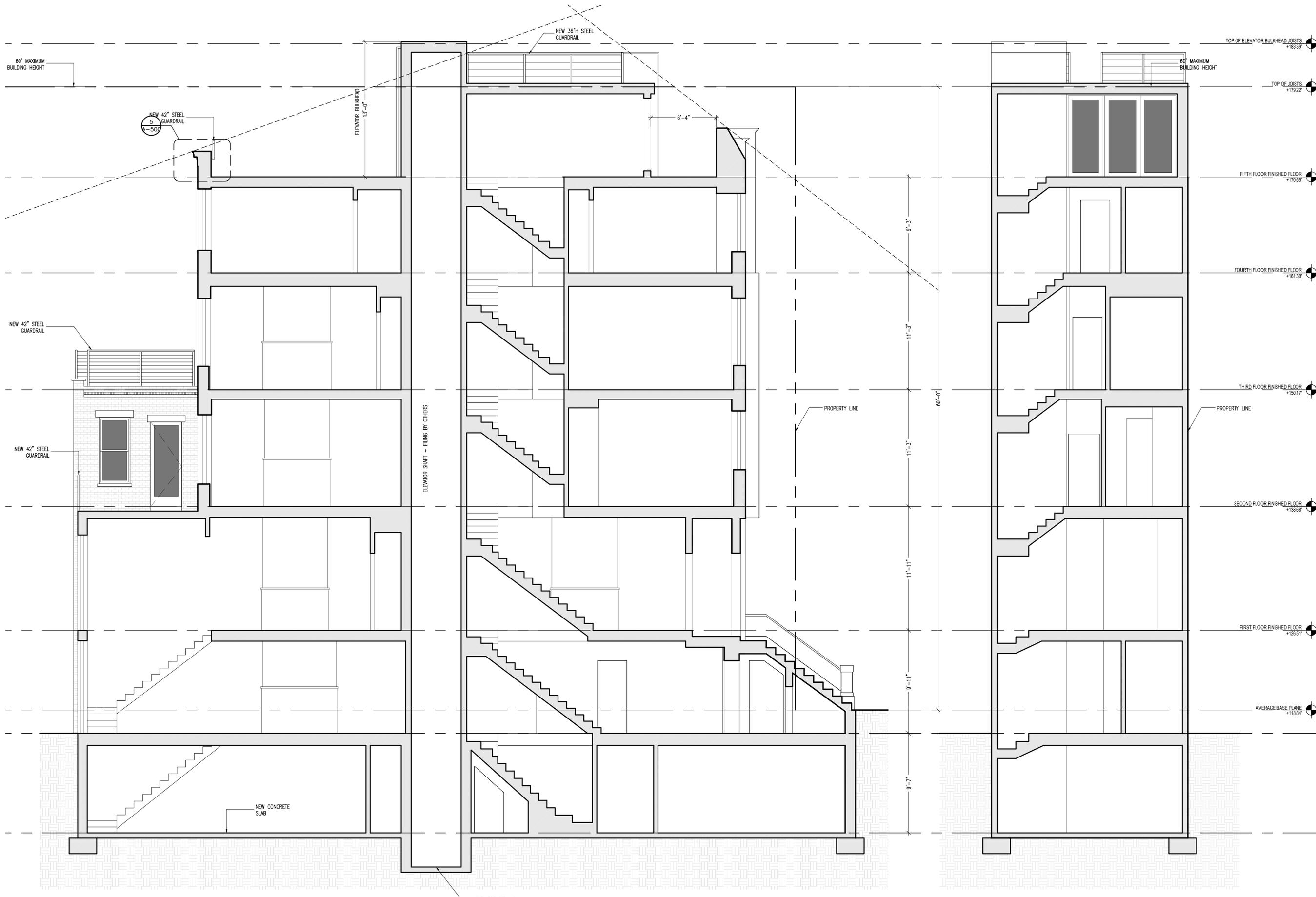
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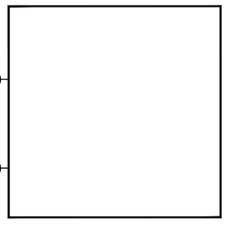
A-300.00

