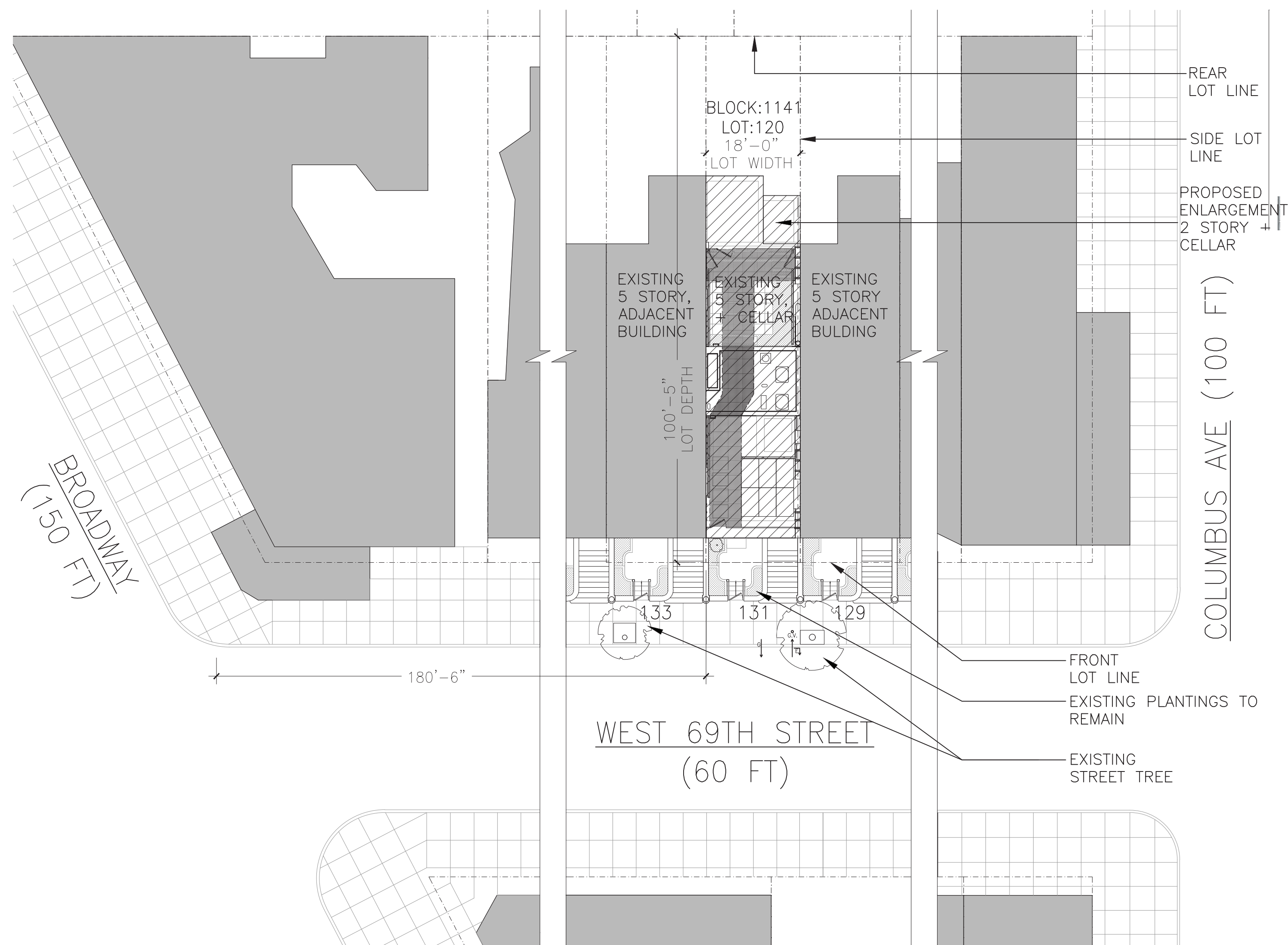




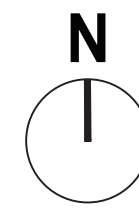
131 WEST 69th STREET RENOVATION

Presentation to Community Board 7 Preservation Committee

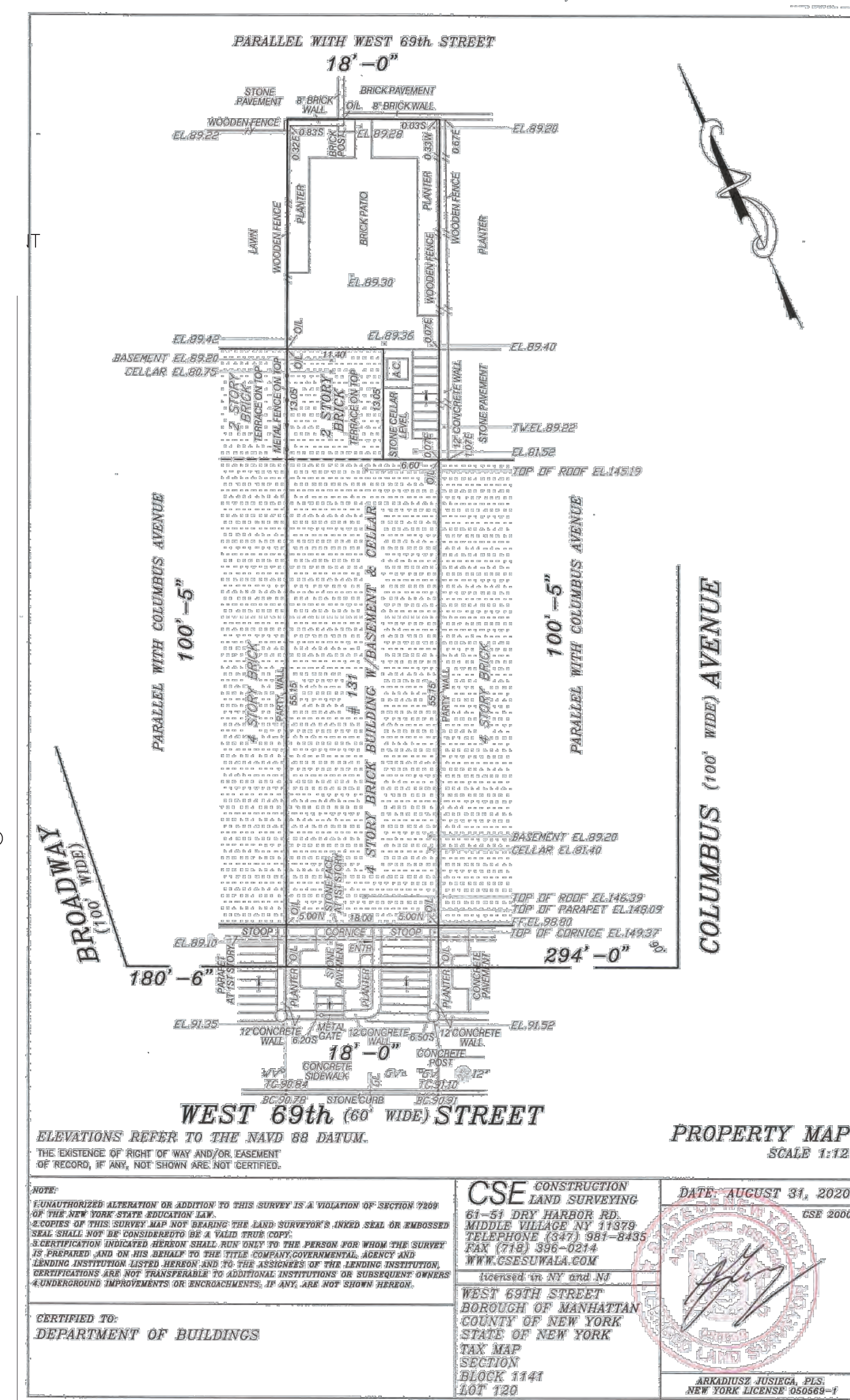
Thursday, March 11th 2021



LEGEND
 AREA OF PROPOSED WORK

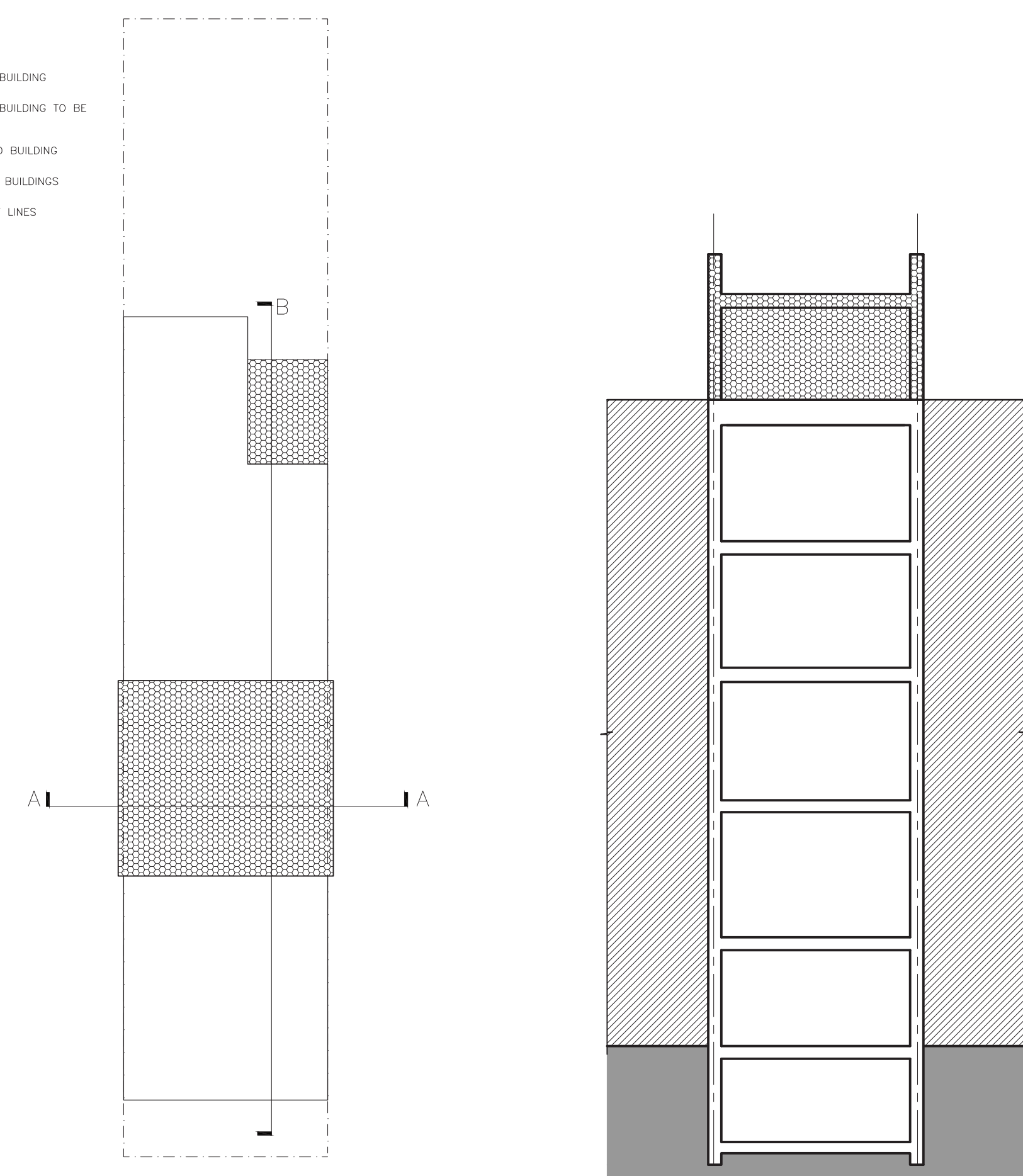


1 PLOT PLAN
 SCALE: 1/8" = 1'-0"

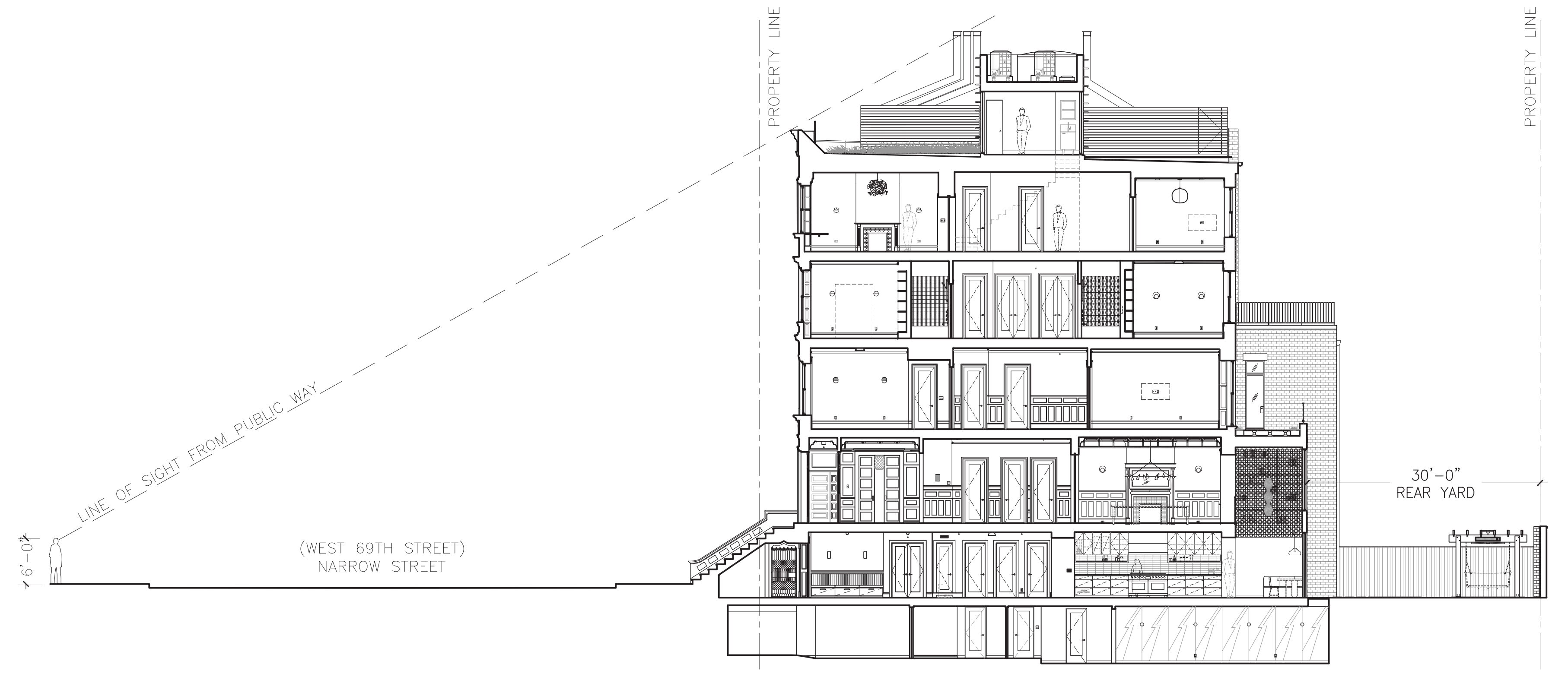


2 PROPERTY SURVEY 08/31/2020 - BLOCK 1141, LOT 120
 SCALE: NTS

- LEGEND**
R8B
- EXISTING BUILDING
 - EXISTING BUILDING TO BE REMOVED
 - PROPOSED BUILDING
 - ADJACENT BUILDINGS
 - PROPERTY LINES

