

# DONALBANE HOUSE

60 West 11th Street  
New York, New York 10011

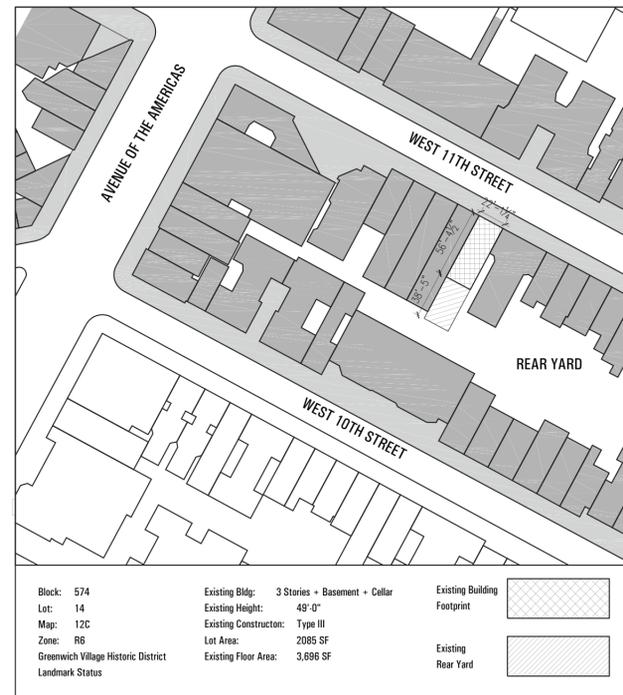
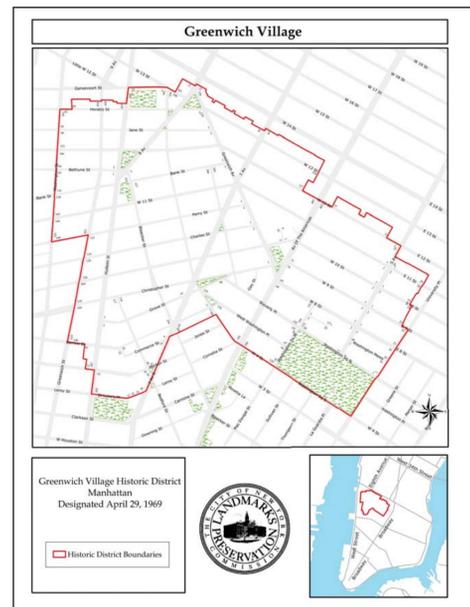
## LANDMARKS PRESERVATION COMMISSION FILING SUBMISSION

JUNE 01, 2015

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### DRAWING LIST

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### ABBREVIATIONS:

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

### PATTERNS KEY:

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

### SYMBOLS:

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

### GENERAL NOTES:

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

**NO CHANGE OF USE, OCCUPANCY, EGRESS, OR ZONING IN THIS APPLICATION.**

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

**AS PER § 27-117, THE ALTERATION COST SHALL BE UNDER THIRTY PERCENT OF THE VALUE OF THE BUILDING**

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

### 2008 TENANT SAFETY NOTES: RESIDENTIAL RENOVATION

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

### SMOKE / CARBON MONOXIDE DETECTOR NOTES:

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

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

### ENERGY STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2011 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

### CONTROLLED STRUCTURAL SPECIAL AND PROGRESS INSPECTION NOTES

The following is a structural list of work items requiring controlled inspection. The Contractor is obligated to notify the Structural Engineer at least 12 hours before installation of such items so that proper inspection can be made. In no case shall such items be installed or constructed without complete approval of the Inspector. Unapproved installation is subject to removal and replacement at the Contractor's sole expense.

- STRUCTURAL STEEL - WELDING
- STRUCTURAL STEEL - DETAILS
- STRUCTURAL STEEL - HIGH STRENGTH BOLTING
- STRUCTURAL STEEL - ERECTION & BOLTING
- STRUCTURAL COLD-FORMED STEEL
- CONCRETE - CAST-IN-PLACE
- MASONRY
- WOOD - INSTALLATION OF PREFABRICATED I-JOISTS
- STRUCTURAL STABILITY - EXISTING BUILDINGS
- UNDERPINNING
- STRUCTURAL SAFETY - STRUCTURAL STABILITY

### SPECIAL AND PROGRESS INSPECTION NOTES

- FIRESTOP, DRAFTSTOP AND FIREBLOCK SYSTEMS
- ENERGY CODE COMPLIANCE INSPECTIONS:
  - FENESTRATION THERMAL VALUES AND RATING
  - FENESTRATION RATINGS FOR AIR LEAKAGE
  - FENESTRATION AREAS
  - INSULATION PLACEMENT AND R VALUES
  - EXTERIOR LIGHTING POWER
  - LIGHTING CONTROLS
- FINAL

### CONSULTANTS:

INTERIOR DESIGNER:  
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### OWNERSHIP & USE OF DOCUMENTS:

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TITLE SHEET

Date: 06/01/2015

Scale:

Drawn By:

Dwg No.