SECTIONS

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TOP OF ELEVATOR BULKHEAD JOISTS +183.39
 TOP OF JOISTS +179.22
 FIFTH FLOOR FINISHED FLOOR +170.55
 FOURTH FLOOR FINISHED FLOOR +161.30
 THIRD FLOOR FINISHED FLOOR +150.17
 SECOND FLOOR FINISHED FLOOR +138.68
 FIRST FLOOR FINISHED FLOOR +126.51
 AVERAGE BASE PLANE +118.84



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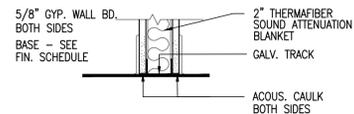
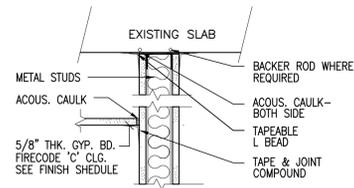
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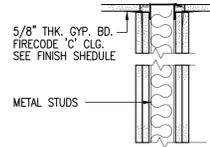
A-301.00
 SECTIONS
 19 OF 22

1 PROPOSED SECTION C
 SCALE: 1/4" = 1'-0"

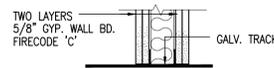
2 PROPOSED SECTION D
 SCALE: 1/4" = 1'-0"



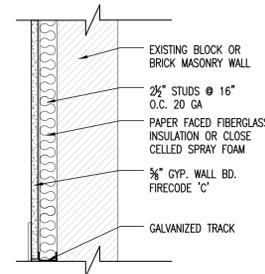
1 TYP. INTERIOR WALL
SCALE: 1 1/2" = 1'-0"



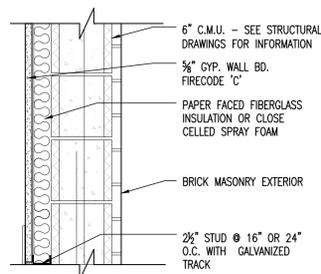
2 2 HR. RATED ENCLOSURE
SCALE: 1 1/2" = 1'-0"



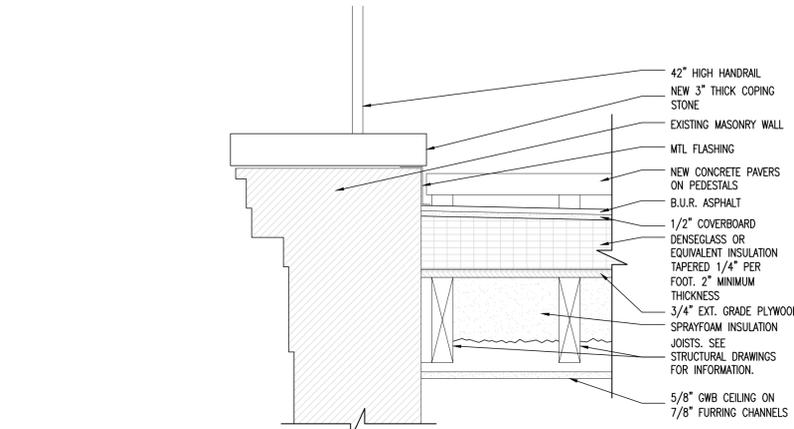
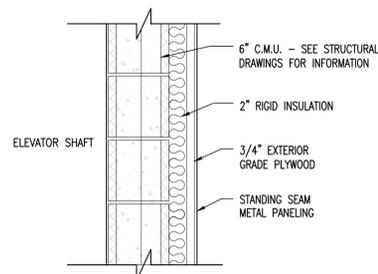
3 FRAMING AT EXISTING MASONRY WALLS
SCALE: 1 1/2" = 1'-0"