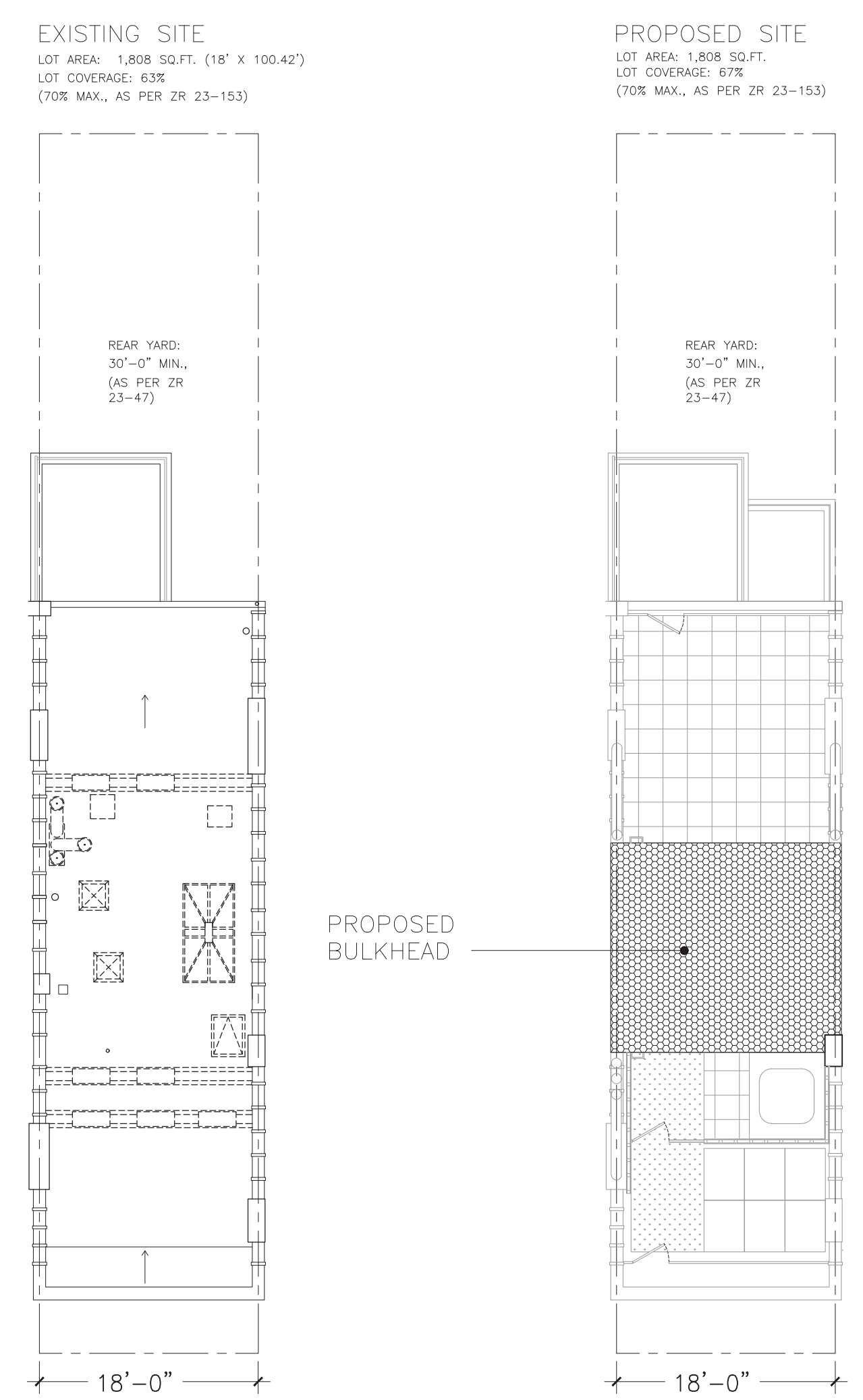


TRANSVERSE SECTION A-A

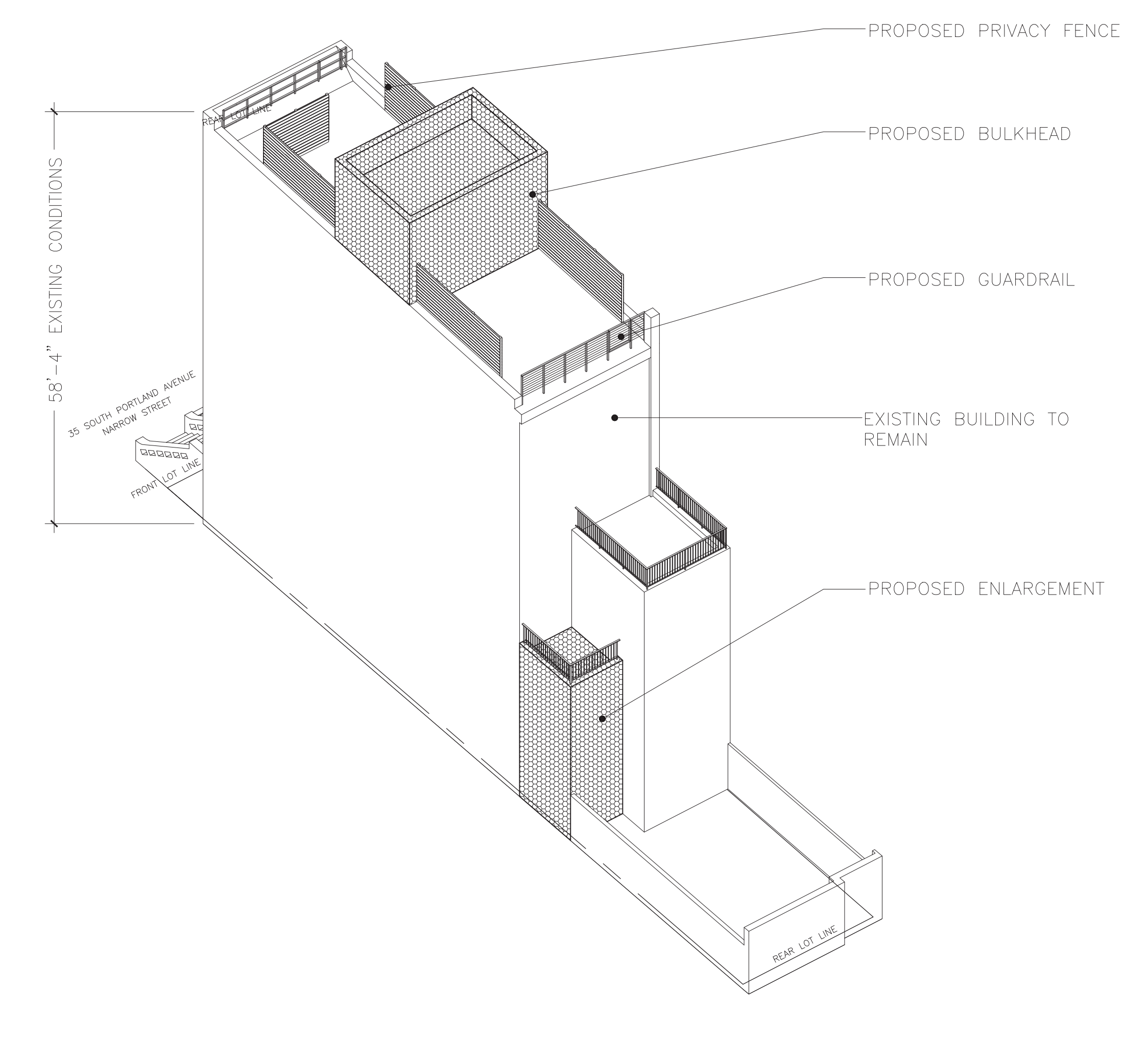


LONGITUDINAL SECTION B-B

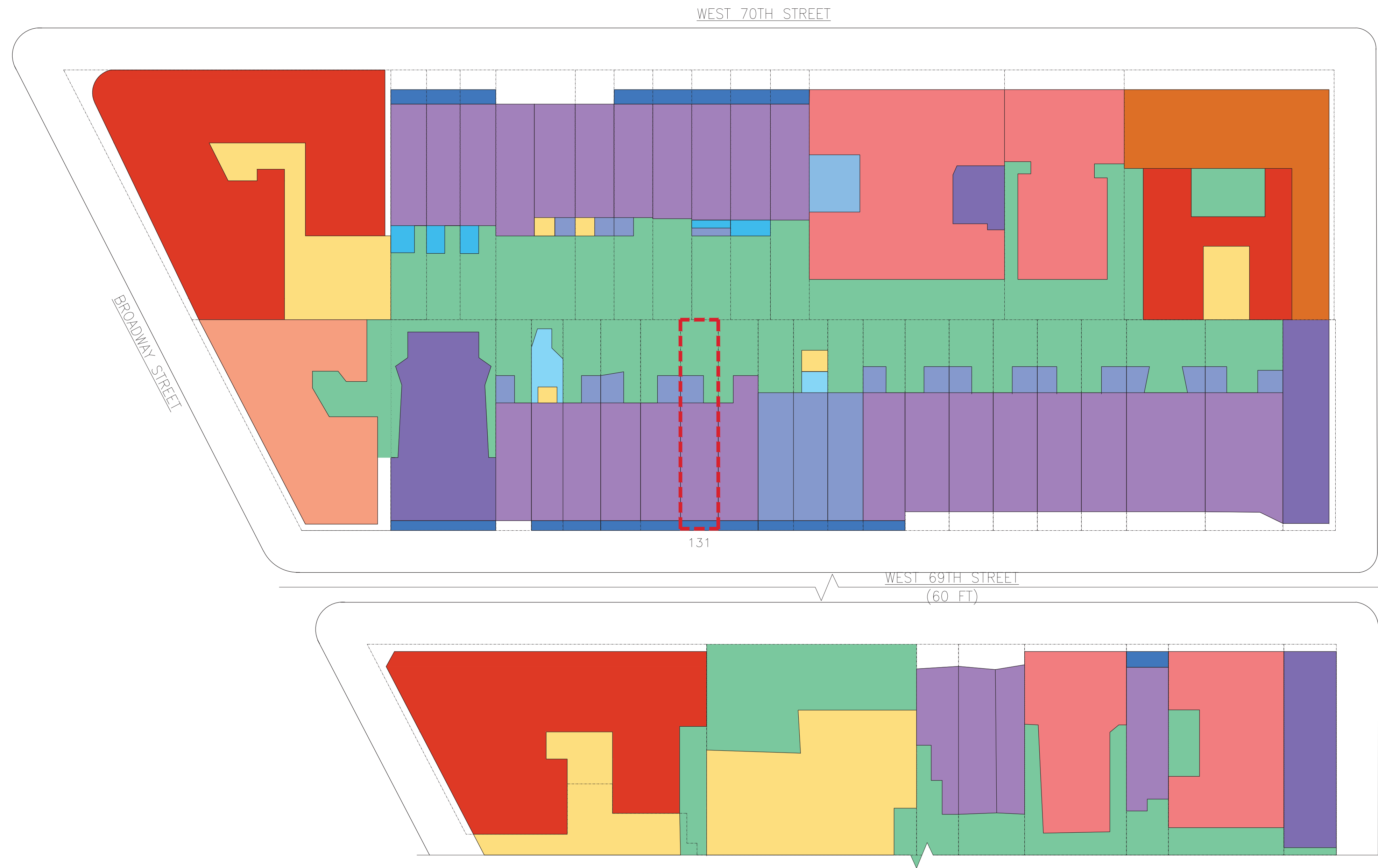
1 SITE PLAN DIAGRAMS
SCALE: 3/32" = 1'-0"



2 ROOF PLAN DIAGRAMS
SCALE: 3/32" = 1'-0"



3 AXONOMETRIC DIAGRAM
N.T.S.



LEGEND

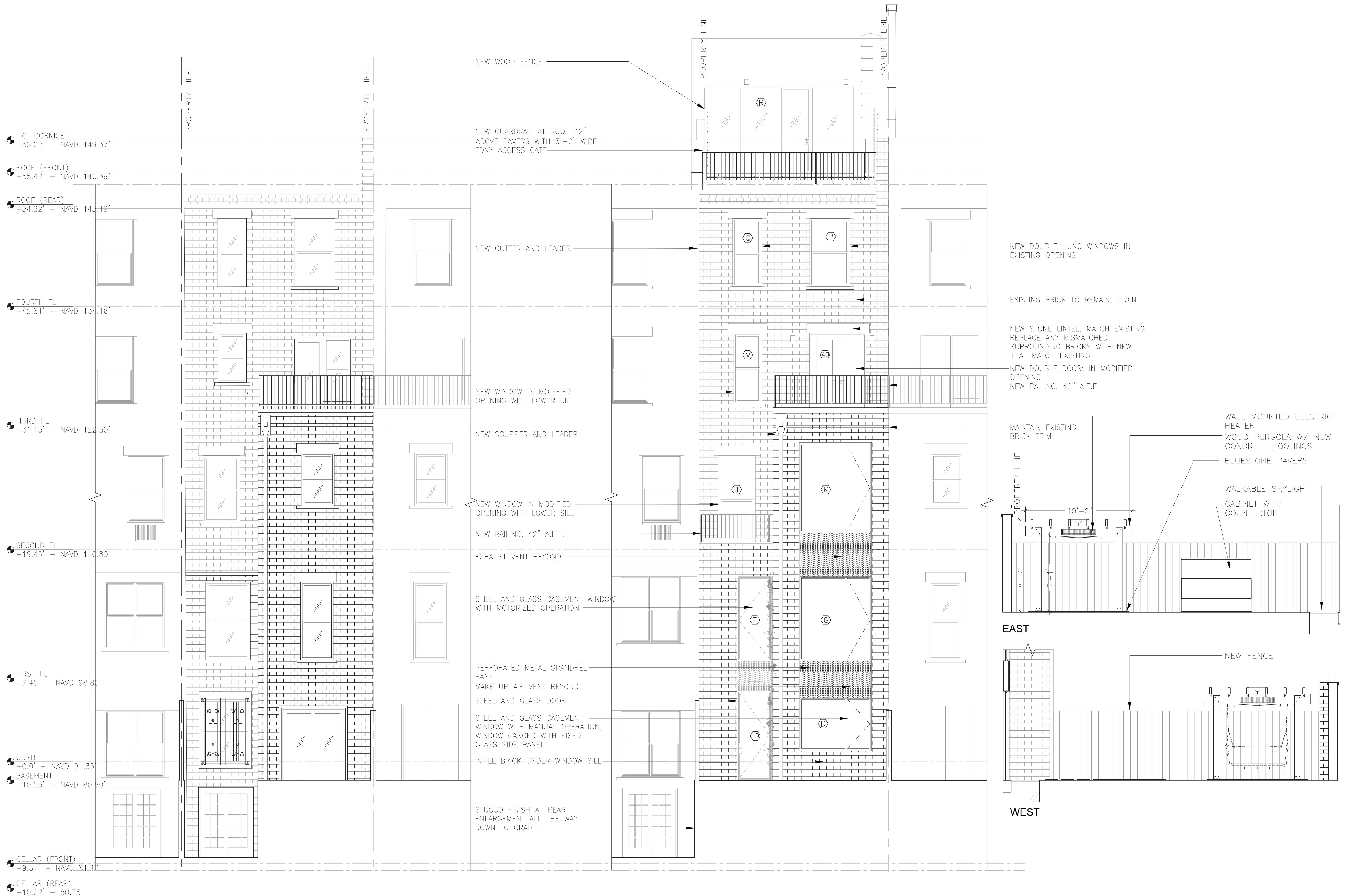
 1 STORY	 7 STORY
 2 STORY	 9 STORY
 3 STORY	 11 STORY
 3.5 STORY	 12 STORY
 4 STORY	 GREENSPACE
 5 STORY	 EXCAVATED FRONT AREAWAY

① FULL BLOCK PLAN - BLOCK # 1141
SCALE: N.T.S.



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

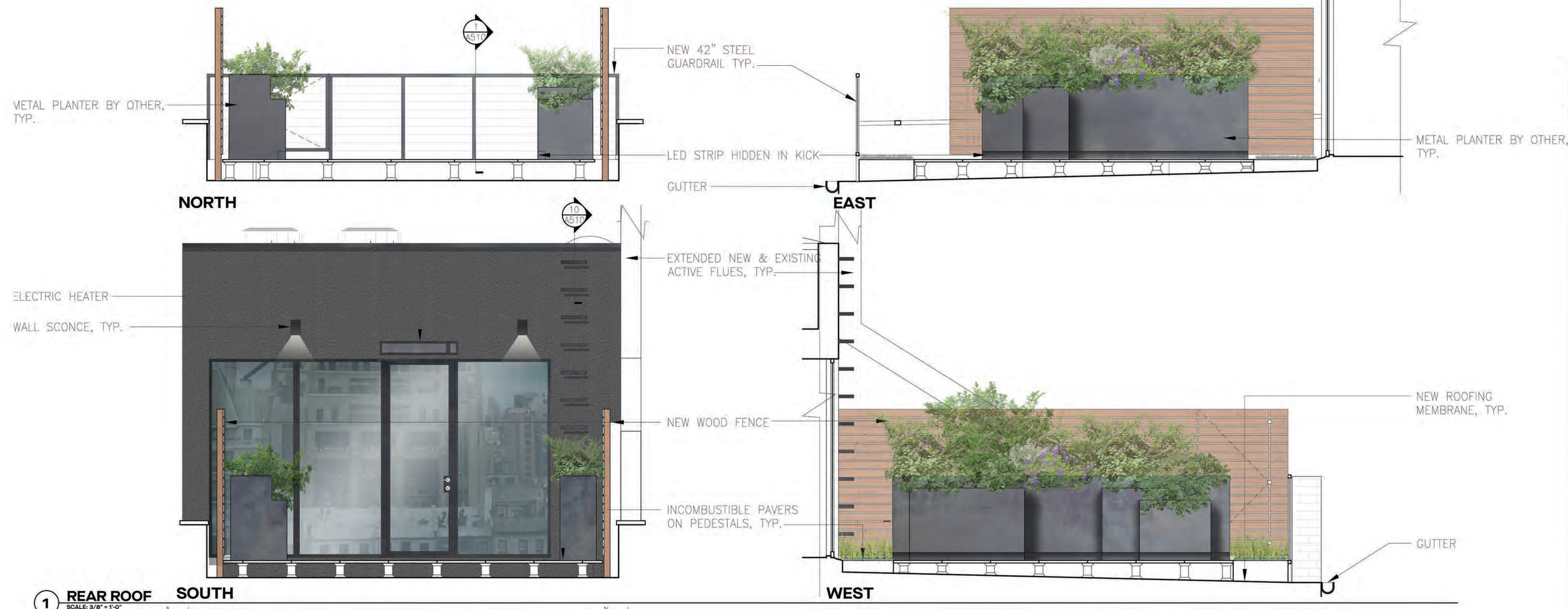
2 FRONT FACADE - PROPOSED
SCALE: 1/4" = 1'-0"



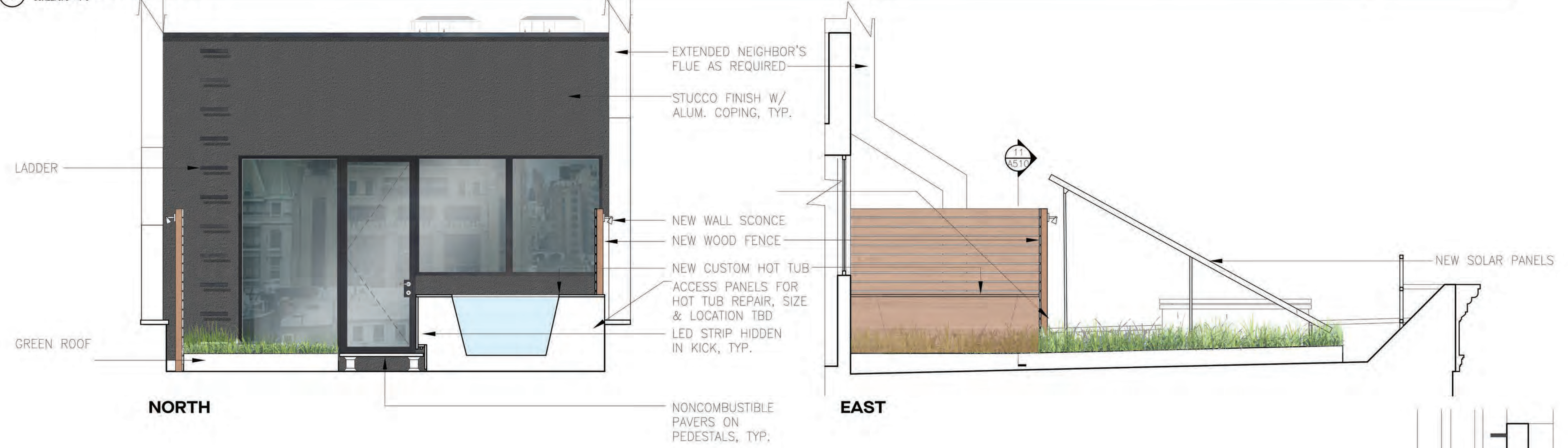
1 REAR FACADE - EXISTING
SCALE: 1/4" = 1'-0"

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

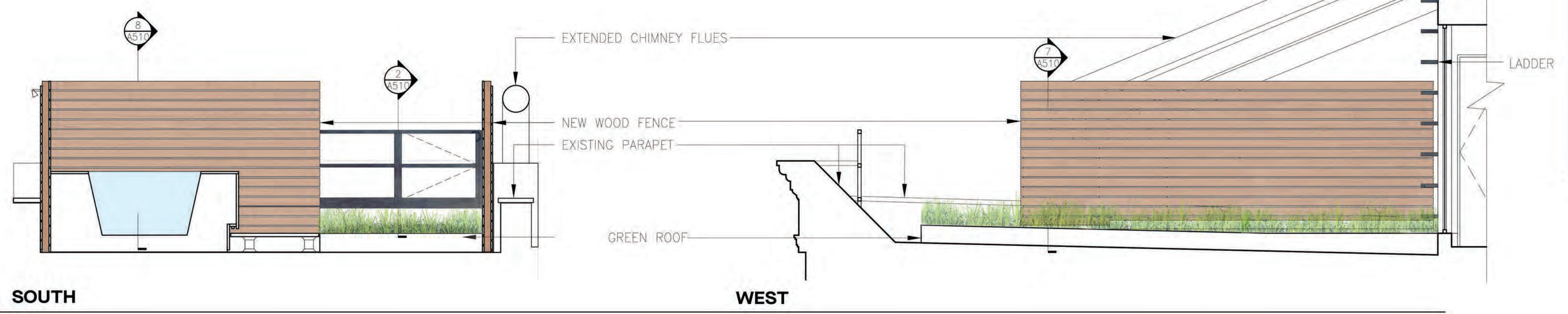
3 REAR YARD PROPOSED
SCALE: 1/4" = 1'-0"



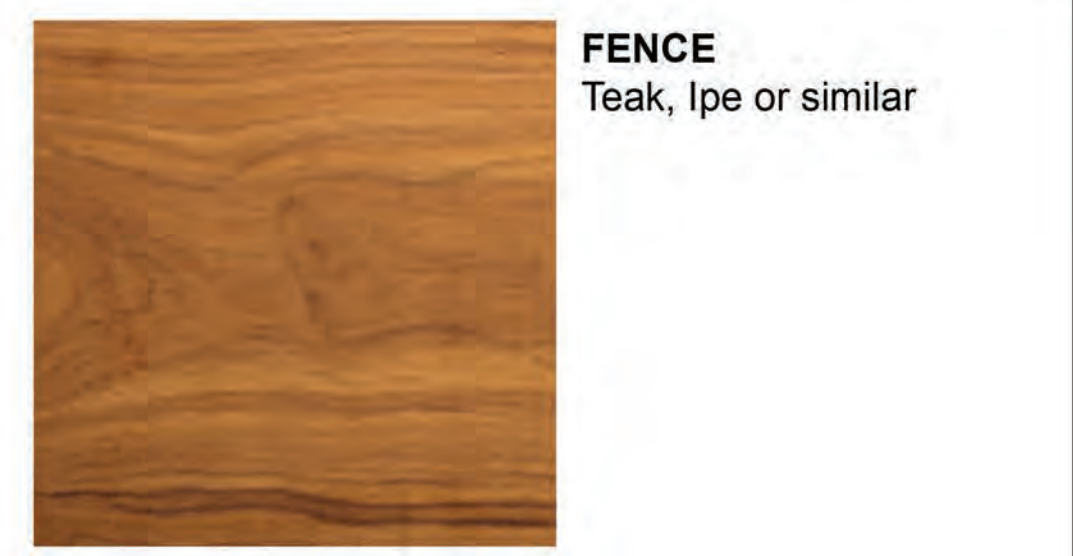
1 REAR ROOF SOUTH
SCALE: 3/8" = 1'-0"



2 FRONT ROOF SOUTH
SCALE: 3/8" = 1'-0"



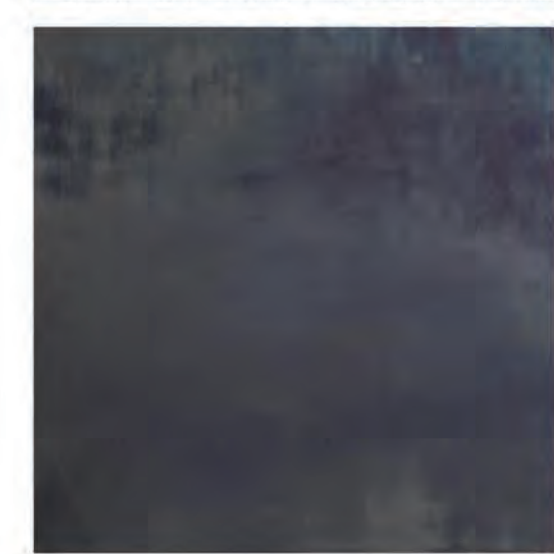
MATERIAL PALETTE



FENCE
Teak, Ipe or similar



BULKHEAD
Stucco painted black



PLANTER
Blackened Stainless Steel or painted galvanized steel material, by Landscape Architect



PAVERS
Bluestone Pavers



WINDOWS & DOORS
Steel window and door construction, painted black.



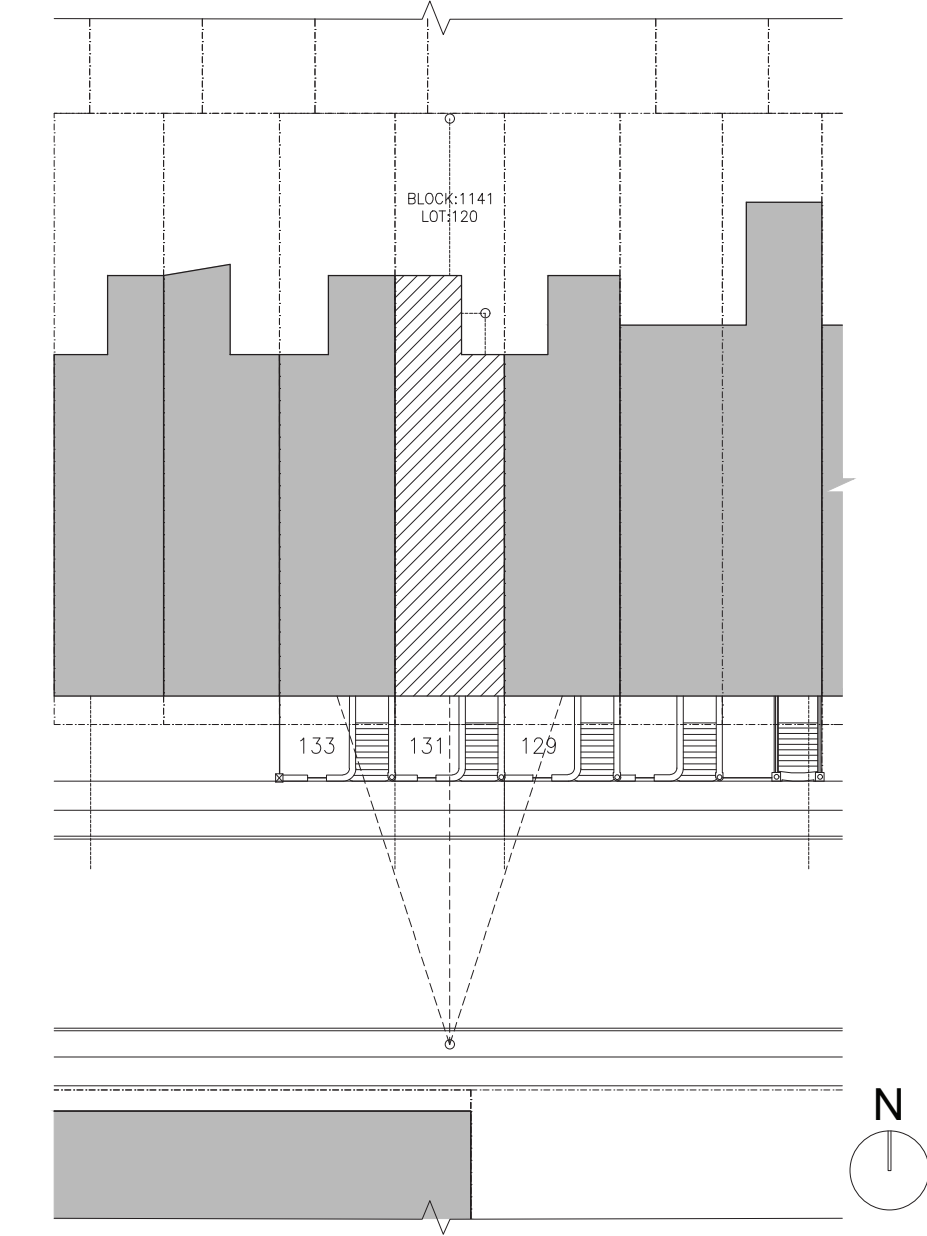
1 133 WEST 69TH STREET (WEST NEIGHBOR)
SCALE: N.T.S.



2 131 WEST 69TH STREET
SCALE: N.T.S.



3 129 WEST 69TH STREET (EAST NEIGHBOR)
SCALE: N.T.S.



4 KEY PLAN
SCALE: 1"=32'0"



5 131 WEST 69TH STREET-REAR FACADE
SCALE: N.T.S.