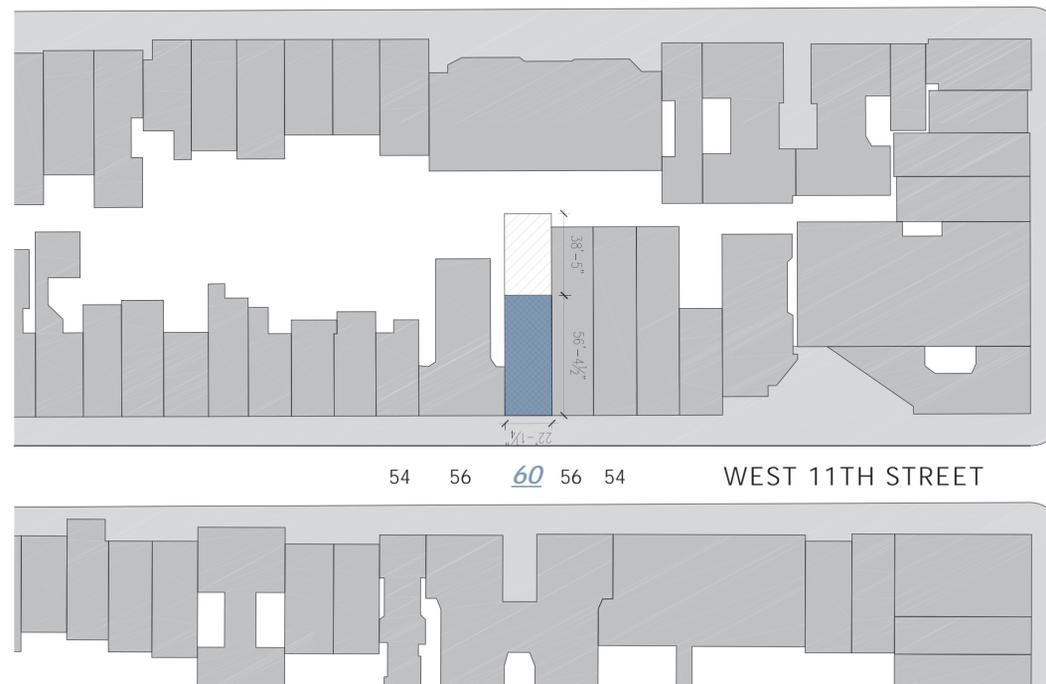
LPC-01

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62 WEST 11TH STREET



SIXTH AVENUE

KEY PLAN



64 WEST 11TH STREET



60 WEST 11TH STREET



56 WEST 11TH STREET



54 WEST 11TH STREET



52 WEST 11TH STREET



1960 HISTORIC PHOTOS



1980 TAX PHOTO



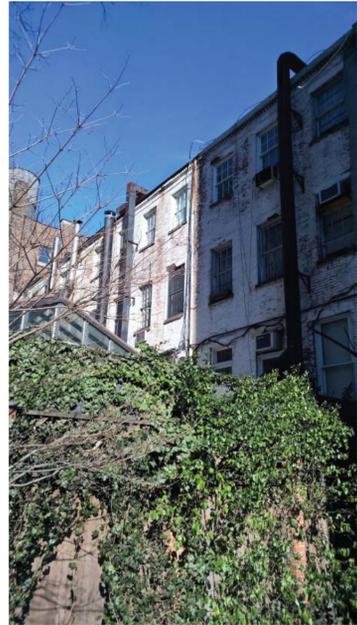
CURRENT PHOTO



FRONT FACADE  
(60 WEST 11TH STREET)



VIEW - 4 BUILDINGS EAST OF CORNER  
(AT W. 11TH ST & 6TH AVENUE)



NEIGHBORING WEST CONDITION  
(62 W. 11TH STREET)



REAR FACADE  
(60 WEST 11TH STREET)



NEIGHBORING EAST CONDITION  
(56 W. 11TH STREET)



NEIGHBORING SOUTH CONDITION  
(45 W. 10TH STREET)



