

34 WEST 12TH STREET NY NY 10011

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1 EXISTING FRONT FACADE (2022)



2 1940'S TAX PHOTO



STUDIO SC ARCHITECTURE PLLC 37 Greenpoint Ave. 5th Floor
Suite 502 Brooklyn NY 11222 // 929.293.0385

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PROJECT

34

WEST 12TH ST
NY NY 10011

OWNER

34 WEST 12TH

APPLICANT OF RECORD

STEPHEN CONTE
37 GREENPOINT AVE SUITE 502
BROOKLYN NY, 11222

DOB CONSULTANT

BMB BUILDING CONSULTANTS
53 ELIZABETH ST. SUITE 2C NEW YORK,
NY 10013

STRUCTURAL ENGINEER

M C STRUCTURAL ENGINEERING PLLC
116-55 QUEENS BLVD, SUITE 205
FOREST HILLS, NY 11375

MECHANICAL ENGINEER

ALL CITY ENGINEERING, P.C.
107 E. BROADWAY, 5TH FLOOR NEW
YORK, NY 10002

ISSUES

No.	Date	Description

REVISIONS

SEAL



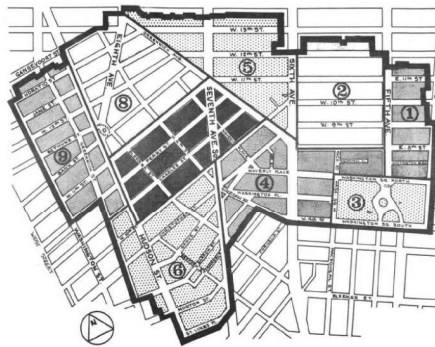
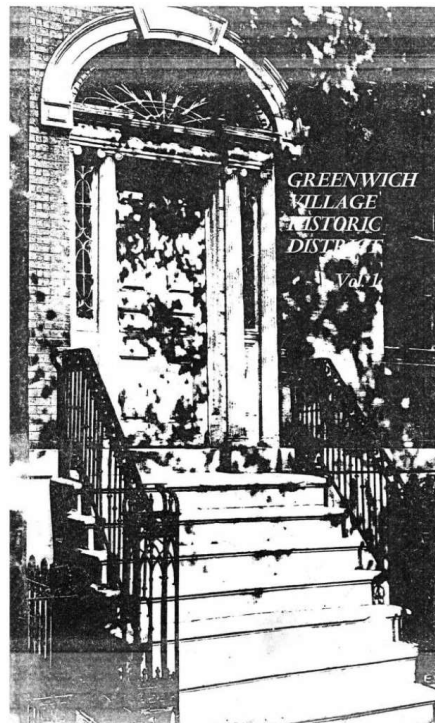
SHEET NAME

COVER SHEET

DATE: 02/25/22
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DRAWN BY: OT
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JOB: 302-21

LCP-01

DOB NOW JOB TBD



GREENWICH VILLAGE HISTORIC DISTRICT MANHATTAN

Numbered Areas relate to the text of the Commission's Designation Report.

For convenience in writing this Report, and solely for this purpose, the Greenwich Village Historic District has been arbitrarily divided into nine sub-areas. This division into areas has no significance historically, architecturally or otherwise, and has been introduced only for convenience in organizing the material for this Report.

AREA 2
WEST TWELFTH STREET South Side (Betw. Fifth & Sixth Aves.)

#24 & 28 (28 below) cont.
(#26) This number was once assigned to the house at the rear of the lot, behind No. 24, through which a passageway once gave access, as mentioned above.

#30 This wide house is apparently the result of an alteration of 1853-54 to a house erected earlier by Ambrose C. Kingsland. The site had been owned since 1839 by Kingsland, an oil manufacturer and Mayor of New York (1851-52). In the Eighteen-fifties, the house had an accessway at the left side to reach a separate building, an artillery emplacement at the rear of the lot. This accessway, now closed up, has been replaced by the front doorway of the house. A shop has been added alongside it at street level. In 1870 a one-story extension was built, filling in the space between the house and a carpenter's shop which stood at the rear of the lot. Five stories high, the building rises to a simple masonry parapet at the top. It is four windows wide and was attached during a latter-day alteration when new steel casement windows replaced the wood originals.

(#32) There is no No. 32 in the present numbering system.

131-34 These six dignified town houses, built in late Italianate style with high stoops, segmental-arched windows and bracketed cornices, are the archetype of the New York "brownstone" which was destined to be built, with modifications, over such a large part of the City. Built in 1860 by Frederick P. James, senior member of F. P. James & Co., a banking and brokerage firm at 38 Wall Street, they replaced an earlier row which had been built in 1844 by Alphonse Lobst. When erected, these four-story houses were identical and were the last word in elegance.

No. 34 was remodeled and smooth-stuccoed, removing the arched cornices of the window lintels and introducing a basement entrance, while an alteration at No. 42 removed all surface details. Nos. 36 and 42 retained the detail but installed simple basement entrances in lieu of stoops. The former entrance doors above the basement were replaced by full length windows, similar to those adjoining them. At each of its top two floors, No. 36 was remodeled, replacing the narrow center window by a large steel studio window. The remaining windows on each side were extended to the floor to provide French doors with individual steel balconies.

Nos. 38 and 40 are relatively unchanged. They have their original paneled double doors with round-arched upper panels and semi-circular transoms above. They are framed by simple paneled stone pilasters, above which are great foliate console brackets set vertically to support the handsome arched pediments, so typical of this period. The round arches under the pediments have console type keystones and simple moldings and are set on inward-facing pilasters. The painter, Virginia Berresford, lived at No. 36 at the time of the Second World War.

(#46) There is no No. 46 in the present numbering system.

44-52 English basements are displayed by these three handsome Anglo-Italianate houses, which were also built for Frederick P. James, but earlier, in 1854. The four-story houses are two windows wide, smooth-stuccoed to simulate brownstone and are entered close to street level. Each house now has a smooth exterior surface with little detail except for the flat keystones of the doorways, set in the shallow segmental arches.

These door enframements are unique in Greenwich Village. Inside the masonry doorframes, wood segmental arches of shorter radius rest on a pair of handsome Corinthian columns, leaving small spandrel panels between the two arches. These houses are crowned by individual cornices, each decorated by a pair of panels with swags in the fascia. The cornices are carried on vertically placed console brackets at the centers and ends. The cornices may have been rounded at a later date



30 W 12TH STREET EXISTING 34 W 12TH STREET 36 W 12TH STREET



1 GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT

44 W 12TH STREET (BEFORE RENOVATION)



3 HISTORIC IMAGERY

44- 48 W 12TH STREET (BEFORE RENOVATION)



2 EXISTING FACADE @ 30-40 W 12TH STREET

1924 AERIAL



SYNOPSIS OF LANDMARKS DESIGNATION:

IN THE GREENWICH VILLAGE REPORT, 34 WEST 12TH STREET IS DESIGNATED AS A LANDMARKED BUILDING IN CONJUNCTION TO BUILDING NUMBERS 36-44. PER THE TEXT, "THESE SIX DIGNIFIED TOWNHOUSES, BUILT IN LATE ITALIANATE STYLE WITH HIGH STOOPS, SEGMENTAL-ARCHED WINDOWS AND BRACKETED CORNICES, ARE THE ARCHTYPE OF THE NEW YORK "BROWNSTONE" WHICH WAS DESTINED TO BE BUILT, WITH MODIFICATIONS, OVER SUCH A LARGE PART OF THE CITY", AND ARE "BUILT IN 1869 BY FREDRICK P. JAMES".

AS DESCRIBED IN THE TEXT, " NO. 34 WAS REMODELED AND SMOOTH-STUCCOED, REMOVING THE ARCHED CORNICES OF THE WINDOW LINTELS AND INTRODUCING A BASEMENT ENTRANCE." MEANWHILE, AS THE TEXT DESCRIBES, " NO. 38 AND 40 ARE RELATIVELY UNCHANGED."

WE ARE PROPOSING FOR 34 WEST 12TH STREET TO RESTORE THE PREVIOUSLY ESTABLISH LANDMARKED DESIGN OF THE BUILDING CREATED BY FREDRICK P. JAMES BACK IN 1860. WE WANT TO REINTRODUCE THE DECORATIVE ARCHED WINDOWS, STUCCO FINISH, AND PREVIOUS STOOP LOCATION. THESE ELEMENTS WILL BE COPIED FROM THE "RELATIVELY UNCHANGED" TOWNHOUSES OF 38 AND 40 WEST 12TH STREET.



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ISSUES

No.	Date	Description

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SHEET NAME

HISTORIC REFERENCES

DATE:	02/25/22
SCALE:	AS SHOWN
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JOB:	302-21

LCP-02



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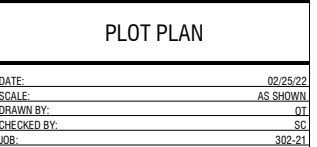
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REVISIONS

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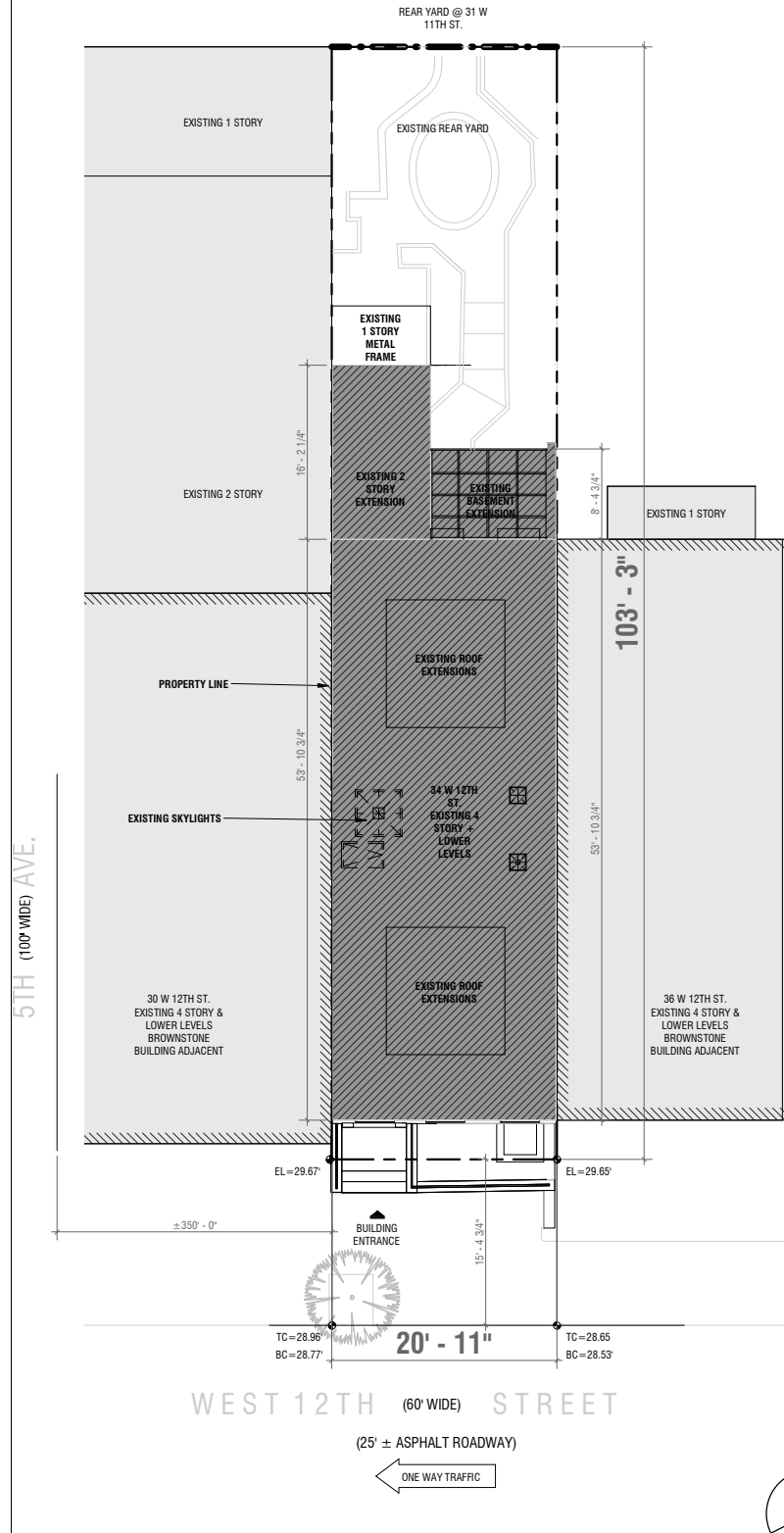
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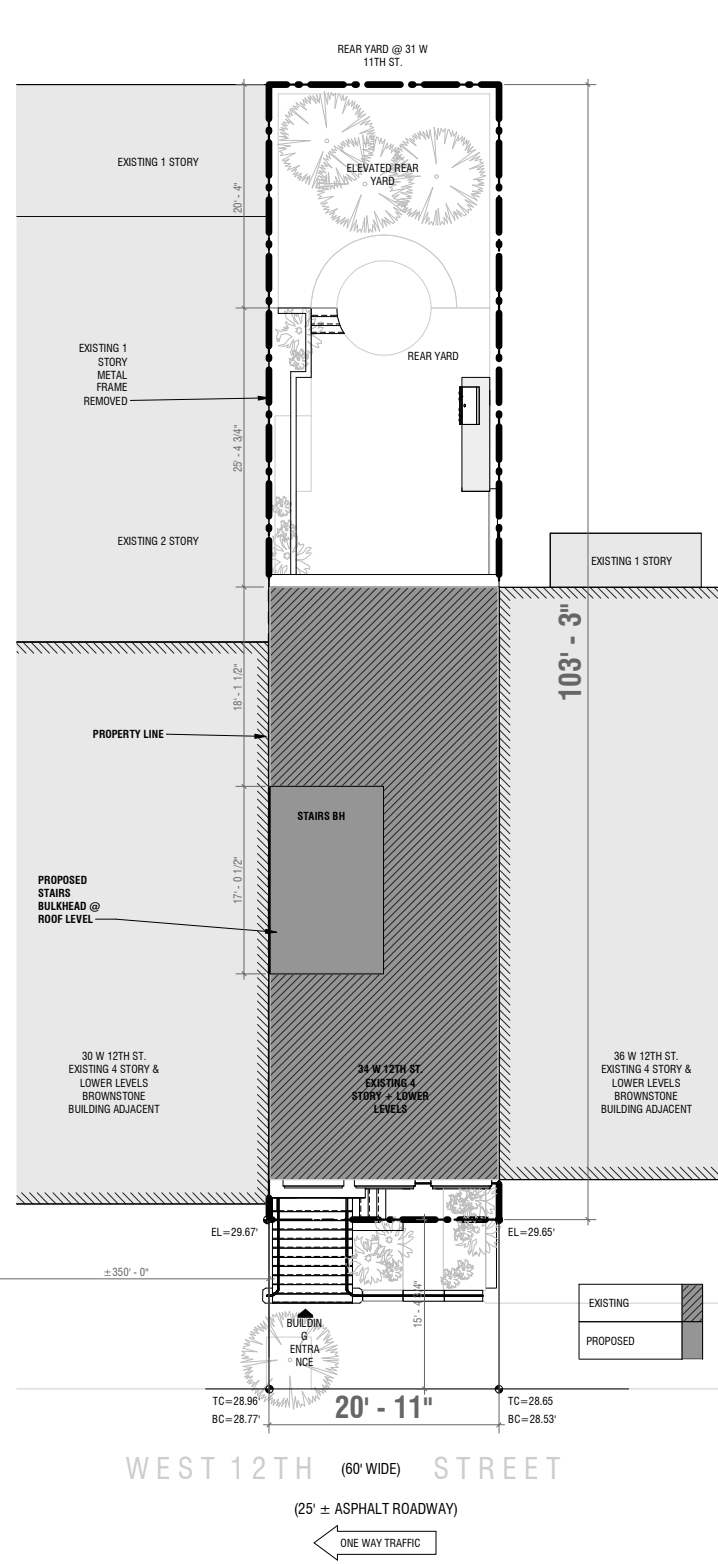
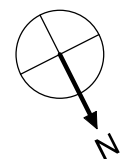
SHEET NAME
PLOT PLAN