6 TAX PHOTO - 1939-1941

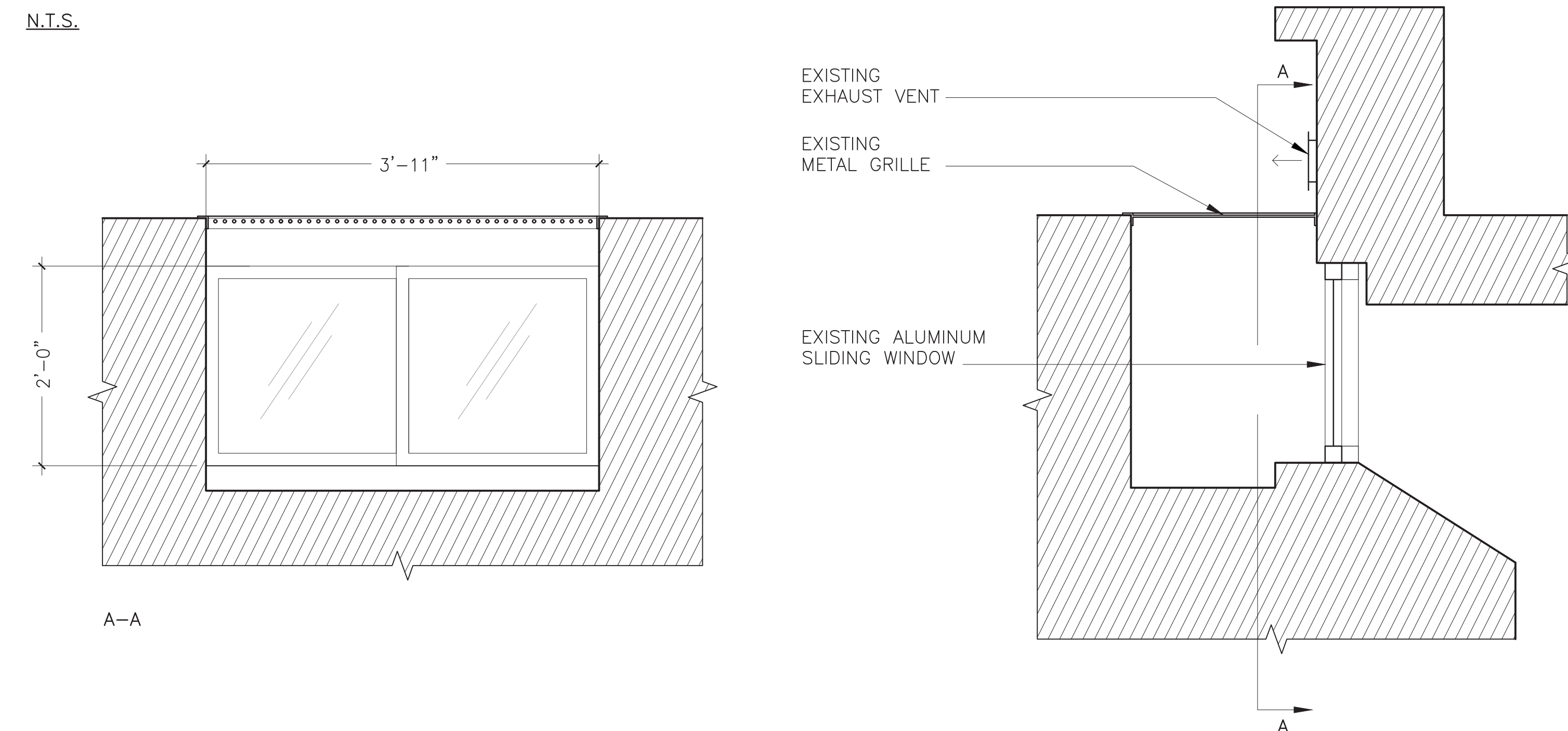


BELOW GRADE WINDOW IS NOT VISIBLE FROM PUBLIC WAY

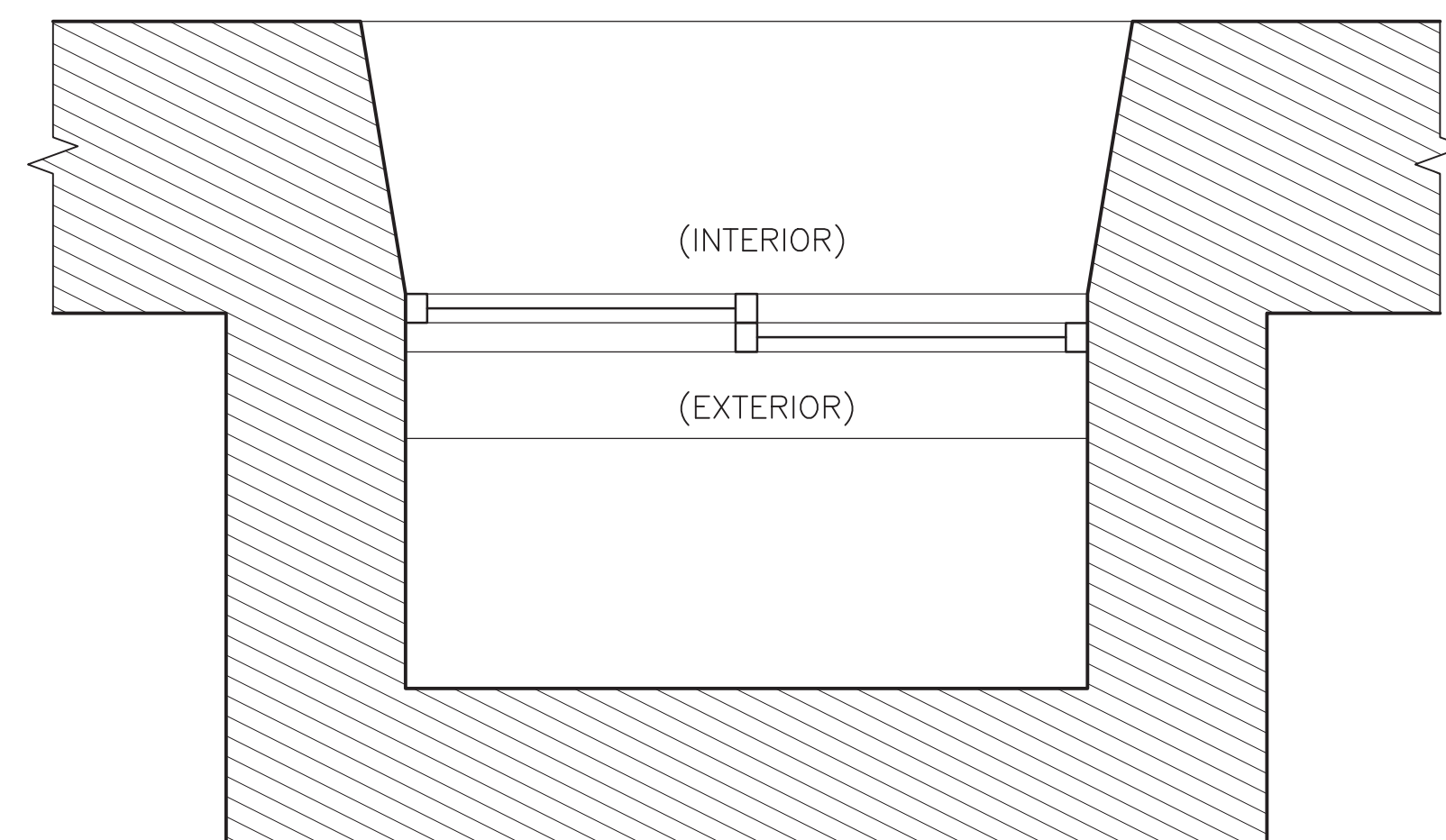


N.T.S.

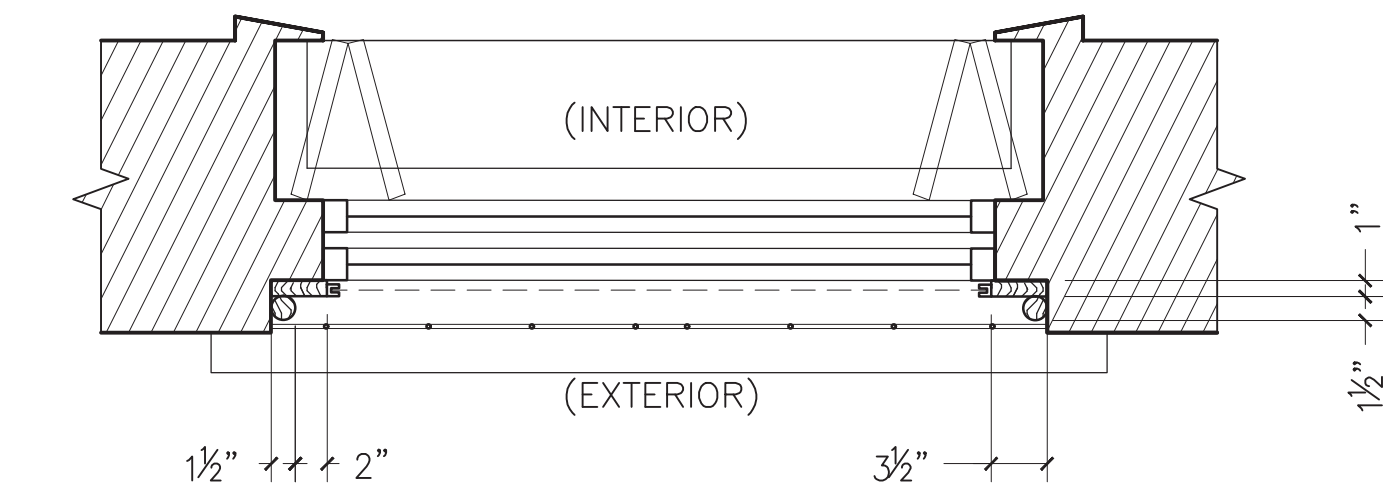
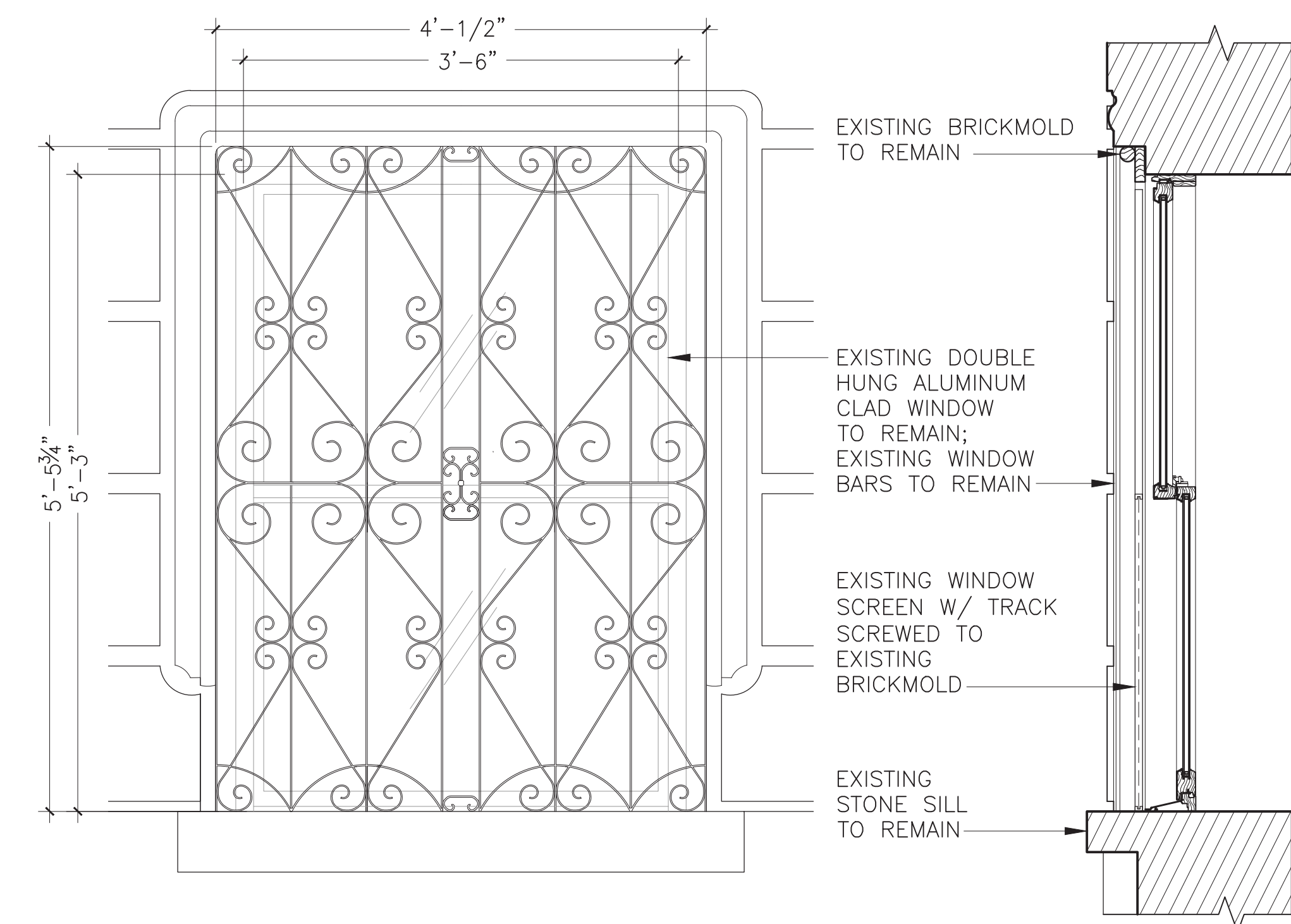
N.T.S.



A-A



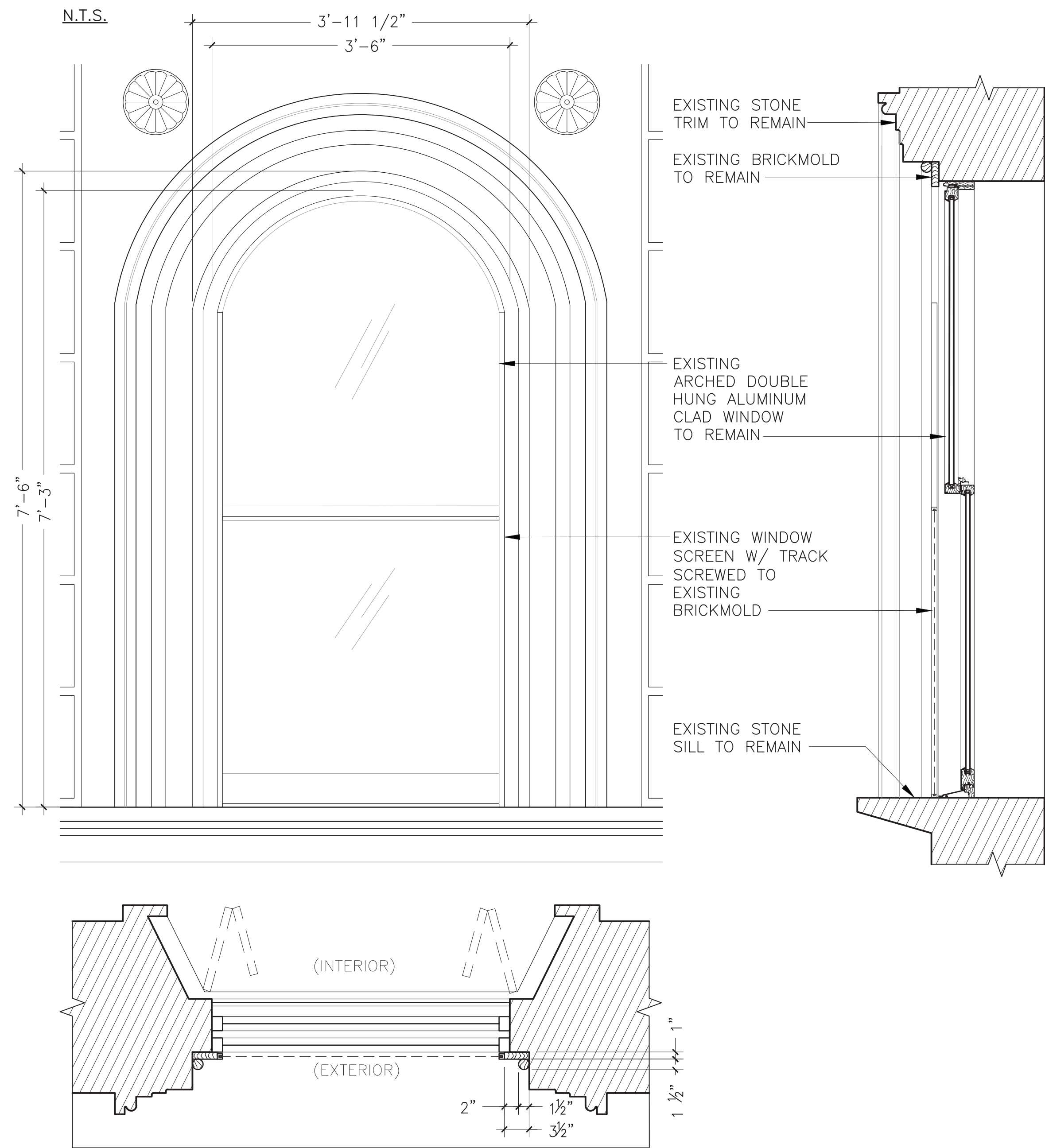
1 EXISTING WINDOW TYPE A - CELLAR
SCALE: 1"=1'-0"



2 EXISTING WINDOW TYPE B - BASEMENT FLOOR
SCALE: 1"=1'-0"



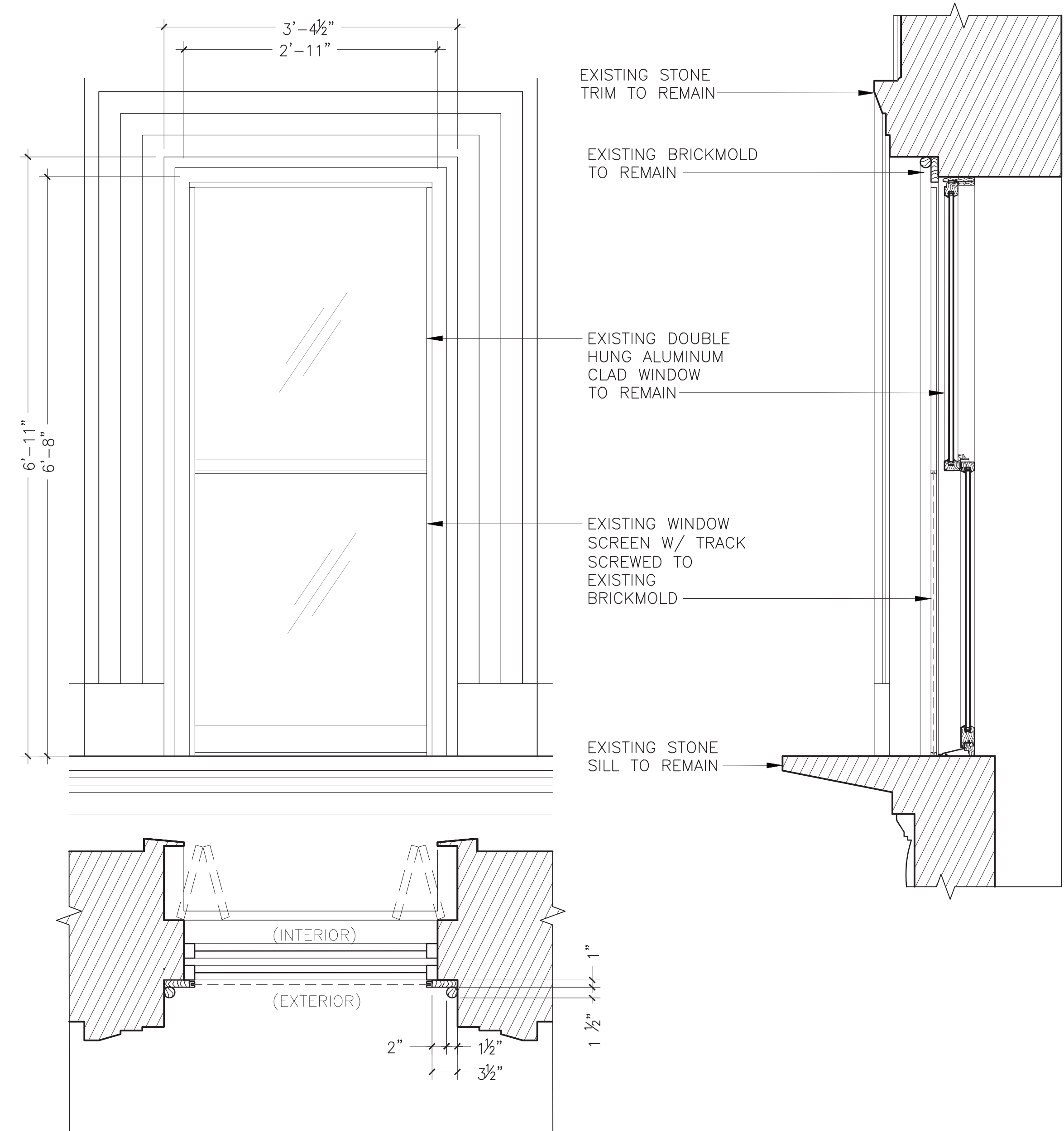
N.T.S.