80 STATE ST. BROOKLYN, NY



109 WAVERLY PLACE NEW YORK, NY



58 MORTON ST. NEW YORK, NY

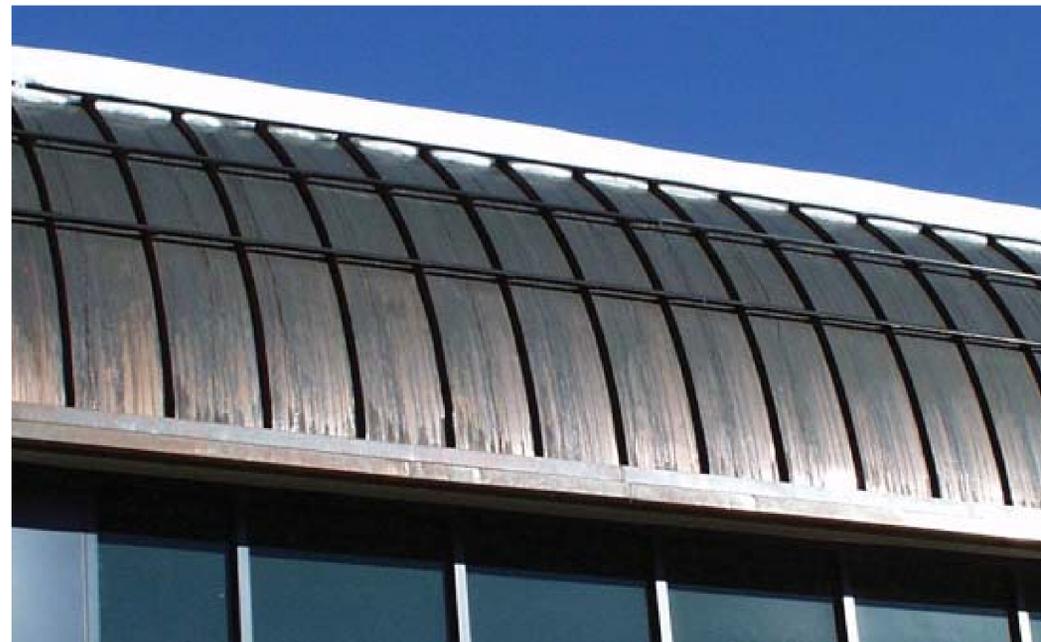


157 W12TH ST. NEW YORK, NY

LANDMARK BROWNSTONE REFERENCES



CURVED COPPER ROOF