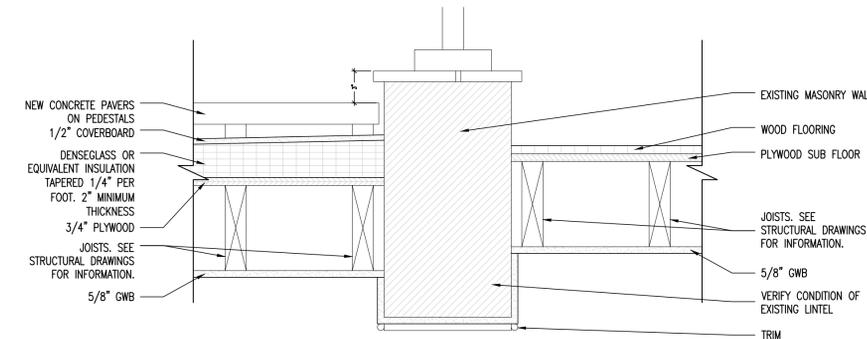
4 NEW EXTERIOR MASONRY WALLS
SCALE: 1 1/2" = 1'-0"



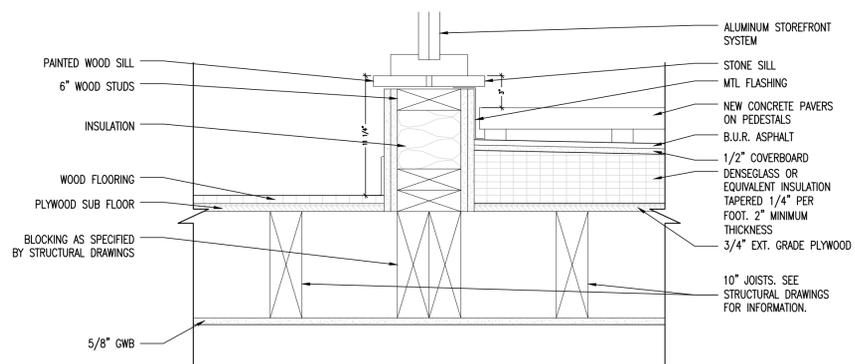
5 NEW ELEVATOR BULKHEAD WALLS
SCALE: 1 1/2" = 1'-0"



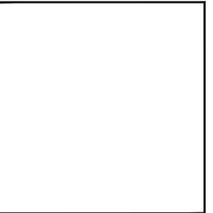
5 ROOFING AT EXISTING MASONRY WALLS
SCALE: 1 1/2" = 1'-0"