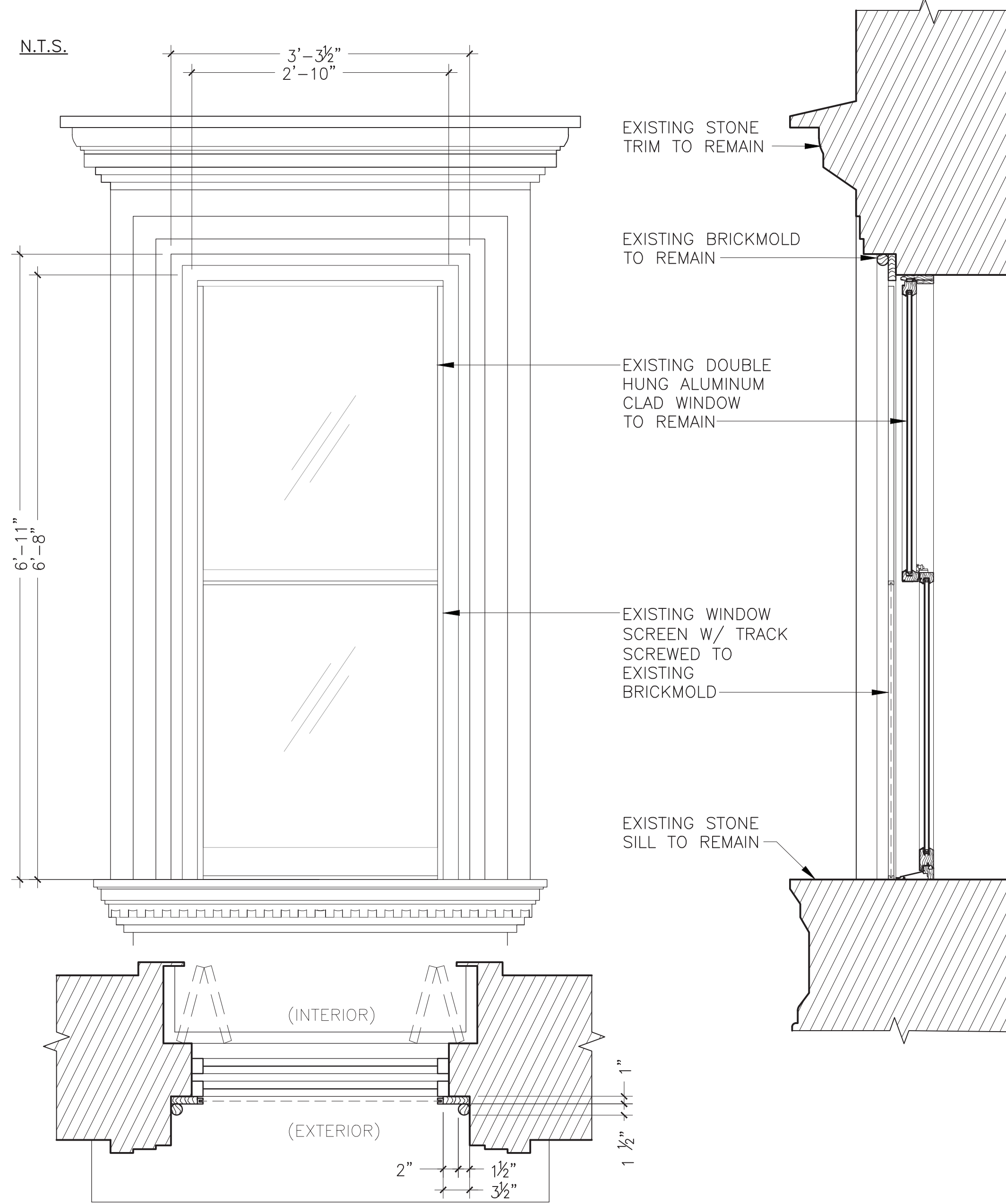
1 EXISTING WINDOW TYPE E- FIRST FLOOR
SCALE: 1/4"=1'-0"



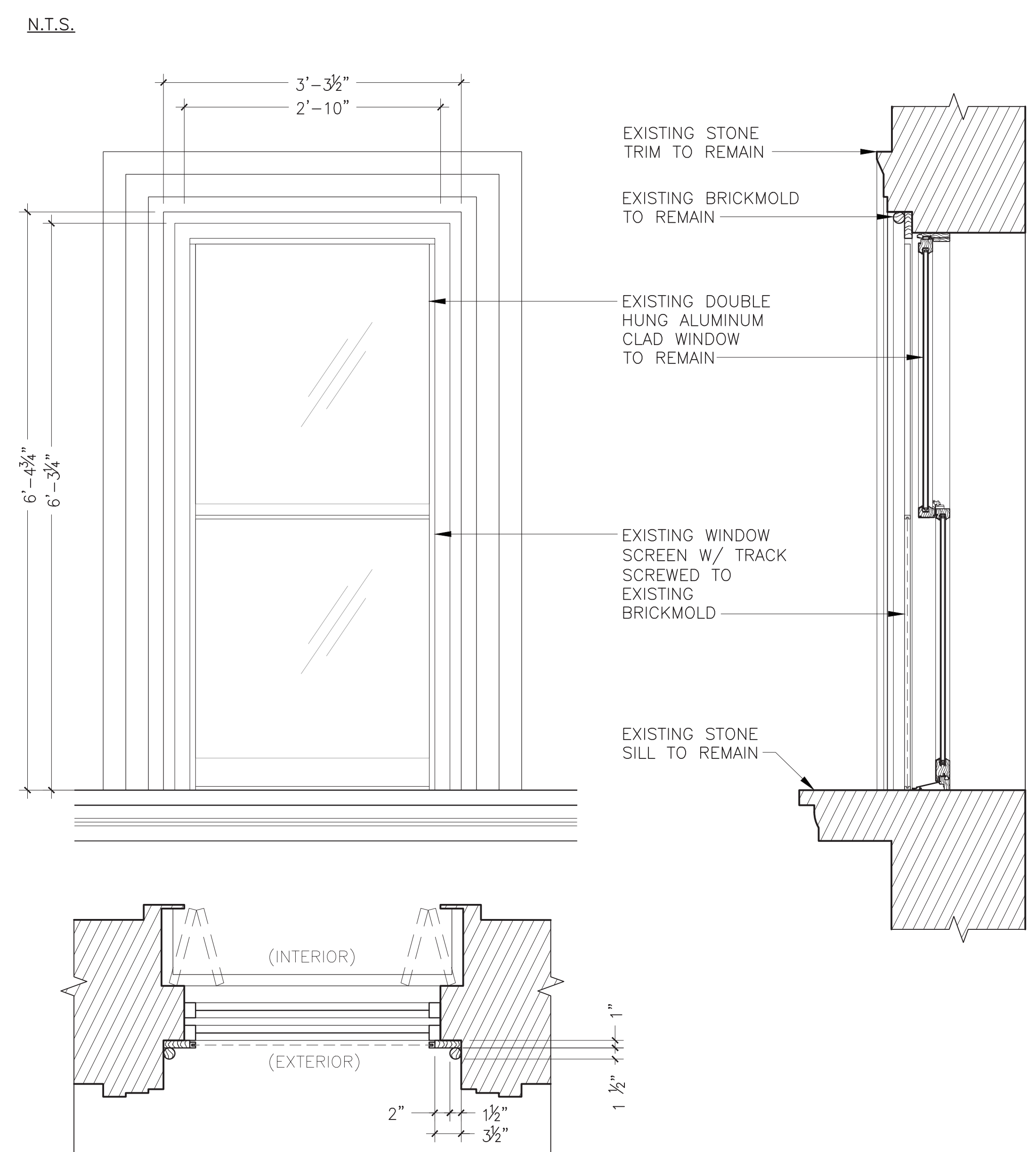
N.T.S.



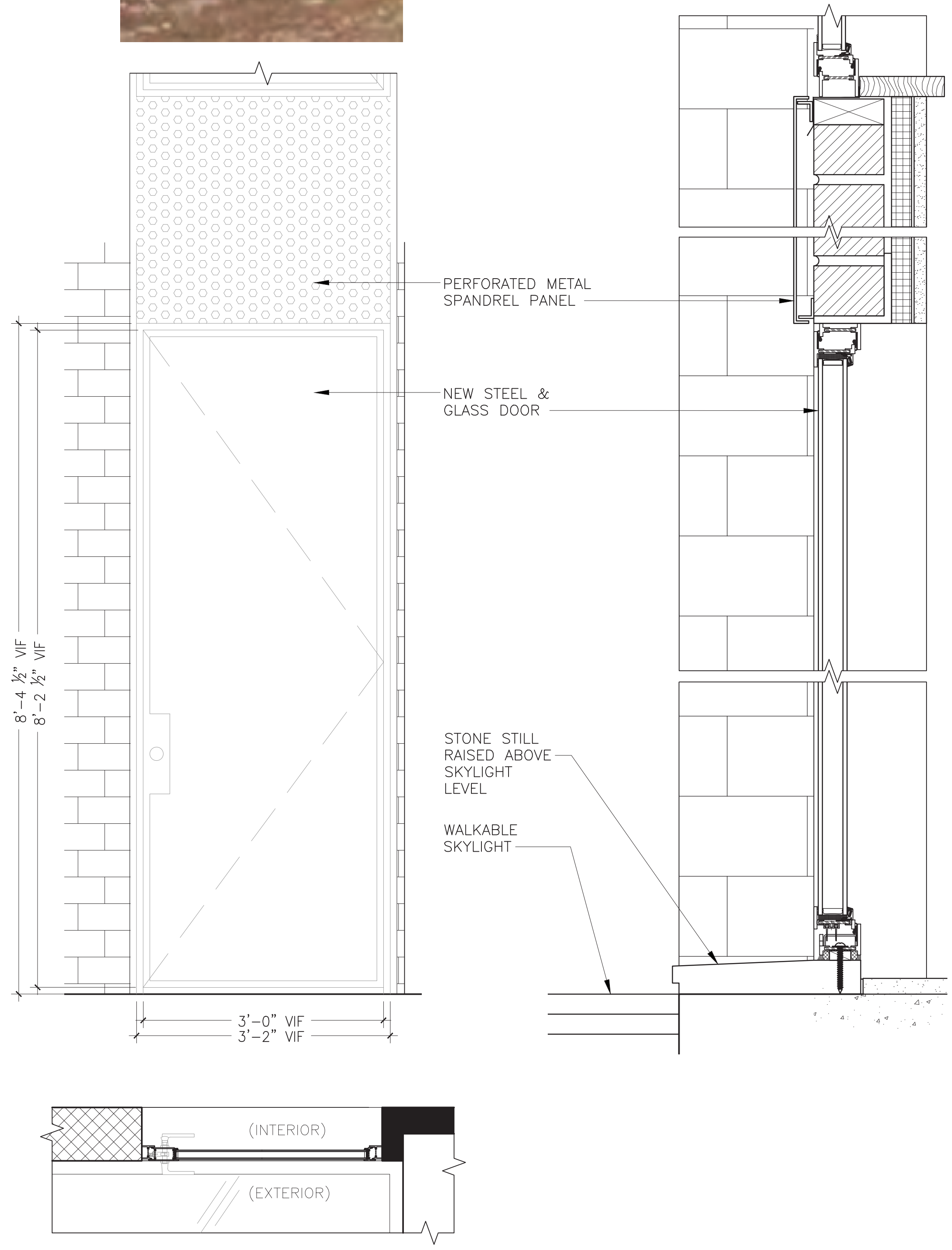
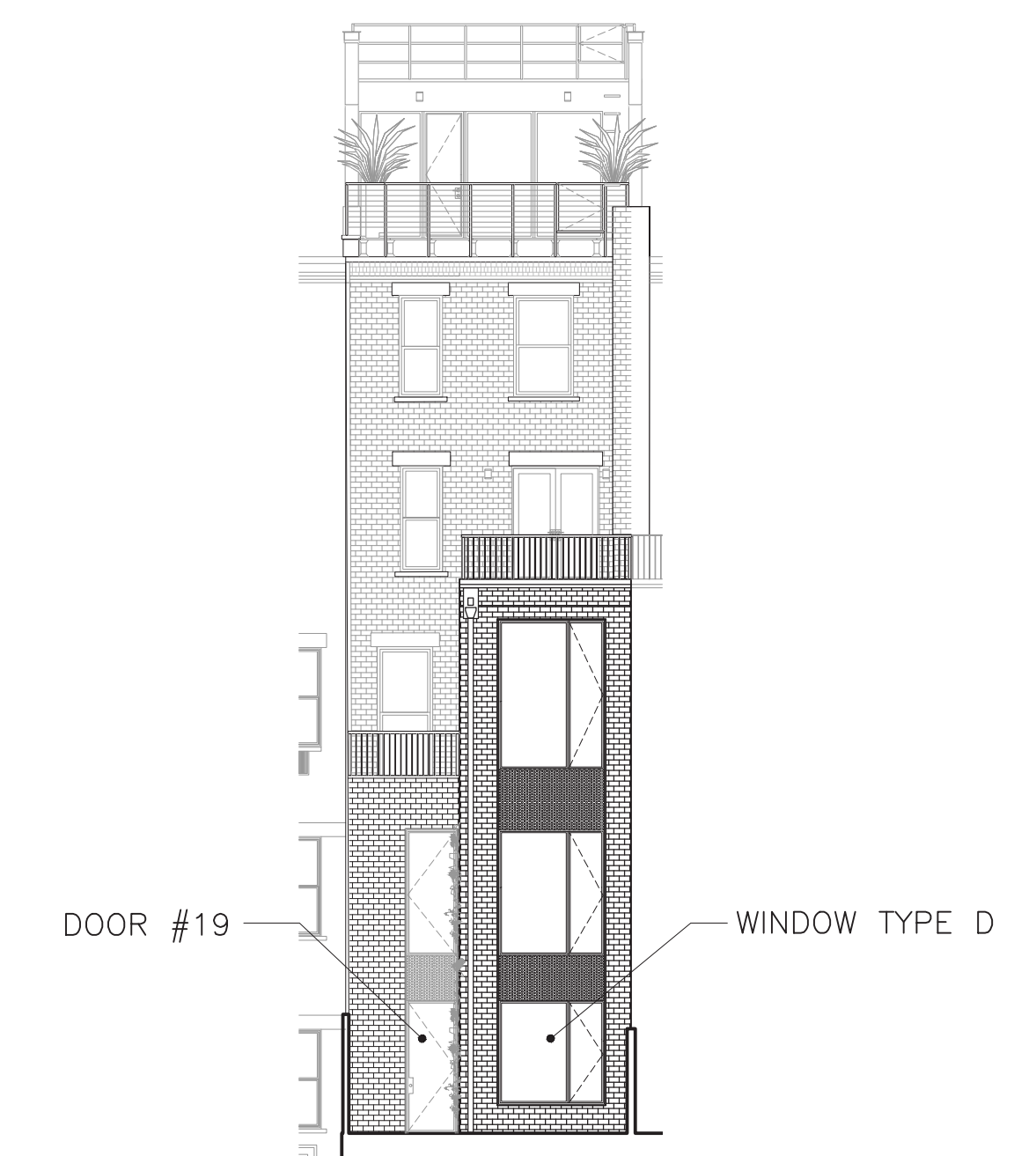
2 EXISTING WINDOW TYPE H- SECOND FLOOR
SCALE: 1/4"=1'-0"



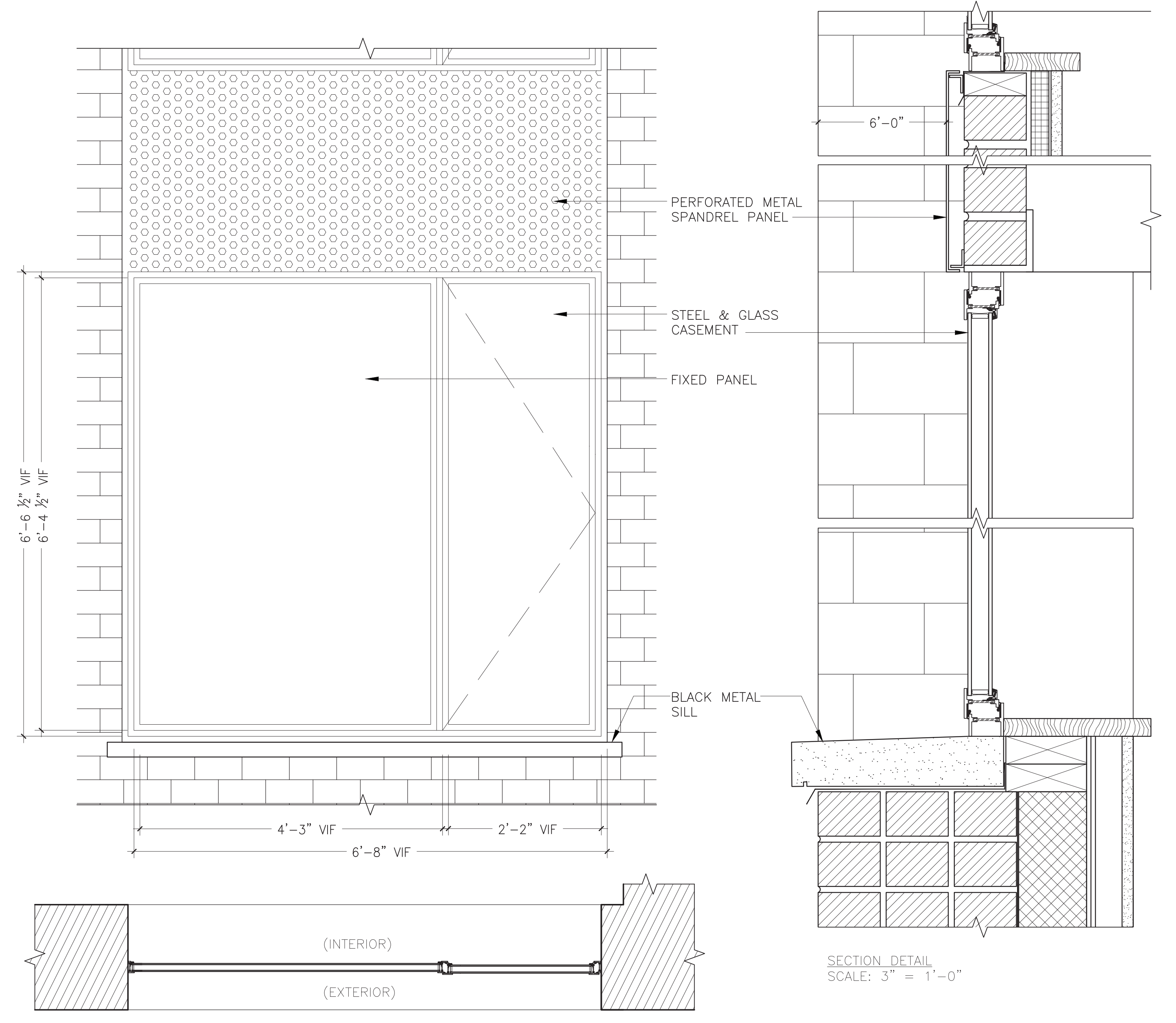
1 EXISTING WINDOW TYPE L - THIRD FLOOR
SCALE: 1/4"=1'-0"



2 EXISTING WINDOW TYPE N - FOURTH FLOOR
SCALE: 1/4"=1'-0"

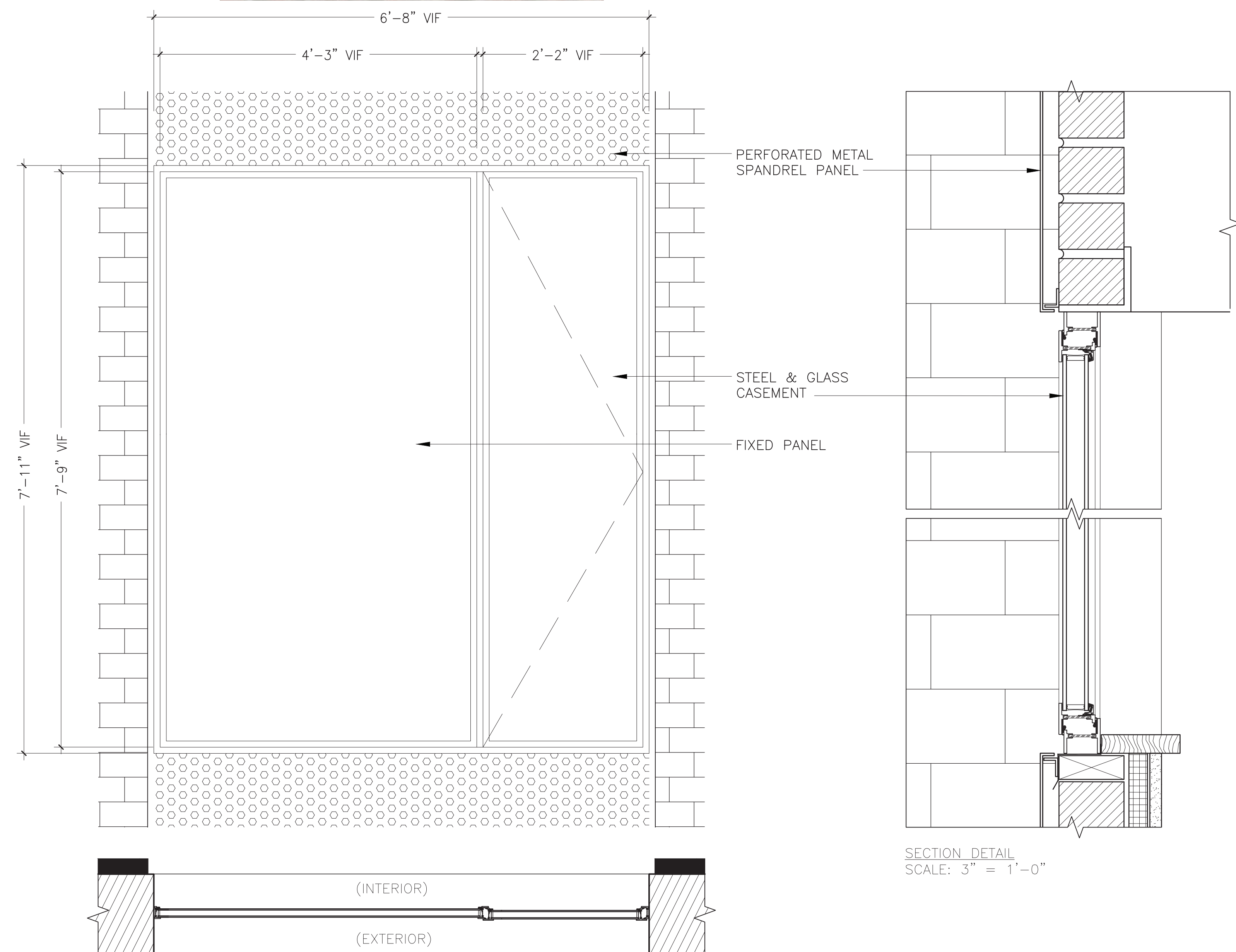
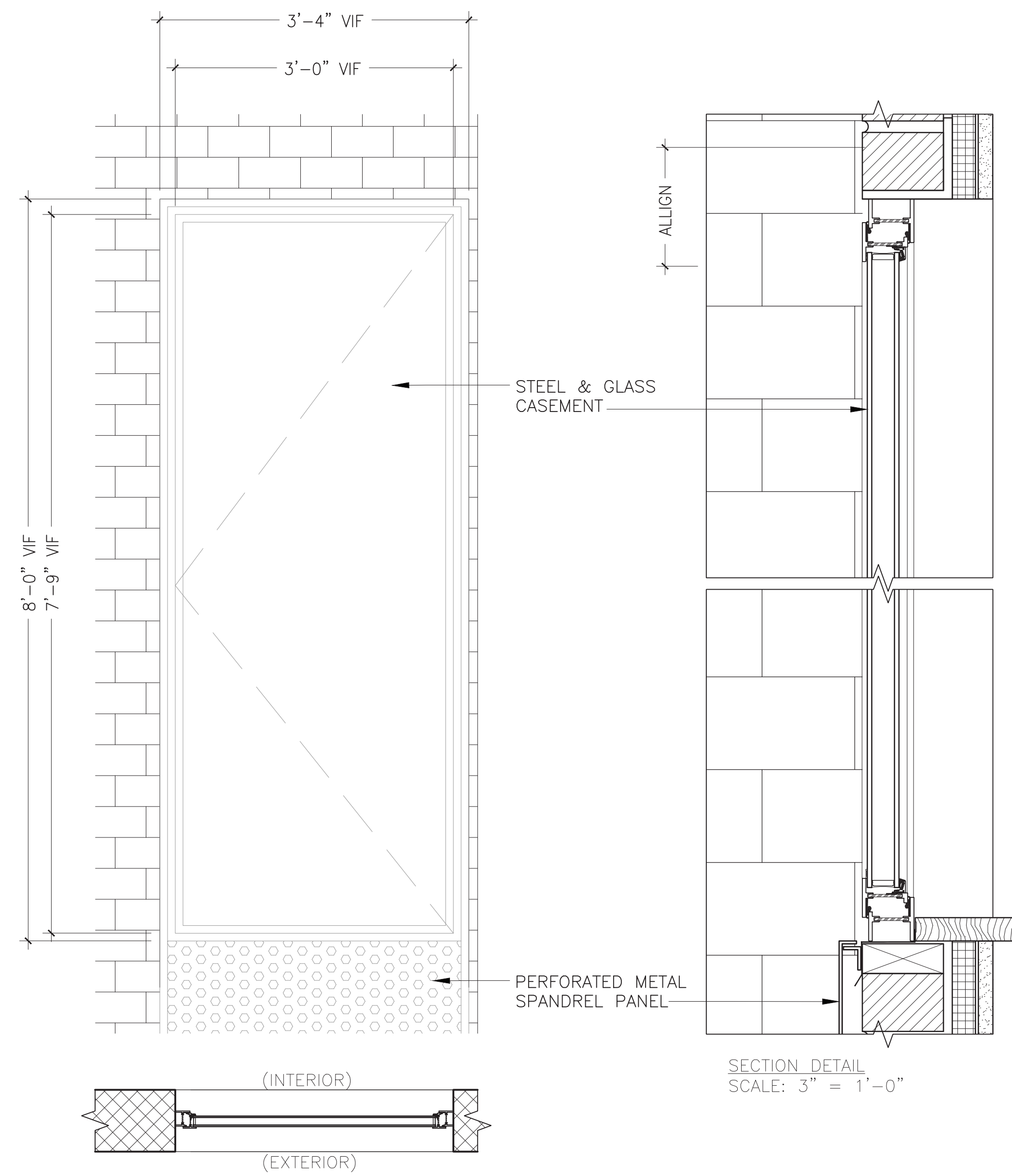
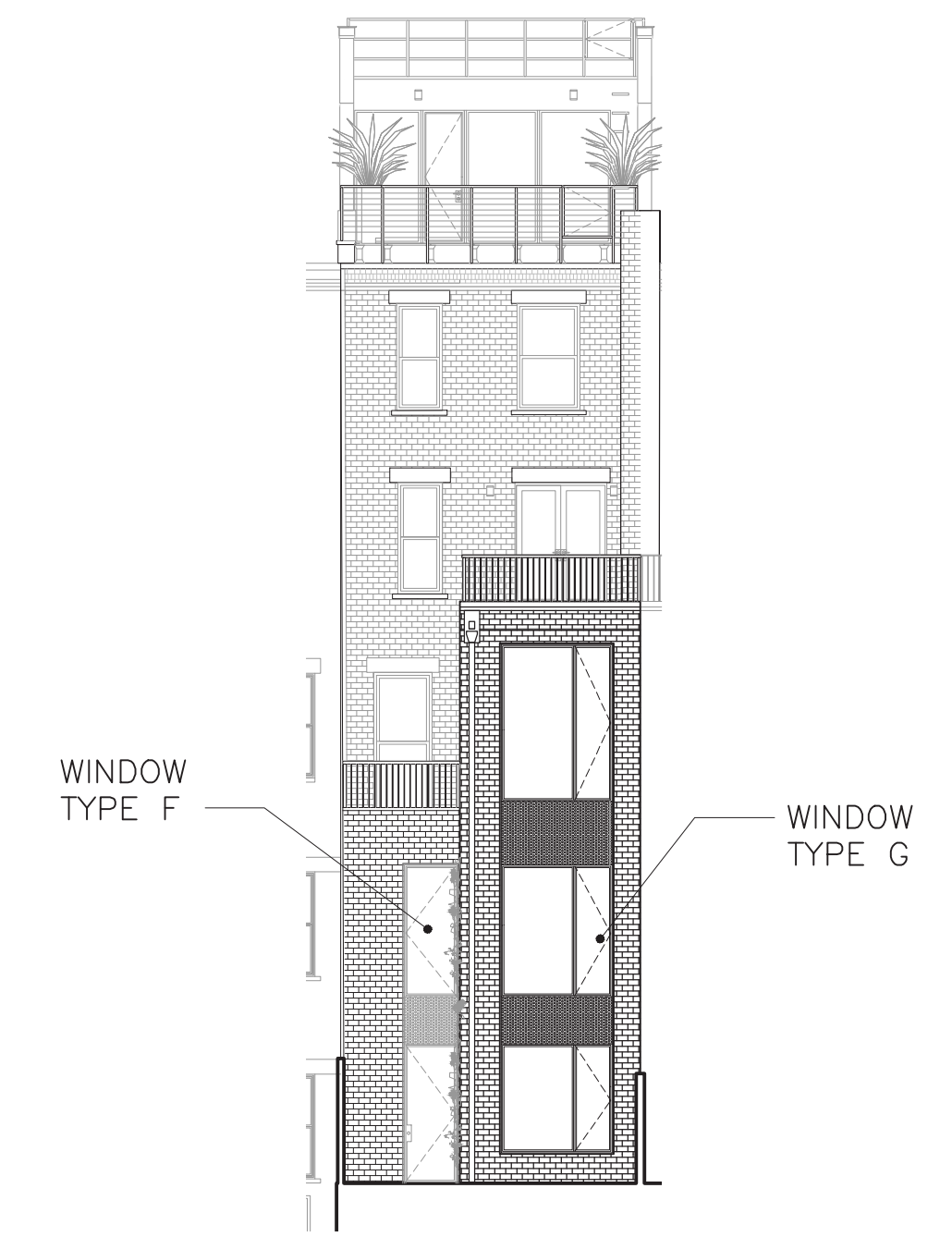