PATINA COPPER ROOF



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING REAR PERSPECTIVE 1



PROPOSED REAR PERSPECTIVE 1



EXISTING REAR PERSPECTIVE 2



PROPOSED REAR PERSPECTIVE 2

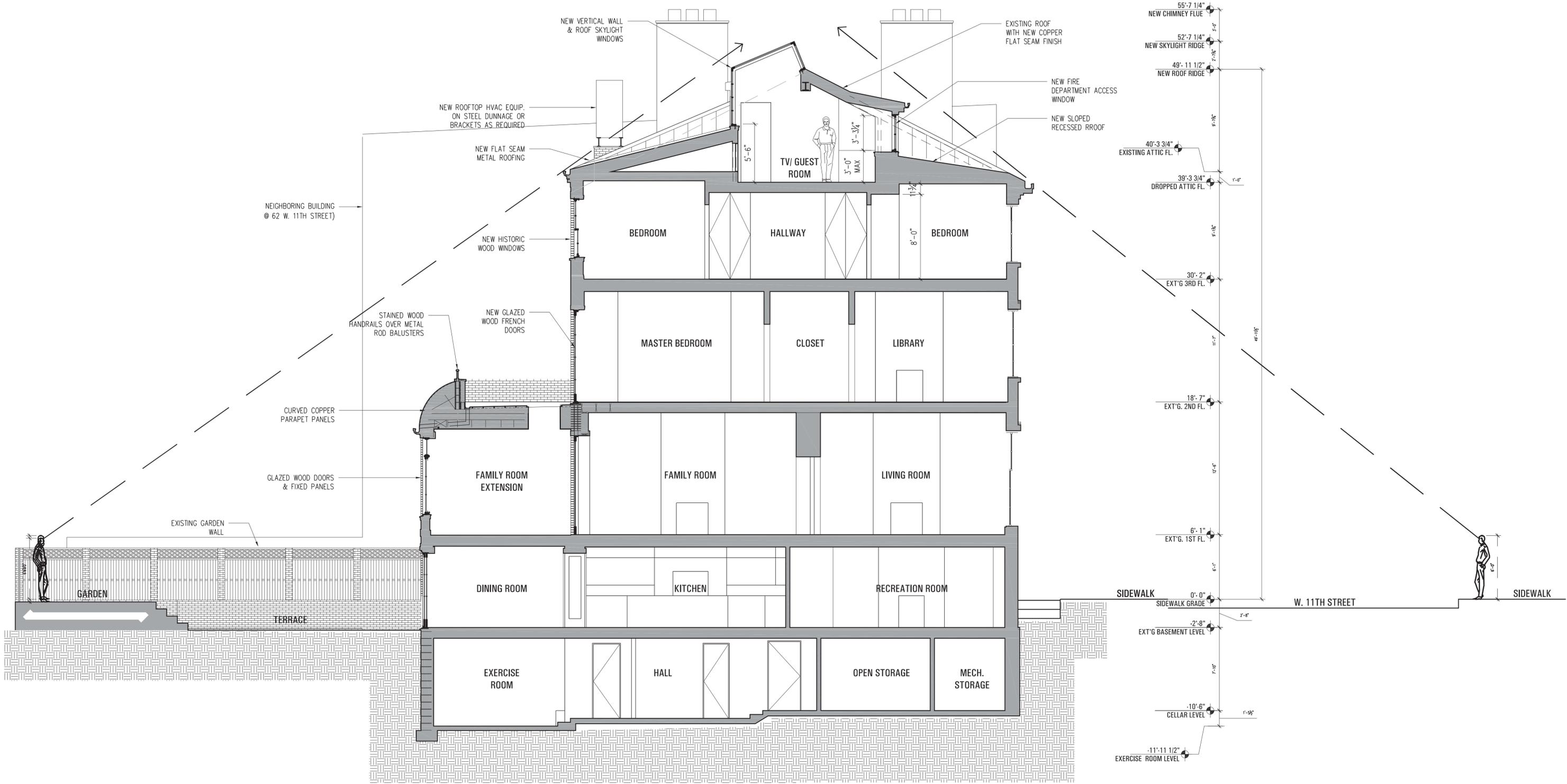


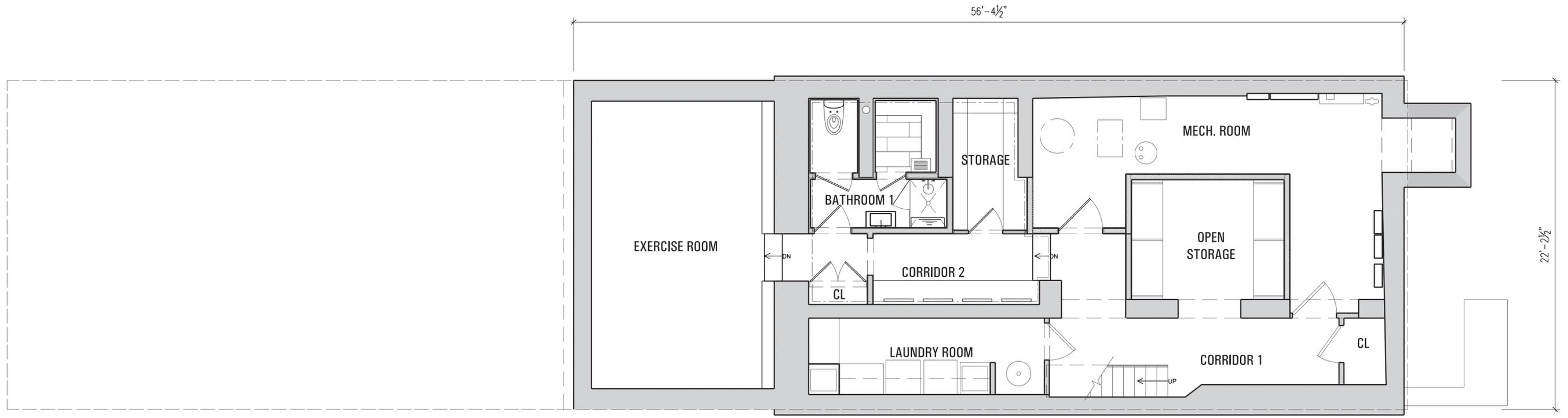
EXISTING REAR PERSPECTIVE 3



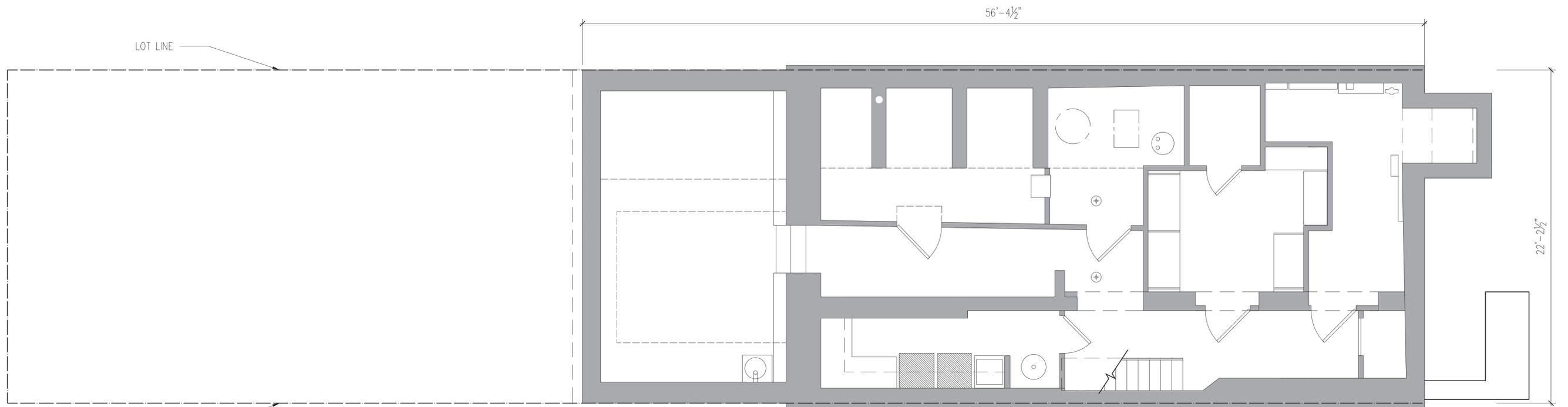
PROPOSED REAR PERSPECTIVE 3



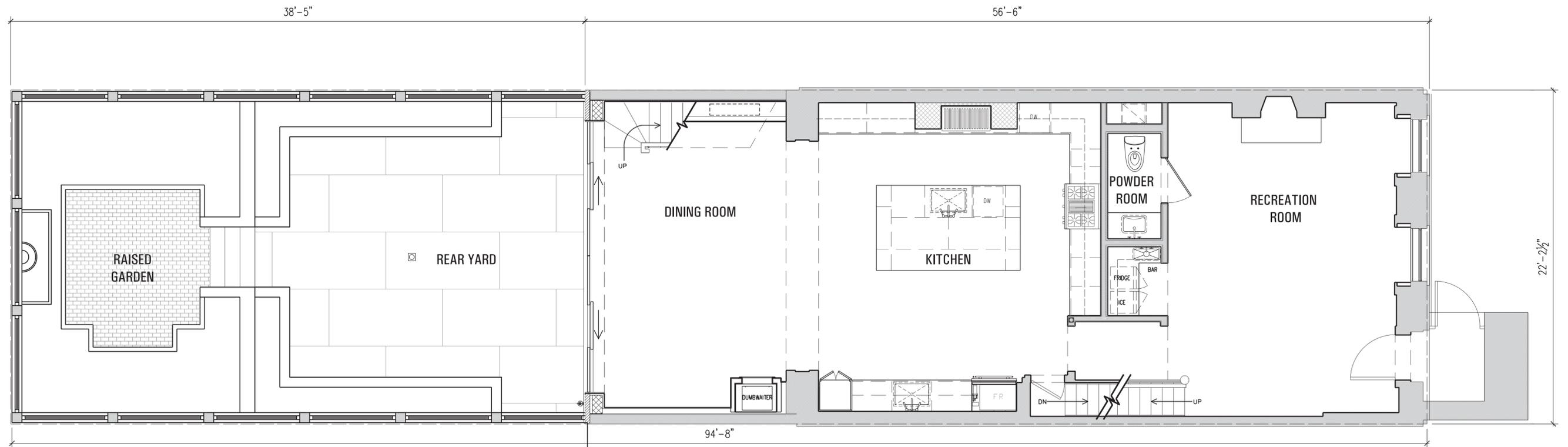