DATE: 02/25/22
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JOB: 302-21

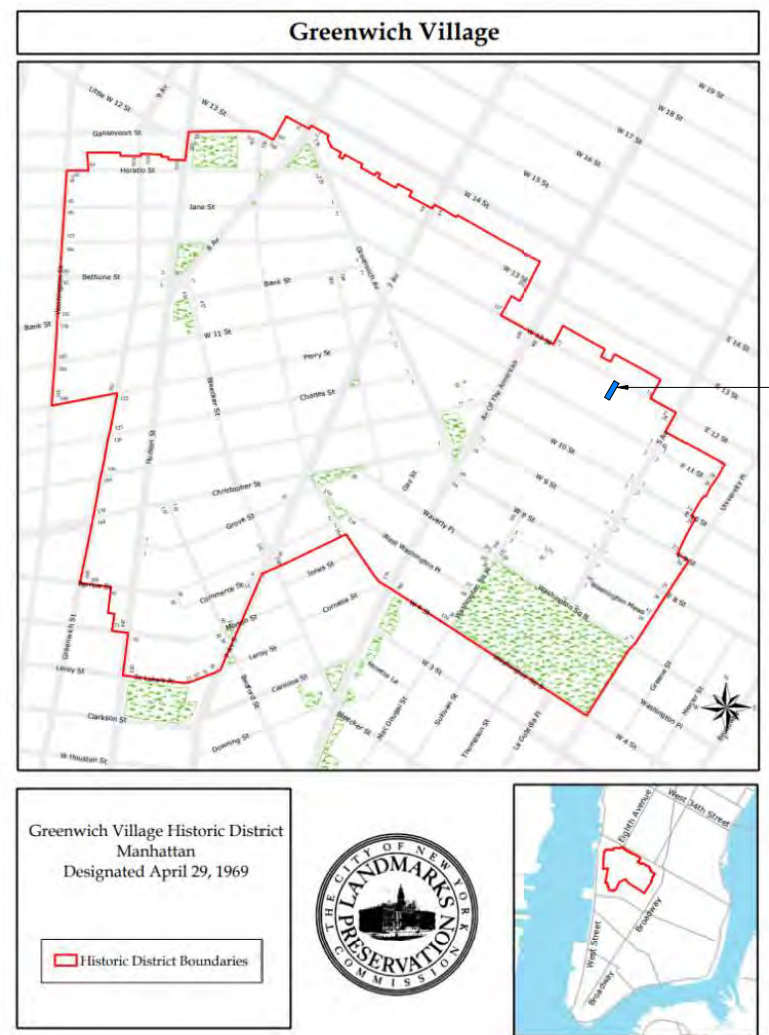
LCP-03



3 EXISTING PLOT PLAN
1/8" = 1'-0"



2 PROPOSED PLOT PLAN
1/8" = 1'-0"



1 GREENWICH VILLAGE HISTORIC DISTRICT MAP
1/8" = 1'-0"

SITE



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

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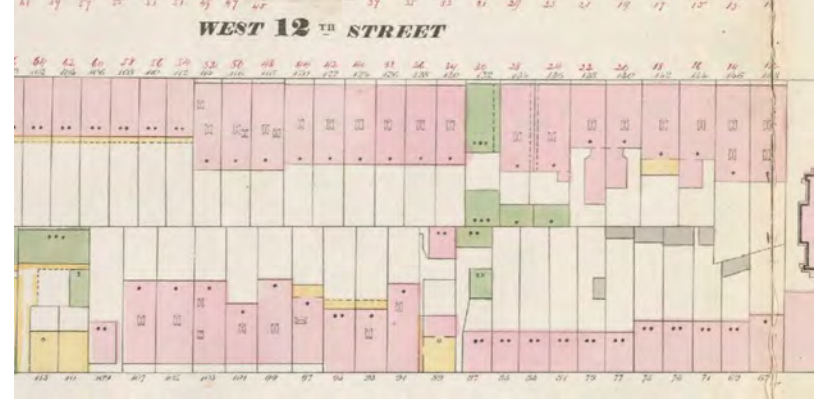
SHEET NAME

BLOCK PLAN & ZD-1 AXON

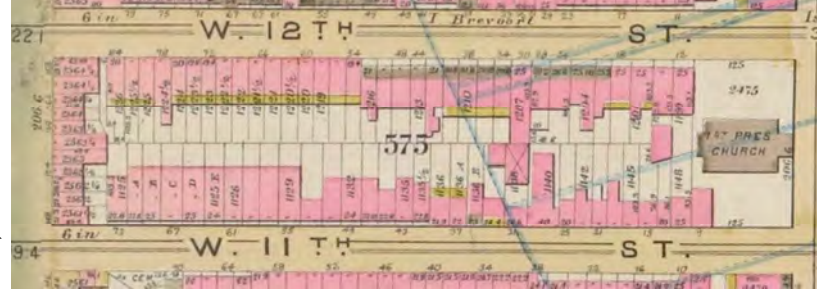
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LCP-04

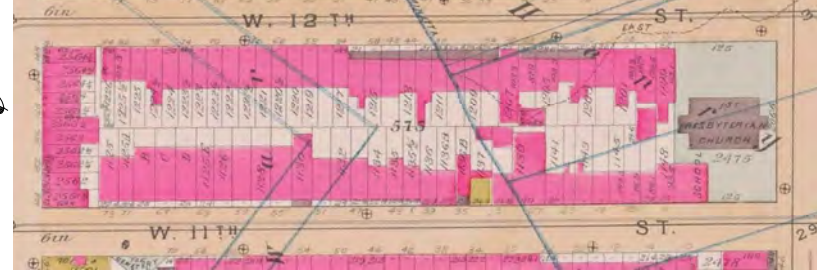
DRIPPS MAP - 1862



BROMLEY MAP - 1891



ROBINSON AND PIDGEON MAP - 1893



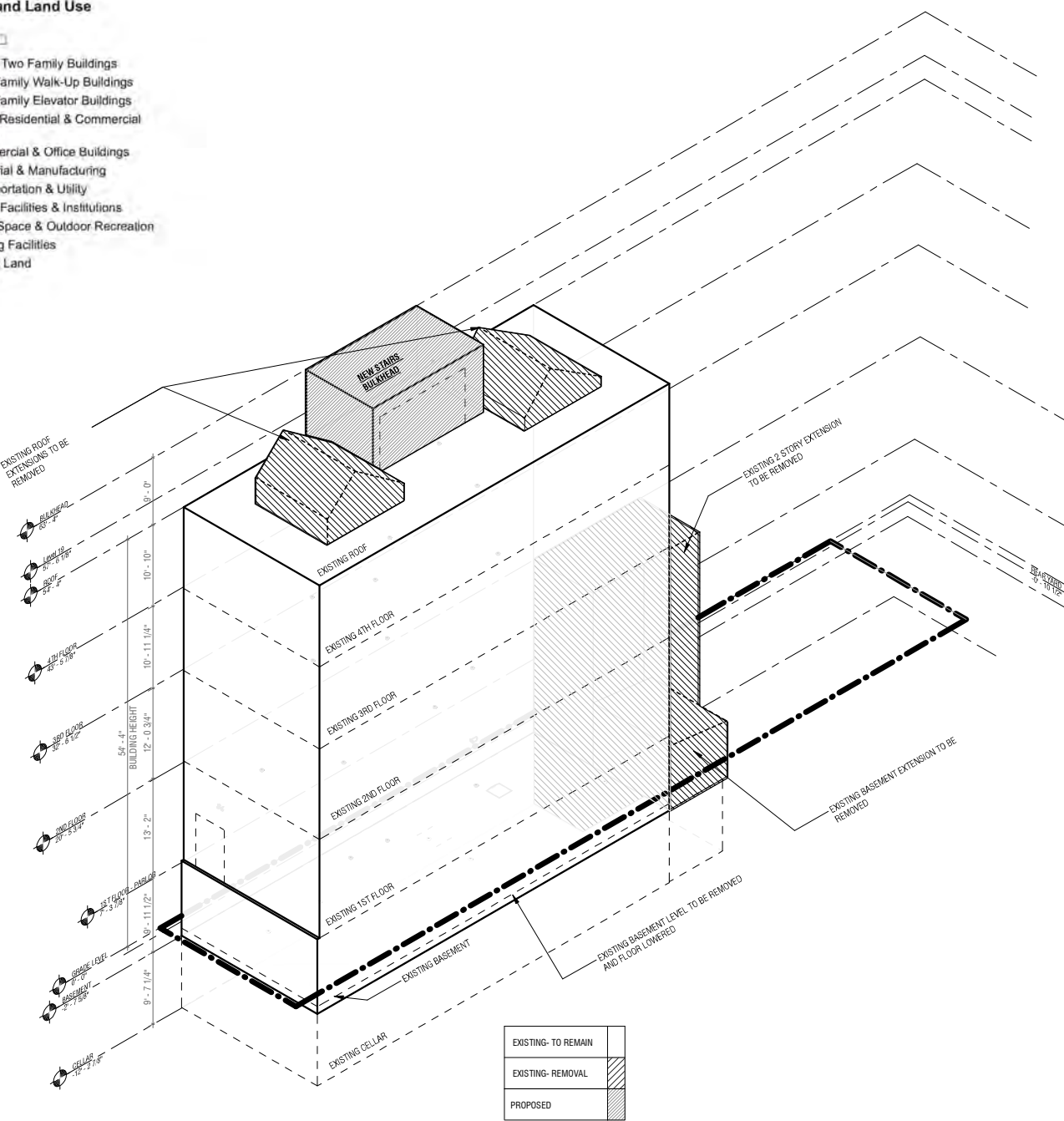
SAMBORN MAP - 1895



4 HISTORIC MAPS

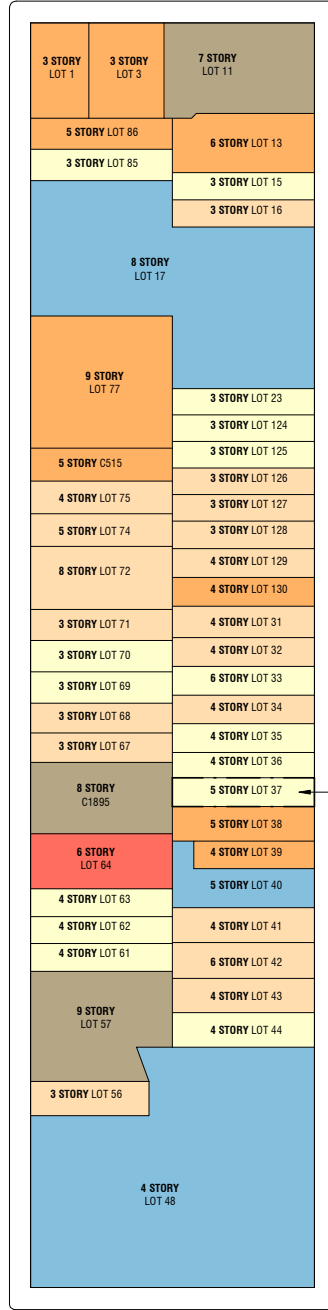
Zoning and Land Use

- Tax Lots
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other



1 ZONING AXONOMETRIC ZD-1 - PROPOSED

6TH AVENUE (100)



5TH AVENUE (100)

3 PROPOSED BLOCK PLAN

1/8" = 1'-0"



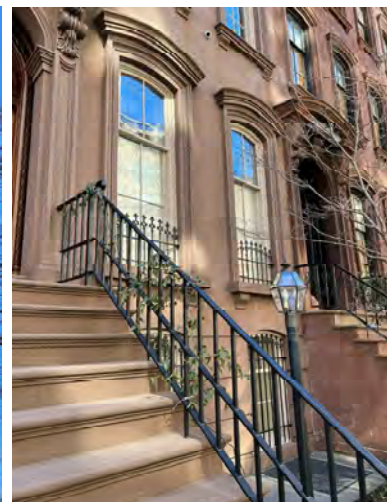
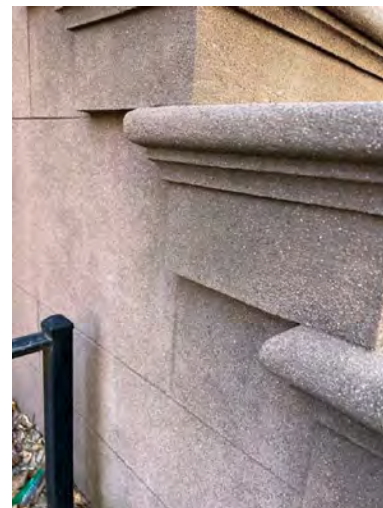
1 PROPOSED FRONT FACADE - 3D VIEW



2 EXISTING FACADE @ 34-36 W 12TH STREET DETAIL



4 EXISTING FACADE @ 40 W 12TH STREET DETAIL



3 DETAIL - SITE MATERIALS

MATERIAL SELECTION - FRONT FACADE

	EXISTING TINTED STUCCO TOP LAYER TO BE REMOVED AND REPLACED WITH NEW TINTED BROWNSTONE COLORED CEMENT @ 1ST TO 4TH FLOORS. TO MATCH 36 WEST 12TH STREET (NEIGHBOR). PATTERN TO BE APPLIED. SEE LCP PERMIT GUIDEBOOK CHAPTER 1 RESTORATION PG. 1.38.
	BROWNSTONE FEATURES OVER WINDOWS AND DOORWAYS TO BE LITE CAST GLASS FIBER REINFORCED CONCRETE. TO MATCH 36 WEST 12TH STREET (NEIGHBOR). PATTERN TO BE APPLIED. ALL JOINTS COMPOUNDED AND HIDDEN WITH NO VISIBLE JOINTS.
	EXISTING TINTED STUCCO TOP LAYER TO BE REMOVED AND REPLACED WITH NEW TINTED BROWNSTONE COLORED CEMENT @ BASEMENT. TO MATCH 36 WEST 12TH STREET (NEIGHBOR). REVEALS TO BE ADDED. SEE LCP PERMIT GUIDEBOOK CHAPTER 1 RESTORATION PG. 1.38.
	EXISTING CORNICE TO BE REMOVED AND REPLACED WITH NEW FIBERGLASS REINFORCED POLYESTER @ ROOF. TO MATCH 36 WEST 12TH STREET (NEIGHBOR). ALL JOINTS COMPOUNDED AND HIDDEN WITH NO VISIBLE JOINTS.
	EXISTING WINDOWS TO BE REMOVED. TO BE REPLACED WITH DOUBLE HUNG WOOD WINDOWS (PELLA RESERVE, TRADITIONAL), TO MATCH 40 W 12TH STREET (IRON COLOR, PRIMED). SEE LCP PERMIT GUIDEBOOK CHAPTER 2 WINDOWS.
	EXISTING RAILING TO BE REMOVED. NEW IRON RAILING TO MATCH PATTERN / COLOR OF RAINING @ 40 W 12TH STREET.
	DOORWAY DESCRIBED IN GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT TO BE RECONSTRUCTED IN PREVIOUS LOCATION. COLOR / MATERIAL TO MATCH 40 WEST 12TH STREET, INCLUDING HARDWARE.
	STOOP DESCRIBED IN GREENWICH VILLAGE HISTORIC DISTRICT DESIGNATION REPORT TO BE RECONSTRUCTED IN PREVIOUS LOCATION. MATERIAL TO BE REINFORCED CONCRETE BLOCK STRUCTURE - FOR THE STOPS AND AROUND THE DOOR, USE BROWNSTONE CEMENT AND SAND AND BUILD IT FROM STARCH. MIX WITH CLEAR WATER - 1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME, 6 PARTS SANDS. COLOR TO MATCH 36 WEST 12TH STREET (NEIGHBOR).

GENERAL NOTES FOR FRONT FACADE APPLICATION:

- JOB PREPARATION**
- SECURE THE SCAFFOLDING WHERE ITS NEEDED. OWNER IS RESPONSIBLE FOR SIDEWALK SHED AND PIPE SCAFFOLDING.
- BUILDING PREPARATION**
- CUT THE ENTIRE BROWNSTONE SURFACE FROM THE FAÇADE DOWN TO THE SOLID AND SOUND BASE.
 - WASH THE SAME AREAS USING GARDEN HOSE AND BRISTLE BRUSH.
- BUILD FRONT STOOPS WITH BLOCKS ACCORDING TO THE LAND MARK APPROVAL PLAN.**
- BUILD UP SCRATCH COAT USING LIME BASE CEMENT ON SAME AREAS BRINGING OUT DESIGNS AND DETAILS SAME AS LIKE NEXT DOOR AND ACCORDING TO THE LANDMARK APPROVAL PLAN.
- FINISH**
- RESURFACE THE FACADE, STOOP, VESTIBULE WALL AND CEILING WITH COAT OF BROWNSTONE COLORED CEMENT MATCHING THE COLOR LANDMARK APPROVED.
 - WASH THE SAME AREAS USING MILD SOLUTION OF MURIATIC ACID WHEN IT IS CURED.

