Lobby Renovation

60 West 76th Street, New York, NY 10023
Olshan Properties - Lobby Renovation
60 West 76th Street
New York, NY 10023

PRESENT DAY - EXISTING PHOTO

29 JULY 2020

PRESENT DAY - EXISTING CONDITION
EXISTING CONDITION - PIER

PIER CONDITION - MAY 2009

1 1/2" = 1'-0"

PIER CONDITION - JULY 2011

1 1/2" = 1'-0"

PIER CONDITION - MAY 2016

1 1/2" = 1'-0"

PIER CONDITION - 2017

1 1/2" = 1'-0"

PIER CONDITION - 2020 (JULY 30, 2020)

1 1/2" = 1'-0"

PHOTO - PRESENT DAY PIER CONDITION

PHOTO - EXISTING ENTRANCE CONDITION

PHOTO - EXISTING PIER CONDITION
EXISTING CONDITION - CURB AND ENTRANCE SLAB

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As Noted

EXISTING CONDITION - STONE STEP & ENTRANCE

EXISTING CONDITION - STONE STEP & ENTRANCE

EXISTING CONDITION - PAINTED CURB

EXISTING CONDITION - PAINTED CURB - CLOSE

EXISTING CONDITION - STONE STEP - CLOSE
EXISTING TO BE RELOCATED

EXISTING WALL TO REMAIN
EXISTING COLUMN TO REMAIN
EXISTING PERIMETER WALL TO REMAIN

EXISTING DOOR TO BE REMOVED
EXISTING WALL TO BE REMOVED
EXISTING BASE BUILDING. NO WORK IN THIS AREA

NOTE: DEMOLISHED FLOOR

OPEN TO BELOW

REMOC 5’ SECTION OF EXISTING CURB TO ACT AS OPENING TO GROUND FLOOR PLATFORM OF THE RAMP

DOOR TO REMAIN. DOOR SWING TO CHANGE USING EXISTING Hinges

REMOVE EXISTING PIER
REMOVE RAILING

EXISTING INTERCOM

ROOM NAME 101

5’ REMOVED CURB OPEN TO BELOW

150 SF
Occupancy # of People

ROOM NAME 101

0000

EQUIPMENT TAG

ROOM TAG

ROOM TAG

SEE DWG A-622 FOR DOOR & HARDWARE SCHEDULES

ROOM TAG

SEE DWG A-632 FOR EGRESS PLANS

PLAN - DEMOLITION - 1ST FLOOR

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EXISTING INTERCOM

NEW GUARDRAIL TO BE INSTALLED OFF OF OLD RAIL 30" A.F.F.

PROPOSED ACTUATOR LOCATION. SEE A-612/B1

PROPOSED DOOR OPENER LOCATIONS
NOTE: DOOR OPENERS TO OPERATE EAST DOORS ONLY

EXISTING DOOR TO REMAIN
EXISTING PARTITION TO REMAIN
NEW DOOR
NEW PARTITION

PARTITION TAG:
SEE DWG. A-620 FOR PARTITION SCHEDULE, PARTITION GENERAL NOTES AND HEIGHTS/GAUGES SCHEDULE

WATERPROOF MEMBRANE
ELECTRIC RADIANT FLOOR HEATING
HARD WIRED SMOKE & CARBON DETECTORS:
SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT. WITHIN 15'-0" OF THE PRIMARY ENTRANCE OF EACH BEDROOM.

0427-081.21 RCNY 2802

PLAN - CONSTRUCTION - 1ST FLOOR

LEGEND - CONSTRUCTION

1/8" = 1'-0"

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20005
29 JULY 2020

Scale
Project Number
20005

14 OF 26
ELEVATIONS - FRONT OF BUILDING

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New York, NY 10023

Scale: 1/8" = 1'-0"
Elevation - Existing Entrance

Elevation - Proposed Entrance

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Www.sukdesign.com

As Noted

29 JULY 2020

15 of 26

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EXISTING RAILING
NEW ADA HANDRAIL MOUNTED TO PROPOSED RAMP
6" OF EXISTING CURB TO BE REMOVED
PAINT TO MATCH EXISTING CURB
C 12 x 25 STRUCTURAL BEAM FOR RAMP. SEE STRUCTURAL PLANS FOR DETAILS