6 FLOORING AT MASONRY WALLS
SCALE: 1 1/2" = 1'-0"



7 FLOORING/ROOFING AT BULKHEAD WALL
SCALE: 1 1/2" = 1'-0"

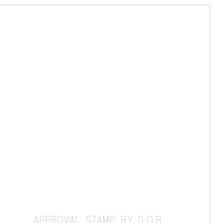


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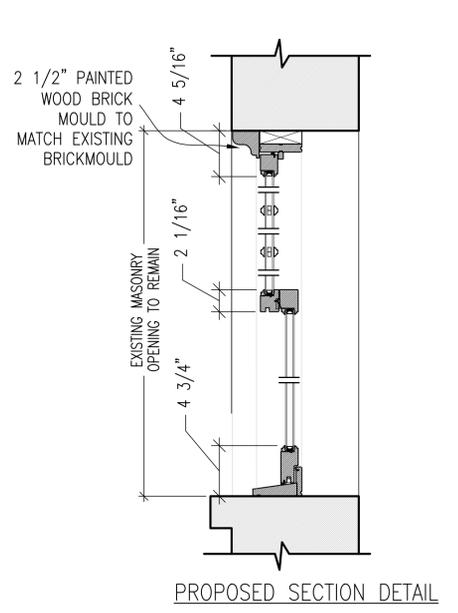
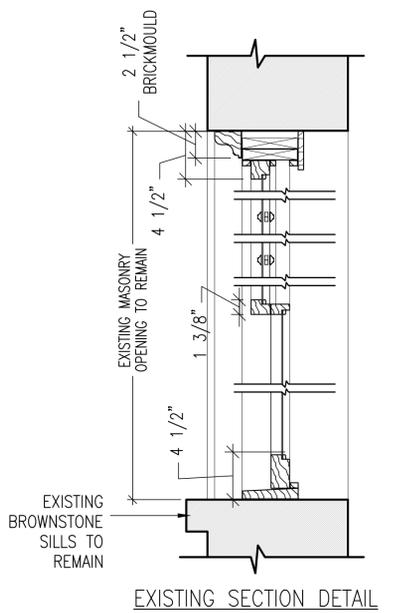
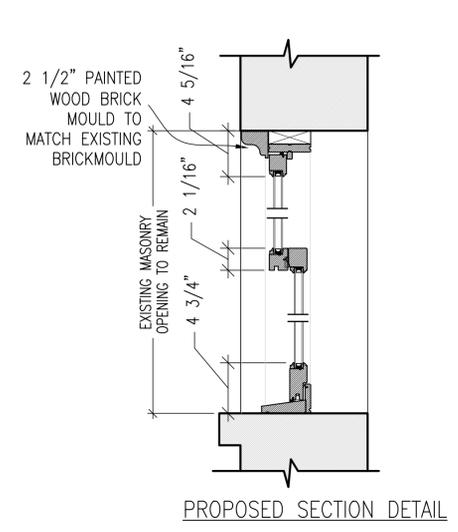
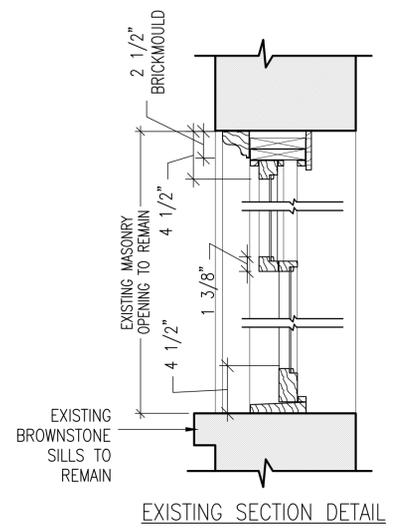
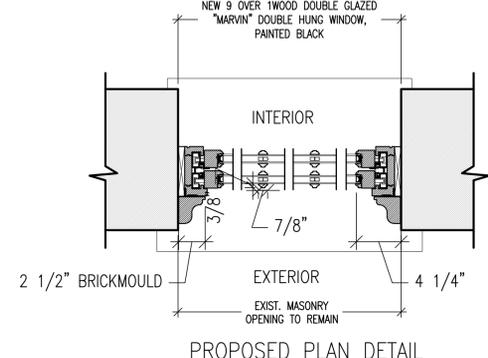
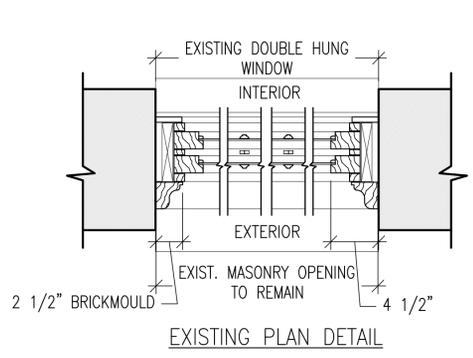
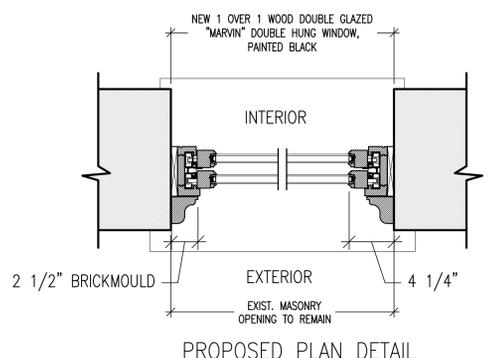
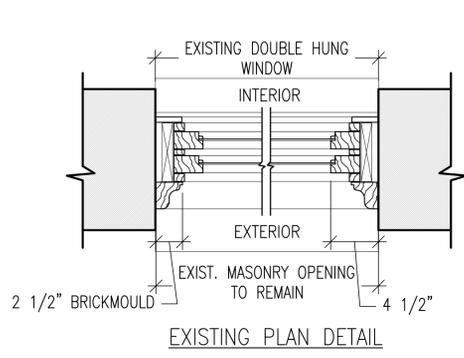