1 PROPOSED DOOR #19 - FIRST FLOOR
SCALE: 1"=1'-0"



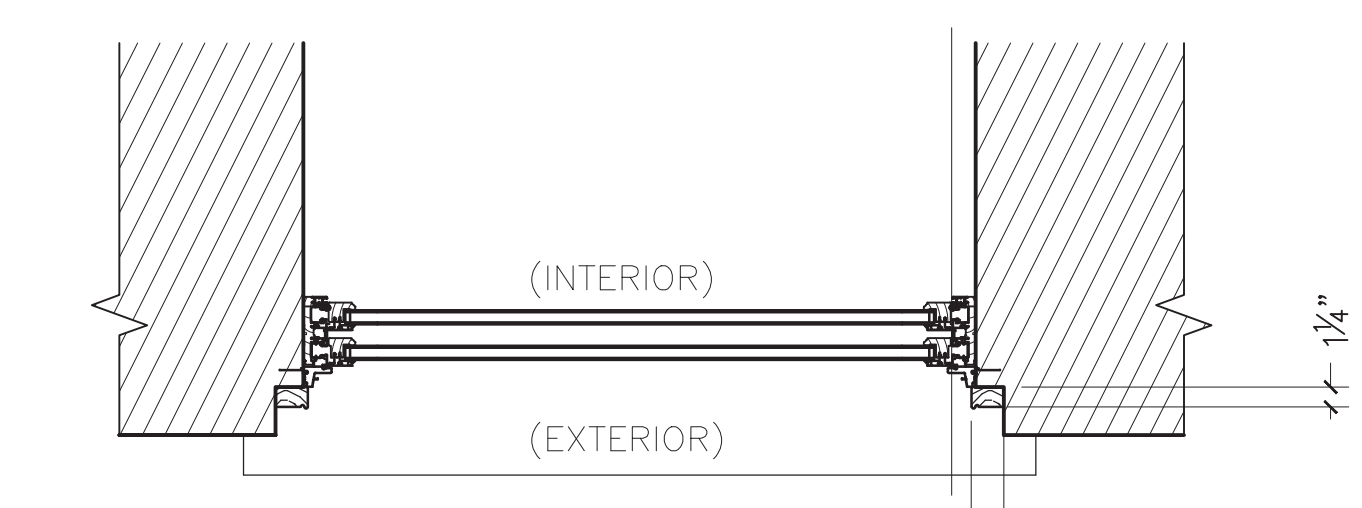
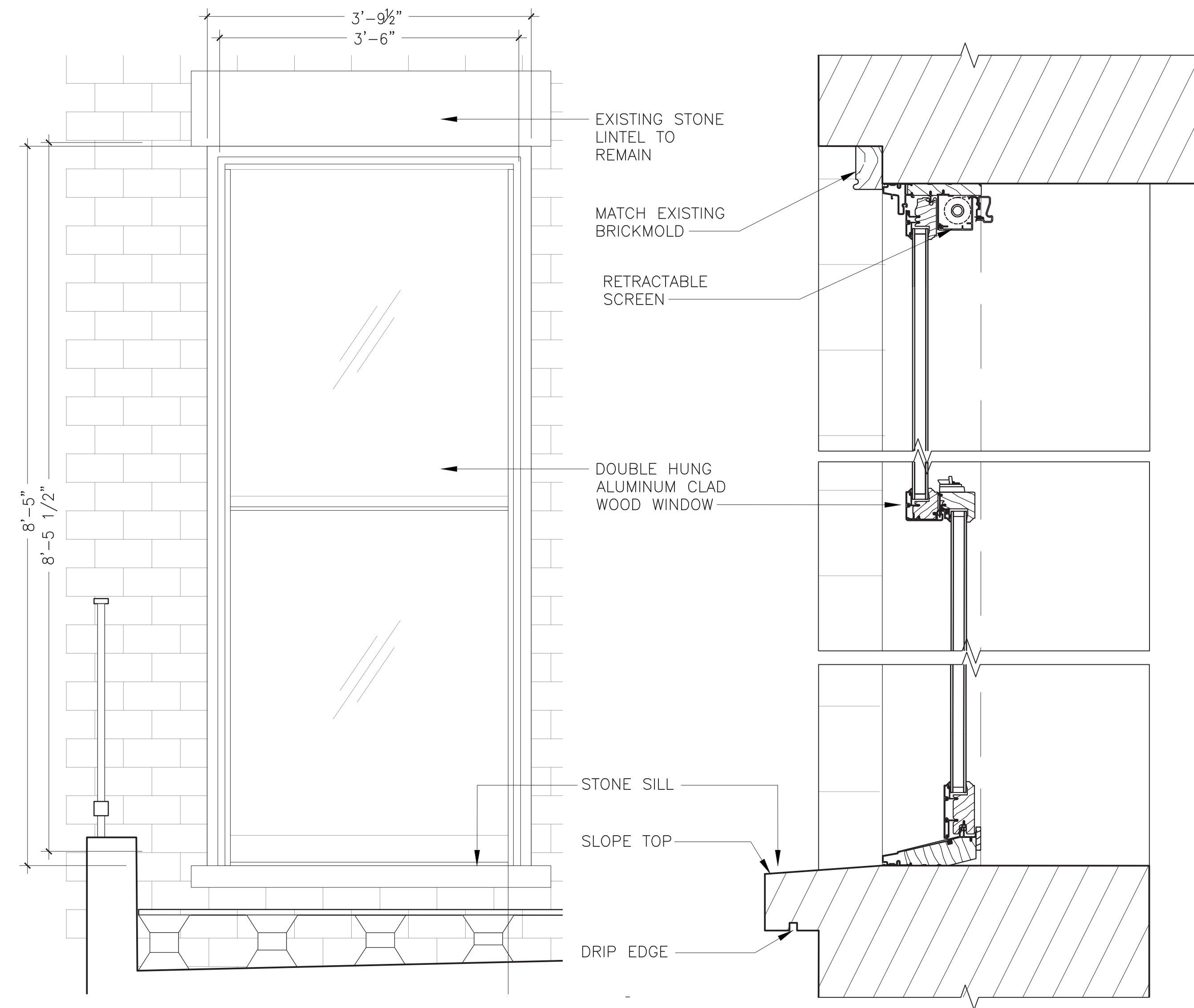
2 PROPOSED WINDOW TYPE D - FIRST FLOOR
SCALE: 1"=1'-0"

SECTION DETAIL
SCALE: 3" = 1'-0"

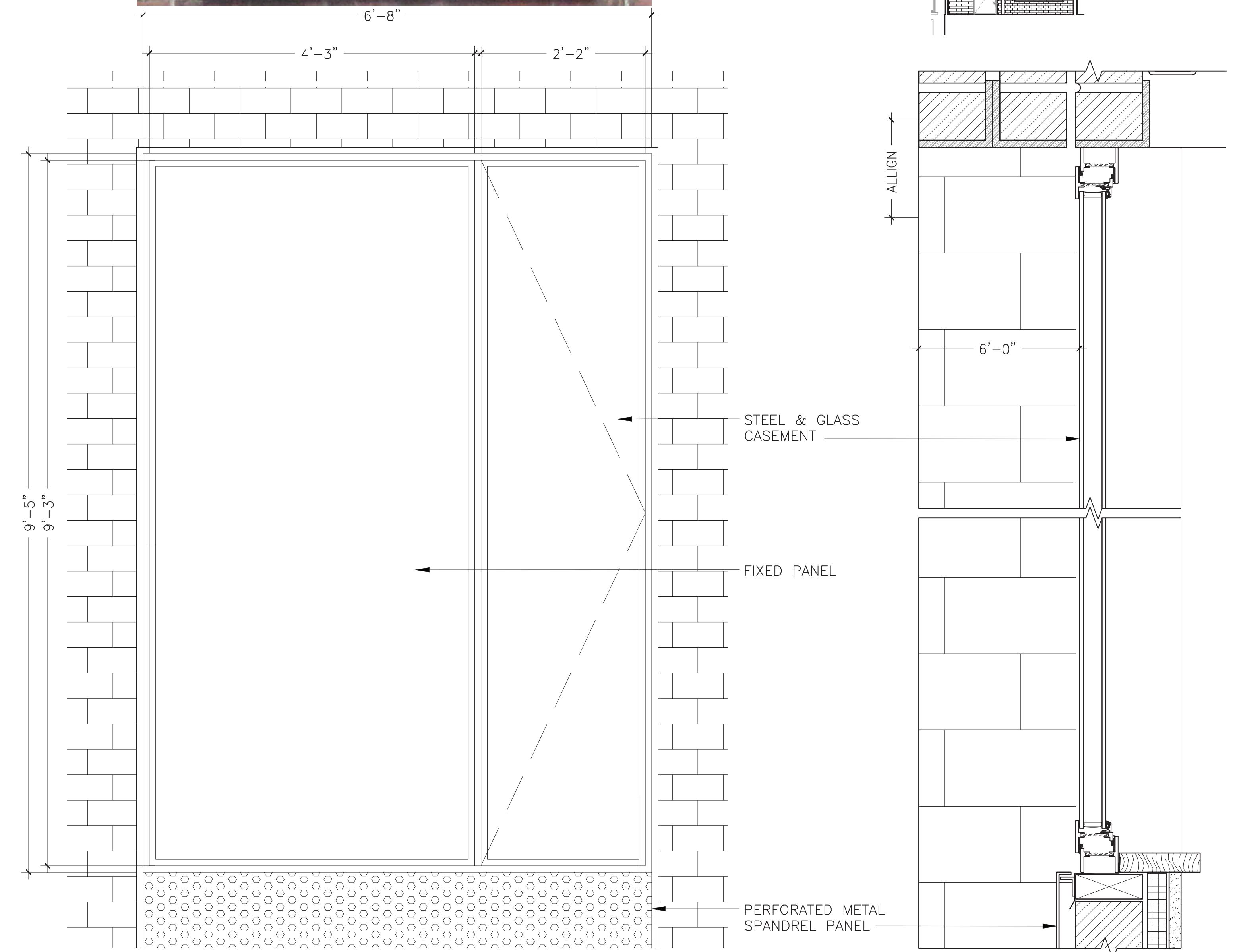


1 PROPOSED WINDOW TYPE F - FIRST FLOOR
SCALE: 1"=1'-0"

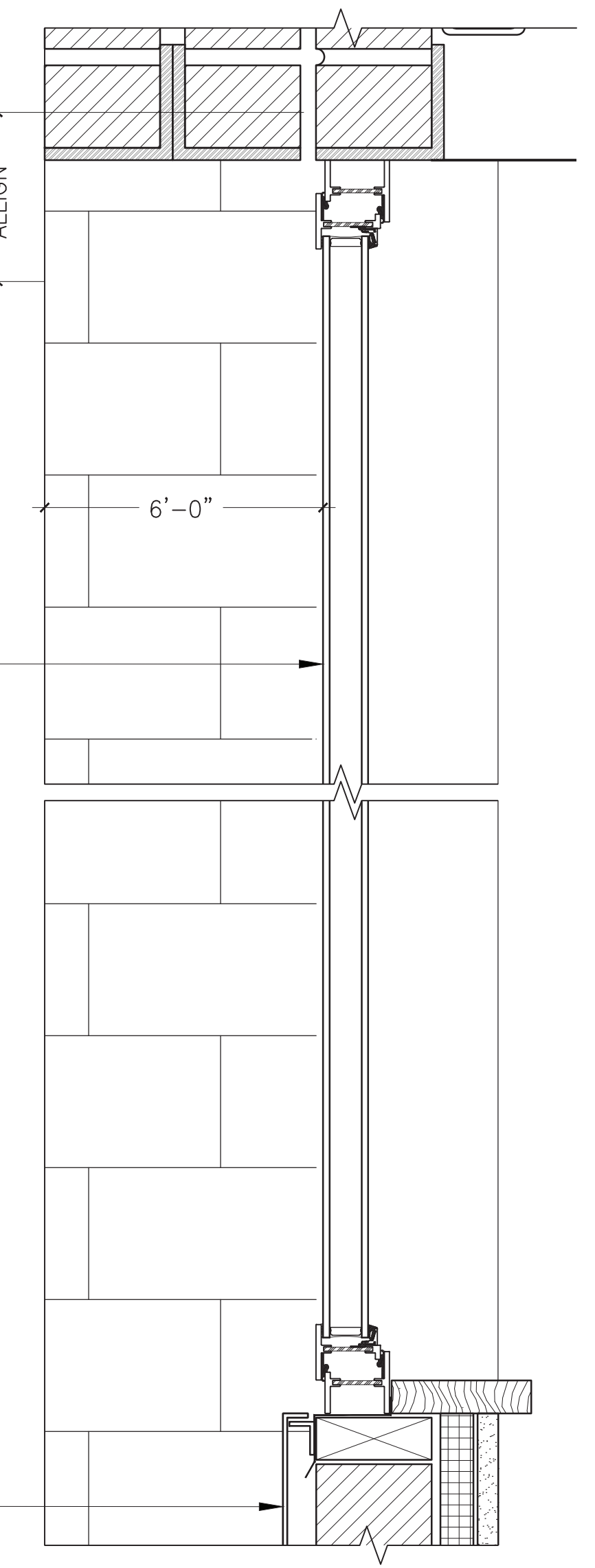
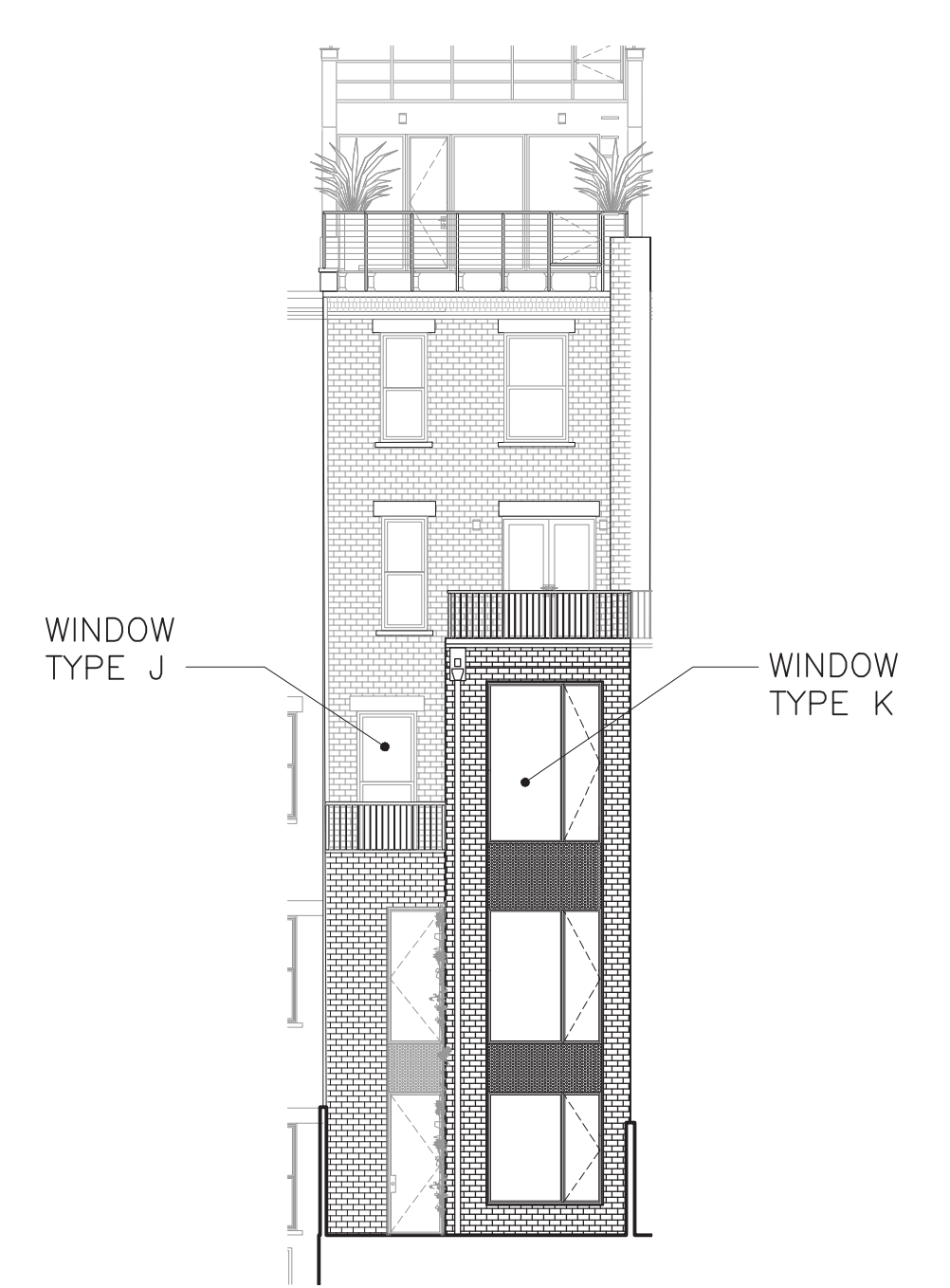
2 PROPOSED WINDOW TYPE G - FIRST FLOOR
SCALE: 1"=1'-0"