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NY NY 10011

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BROOKLYN NY, 11222

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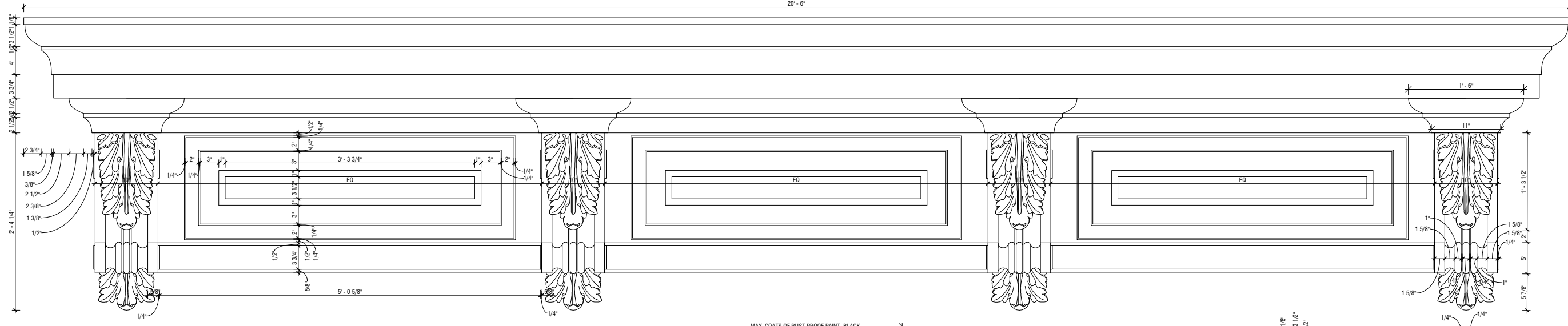


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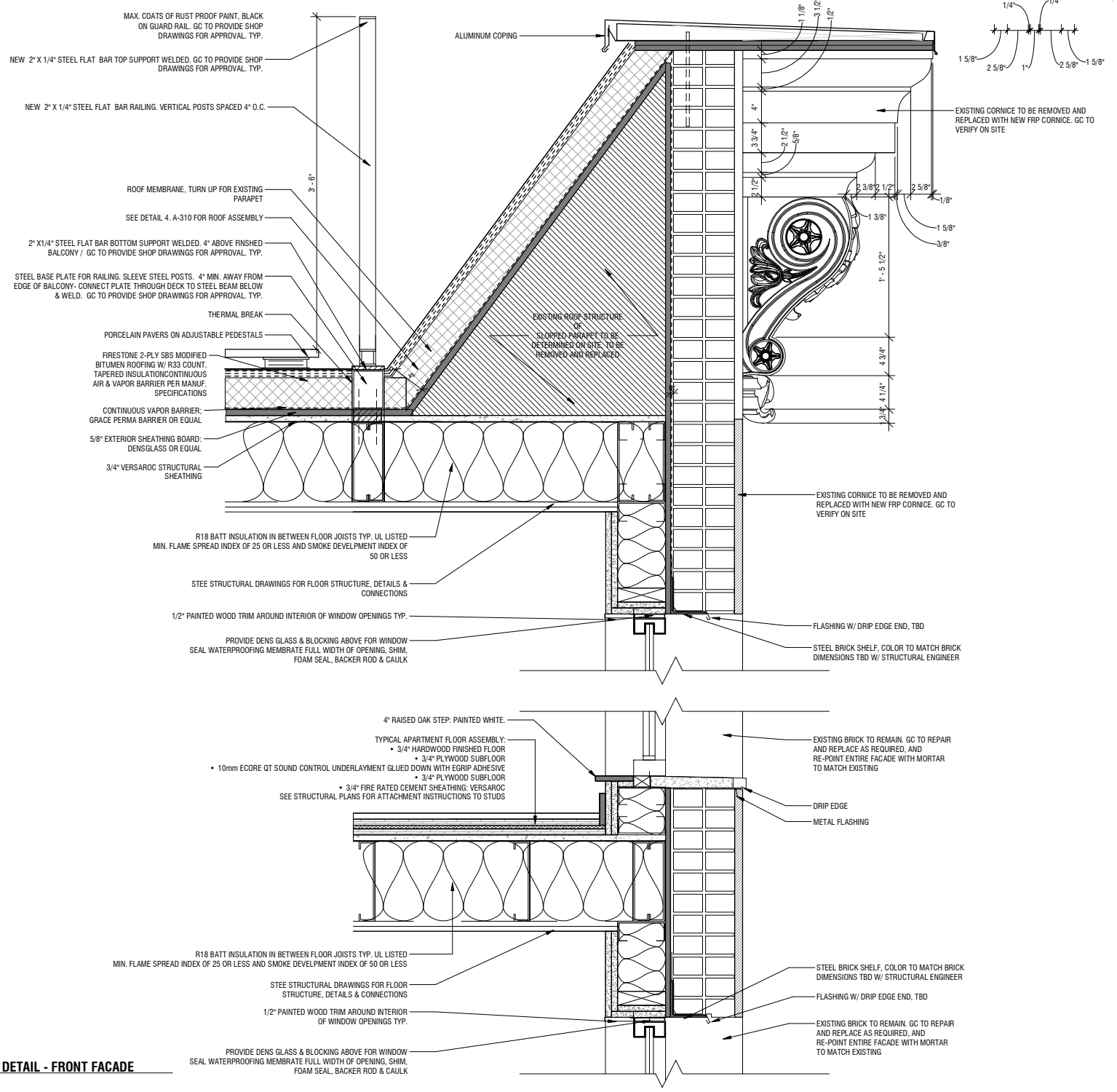
FRONT FACADE MODEL

DATE:	02/25/22
SCALE:	AS SHOWN
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JOB:	302-21

LCP-05



1 CORNICE DETAIL - FRONT FACADE
1/12" = 1'-0"



2 PARAPET AND TYP. DETAIL - FRONT FACADE
1/12" = 1'-0"



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SHEET NAME

FRONT FACADE - DETAILS

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LCP-07

DOB NOW JOB TBD



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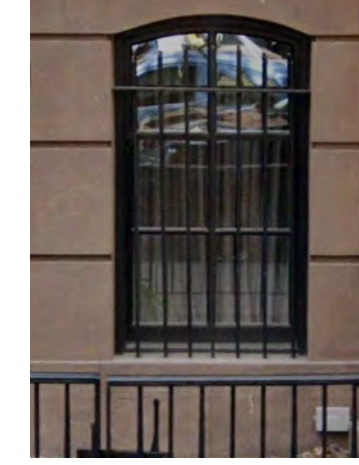
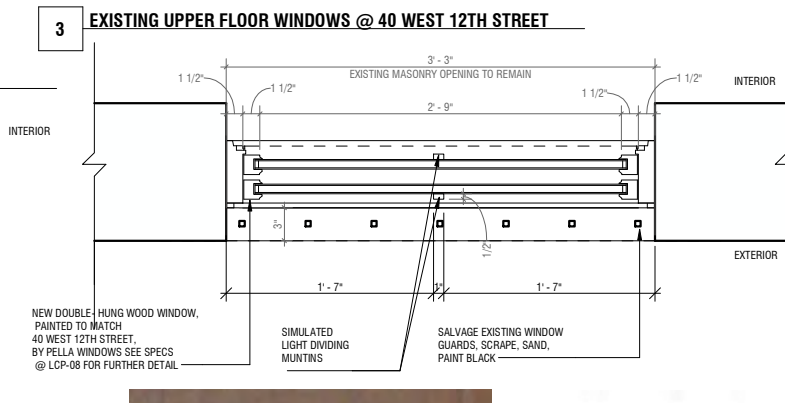
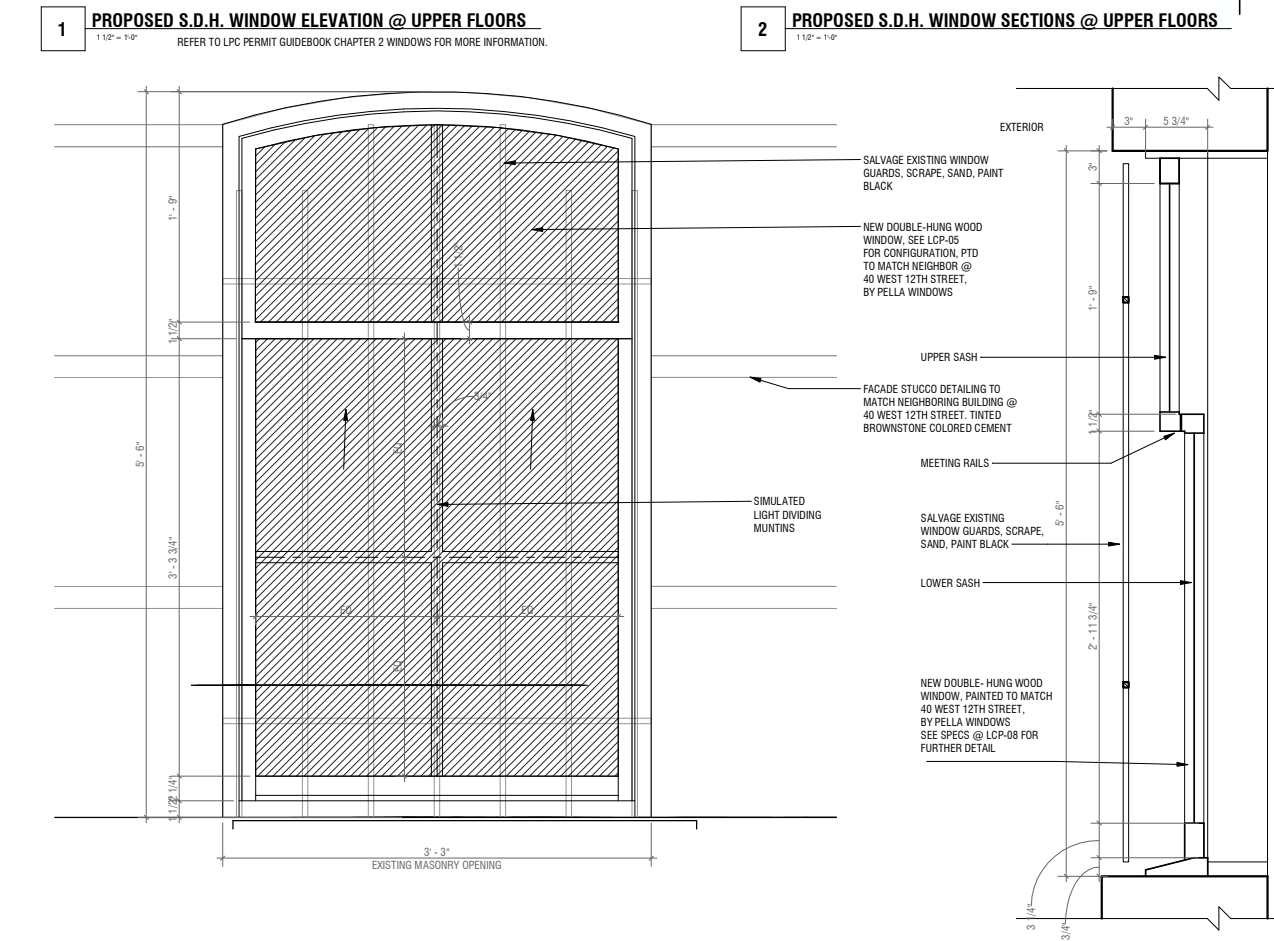
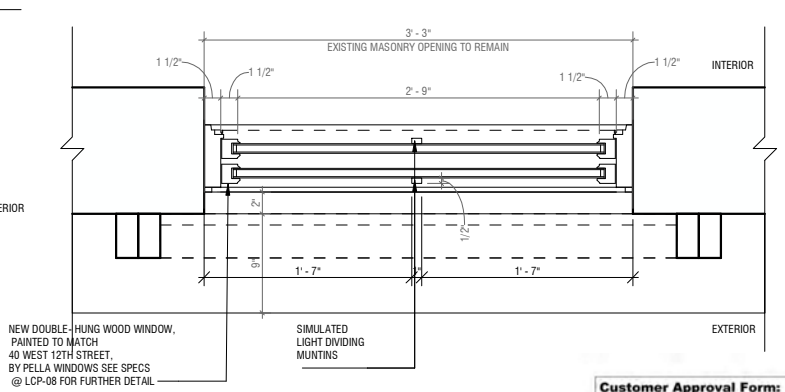
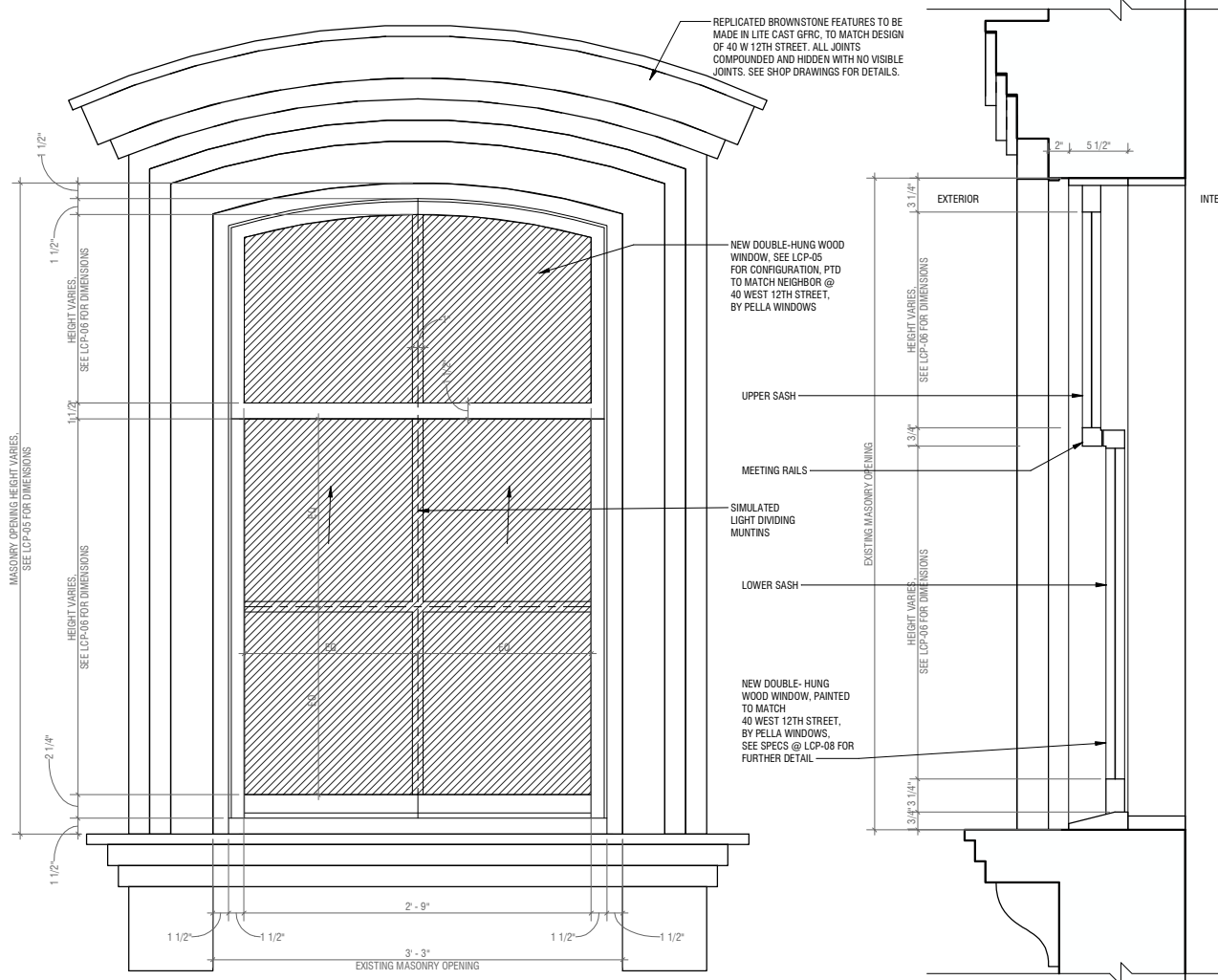
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SHEET NAME
FRONT FACADE WINDOW
DETAILS

DATE: 02/25/22
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CHECKED BY: OT
JOB: 302-21

LCP-08



Customer Approval Form:
Signature: _____ Date: _____



Quote Number: 1530933
Line Number: 50
Description: Pella Reserve Traditional Monumental Hung Single Hung Arch Head, 38 X 61
Rough Opening: 39 7/8" X 62 3/8"

These drawings are based on our interpretation of the information provided to us. They are submitted for your approval of the individual's responsibility for the project and are not intended to create any warranty or other liability. The user is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, framing, and sealant systems for all window and door installations.
* Building owner, architect, contractor, installer and/or consumer

Quote Name: 34 West 12th Street **Project Name:** David Weiss
Job Site Location: Manhattan, NY
Room Location: 3rd Fl Front

Printed On: 4/12/22 Page 19 Of 16

Customer Approval Form:
Signature: _____ Date: _____



Quote Number: 1530933
Line Number: 75
Description: Pella Reserve Traditional Monumental Hung Single Hung Arch Head, 38 X 61
Rough Opening: 39 7/8" X 62 3/8"

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Job Site Location: Manhattan, NY
Room Location: 4th Fl Front

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Description: Pella Reserve Traditional Monumental Hung Single Hung Arch Head, 38 X 61
Rough Opening: 39 7/8" X 62 3/8"

These drawings are based on our interpretation of the information provided to us. They are submitted for your approval of the individual's responsibility for the project and are not intended to create any warranty or other liability. The user is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, framing, and sealant systems for all window and door installations.
* Building owner, architect, contractor, installer and/or consumer

Quote Name: 34 West 12th Street **Project Name:** David Weiss
Job Site Location: Manhattan, NY
Room Location: GRACE FRONT

Printed On: 4/12/22 Page 17 Of 16

Customer Approval Form:
Signature: _____ Date: _____



Quote Number: 1530933
Line Number: 50
Description: Pella Reserve Traditional Monumental Hung Single Hung Arch Head, 38 X 112 7/8
Rough Opening: 39 7/8" X 114 6/8"

These drawings are based on our interpretation of the information provided to us. They are submitted for your approval of the individual's responsibility for the project and are not intended to create any warranty or other liability. The user is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, framing, and sealant systems for all window and door installations.
* Building owner, architect, contractor, installer and/or consumer

Quote Name: 34 West 12th Street **Project Name:** David Weiss
Job Site Location: Manhattan, NY
Room Location: 1ST FL FRONT