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A-500.00
DETAILS
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1 TYPE "A" WINDOW DETAILS
A-501 SCALE: 1-1/2" = 1'-0"

2 TYPE "B" WINDOW DETAILS
A-501 SCALE: 1-1/2" = 1'-0"



3 PROPOSED FRONT ELEVATION WINDOW KEY
A-501 SCALE: 1/4" = 1'-0"

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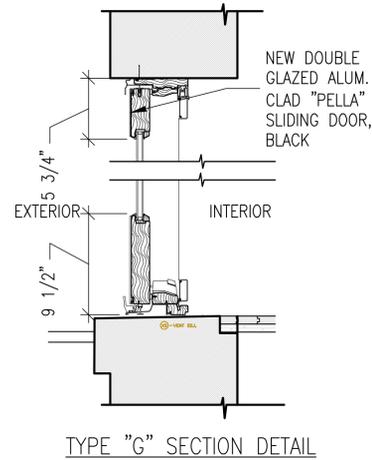
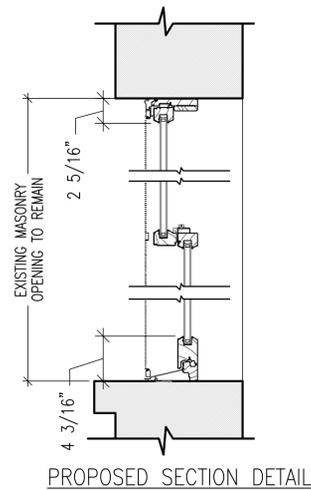
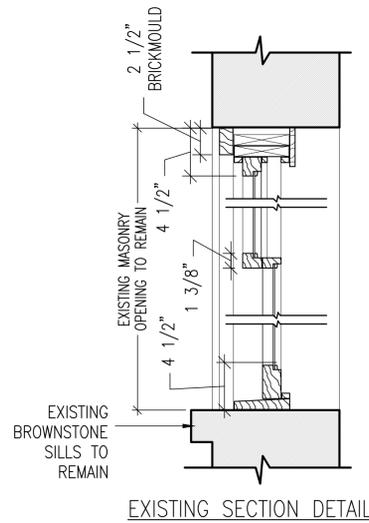
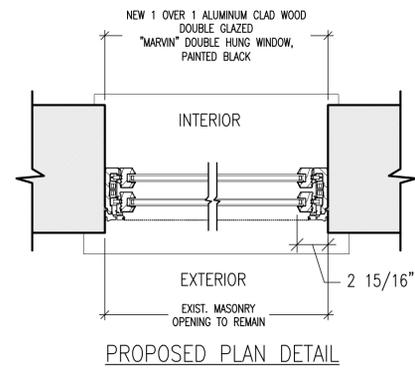
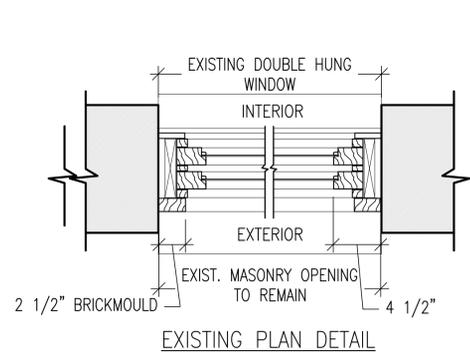
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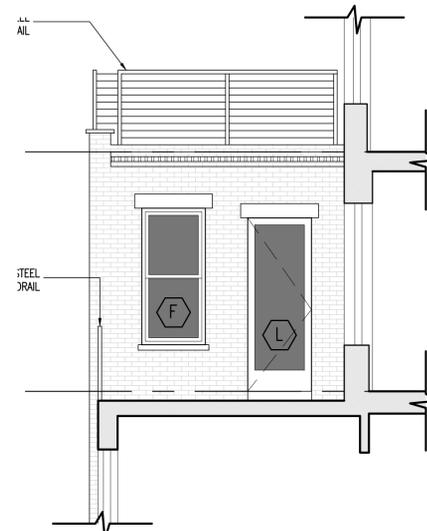
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WINDOW DETAILS