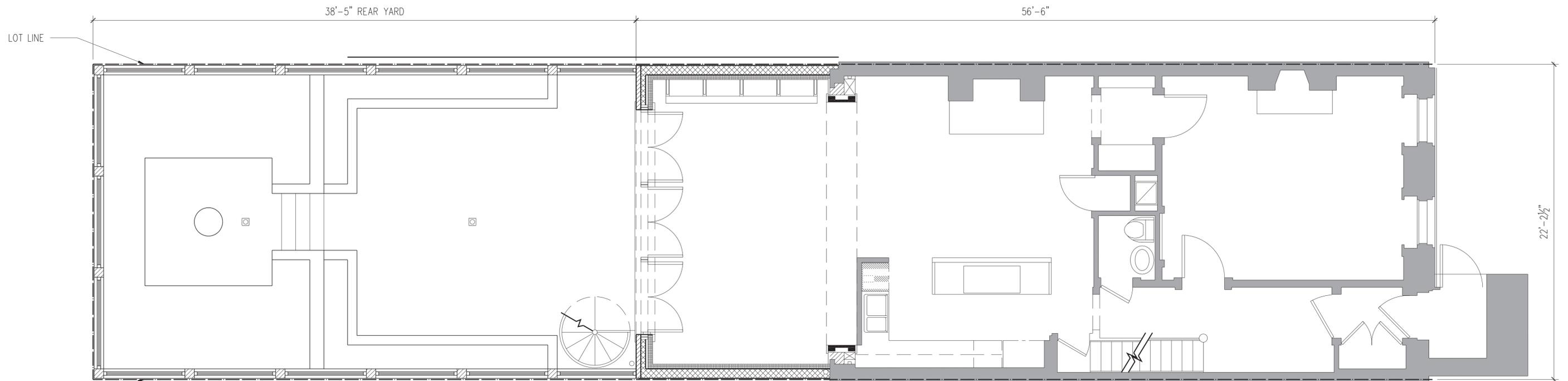
PROPOSED CELLAR



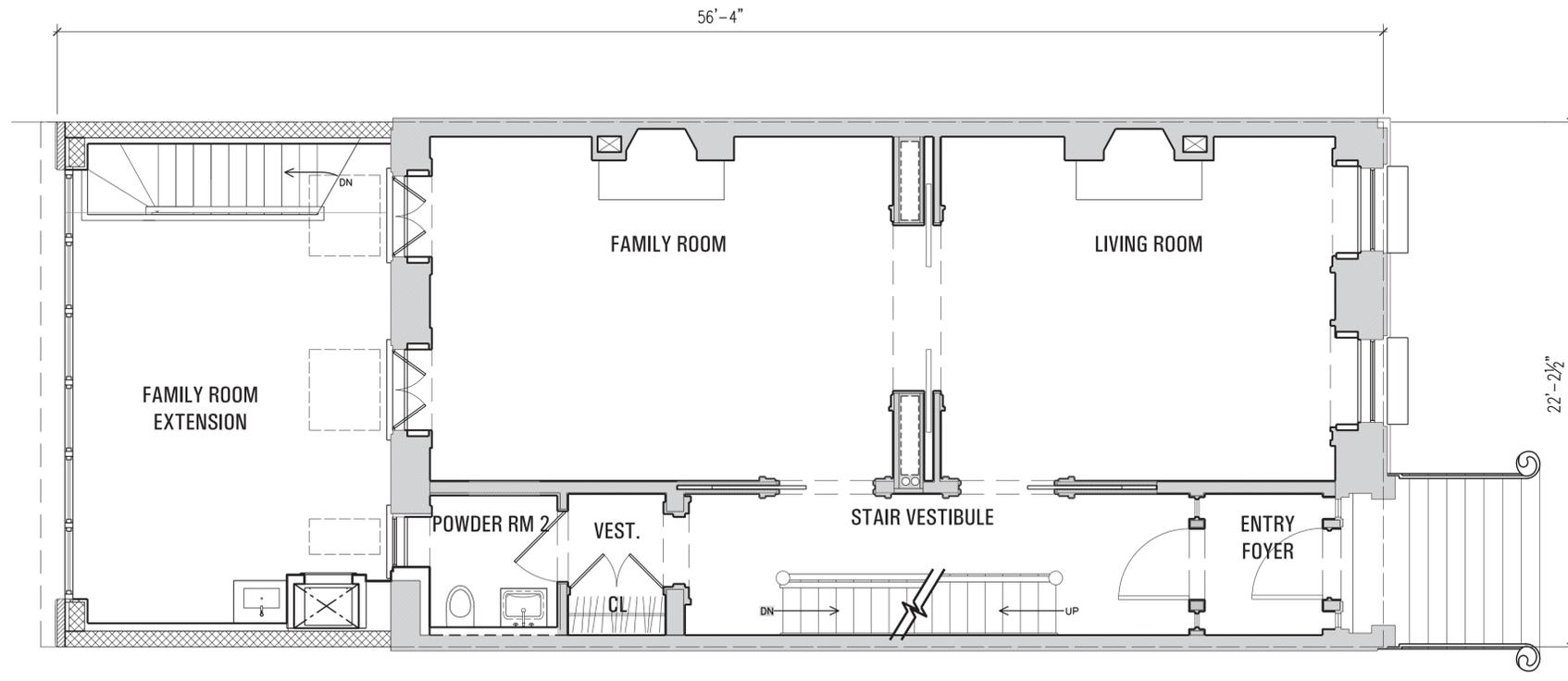
EXISTING CELLAR



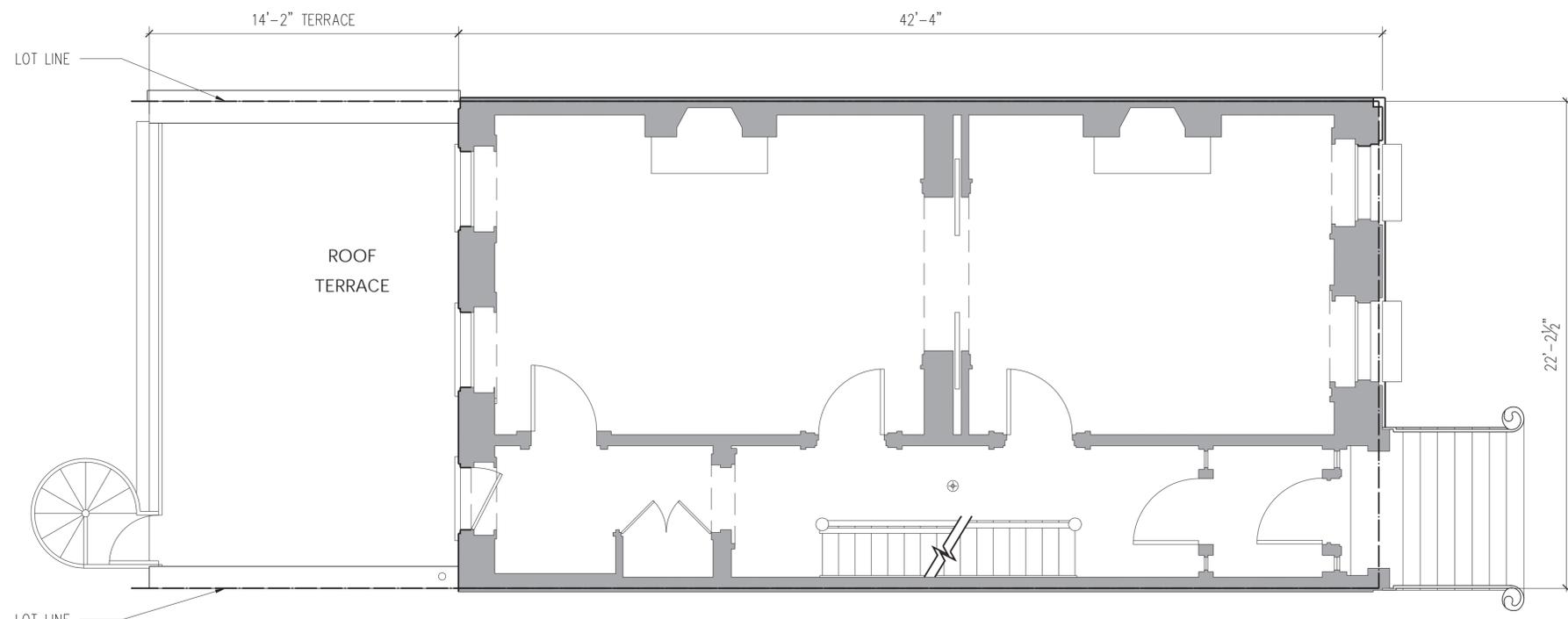
PROPOSED BASEMENT LEVEL



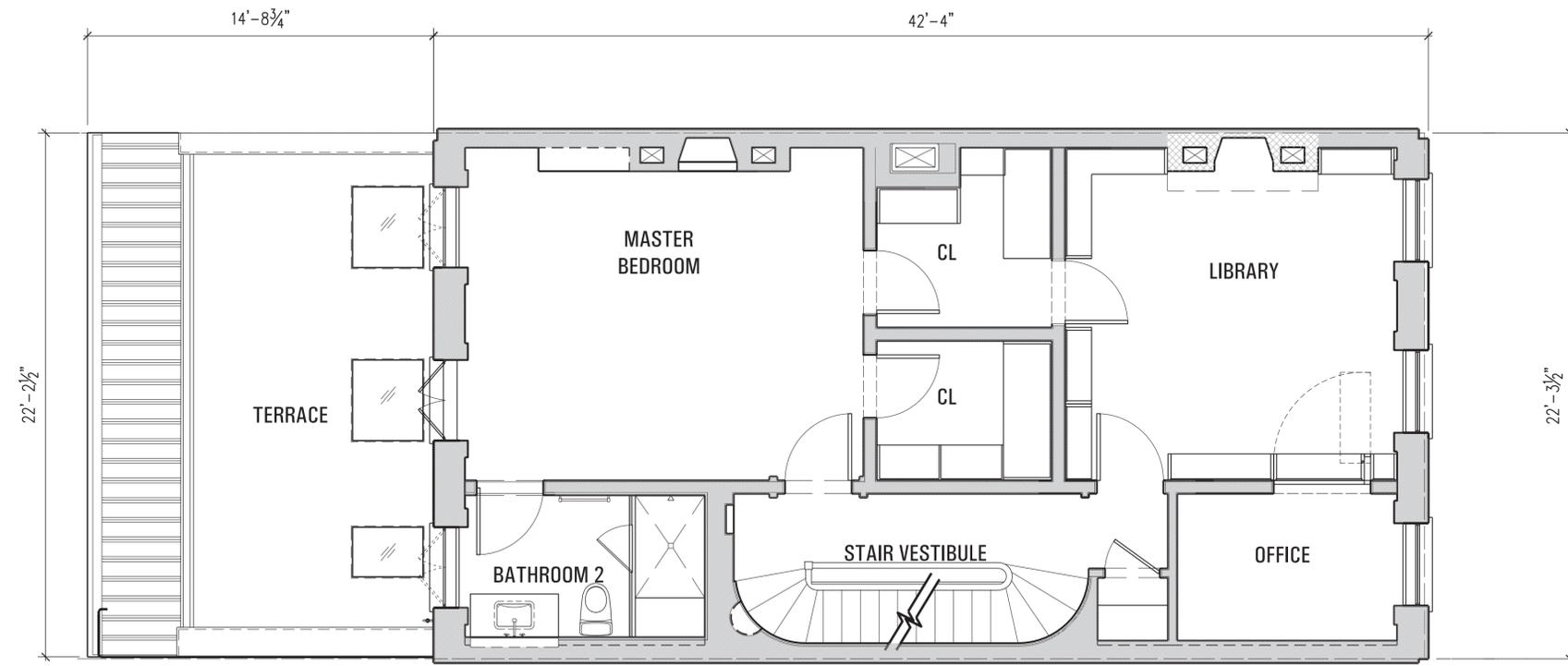