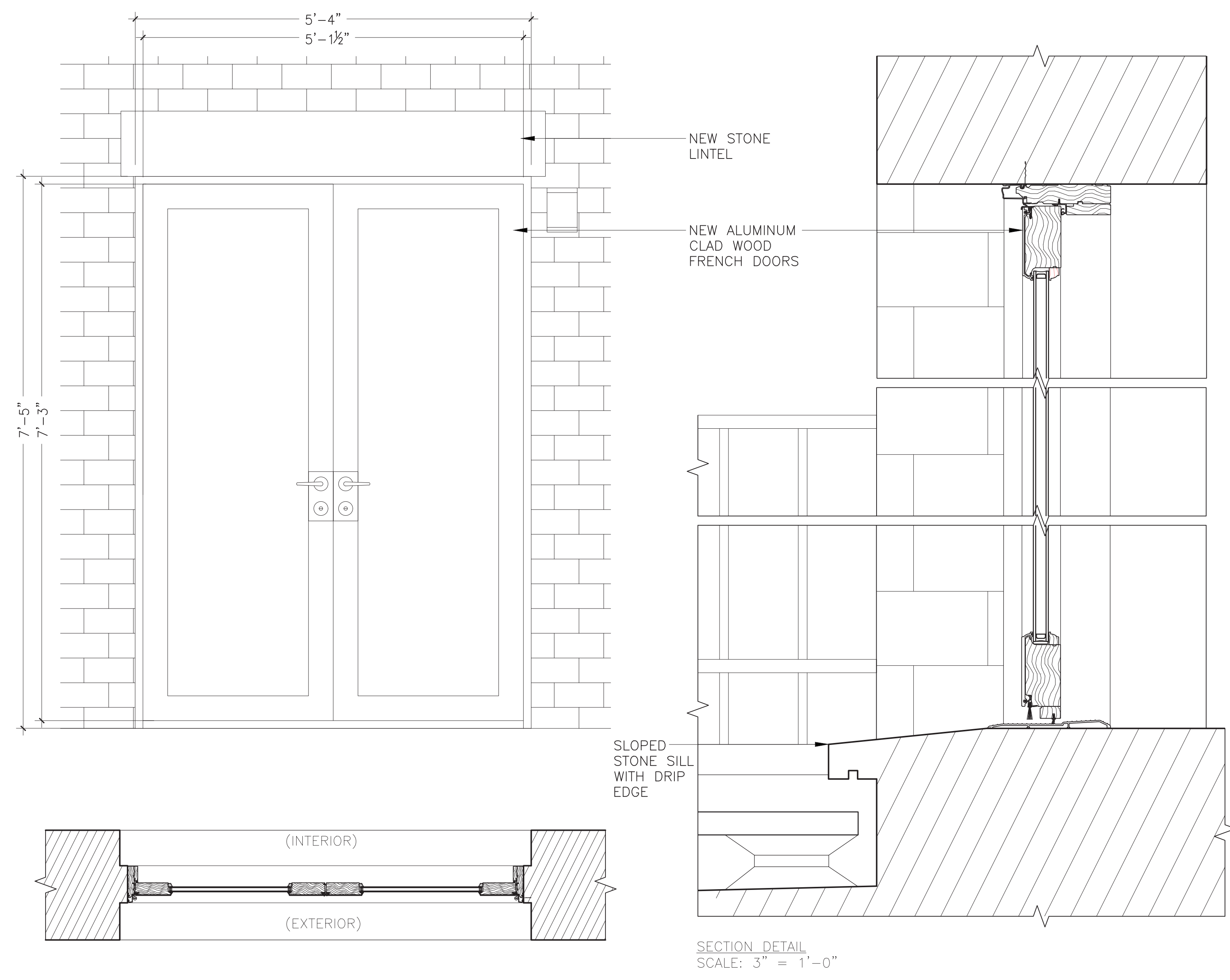
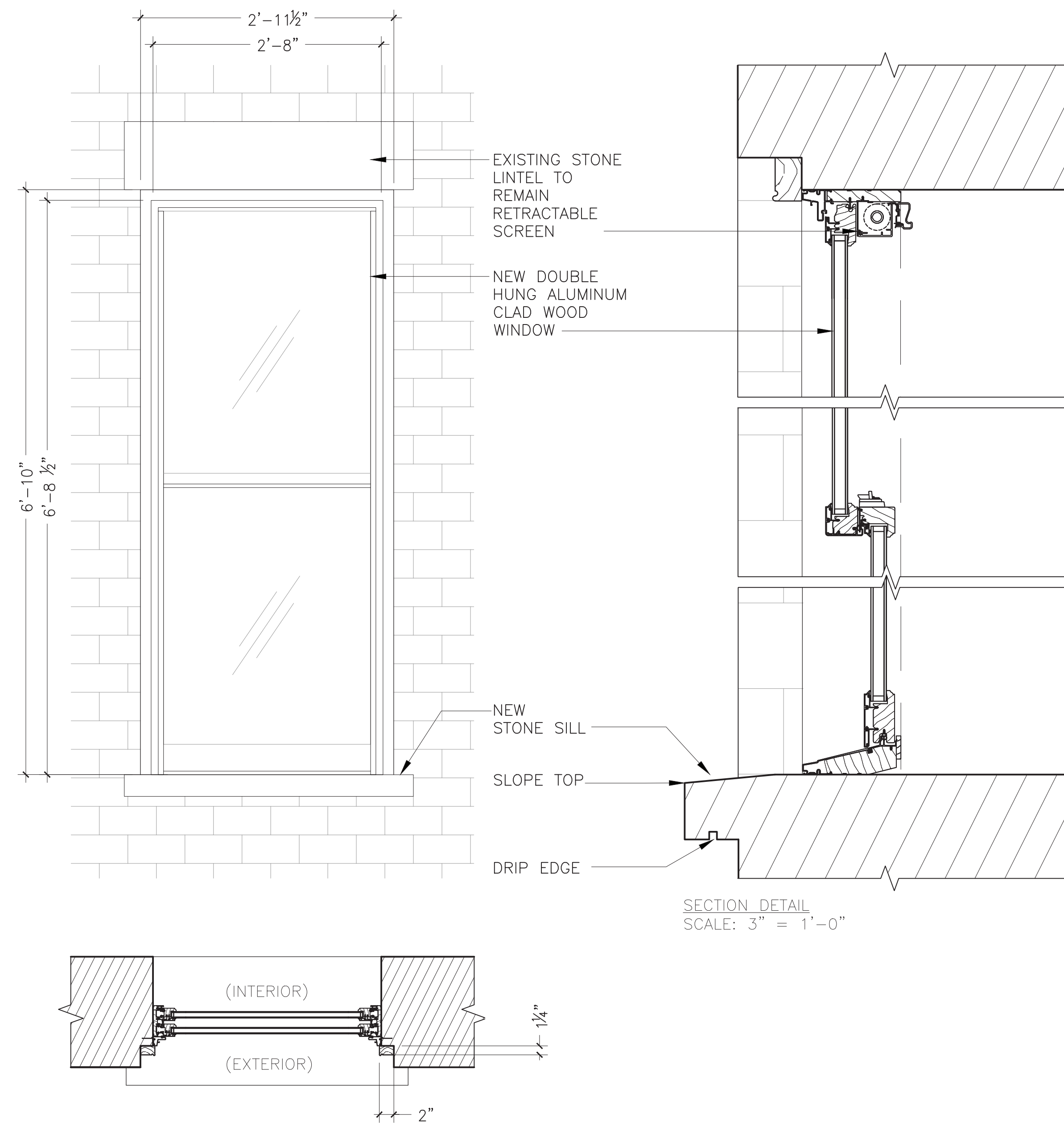
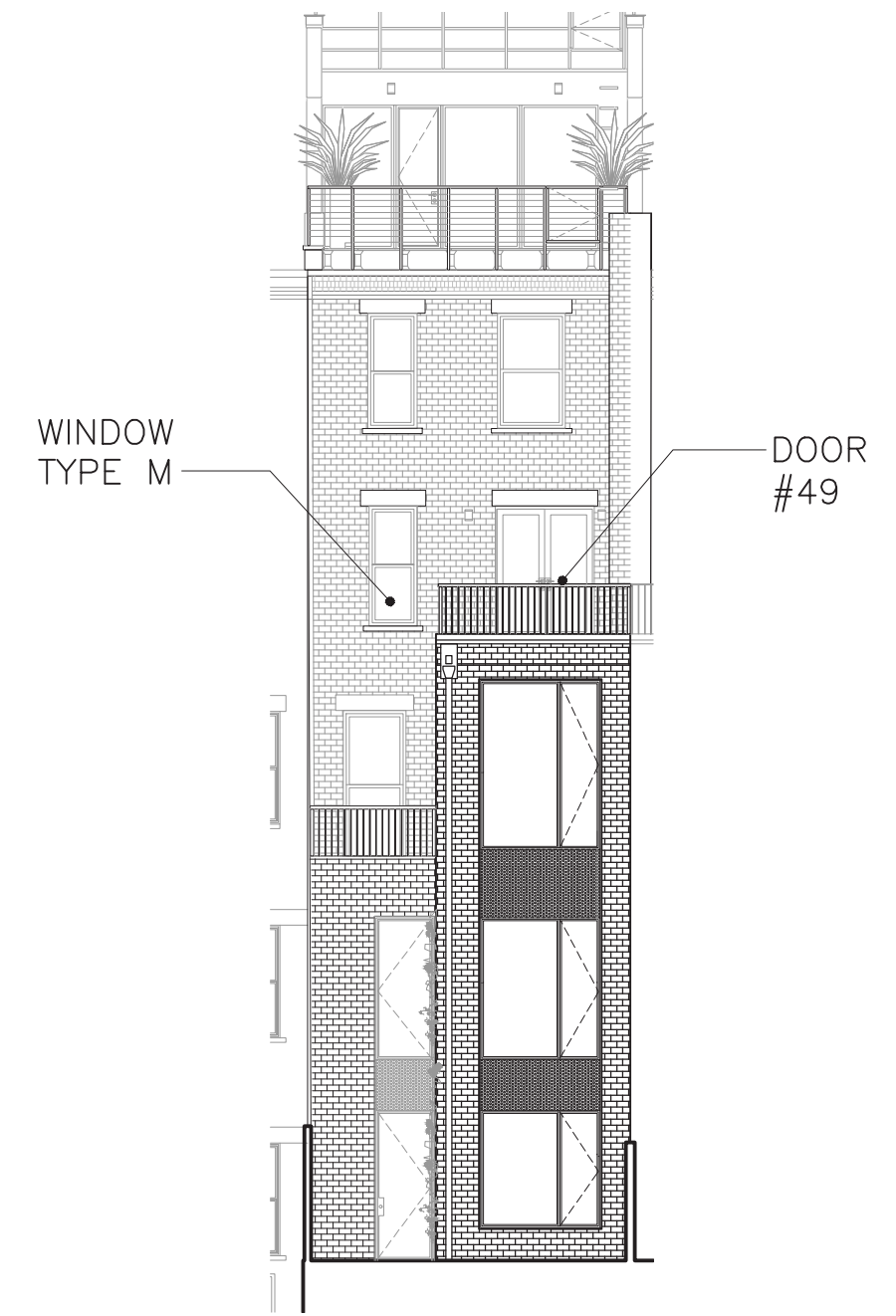


1 PROPOSED WINDOW TYPE J - SECOND FLOOR
SCALE: 1/4" = 1'-0"



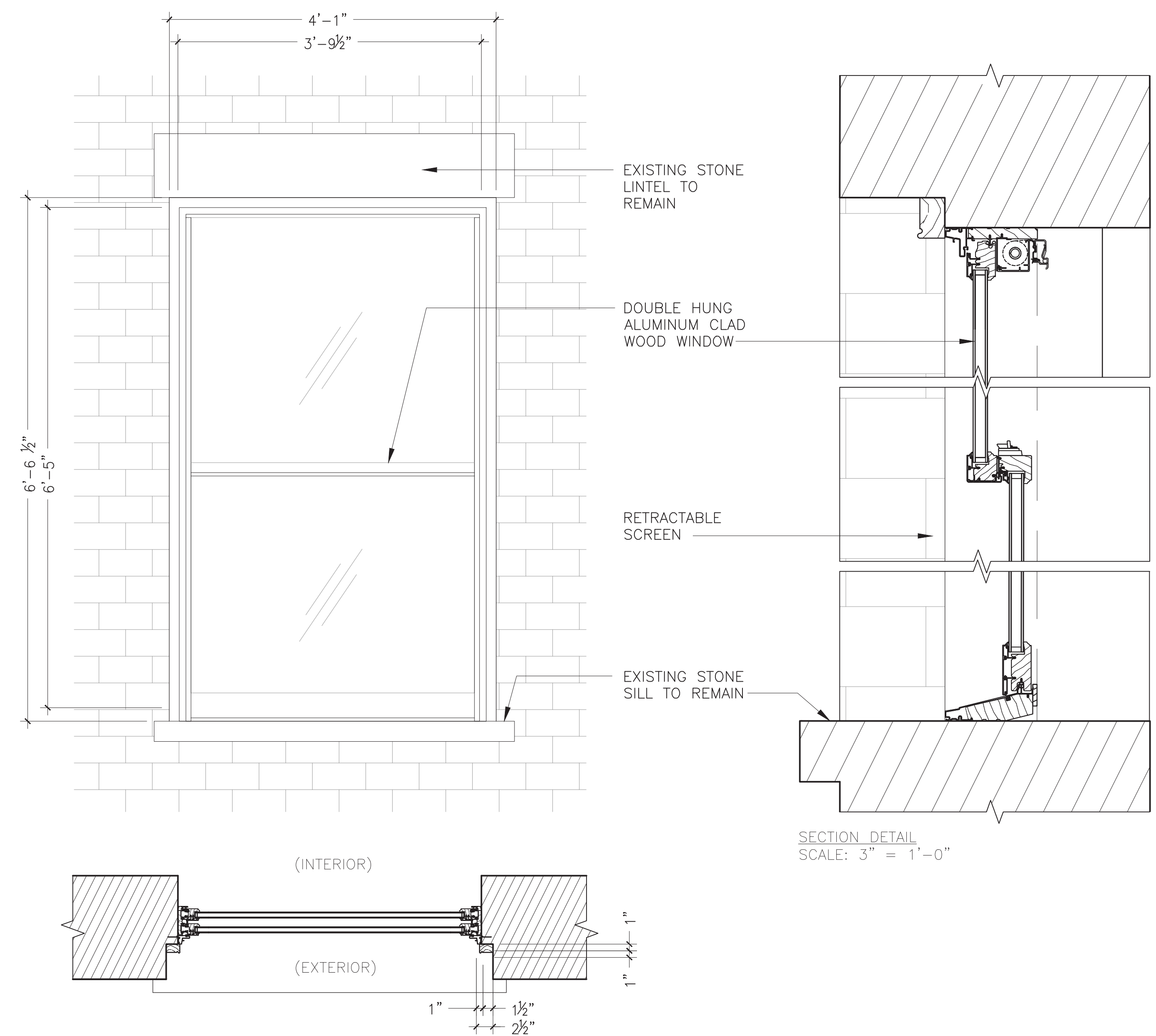
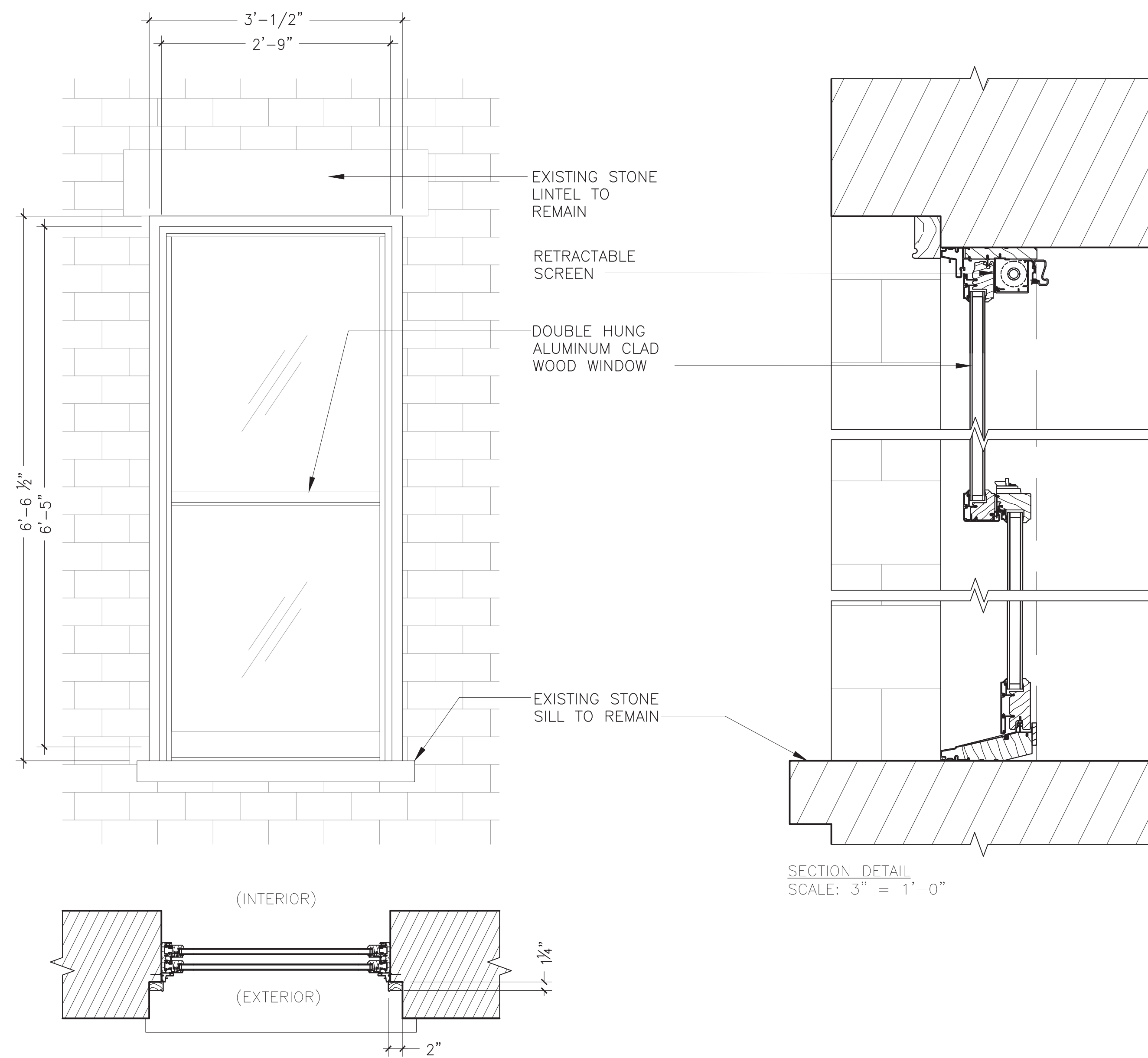
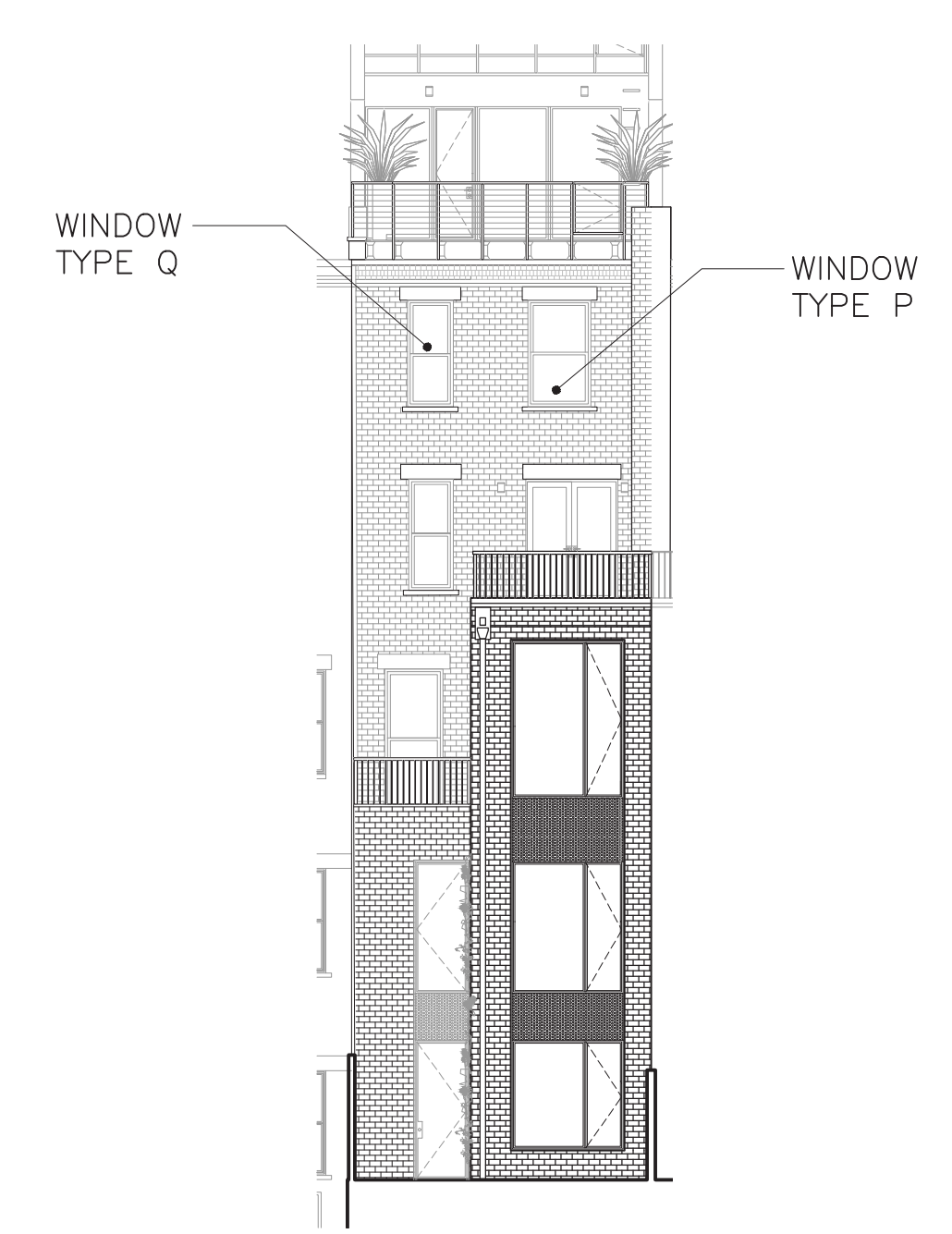
2 PROPOSED WINDOW TYPE K - SECOND FLOOR
SCALE: 1/4" = 1'-0"





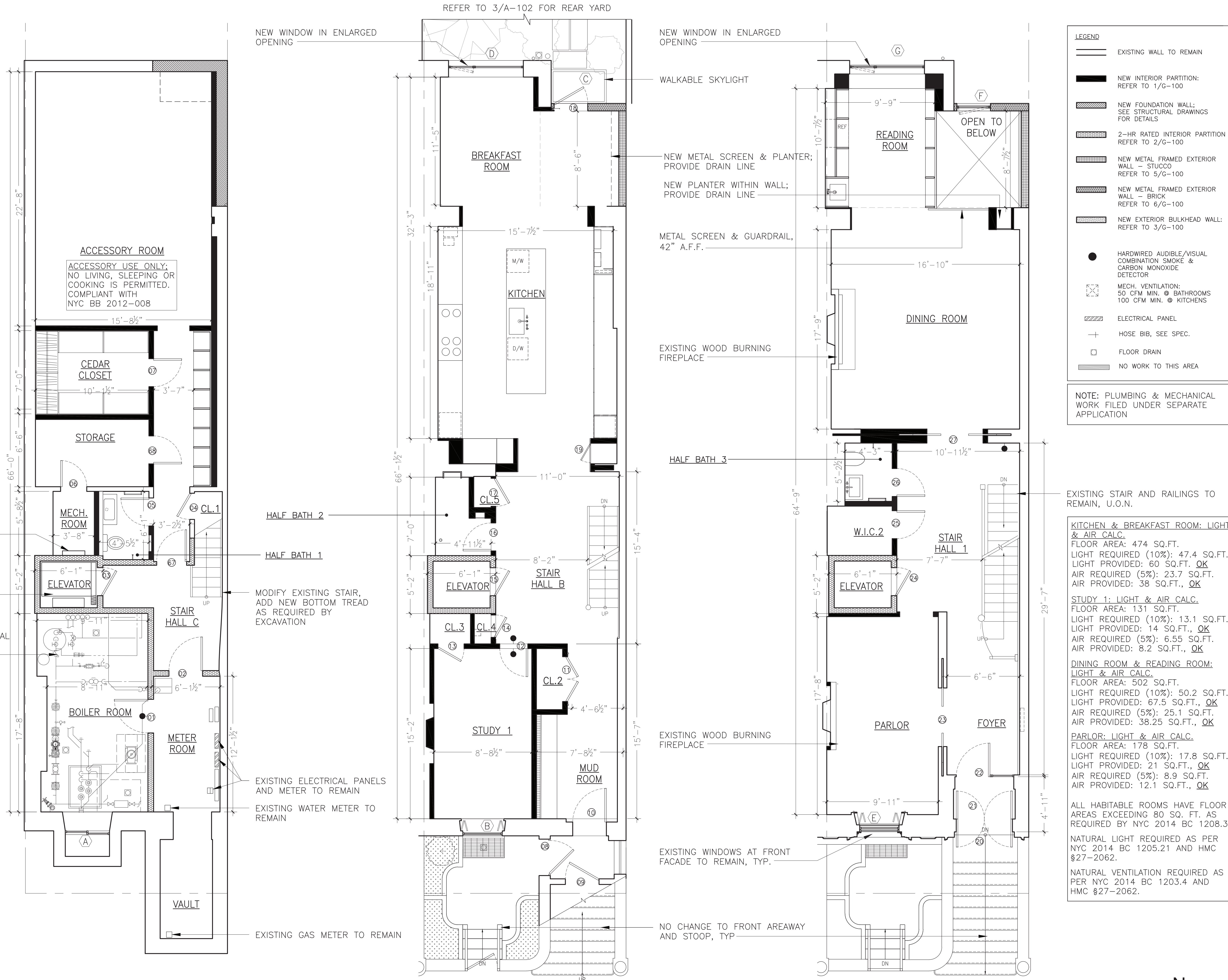
1 PROPOSED WINDOW TYPE M - THIRD FLOOR
SCALE: 1/4" = 1'-0"

2 PROPOSED DOOR #49 - THIRD FLOOR
SCALE: 1/4" = 1'-0"



1 EXISTING WINDOW TYPE Q - FOURTH FLOOR
SCALE: 1" = 1'-0"

2 EXISTING WINDOW TYPE P - FOURTH FLOOR
SCALE: 1" = 1'-0"



1 CELLAR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

2 BASEMENT - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

3 FIRST FL - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION: REFER TO 1/G-100
- NEW FOUNDATION WALL; SEE STRUCTURAL DRAWINGS FOR DETAILS
- 2-HR RATED INTERIOR PARTITION REFER TO 2/G-100
- NEW METAL FRAMED EXTERIOR WALL - STUCCO REFER TO 5/G-100
- NEW METAL FRAMED EXTERIOR WALL - BRICK REFER TO 6/G-100
- NEW EXTERIOR BULKHEAD WALL: REFER TO 3/G-100
- HARDWIRED AUDIBLE/VISUAL COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- MECH. VENTILATION: 50 CFM MIN. @ BATHROOMS 100 CFM MIN. @ KITCHENS
- ELECTRICAL PANEL
- HOSE BIB, SEE SPEC.
- FLOOR DRAIN
- NO WORK TO THIS AREA

NOTE: PLUMBING & MECHANICAL WORK FILED UNDER SEPARATE APPLICATION

EXISTING STAIR AND RAILINGS TO REMAIN, U.O.N.