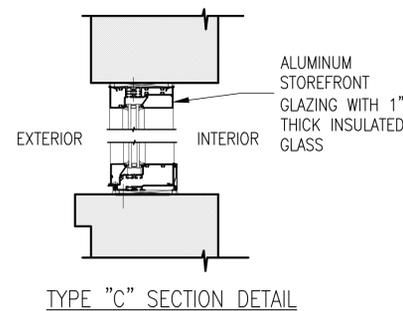


6 PARTIAL SIDE ELEVATION AT EXISTING REAR EXTENSION WINDOW KEY
SCALE: 1/4" = 1'-0"

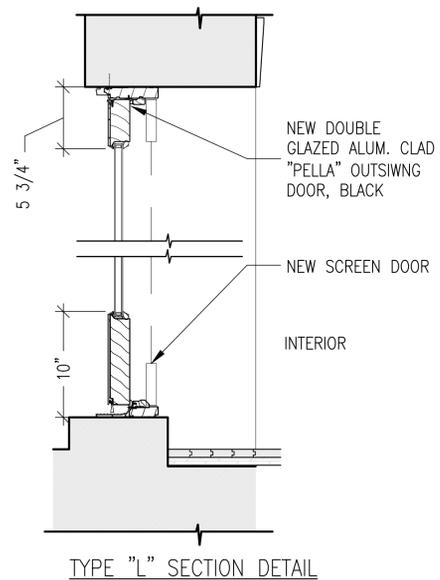


1 TYPE "F" WINDOW DETAILS
SCALE: 1-1/2" = 1'-0"

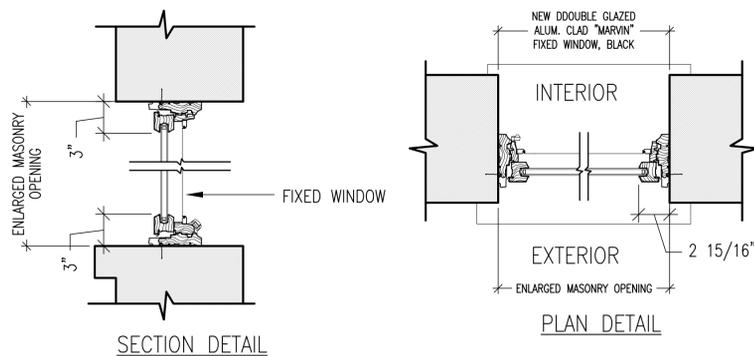
2 PROPOSED SLIDING DOOR DETAILS
SCALE: 1-1/2" = 1'-0"



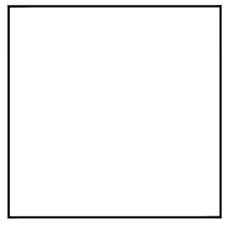
3 PROPOSED BULKHEAD STOREFRONT DETAILS
SCALE: 1-1/2" = 1'-0"



5 PROPOSED OUTSWING DOORS
SCALE: 1-1/2" = 1'-0"



4 PROPOSED REAR WINDOW TYPE "K" DETAILS
SCALE: 1-1/2" = 1'-0"



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WINDOW DETAILS
22 OF 22