EXISTING BASEMENT LEVEL



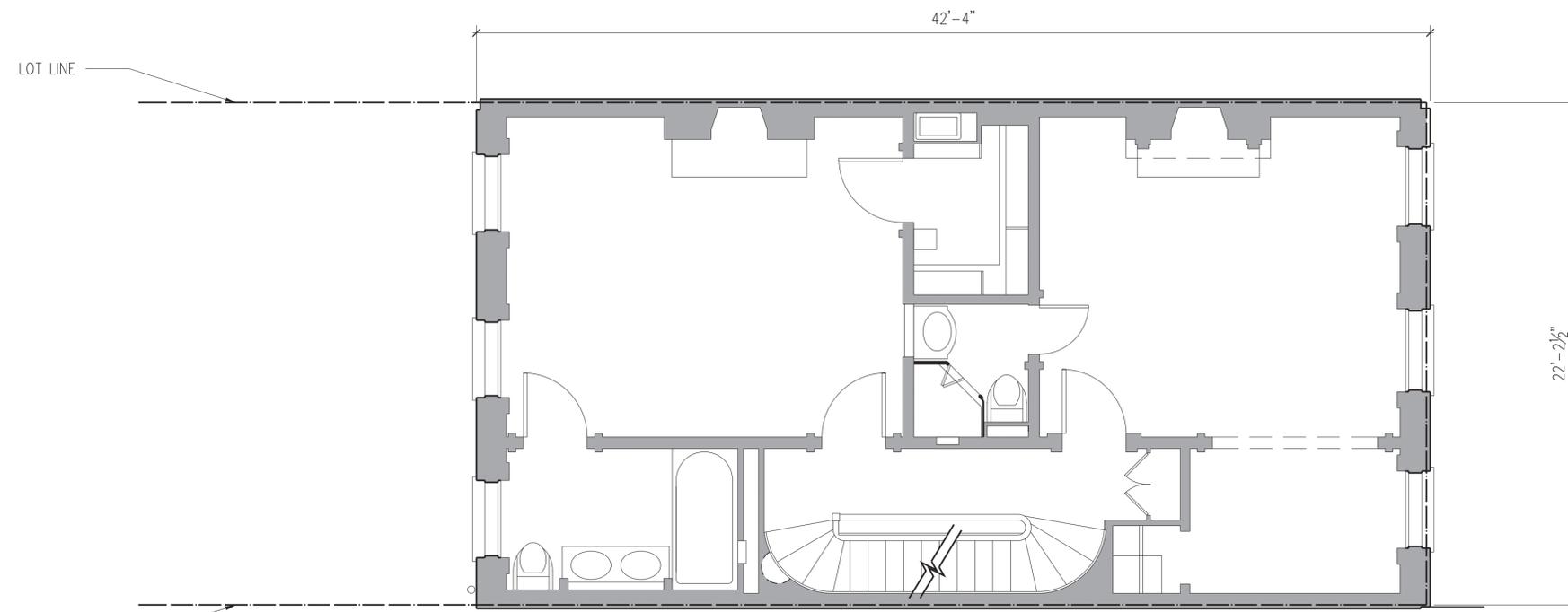
PROPOSED 1ST FLOOR



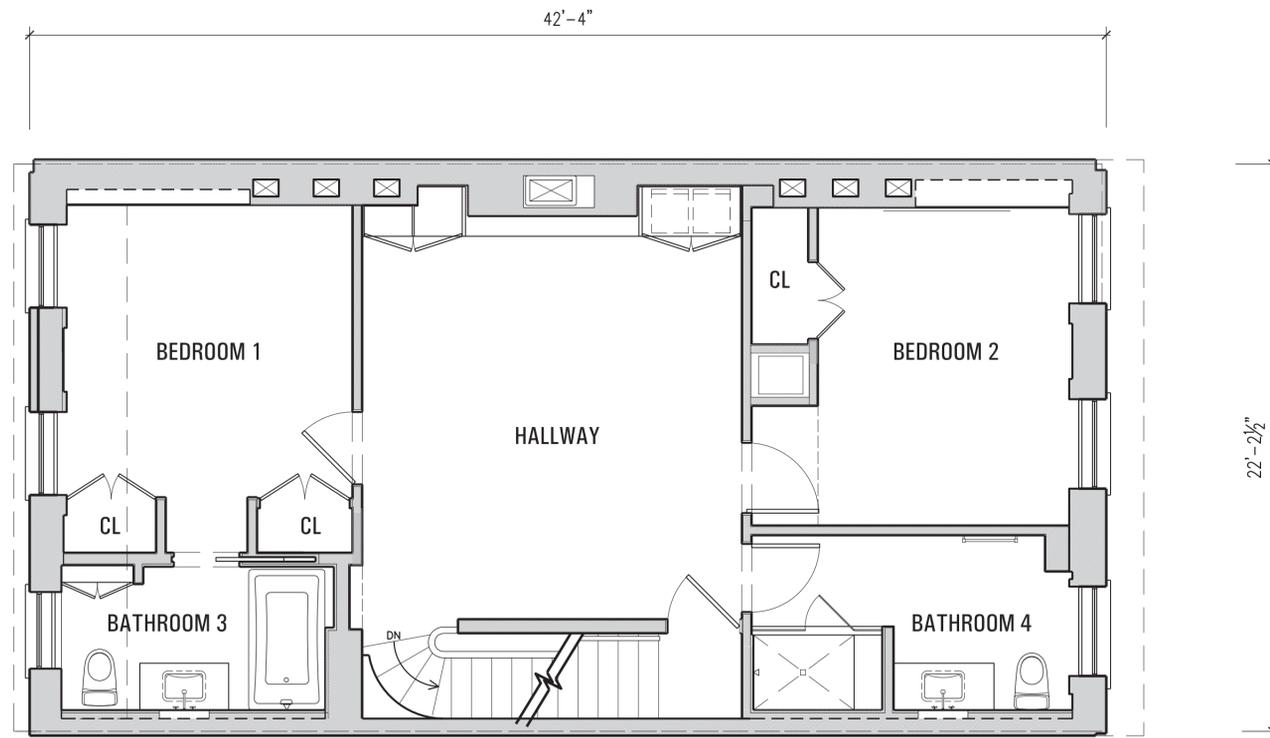
EXISTING 1ST FLOOR



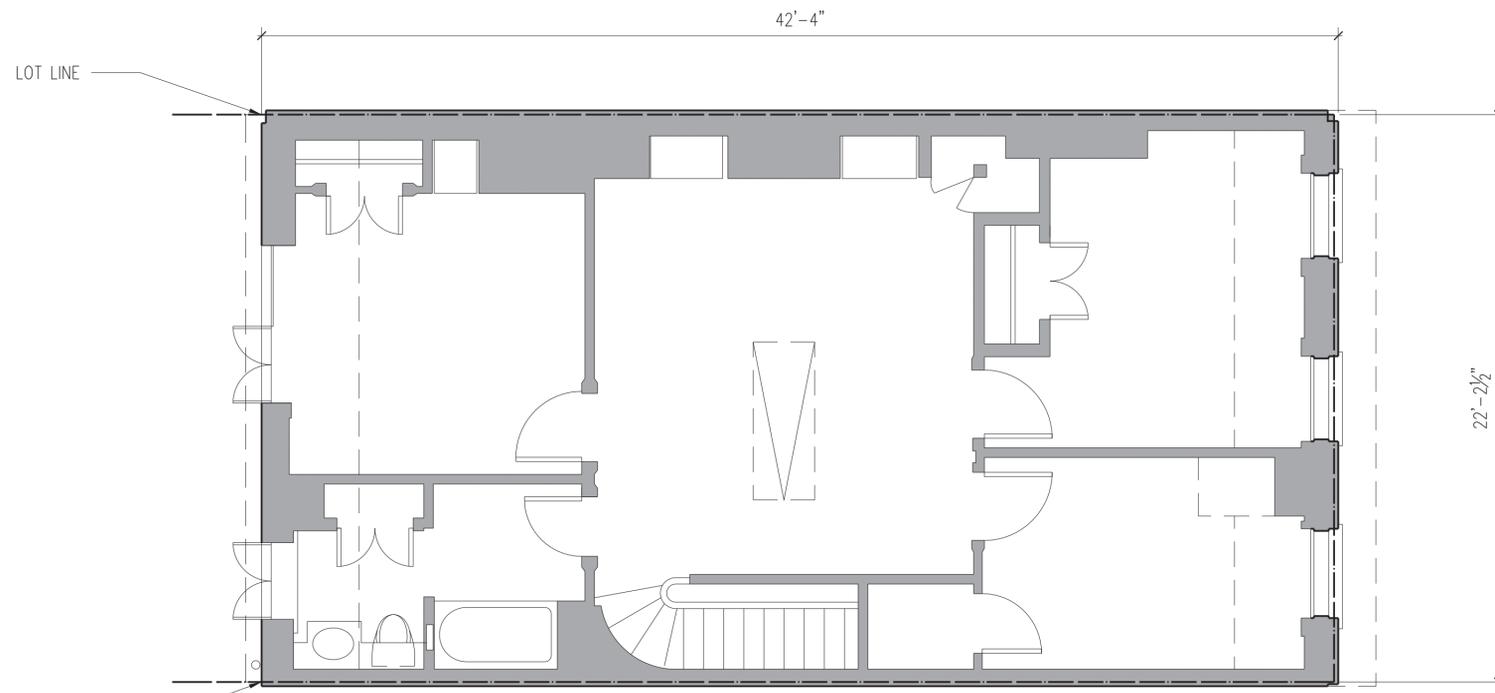