KITCHEN & BREAKFAST ROOM: LIGHT & AIR CALC.
 FLOOR AREA: 474 SQ.FT.
 LIGHT REQUIRED (10%): 47.4 SQ.FT.
 LIGHT PROVIDED: 60 SQ.FT., **OK**
 AIR REQUIRED (5%): 23.7 SQ.FT.
 AIR PROVIDED: 38 SQ.FT., **OK**

STUDY 1: LIGHT & AIR CALC.
 FLOOR AREA: 131 SQ.FT.
 LIGHT REQUIRED (10%): 13.1 SQ.FT.
 LIGHT PROVIDED: 14 SQ.FT., **OK**
 AIR REQUIRED (5%): 6.55 SQ.FT.
 AIR PROVIDED: 8.2 SQ.FT., **OK**

DINING ROOM & READING ROOM: LIGHT & AIR CALC.
 FLOOR AREA: 502 SQ.FT.
 LIGHT REQUIRED (10%): 50.2 SQ.FT.
 LIGHT PROVIDED: 67.5 SQ.FT., **OK**
 AIR REQUIRED (5%): 25.1 SQ.FT.
 AIR PROVIDED: 38.25 SQ.FT., **OK**

PARLOR: LIGHT & AIR CALC.
 FLOOR AREA: 178 SQ.FT.
 LIGHT REQUIRED (10%): 17.8 SQ.FT.
 LIGHT PROVIDED: 21 SQ.FT., **OK**
 AIR REQUIRED (5%): 8.9 SQ.FT.
 AIR PROVIDED: 12.1 SQ.FT., **OK**

ALL HABITABLE ROOMS HAVE FLOOR AREAS EXCEEDING 80 SQ. FT. AS REQUIRED BY NYC 2014 BC 1208.3

NATURAL LIGHT REQUIRED AS PER NYC 2014 BC 1205.21 AND HMC §27-2062.

NATURAL VENTILATION REQUIRED AS PER NYC 2014 BC 1203.4 AND HMC §27-2062.



NOTE: PLUMBING & MECHANICAL WORK FILED UNDER SEPARATE APPLICATION

LEGEND

- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION: REFER TO 1/G-100
- NEW FOUNDATION WALL: SEE STRUCTURAL DRAWINGS FOR DETAILS
- 2-HR RATED INTERIOR PARTITION REFER TO 2/G-100
- NEW METAL FRAMED EXTERIOR WALL - STUCCO REFER TO 5/G-100
- NEW METAL FRAMED EXTERIOR WALL - BRICK REFER TO 6/G-100
- NEW EXTERIOR BULKHEAD WALL: REFER TO 3/G-100
- HARDWIRED AUDIBLE/VISUAL COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- MECH. VENTILATION: 50 CFM MIN. @ BATHROOMS 100 CFM MIN. @ KITCHENS
- ELECTRICAL PANEL
- HOSE BIB, SEE SPEC.
- FLOOR DRAIN
- NO WORK TO THIS AREA

BEDROOM 2: LIGHT & AIR CALC.
 FLOOR AREA: 111 SQ.FT.
 LIGHT REQUIRED (10%): 11.1 SQ.FT.
 LIGHT PROVIDED: 55.2 SQ.FT., **OK**
 AIR REQUIRED (5%): 5.6 SQ.FT.
 AIR PROVIDED: 20 SQ.FT., **OK**

STUDY 2: LIGHT & AIR CALC.
 FLOOR AREA: 223 SQ.FT.
 LIGHT REQUIRED (10%): 22.3 SQ.FT.
 LIGHT PROVIDED: 22.6 SQ.FT., **OK**
 AIR REQUIRED (5%): 11.2 SQ.FT.
 AIR PROVIDED: 12.6 SQ.FT., **OK**

BEDROOM 3: LIGHT & AIR CALC.
 FLOOR AREA: 226 SQ.FT.
 LIGHT REQUIRED (10%): 22.6 SQ.FT.
 LIGHT PROVIDED: 32.8 SQ.FT., **OK**
 AIR REQUIRED (5%): 11.3 SQ.FT.
 AIR PROVIDED: 18 SQ.FT., **OK**

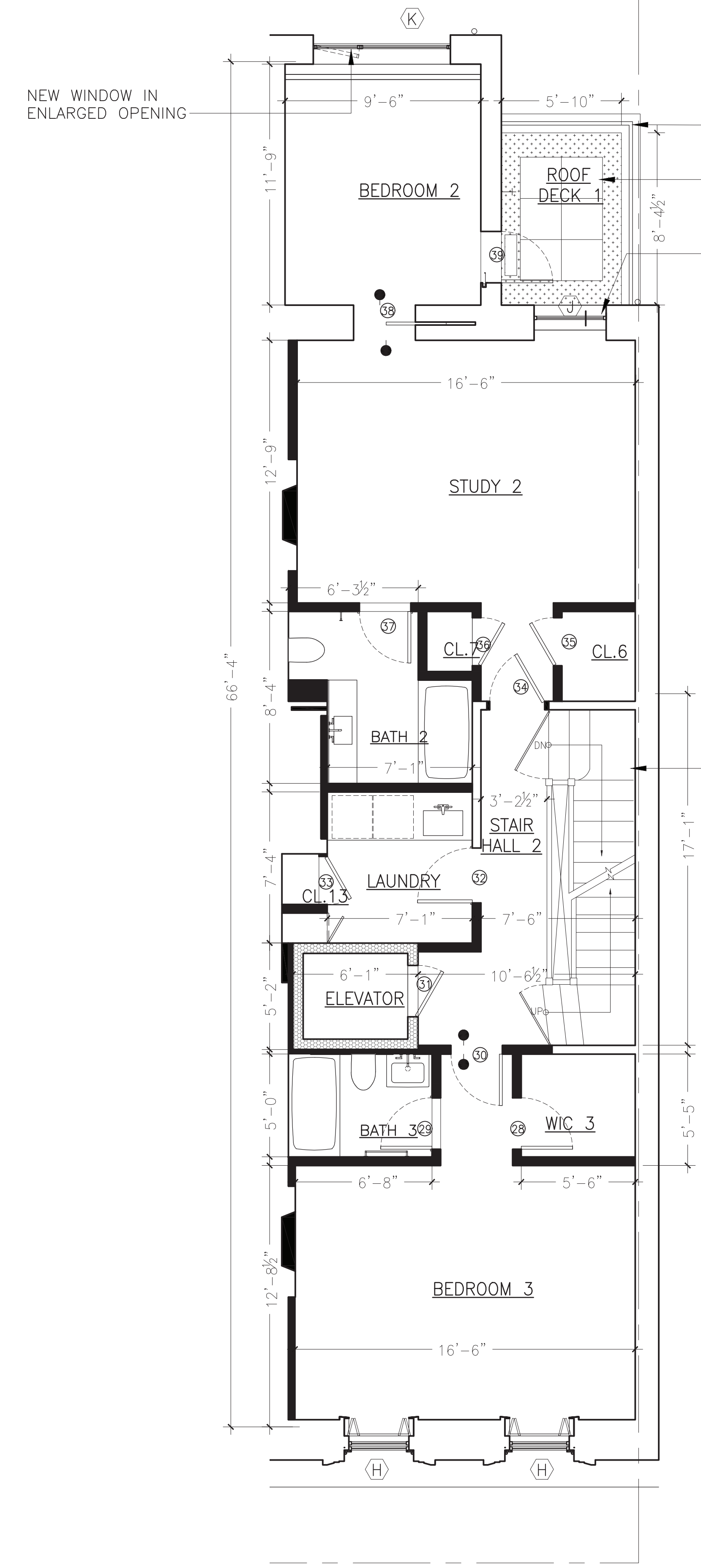
BEDROOM 4: LIGHT & AIR CALC.
 FLOOR AREA: 209 SQ.FT.
 LIGHT REQUIRED (10%): 20.9 SQ.FT.
 LIGHT PROVIDED: 37.7 SQ.FT., **OK**
 AIR REQUIRED (5%): 10.5 SQ.FT.
 AIR PROVIDED: 33.4 SQ.FT., **OK**

BEDROOM 5: LIGHT & AIR CALC.
 FLOOR AREA: 209 SQ.FT.
 LIGHT REQUIRED (10%): 20.9 SQ.FT.
 LIGHT PROVIDED: 32.8 SQ.FT., **OK**
 AIR REQUIRED (5%): 10.5 SQ.FT.
 AIR PROVIDED: 18 SQ.FT., **OK**

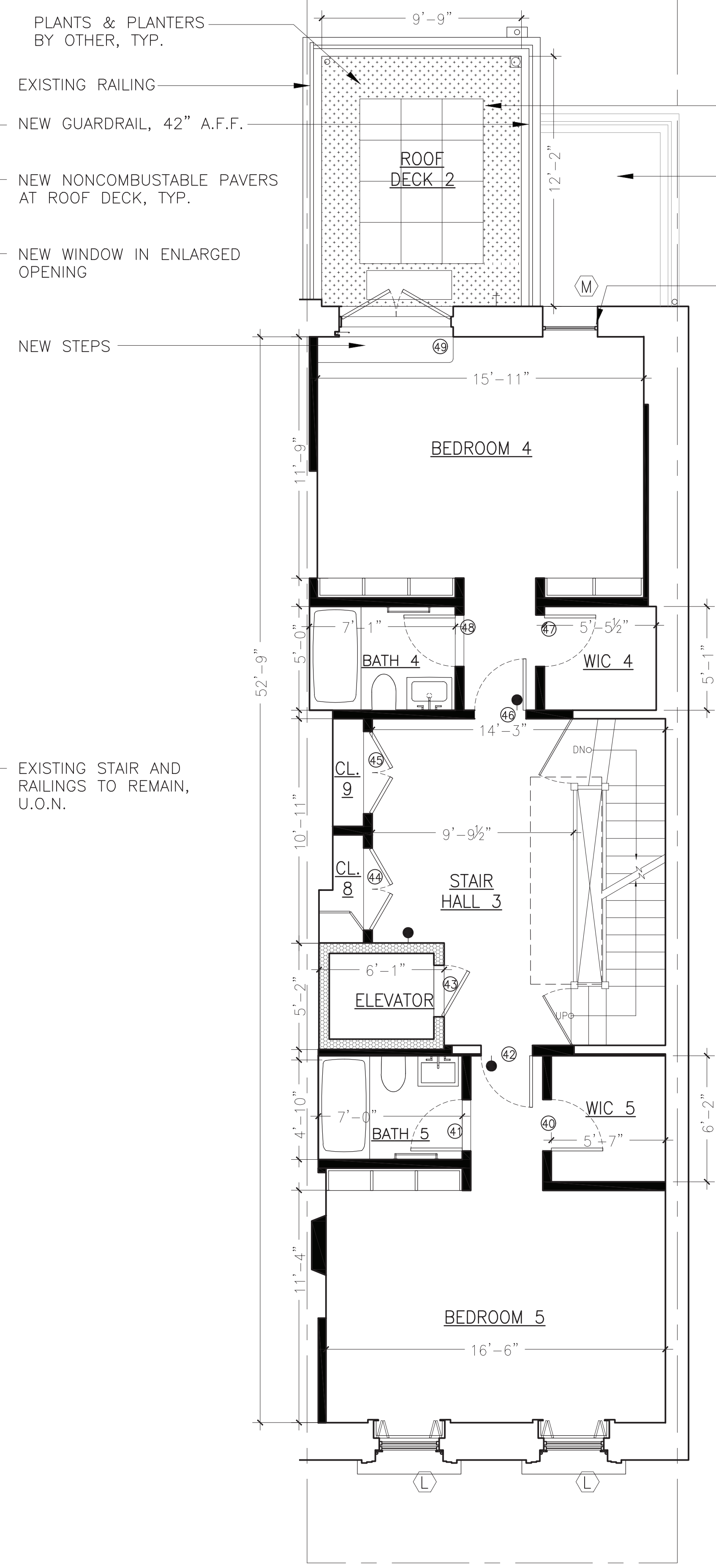
BEDROOM 1: LIGHT & AIR CALC.
 FLOOR AREA: 190 SQ.FT.
 LIGHT REQUIRED (10%): 19 SQ.FT.
 LIGHT PROVIDED: 29 SQ.FT., **OK**
 AIR REQUIRED (5%): 9.5 SQ.FT.
 AIR PROVIDED: 18.1 SQ.FT., **OK**

LIBRARY: LIGHT & AIR CALC.
 FLOOR AREA: 277 SQ.FT.
 LIGHT REQUIRED (10%): 27.7 SQ.FT.
 LIGHT PROVIDED: 33.6 SQ.FT., **OK**
 AIR REQUIRED (5%): 13.9 SQ.FT.
 AIR PROVIDED: 18.6 SQ.FT., **OK**

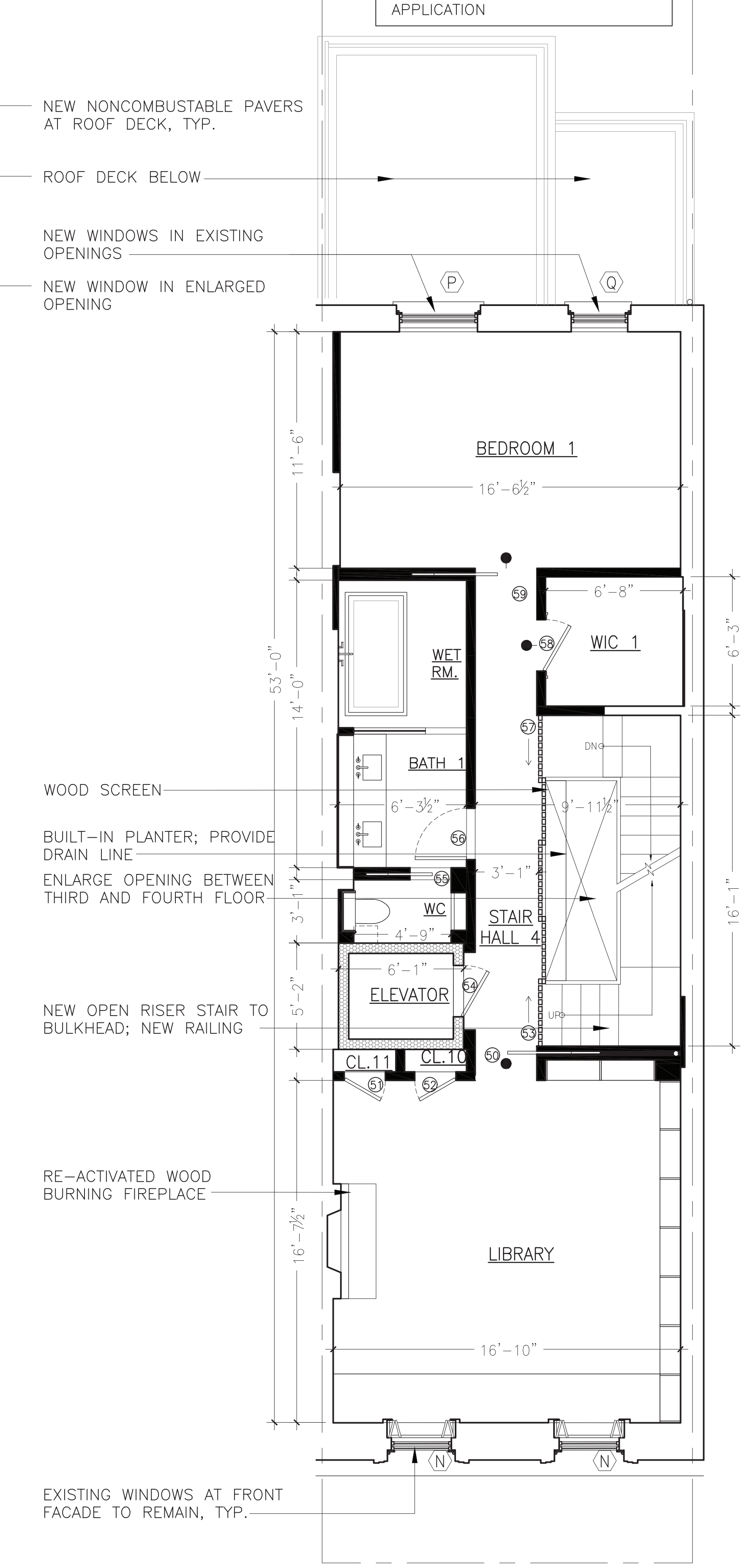
ALL HABITABLE ROOMS HAVE FLOOR AREAS EXCEEDING 80 SQ. FT. AS REQUIRED BY NYC 2014 BC 1208.3
 NATURAL LIGHT REQUIRED AS PER NYC 2014 BC 1205.21 AND HMC §27-2062.
 NATURAL VENTILATION REQUIRED AS PER NYC 2014 BC 1203.4 AND HMC §27-2062.



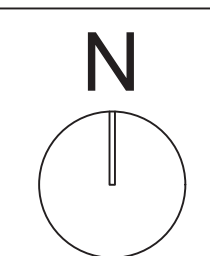
1 SECOND FL - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"
















2 THIRD FL - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"



3 FOURTH FL - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

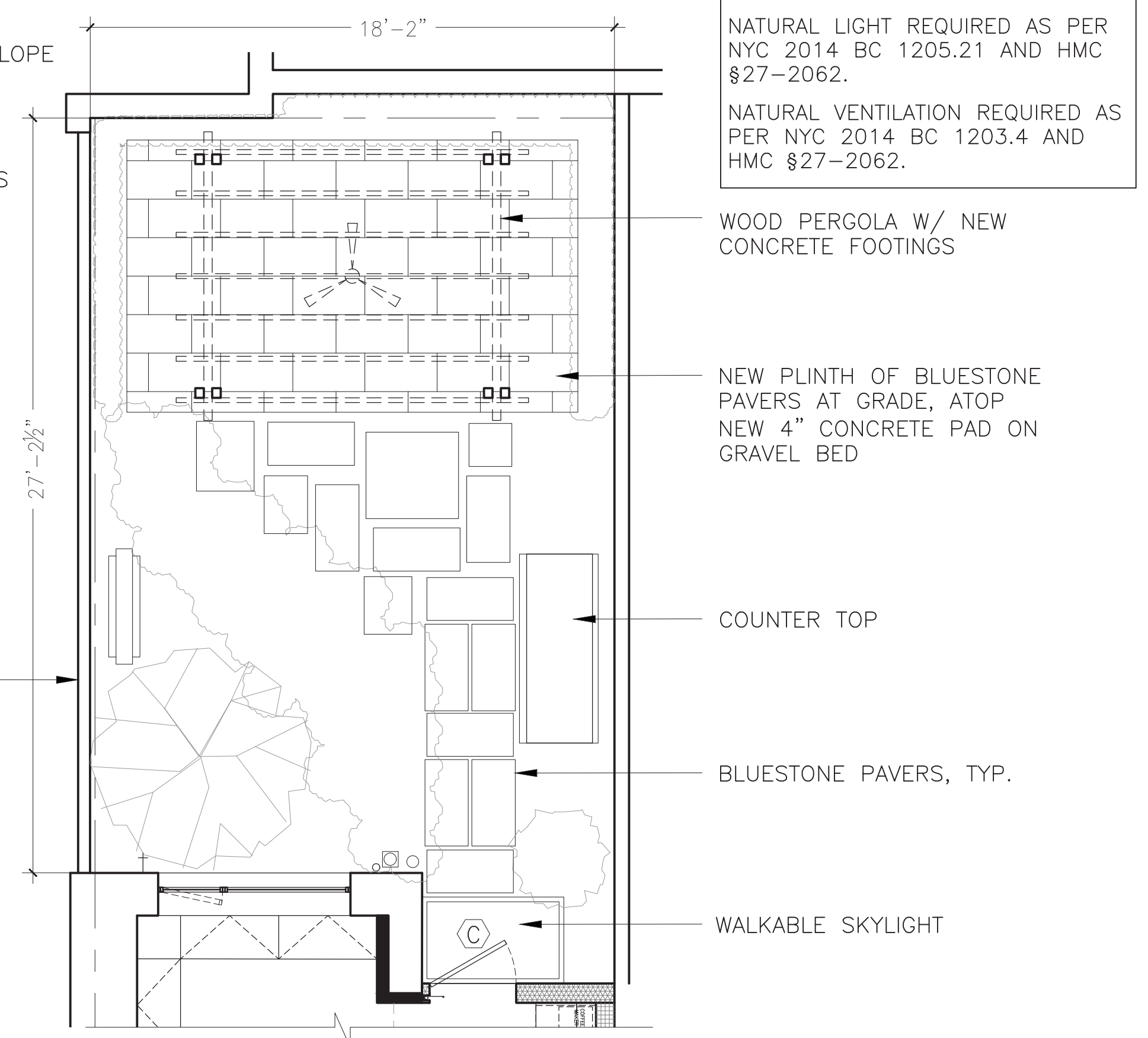
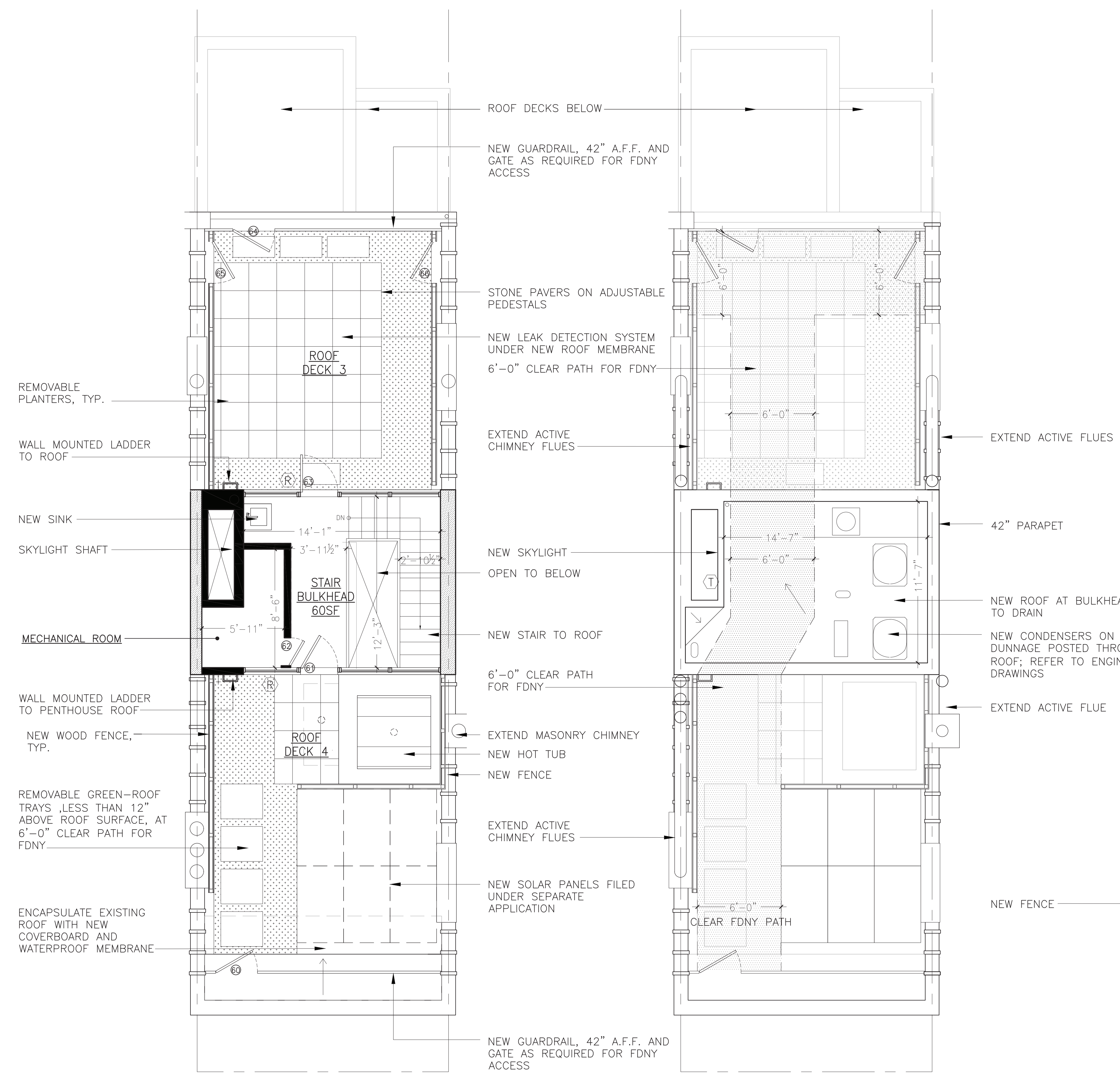