Printed On: 4/12/22 Page 19 Of 16



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PROJECT

34

WEST 12TH ST
NY NY 10011

OWNER

34 WEST 12TH

APPLICANT OF RECORD

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YORK, NY 10002

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No.	Date	Description

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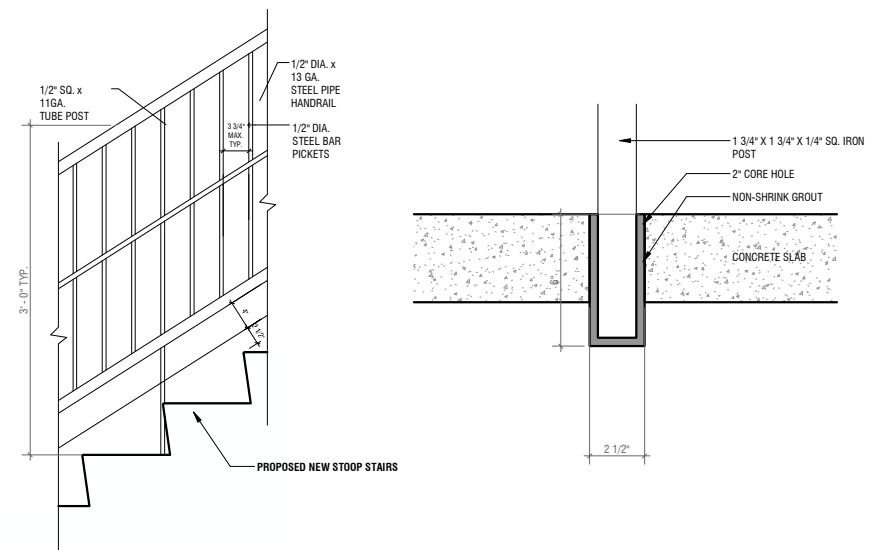
SHEET NAME

ENTRANCE DETAILS

DATE: 12/09/2020
SCALE: AS SHOWN
DRAWN BY: OT
CHECKED BY: SC
JOB: 302-21

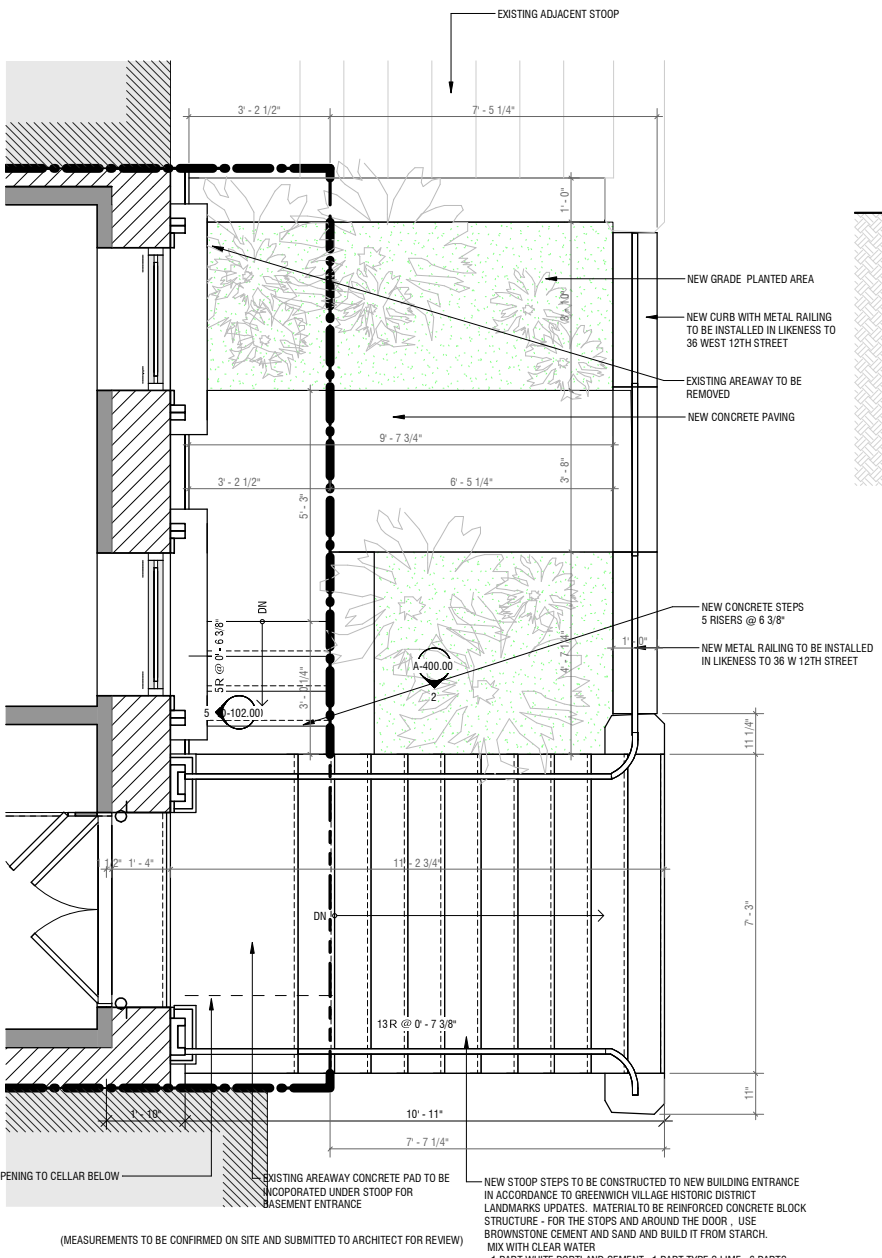
LCP-11

DOB NOW JOB TBD



2 STAIR DETAIL @ STOOP
1/2" = 1/8"

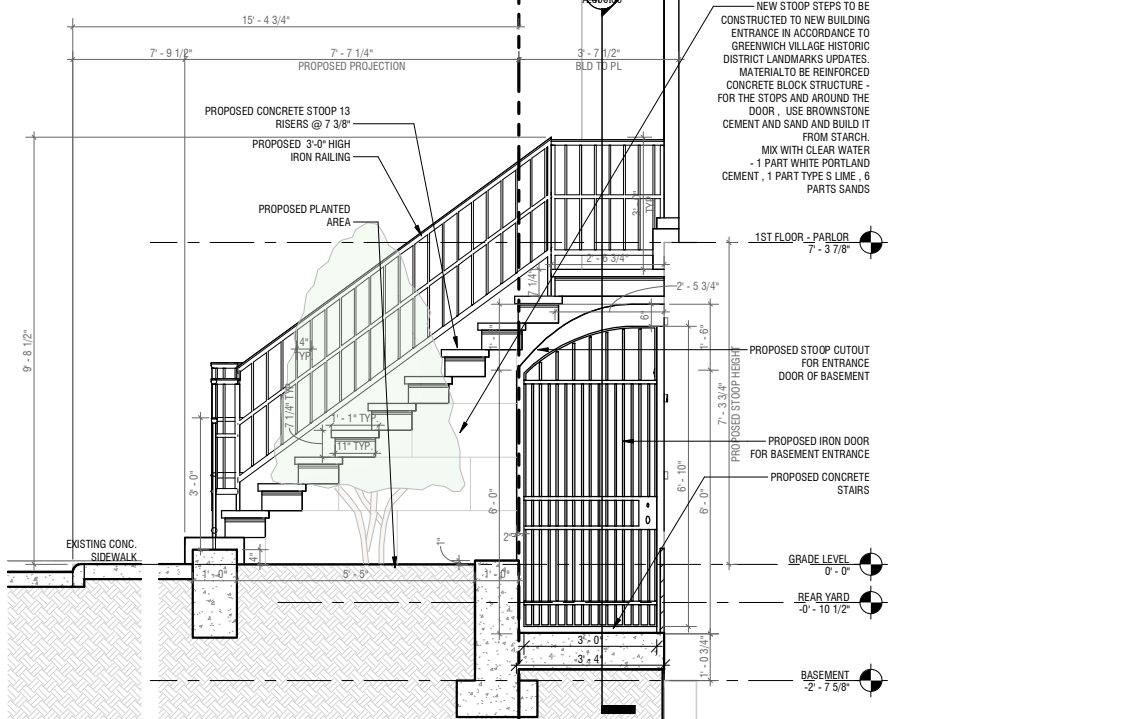
6 RAILING POST DETAIL
2" = 1/8"



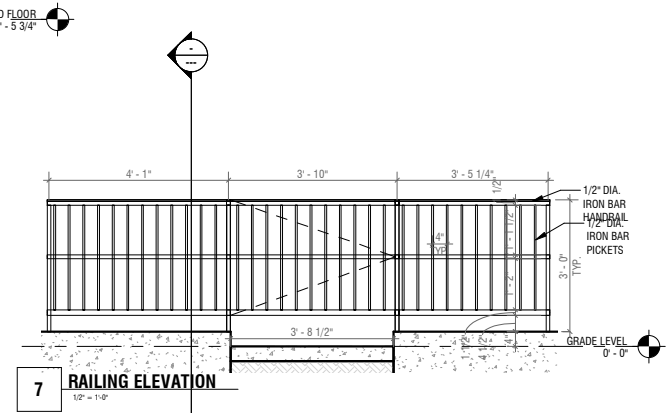
1 PROPOSED STOOP DETAIL
1/2" = 1/8"



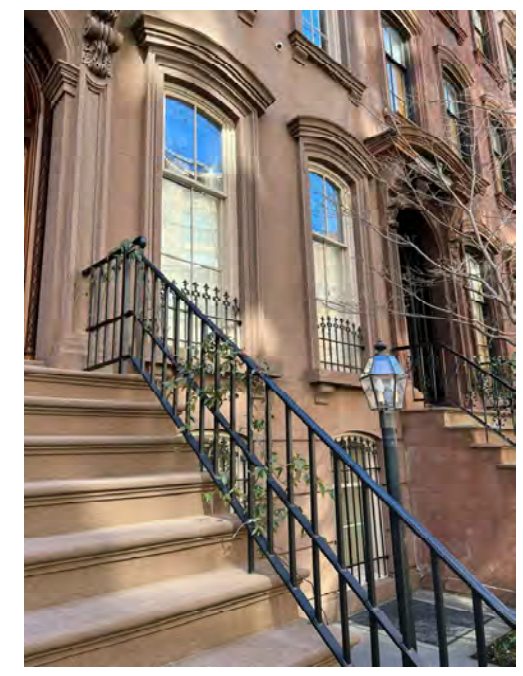
8 EXTERIOR SECTION @ BASEMENT ENTRANCE
1/2" = 1/8"



5 EXTERIOR ELEVATION @ STOOP
1/2" = 1/8"



7 RAILING ELEVATION
1/2" = 1/8"



3 EXISTING RAILING @ 36 WEST 12TH STREET



4 EXISTING STOOP @ 36 WEST 12TH STREET







1 REAR FACADE MODEL - 3D VIEW



2 EXISTING REAR FACADE PHOTOS

MATERIAL SELECTION - REAR FACADE

-  EXISTING TINTED STUCCO TOP LAYER TO BE REPAIRED AS REQUIRED, SMOOTHED AND REPAINTED. COLOR TBD.
-  EXISTING CORNICE TO BE REMOVED AND REPLACED WITH NEW FIBERGLASS REINFORCED POLYESTER @ ROOF IN LIKENESS TO 36 W 12TH STREET. PAINTED BLACK.
-  EXISTING WINDOWS TO BE REMOVED AND REPLACED. NEW WINDOWS TO BE INSTALLED IN LIKENESS TO FACADE 38 & 40 WEST 12TH STREET.
-  EXISTING RAILING TO BE REMOVED. NEW RAILING TO BE INSTALLED AT ROOF.



4 ANALYSIS OF NEIGHBORING REAR FACADES



EXTENSION @ 34 W 12TH STREET NOT FOUND IN ANY FILING DOCUMENTATION. PRESENT IN FILING FOR METAL AND GLASS EXTENSION IN 1989. EVIDENCE OF NEWER MATERIALS AND WINDOW ELEMENTS SUGGEST EXTENSION WAS NOT PART OF ORIGINAL DESIGN. TO BE DEMOLISHED.

FILING FOUND IN 1989 FOR AN APPROVED ONE STORY ADDITION FOR A METAL AND GLASS EXTENSION. TO BE DEMOLISHED.