PROPOSED 2ND FLOOR



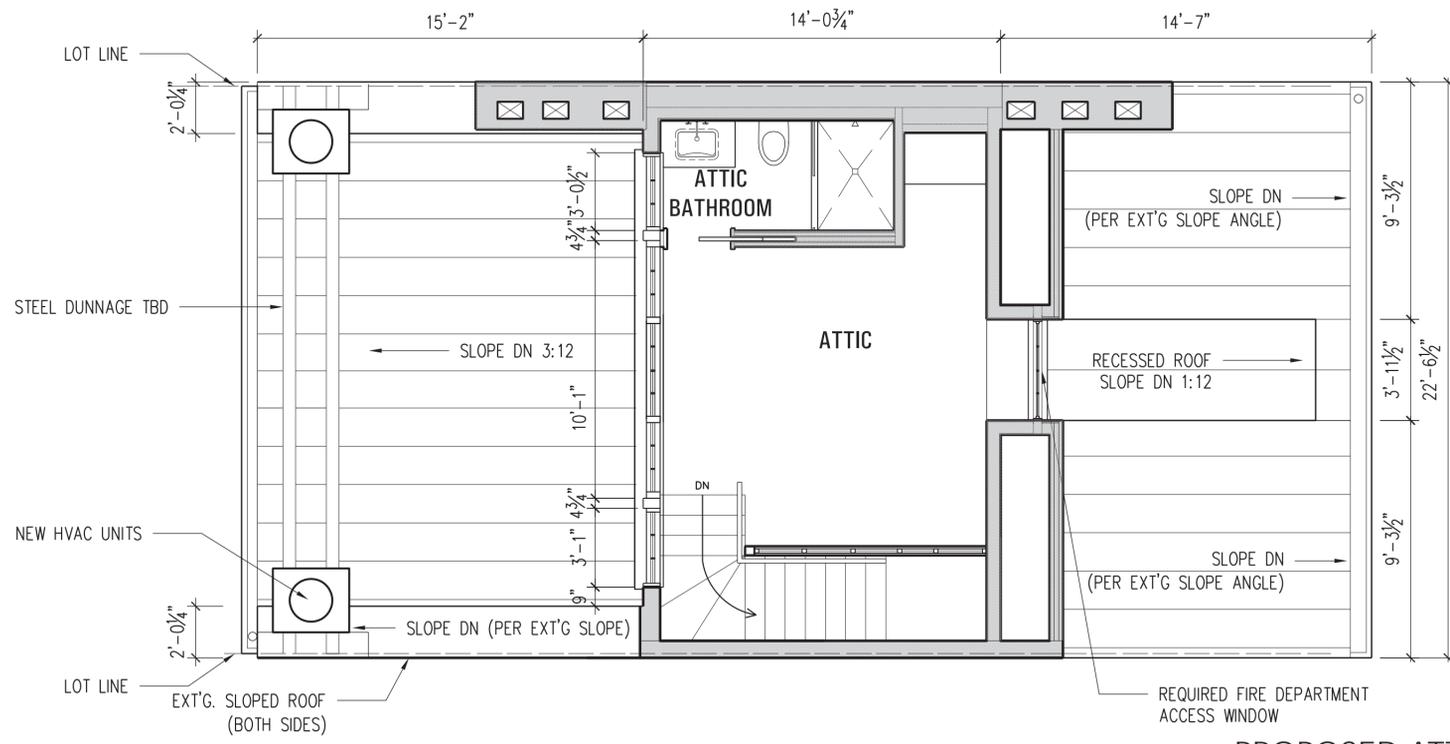
EXISTING 2NDFLOOR



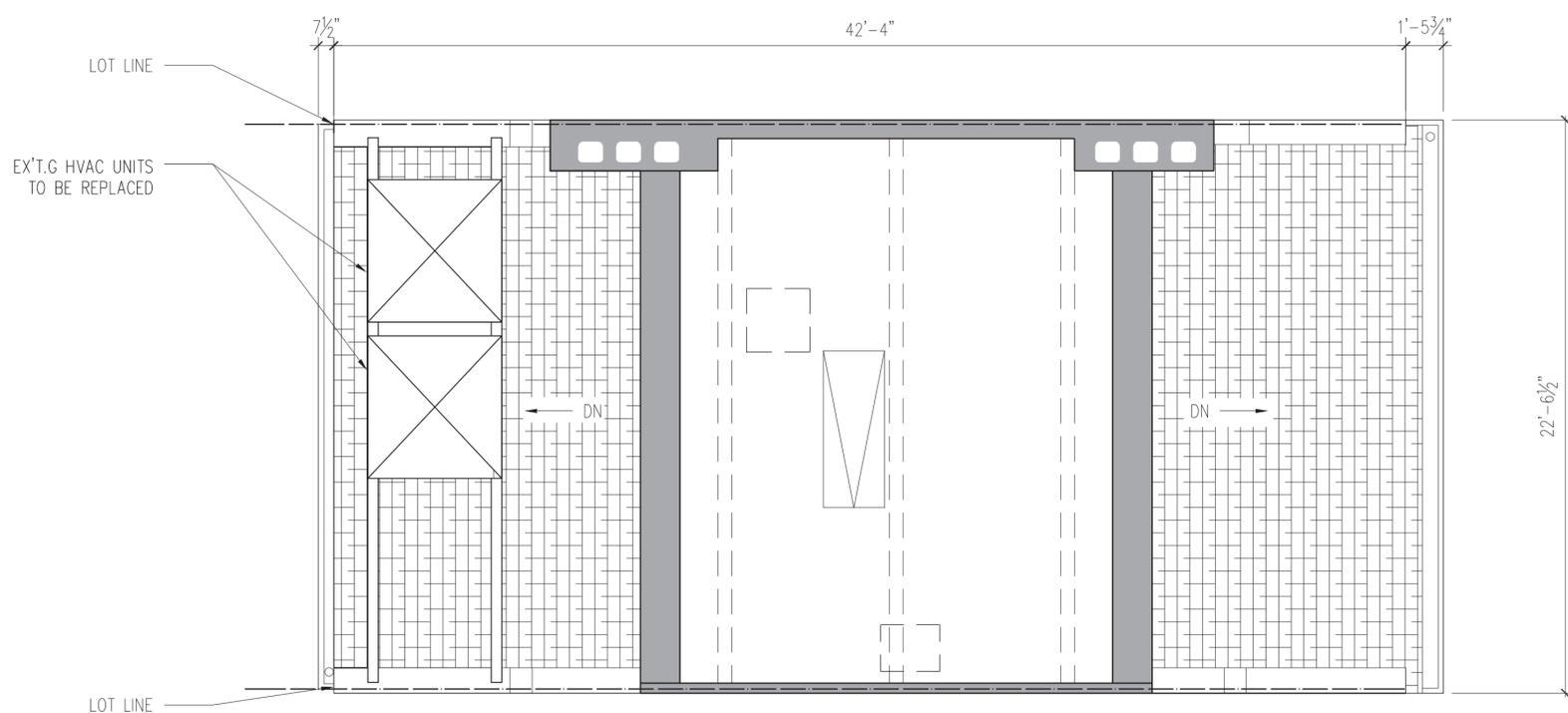
PROPOSED 3RD FLOOR



EXISTING 3RD FLOOR



PROPOSED ATTIC FLOOR



EXISTING ATTIC FLOOR