3"-18 GA. GALVANIZED COMPOSITE DECK WITH LIGHTWEIGHT CONCRETE TOPPING. SEE STRUCTURAL PLANS FOR DETAILS

8" 2 LAYERS OF EXTERIOR SHEATHING W/ MASONRY STUCCO FINISH

DIAMOND B1465.png

4" DEEP POST ACHOR

EXISTING SIDEWALK
8" 2 LAYERS OF EXTERIOR SHEATHING W/ MASONRY STUCCO FINISH

ENTRYWAY 0' - 0"

NEW GRADE MATERIALS MOUNTED TO PROPOSED RAMP
WOODEN RAILS
PAINT TO MATCHadinied CURB
4" OF REINFORCED CURB TO REMAIN
6" OF REINFORCED CURB TO REMOVE
4" OF REINFORCED CURB TO REMOVE

4" OF REINFORCED CURB TO REMOVE
6" OF REINFORCED CURB TO REMOVE

1" STONE SLAB TO MATCH EXISTING STONE SLAB ON STEP BELOW
2" CONCRETE/MUDSET FILLER EXISTING STONE SLAB
4" STRUCTURAL FOAM EXISTING SIDEWALK
EXISTING AREAWAY BELOW

STAIR NOSE DETAIL TO MATCH EXISTING STEP/SLAB BELOW
6" OF EXISTING CURB TO REMAIN
4" OF REINFORCED CURB TO REMOVE

24 max
68 min
24 max
100" 232 Madison Avenue
Suite 500
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Figure 403.51 Clear Width of an Accessible Route

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NT OS

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D4 DETAIL - SECOND AND BASE OF RAMP
C4 DETAIL - MOUNTED ACTUATOR
D2 DETAIL - NEW RAILING AND RAMP - CLOSE UP
C2 DETAIL - NEW RAILING AND RAMP
D1 DETAIL - NEW RAILING AND RAMP - 1/2" = 1'-0"
C1 DETAIL - NOISING AT NEW STEP
E1 DIAGRAM - CLEAR WIDTH OF AN ACCESSIBLE ROUTE (REF. ANSI A117.1)
E4 DETAIL - CONCRETE RAMP AND RAILING AT 1' - 0"

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3 West 87th St (James Cole, 1890)  
170 West 78th (Higgs & Rooke, 1890)  
178 West 81st (George Bagge, 1890-1)  

242 West 104th (George Pelham, 1898)  
255 West 95th (Christian Steinmetz, 1898)  
307 West 93rd (Neville & Bagge, 1895-6)  

Typical 1890s Upper West Side Flats Building Entrances, Freestanding Fence Piers or Newels Very Uncommon
930 West End Avenue (Henry Andersen, 1898)

449-455 Amsterdam Avenue/ 176-82 West 82nd Street
(Gilbert Schellenger, 1892-3)

Landmarks-Approved Barrier-Free Entrance Ramps: Upper West Side Flats Buildings
EXISTING INTERCOM
OPEN TO
BELOW
1' - 9"
SIDEWALK
WEST 76TH STREET
UP
1' - 1"
0' - 0"
1' - 2"
3' - 7"
NEW GUARDRAIL TO BE INSTALLED OFF OF OLD RAIL 30' A.F.F.
EXISTING PARTITION TO REMAIN
EXISTING DOOR TO REMAIN
NEW DOOR
NEW PARTITION
PARTITION TAG:
SEE DWG. A-620 FOR PARTITION SCHEDULE, PARTITION GENERAL NOTES AND HEIGHTS/GAUGES SCHEDULE
EXISTING BASE BUILDING CORE.
NO WORK IN THIS AREA / NOT IN SCOPE
NEW EGRESS PLATFORM
NEW RAIL AND CURB TO MATCH EXISTING
NEW MILLWORK
WATERPROOF MEMBRANE
ELECTRIC RADIANT FLOOR HEATING
HARD WIRED SMOKE & CARBON DETECTORS:
SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT. WITHIN 15'-0" OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
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