5 ANALYSIS OF REAR YARD EXTENSIONS



3 ANALYSIS OF REAR FACADE TEST PATCHES

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PROJECT

34

WEST 12TH ST
NY NY 10011

OWNER

34 WEST 12TH

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REAR FACADE MODEL

DATE: 03/15/22
SCALE: AS SHOWN
DRAWN BY: Author
CHECKED BY: Checker
JOB: 302-21

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SHEET NAME

EXTERIOR ELEVATIONS
REAR FACADE

DATE: 02/25/22
SCALE: AS SHOWN
DRAWN BY: OT
CHECKED BY: SC
JOB: 302-21

LCP-13



NEW RAILING TO BE INSTALLED, IN LIKENESS TO 36 W 12TH STREET

EXISTING CORNICE TO BE REMOVED AND REPLACED

34 W 12TH STREET
36 W 12TH STREET



36 W 12TH STREET

38 W 12TH STREET

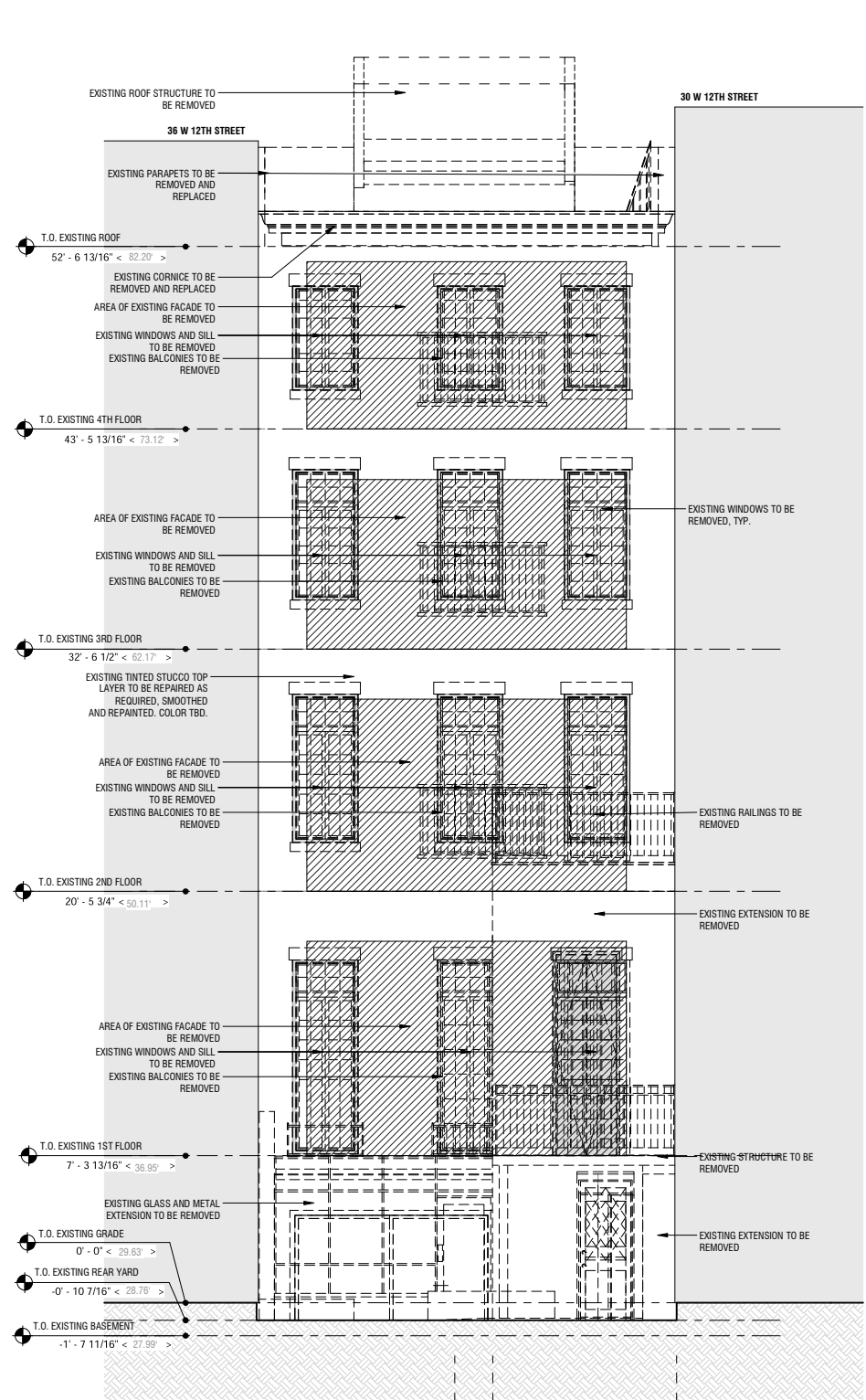
40 W 12TH STREET



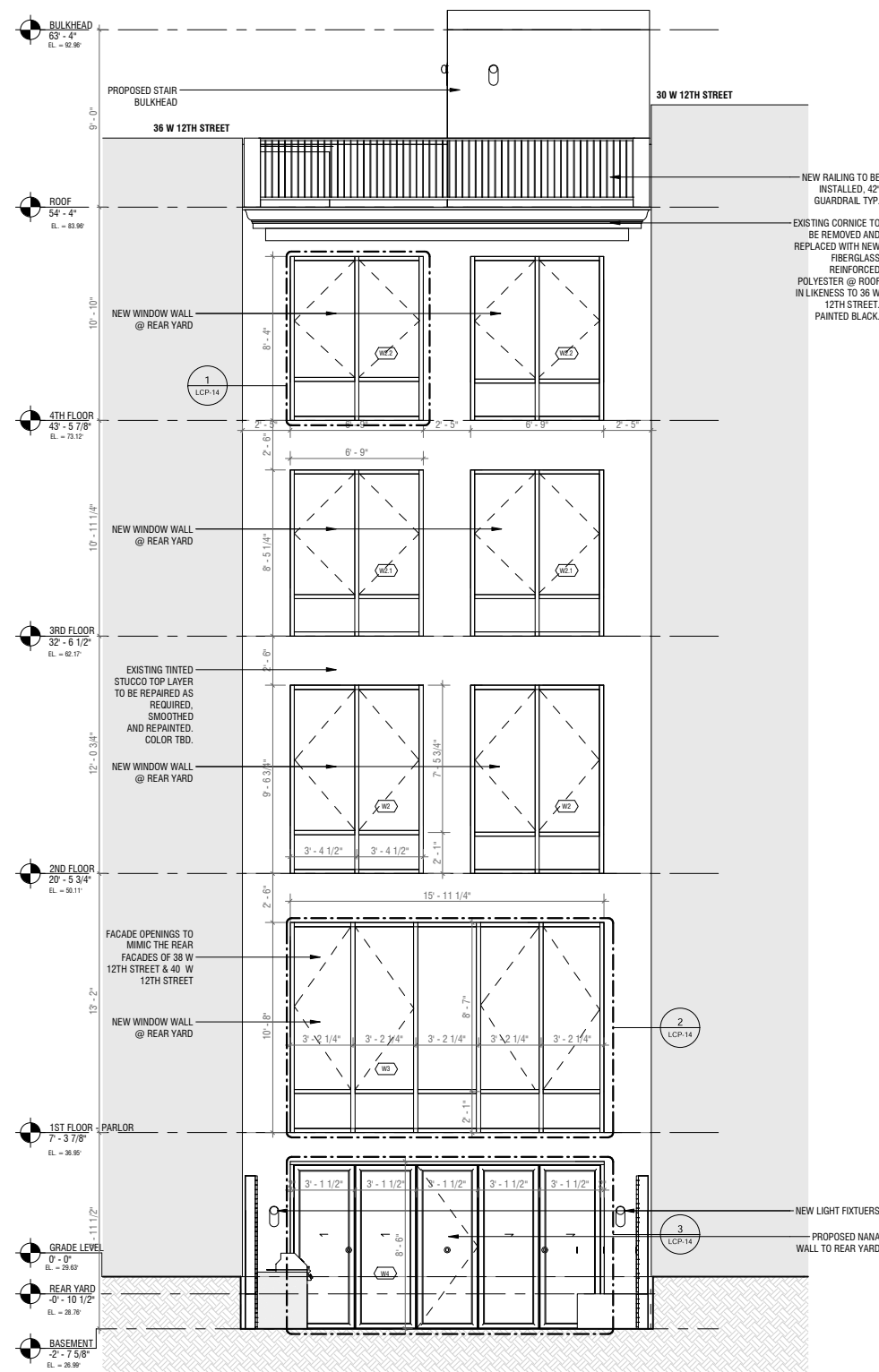
30 W 12TH STREET

30 W 12TH STREET

34 W 12TH STREET



1 REMOVAL SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

3 REAR FACADE REFERENCE - NEIGHBORS

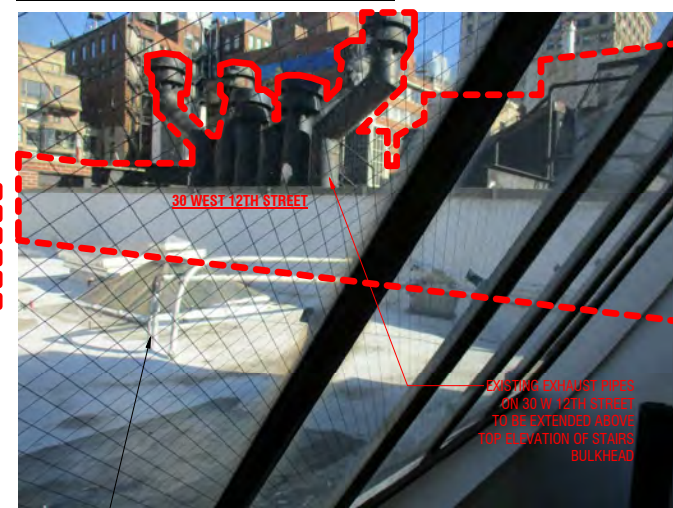
ROOF VIEW LOOKING NORTH



ROOF VIEW LOOKING SOUTH



ROOF VIEW LOOKING AT 30 W 12TH STREET FROM INSIDE LOFT

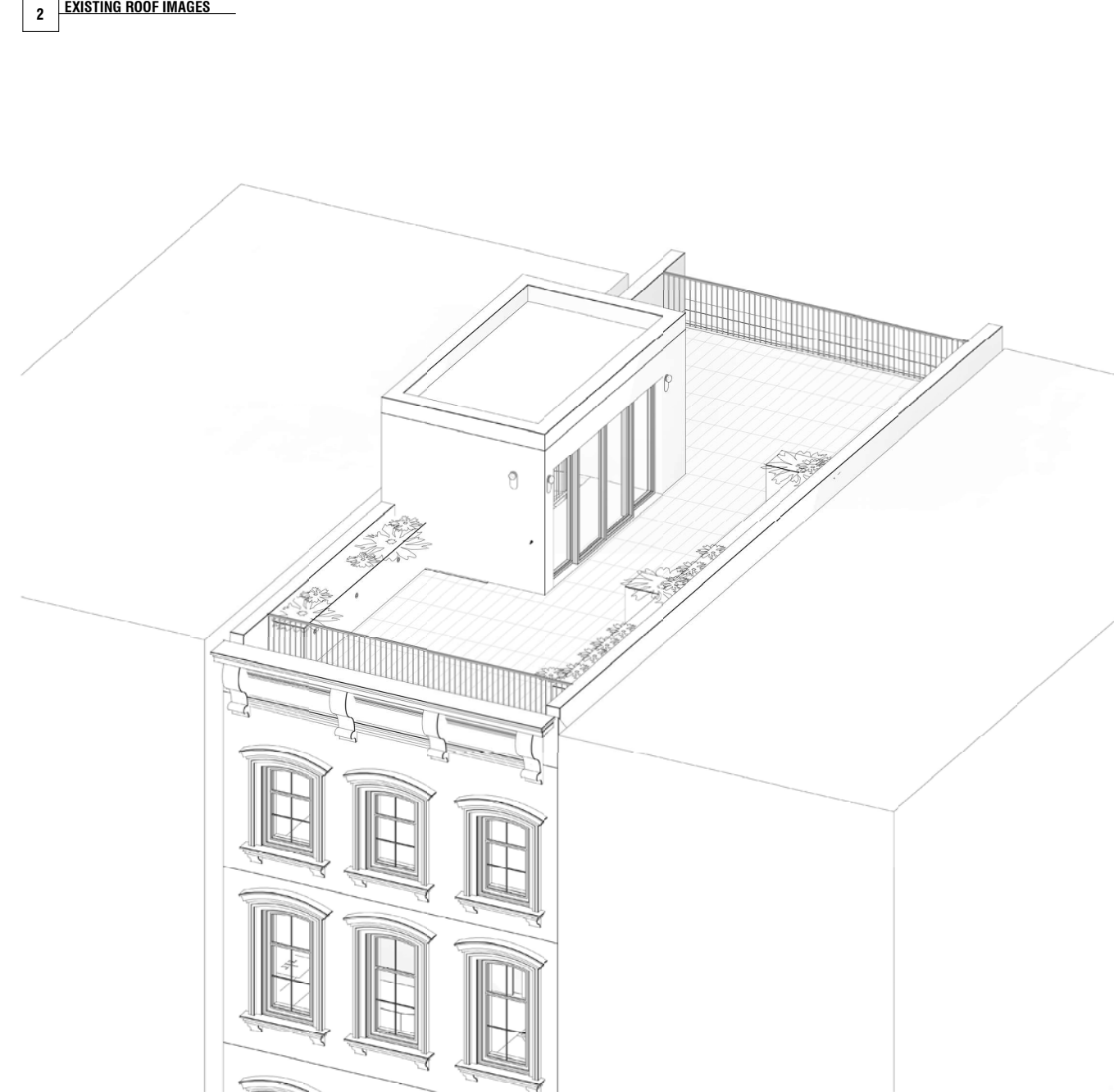


ROOF VIEW LOOKING AT 36 W 12TH STREET FROM INSIDE LOFT



2 EXISTING ROOF IMAGES

EXISTING MECHANICAL TO BE REMOVED, EXISTING LOFT SKYLIGHT TO BE REMOVED, EXISTING STAIRS BULKHEAD TO BE REMOVED, EXISTING LOFT SKYLIGHTS TO BE REMOVED, EXISTING MECHANICAL TO BE REMOVED, EXISTING SKYLIGHT TO BE REMOVED



1 ROOF - DESIGN MODEL

STREET VIEW LOOKING SOUTHWEST



STREET VIEW LOOKING SOUTHEAST



3 STREET VIEWS

MATERIAL SELECTION - ROOF

- NEW TINTED STUCCO @ BULKHEAD TO MATCH 36 WEST 12TH STREET (NEIGHBOR)
NEW WINDOW
NEW RAILING
NEW PLANTER



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PROJECT

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ROOF MODEL

DATE: 03/15/22 SCALE: AS SHOWN DRAWN BY: Author CHECKED BY: Checker JOB: 302-21

LCP-15

ROOF VIEW LOOKING NORTH



ROOF VIEW LOOKING SOUTH



ROOF VIEW LOOKING AT 30 W 12TH STREET FROM INSIDE LOFT



ROOF VIEW LOOKING AT 36 W 12TH STREET FROM INSIDE LOFT



2 EXISTING ROOF IMAGES



1 EXISTING SECTION

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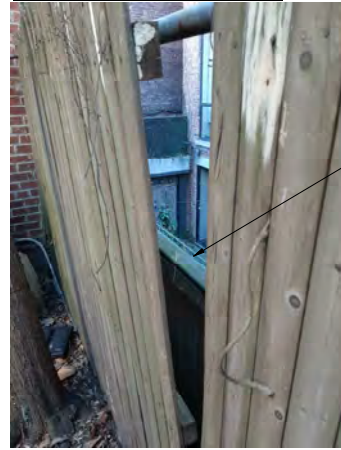
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EXISTING SECTIONS

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JOB: 302-21

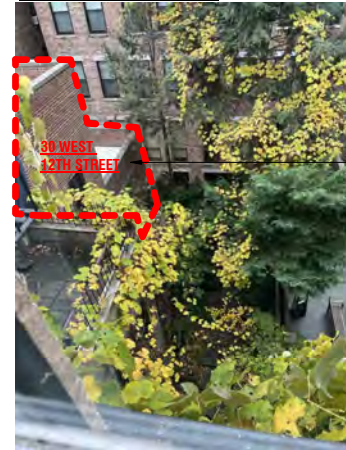
LCP-16

SUNKEN PORTION OF 31 WEST 11TH STREET



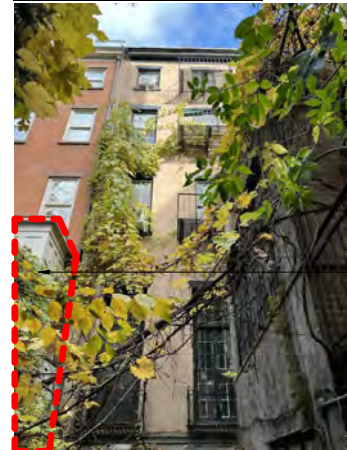
EXISTING REAR YARD @ 31 WEST 11TH STREET SUNKEN, REDUCING VISIBILITY TO 34 WEST 12TH STREET FACADE.

VIEW OF REAR YARD FROM LVL 3



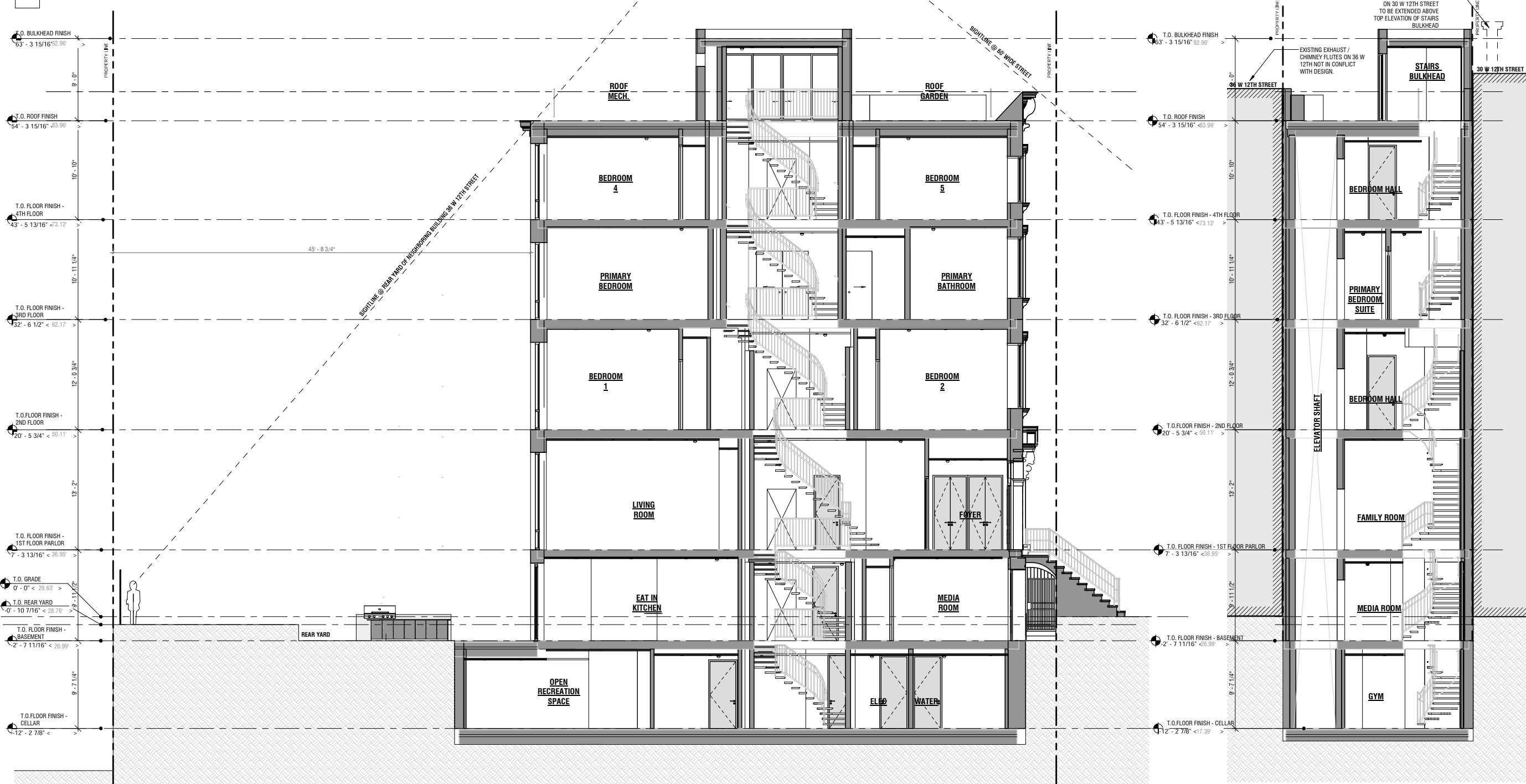
30 WEST 12TH STREET EXISTING EXTENSION PREVENTS VISIBILITY FROM PROPERTIES EAST OF THE SITE

VIEW OF REAR FACADE FROM REAR YARD



36 WEST 12TH STREET EXISTING EXTENSION PREVENTS VISIBILITY FROM PROPERTIES WEST OF THE SITE

3 EXISTING REAR YARD PHOTOS



2 PROPOSED SECTION THROUGH STAIRS

1 PROPOSED SECTION THROUGH ELEVATOR

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LCP-17

GENERAL NOTE:

- REFER TO MECHICAL PLANS FOR KITCHENETTE VENTILATION



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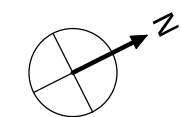
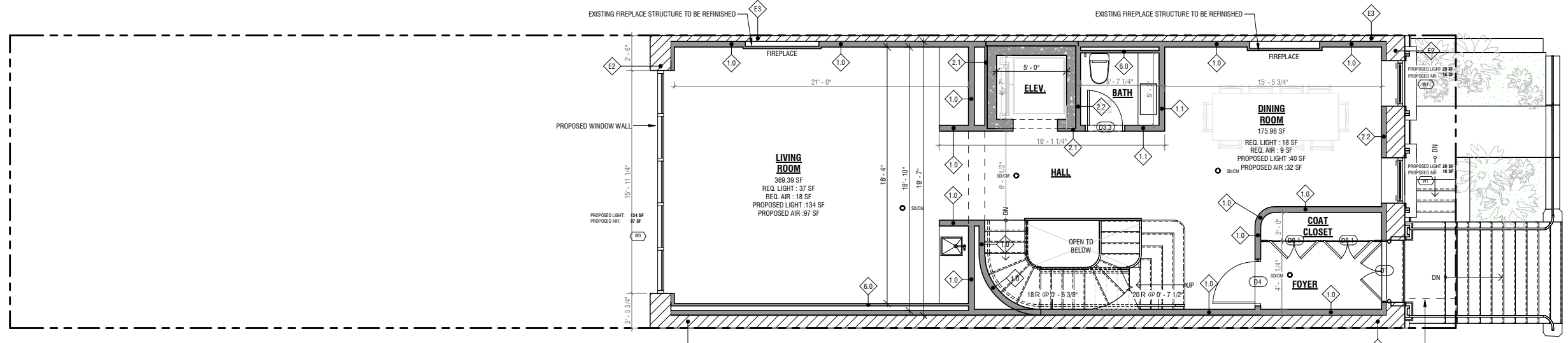
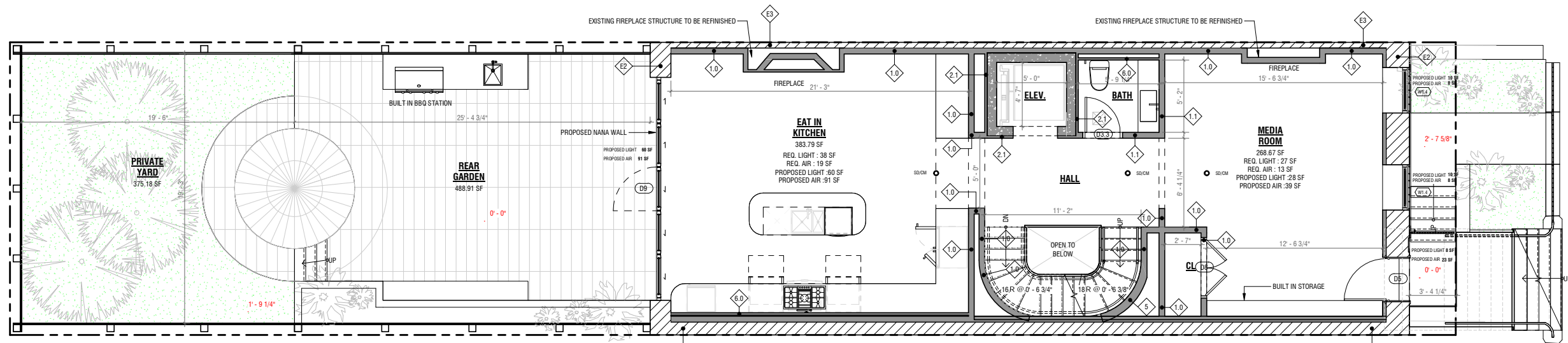
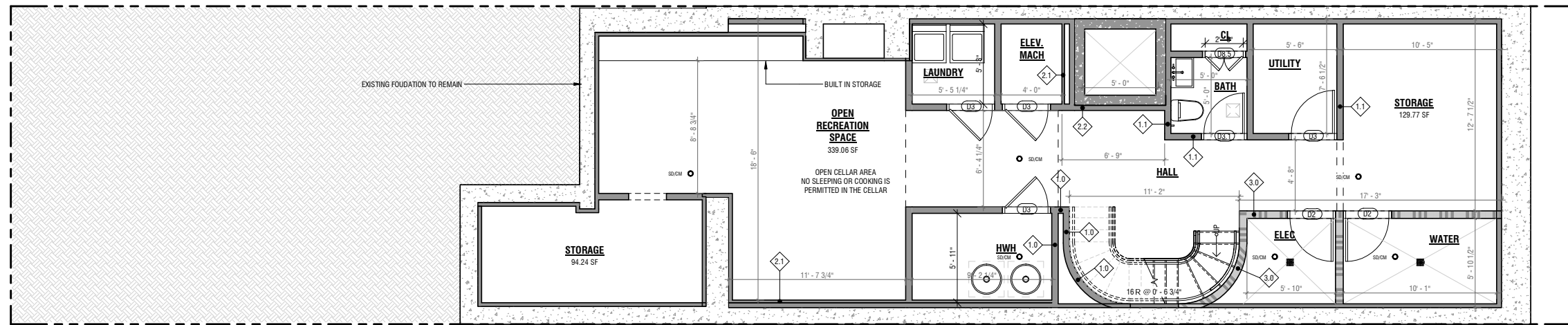
SHEET NAME

PROPOSED FLOOR PLANS

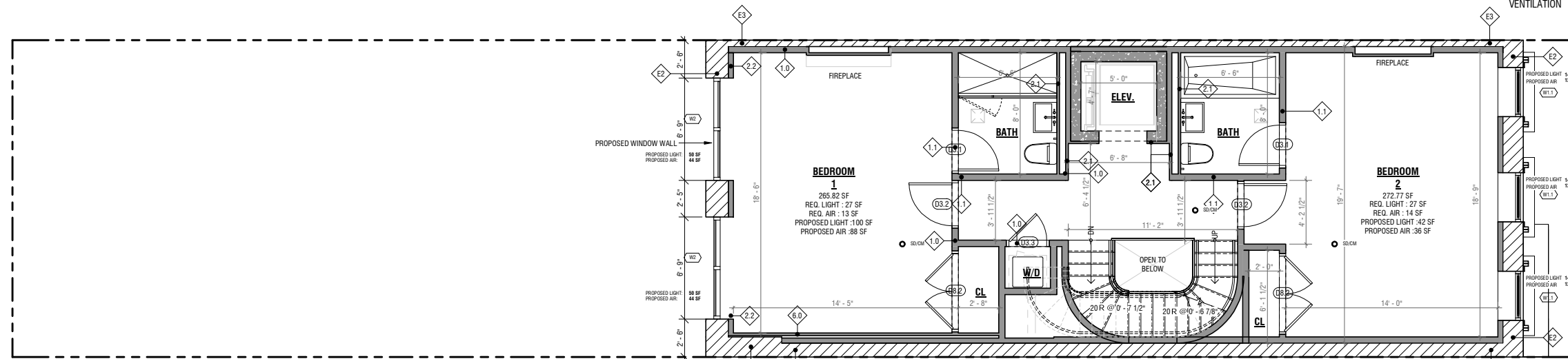
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SCALE: AS SHOWN
DRAWN BY: OT
CHECKED BY: SC
JOB: 302-21

A-100.00

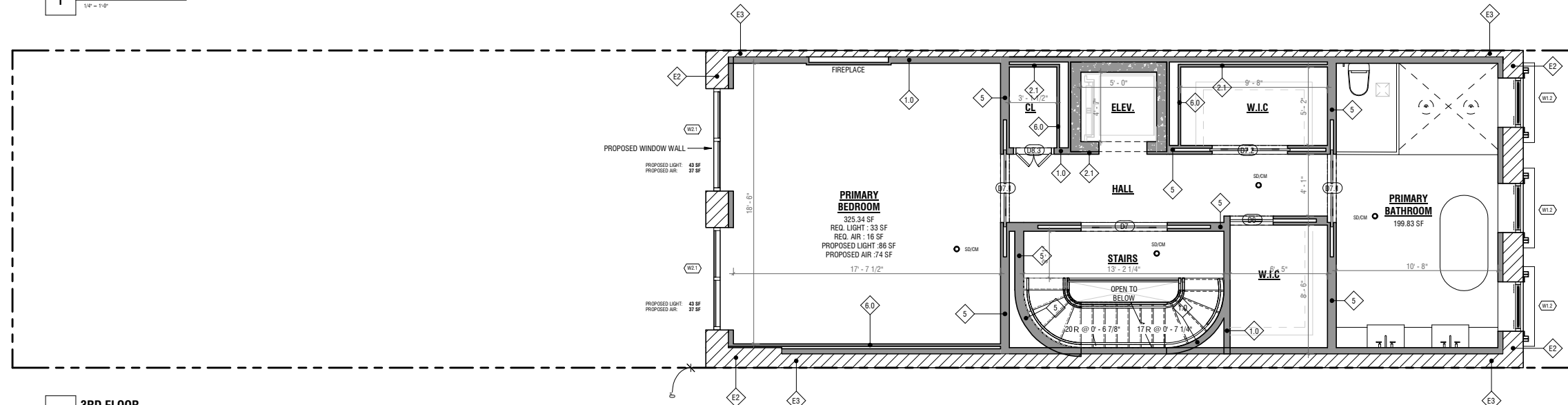
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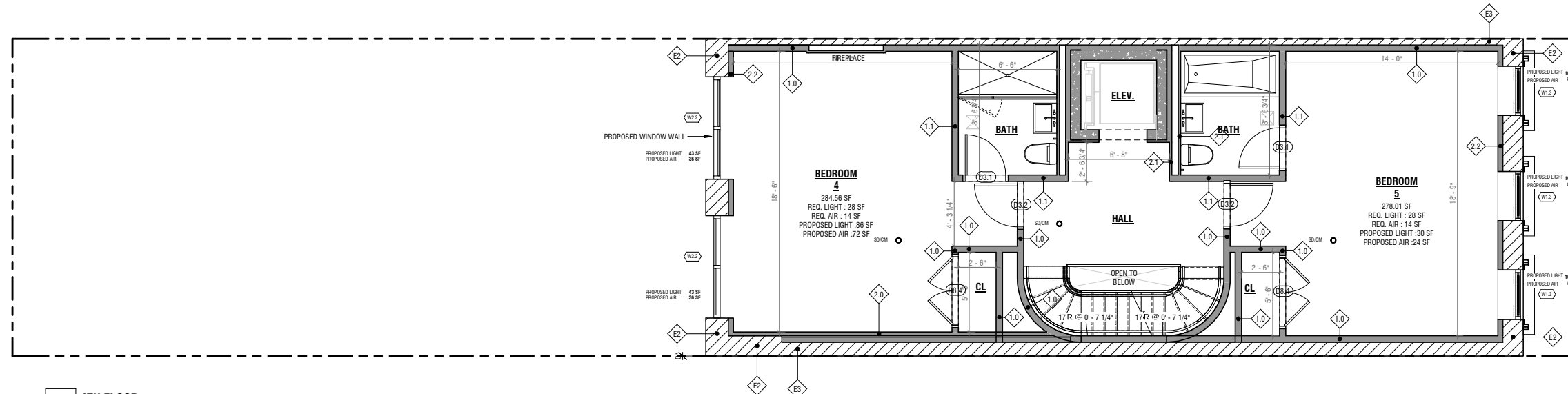
GENERAL NOTE:
- REFER TO MECHANICAL PLANS FOR KITCHENETTE
VENTILATION



1 **2ND FLOOR**
1/8" = 1'-0"



2 **3RD FLOOR**
1/8" = 1'-0"



3 **4TH FLOOR**
1/8" = 1'-0"

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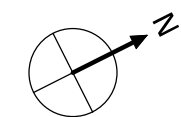
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PROPOSED FLOOR PLANS

DATE:	04/22/2022
SCALE:	AS SHOWN
DRAWN BY:	OT
CHECKED BY:	SC
JOB:	302-21

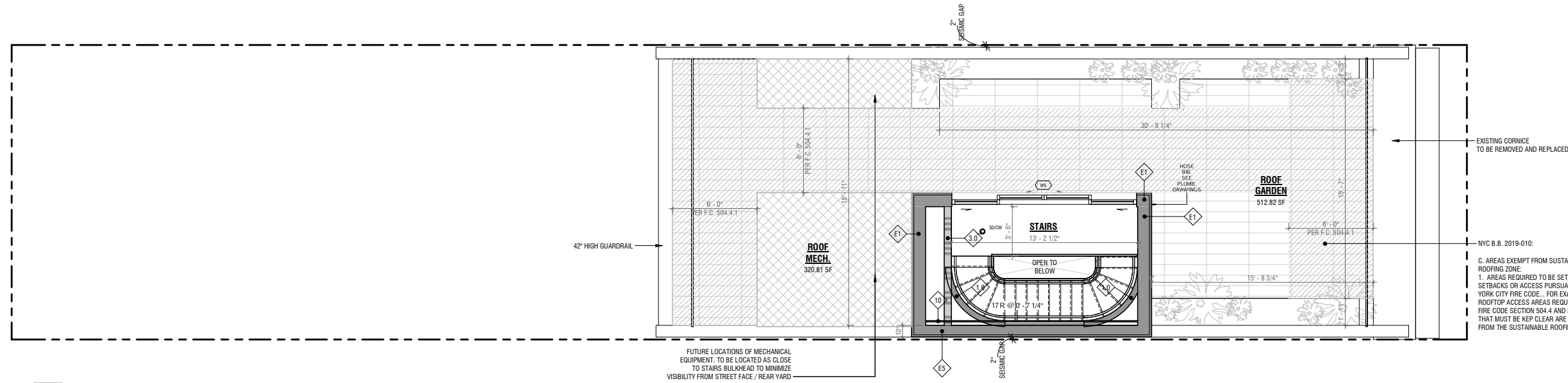
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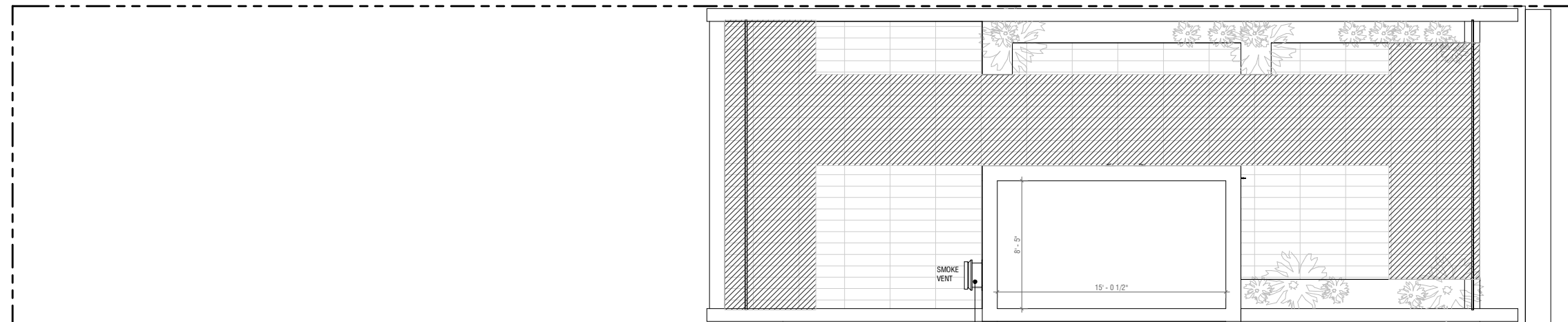


GENERAL NOTE:

- REFER TO MECHICAL PLANS FOR KITCHENETTE VENTILATION

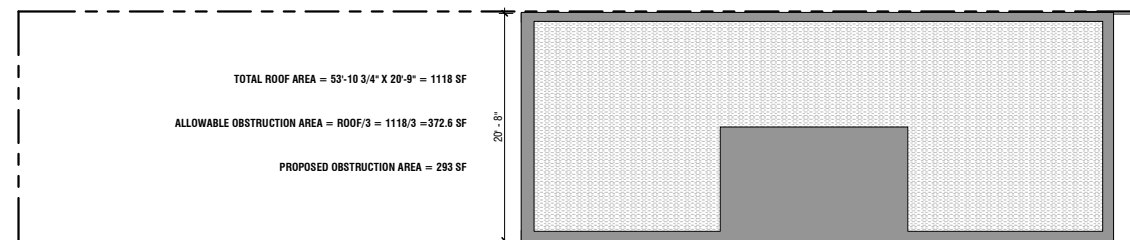


1 ROOF
1/8" = 1'-0"



2 BULKHEAD
1/8" = 1'-0"

708.12.1.2 SMOKE VENT DIMENSIONS
THE EFFECTIVE VENTING AREA SHALL NOT BE LESS THAN 3 1/2 PERCENT OF THE MAXIMUM SHAFT AREA AT ANY FLOOR, BUT IN NO EVENT LESS THAN 72 SQUARE INCHES
MIN SMOKE VENT AREA = 102 SF STAIR SHAFT X .035 = 3.57 SF PROVIDED SMOKE VENT AREA = 2'0" X 2'0" = 4 SF
708.12.1.3.1 SMOKE VENTS LOCATED ABOVE THE ROOF LINE
WHERE A CLOSED SHAFT OR SMOKE VENT DUCT PENETRATES THROUGH THE ROOF OF THE BUILDING, THE VENT SHALL BE LOCATED AS FOLLOWS:
THE VENT SHALL BE LOCATED AT LEAST 9 INCHES (203 MM) ABOVE A NONCOMBUSTIBLE ROOF ASSEMBLY OR AT LEAST 36 INCHES (914 MM) ABOVE A COMBUSTIBLE ROOF ASSEMBLY.
THE VENT SHALL BE LOCATED AT LEAST 10 FEET (3048 MM) FROM ANY WINDOW, DOOR, EXTERIOR STAIRWAY, OR INTERIOR LOT LINE. THE VENT MAY BE LOCATED NO LESS THAN 5 FEET (1524 MM) FROM ANY WINDOW OR DOOR PROVIDED THAT THE VENT IS LOCATED AT A POINT HIGHER THAN THE TOP OF SUCH WINDOW OR DOOR.
WHERE THE VENT IS CONSTRUCTED AS A WINDOW OR LOUVER, THE SILL OF THE WINDOW OR LOUVER SHALL BE LOCATED AT LEAST 36 INCHES (914 MM) ABOVE THE ROOF ASSEMBLY.



3 ROOF CALCULATIONS
1/8" = 1'-0"



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OWNER

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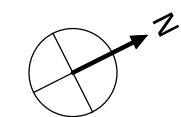
SHEET NAME

PROPOSED FLOOR PLANS

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OWNER

34 WEST 12TH

APPLICANT OF RECORD

STEPHEN CONTE
37 GREENPOINT AVE SUITE 502
BROOKLYN NY, 11222

DOB CONSULTANT

BMB BUILDING CONSULTANTS
53 ELIZABETH ST. SUITE 2C NEW YORK,
NY 10013

STRUCTURAL ENGINEER

M C STRUCTURAL ENGINEERING PLLC
116-55 QUEENS BLVD, SUITE 205
FOREST HILLS, NY 11375

MECHANICAL ENGINEER

ALL CITY ENGINEERING, P.C.
107 E BROADWAY, 5TH FLOOR NEW
YORK, NY 10002

ISSUES

No.	Date	Description

REVISIONS

No.	Date	Description

SEAL

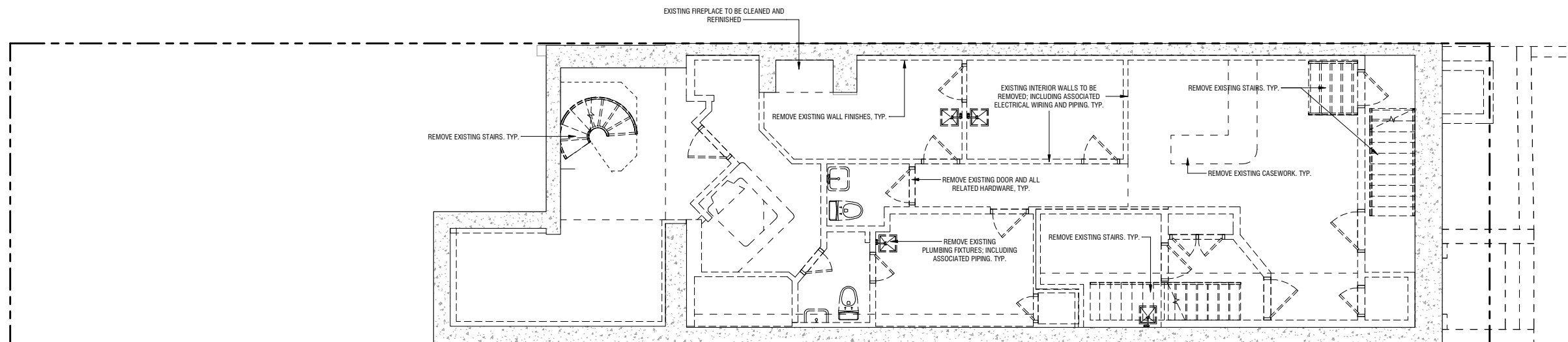


SHEET NAME

REMOVAL PLANS

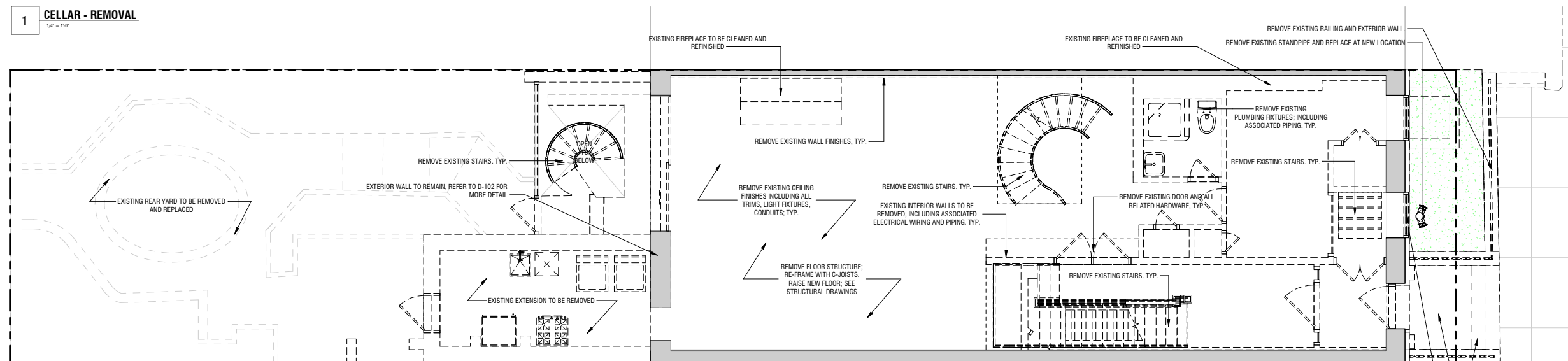
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SCALE: AS SHOWN
DRAWN BY: OT
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JOB: 302-21

D-100.00



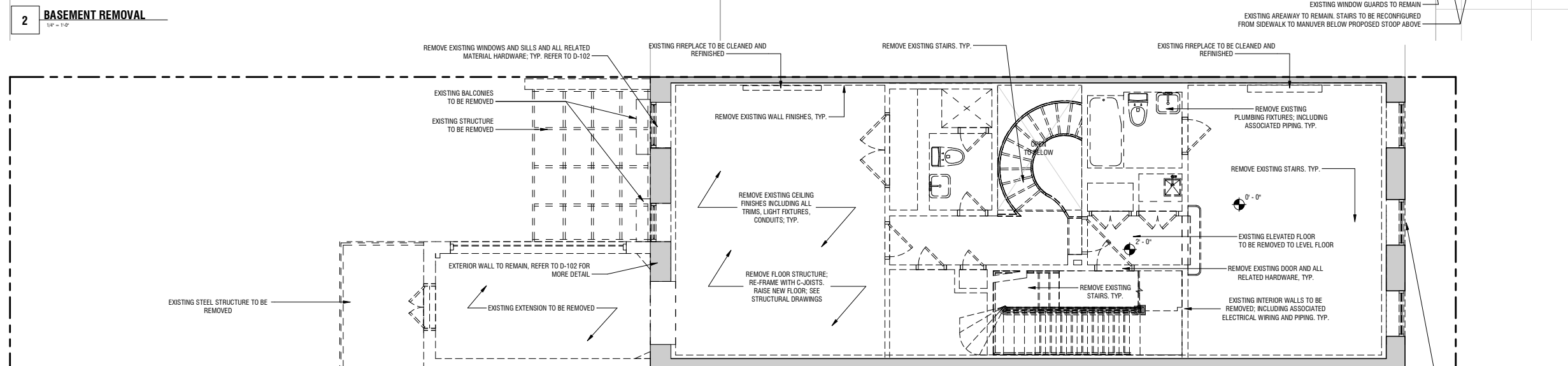
1 CELLAR - REMOVAL

1/8" = 1'-0"



2 BASEMENT REMOVAL

1/8" = 1'-0"



3 1ST FLOOR REMOVAL

1/8" = 1'-0"





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Suite 502 Brooklyn NY 11222 // 929.293.0385

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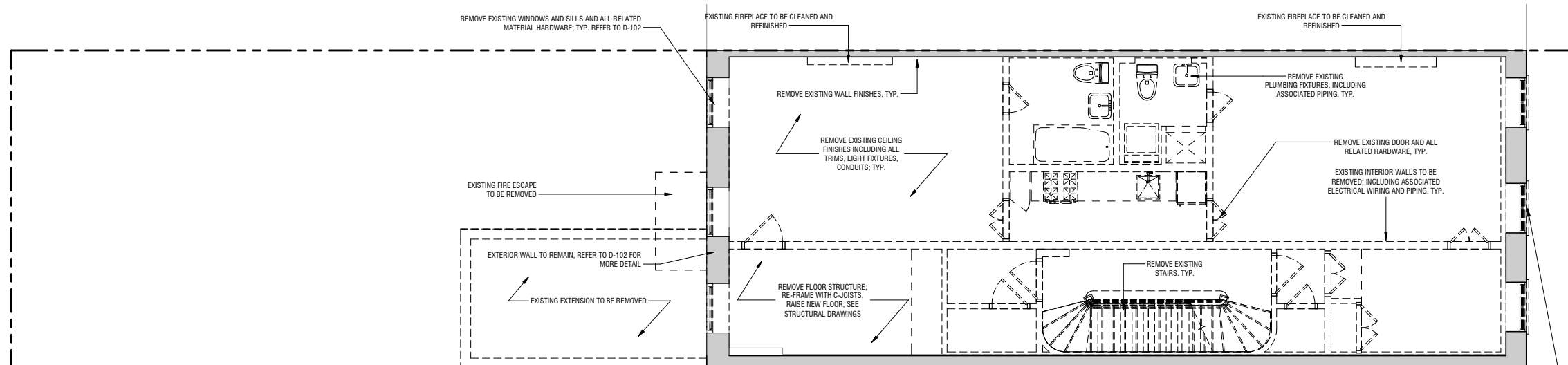


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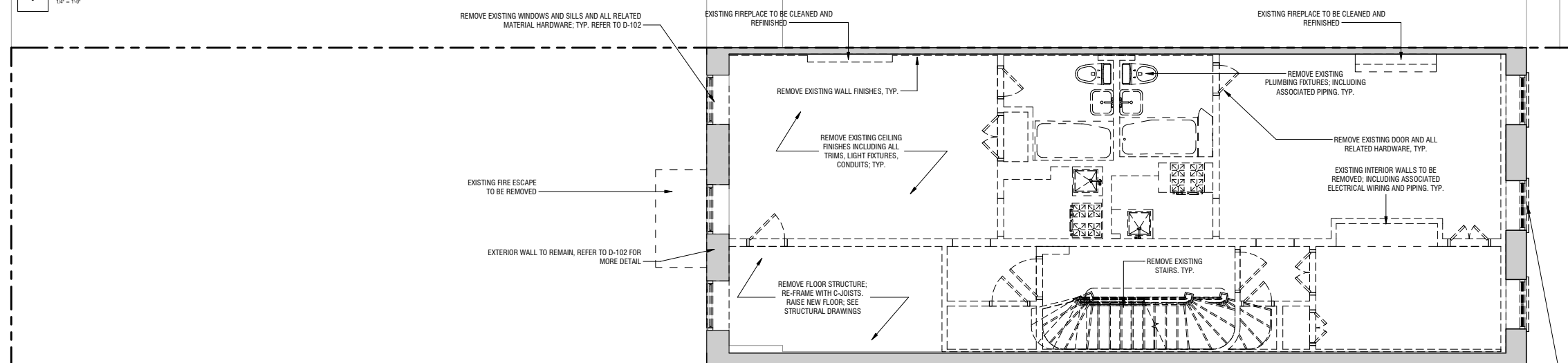
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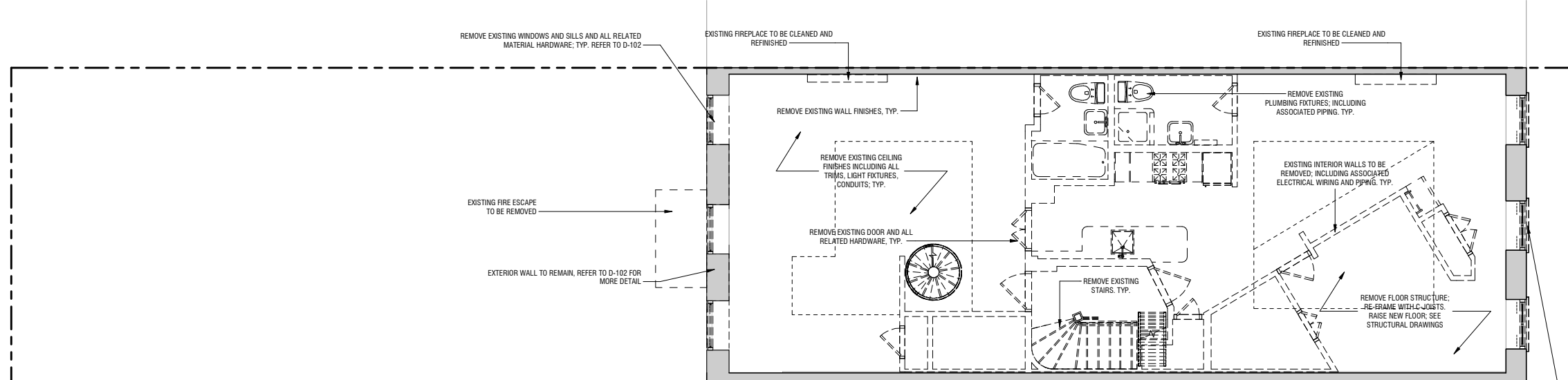
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1 2ND FLOOR REMOVAL
1/4" = 1'-0"



2 3RD FLOOR REMOVAL
1/4" = 1'-0"



3 4TH FLOOR REMOVAL
1/4" = 1'-0"



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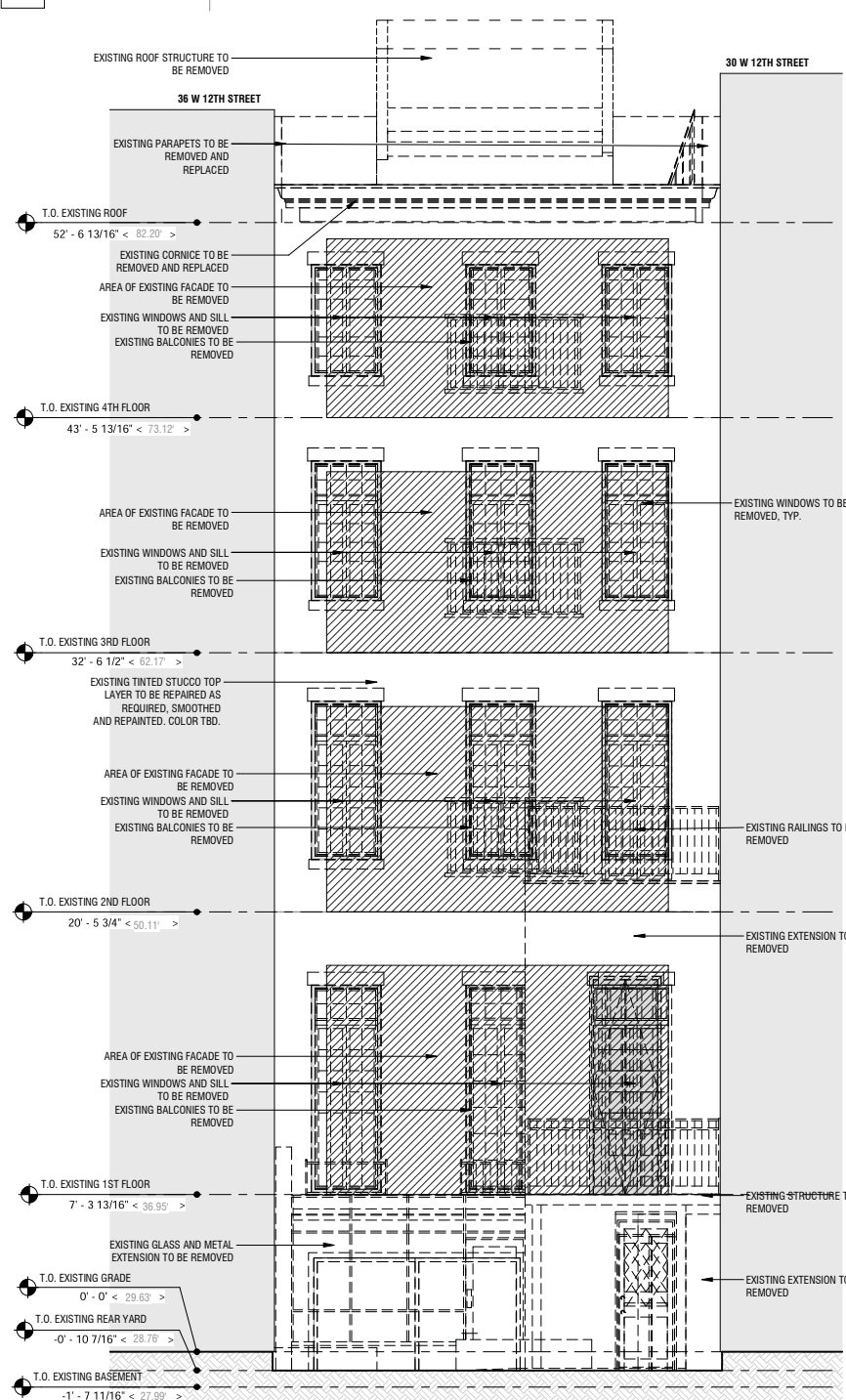
REMOVAL PLANS

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D-102.00

1 ROOF REMOVAL

1/4" = 1'-0"

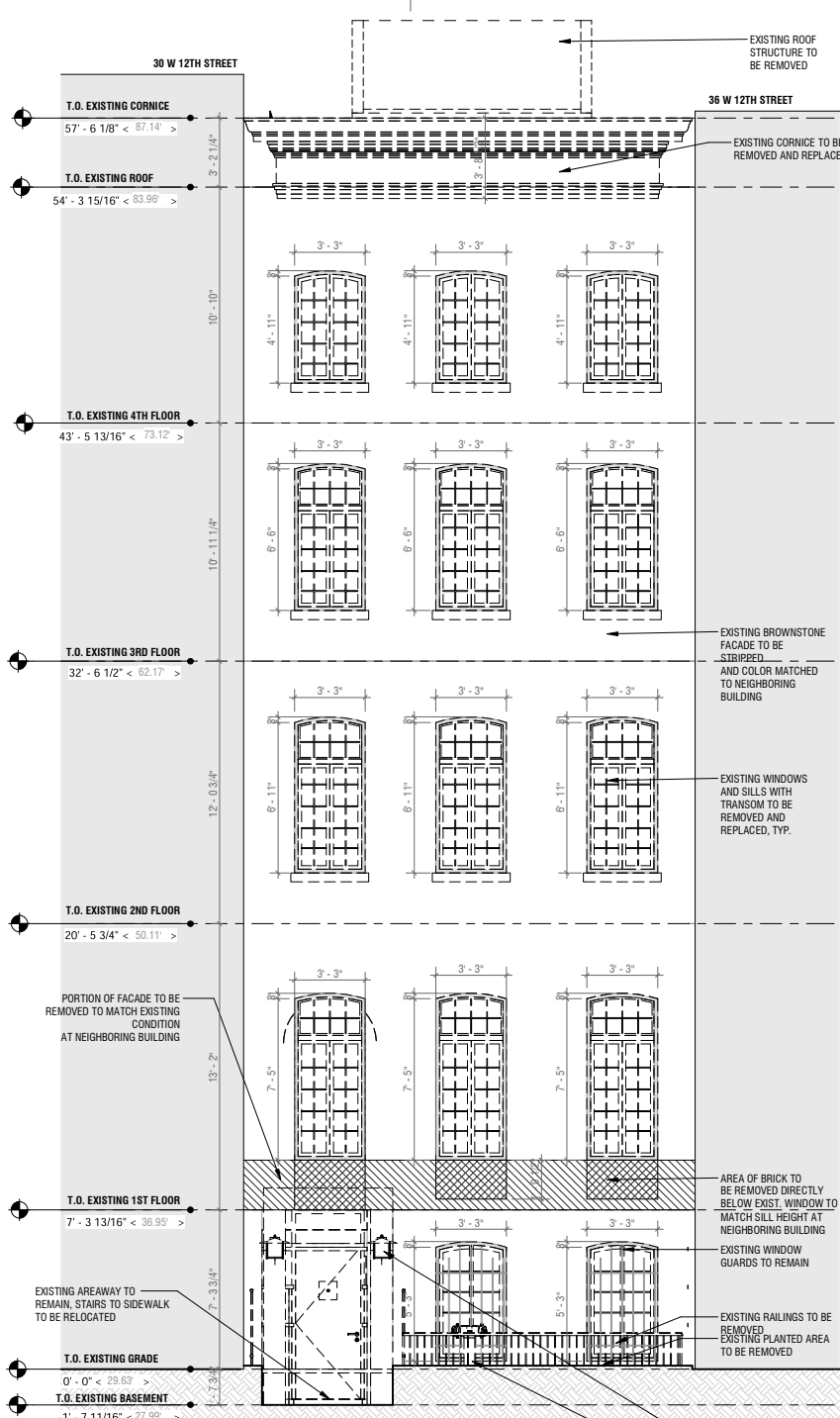


4 REMOVAL SOUTH ELEVATION

1/4" = 1'-0"

5 REMOVAL NORTH ELEVATION

1/4" = 1'-0"

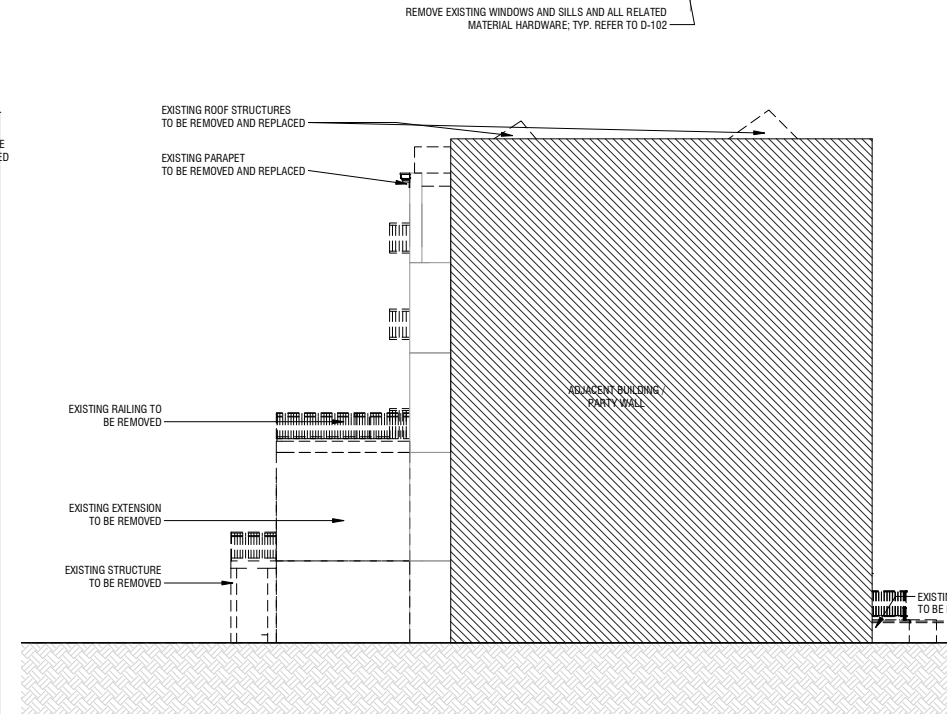


5 REMOVAL NORTH ELEVATION

1/4" = 1'-0"

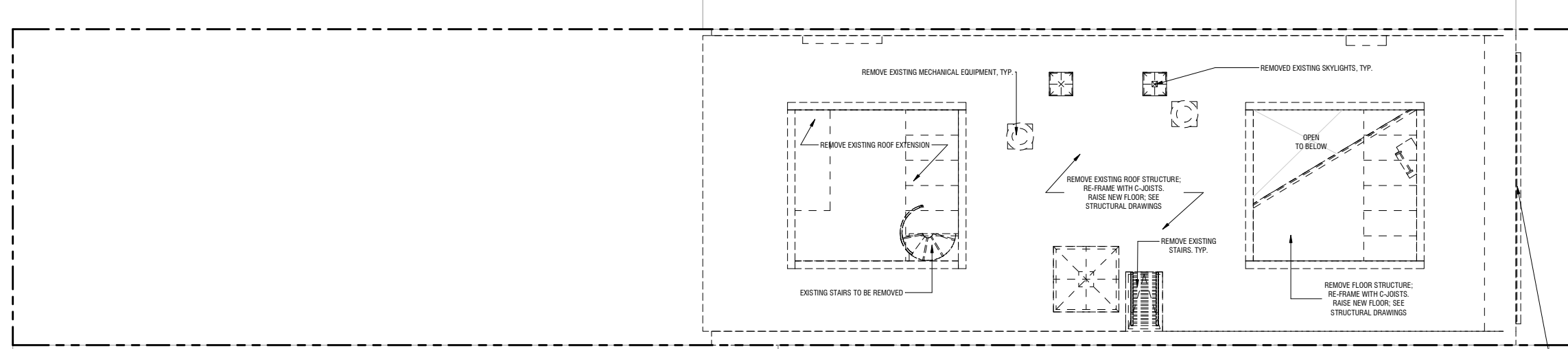
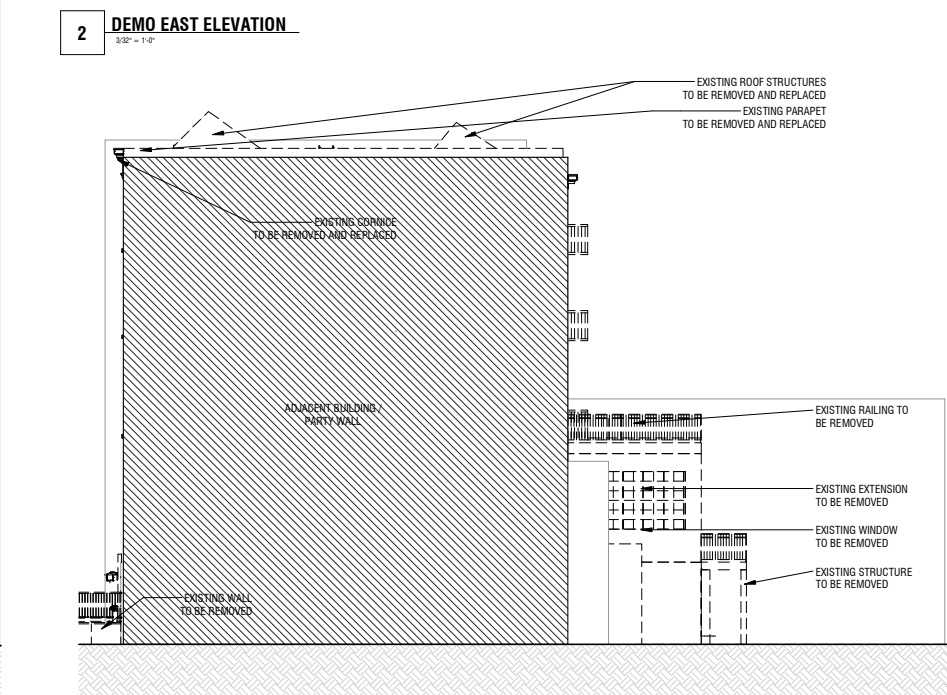
2 DEMO EAST ELEVATION

3/32" = 1'-0"



3 DEMO WEST ELEVATION

3/32" = 1'-0"





P1 MOCKUP AT ROOF LOOKING SOUTH



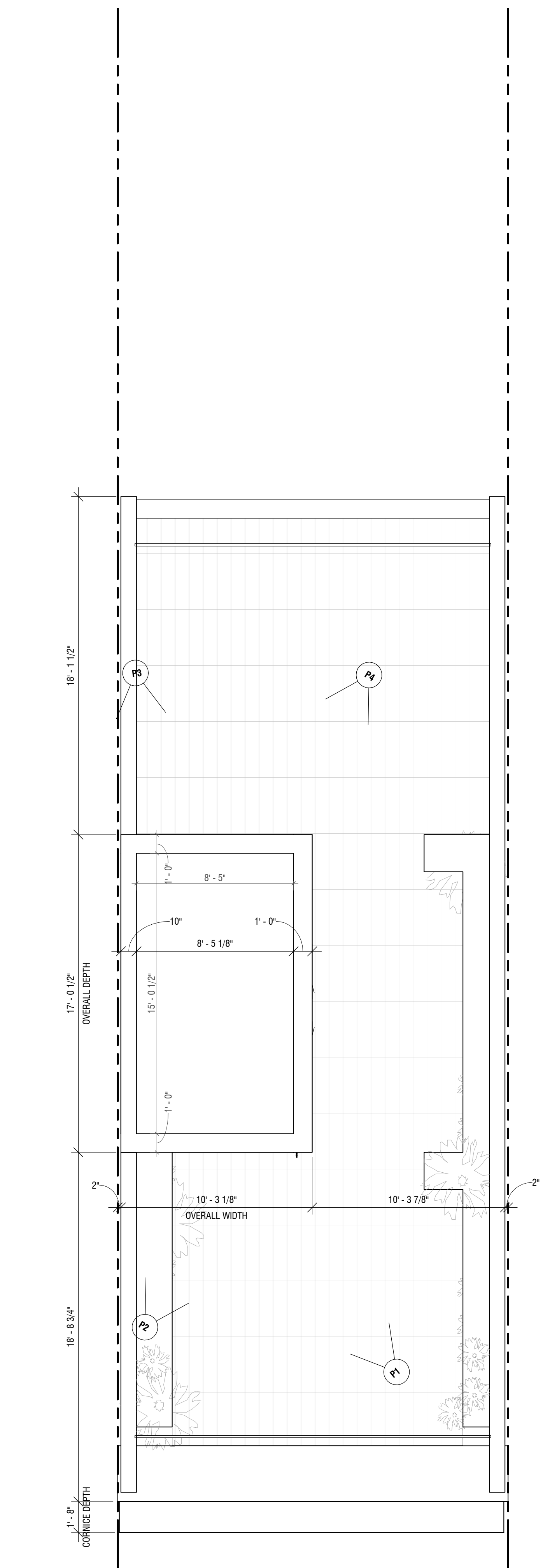
P2 MOCKUP AT ROOF LOOKING SOUTHWEST



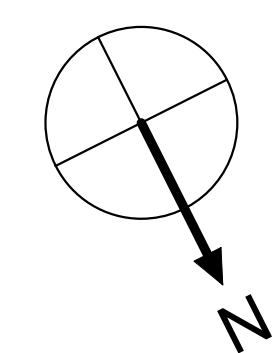
P3 MOCKUP AT ROOF LOOKING NORTH



4 MOCKUP AT ROOF LOOKING EAST



2 BULKHEAD - MOCKUP DIMENSIONS
1/4" = 1'-0"



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MOCKUP STAIRS
BULKHEAD

DATE: 12/09/2020
SCALE: AS SHOWN
DRAWN BY: QT
CHECKED BY: SC
JOB: 302-21

LCP-18

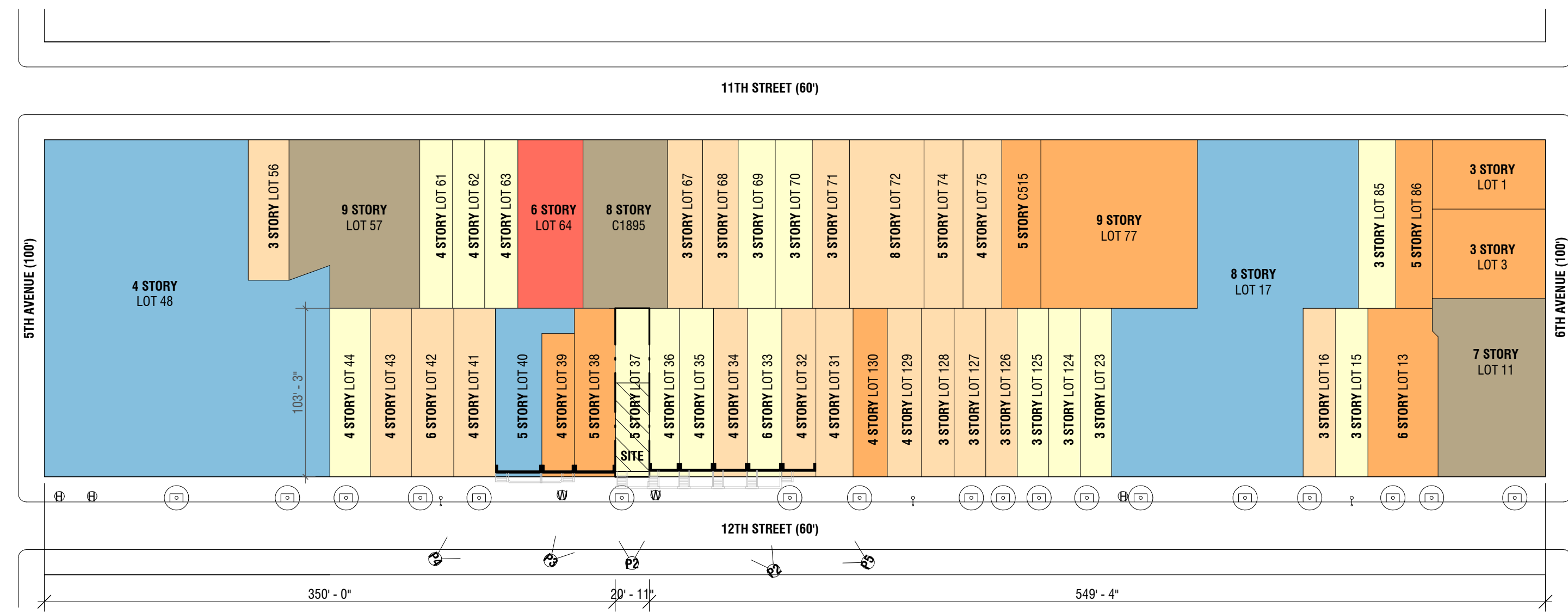
DOB NOW JOB TBD



P4 MOCKUP AT STREET LOOKING SOUTHEAST



P5 MOCKUP AT STREET LOOKING SOUTHEAST

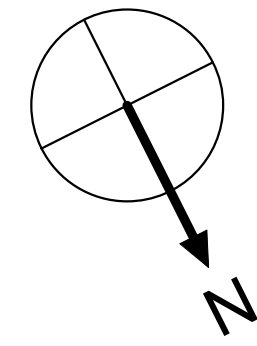


LEGEND AND SYMBOLS

- LIGHT POLES
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ TREE
- ⊕ STAIRS

Zoning and Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other



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LCP-19

DOB NOW JOB TBD



P1 MOCKUP AT STREET LOOKING SOUTHEAST



P2 MOCKUP AT STREET LOOKING SOUTHWEST



P3 MOCKUP AT STREET LOOKING WEST