NOTE: PLUMBING & MECHANICAL WORK FILED UNDER SEPARATE APPLICATION

- LEGEND**
-  EXISTING WALL TO REMAIN
 -  NEW INTERIOR PARTITION: REFER TO 1/G-100
 -  NEW FOUNDATION WALL: SEE STRUCTURAL DRAWINGS FOR DETAILS
 -  2-HR RATED INTERIOR PARTITION REFER TO 2/G-100
 -  NEW METAL FRAMED EXTERIOR WALL - STUCCO REFER TO 5/G-100
 -  NEW METAL FRAMED EXTERIOR WALL - BRICK REFER TO 6/G-100
 -  NEW EXTERIOR BULKHEAD WALL: REFER TO 3/G-100
 -  HARDWIRED AUDIBLE/VISUAL COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
 -  MECH. VENTILATION: 50 CFM MIN. @ BATHROOMS 100 CFM MIN. @ KITCHENS
 -  ELECTRICAL PANEL
 -  HOSE BIB, SEE SPEC.
 -  FLOOR DRAIN
 -  NO WORK TO THIS AREA

BULKHEAD: LIGHT & AIR CALC.
 FLOOR AREA: 60 SQ.FT.
 LIGHT REQUIRED (10%): 6 SQ.FT.
 LIGHT PROVIDED: 210 SQ.FT., OK
 AIR REQUIRED (5%): 3 SQ.FT.
 AIR PROVIDED: 40 SQ.FT., OK

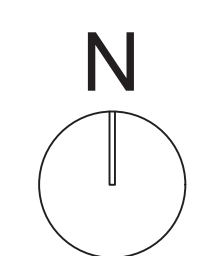
ALL HABITABLE ROOMS HAVE FLOOR AREAS EXCEEDING 80 SQ. FT. AS REQUIRED BY NYC 2014 BC 1208.3
 NATURAL LIGHT REQUIRED AS PER NYC 2014 BC 1205.21 AND HMC §27-2062.
 NATURAL VENTILATION REQUIRED AS PER NYC 2014 BC 1203.4 AND HMC §27-2062.



1 ROOF - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

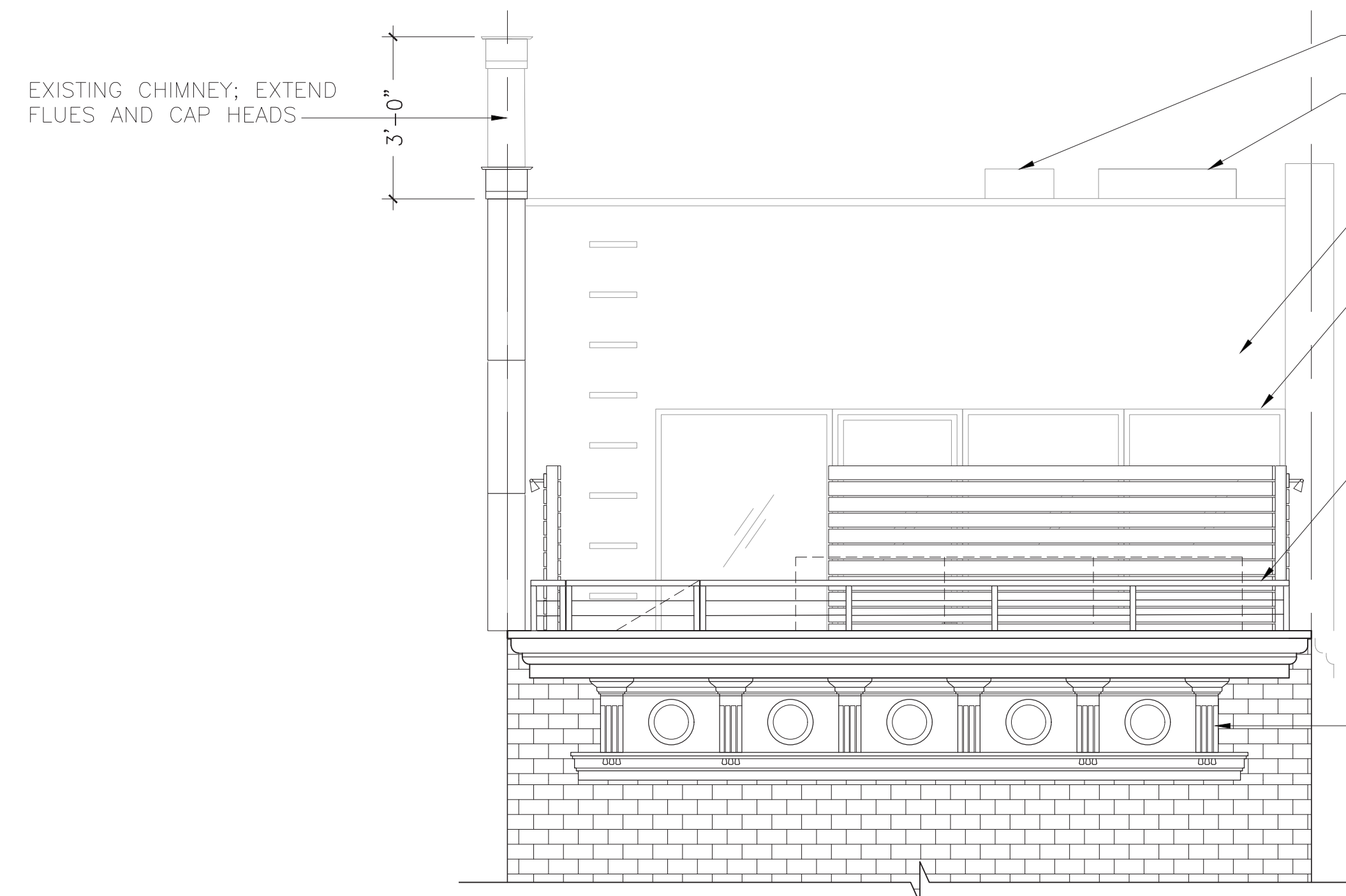
2 BULKHEAD ROOF - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

3 BACK YARD - CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"

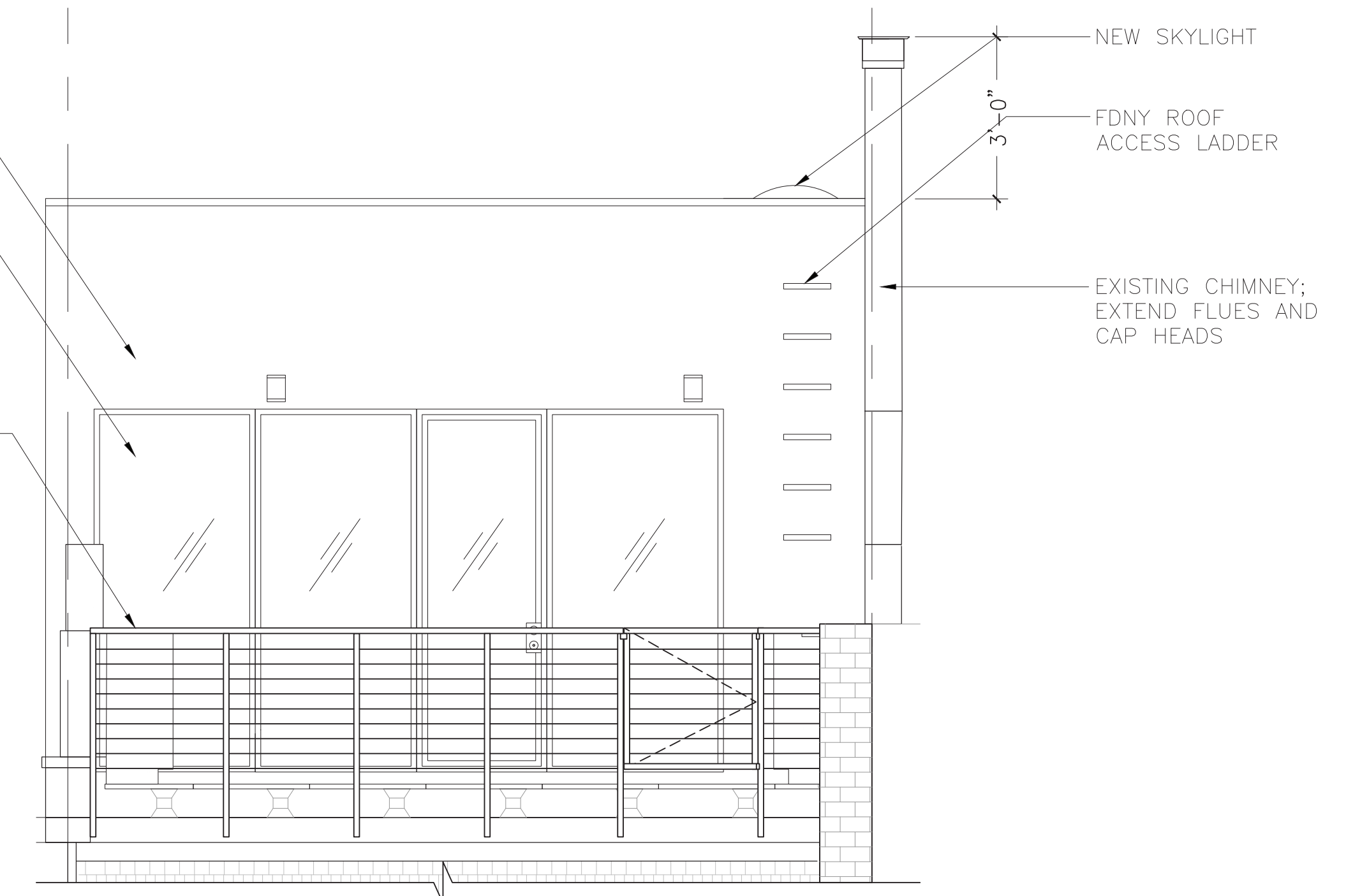




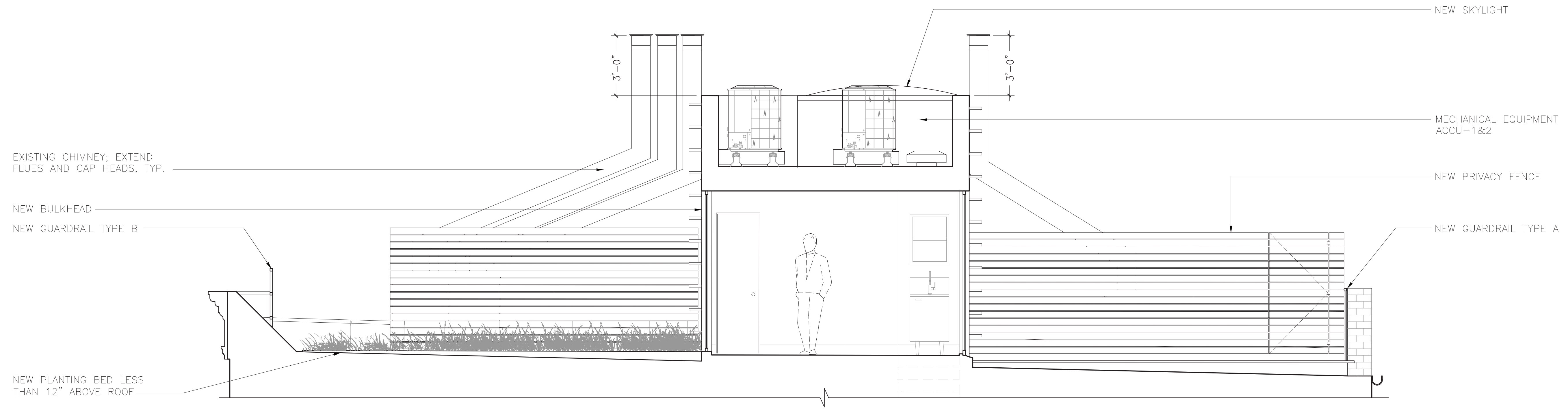
1 COLOR PHOTOGRAPHS OF THE EXISTING ROOF



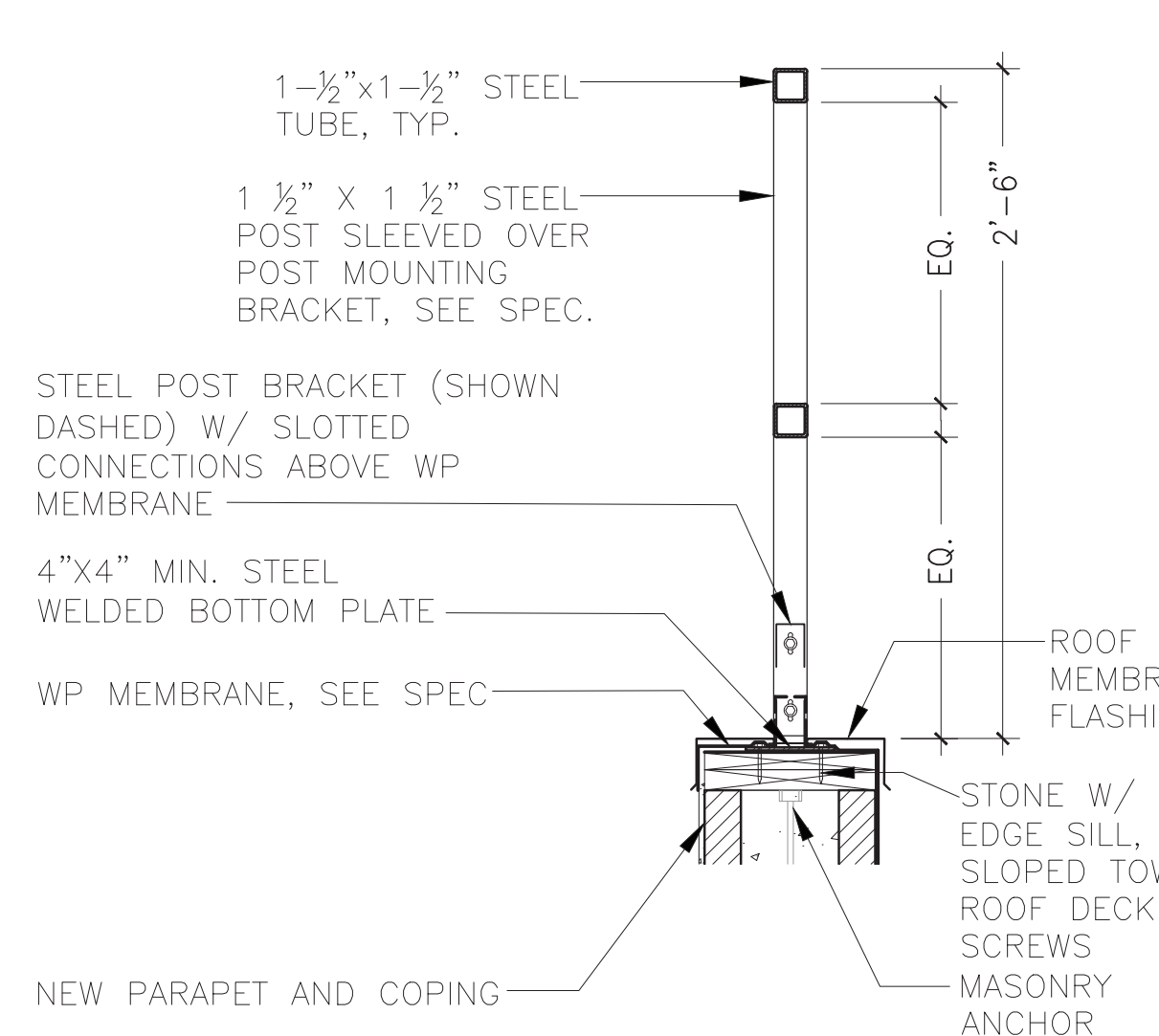
1 ROOFTOP FRONT ELEVATION
SCALE: 3/8" = 1'-0"



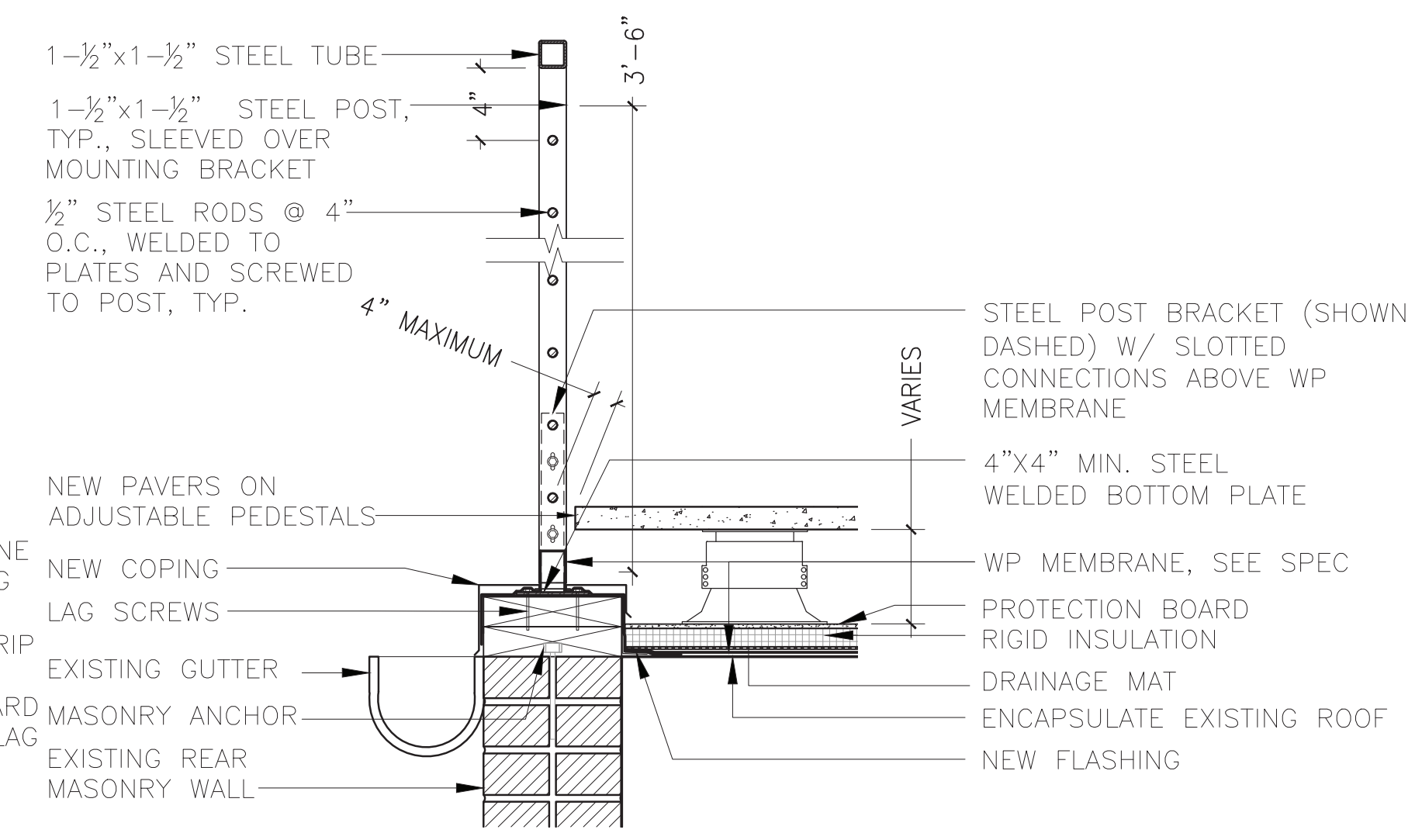
2 ROOFTOP REAR ELEVATION
SCALE: 3/8" = 1'-0"



3 LONGITUDINAL ROOF SECTION
SCALE: 3/8" = 1'-0"



4 DETAIL-TYPICAL SERVICE GUARDRAIL TYPE B
SCALE: 1/2" = 1'-0"



5 DETAIL-TYPICAL RAILING TYPE A
SCALE: 1/2" = 1'-0"



ACCU-1&2
MODEL: PURY-EP72TNU-A(BS)
MITSUBISHI VRF OUTDOOR CONDENSER UNIT
MANUFACTURER: MITSUBISHI ELECTRIC
71-5/8"x36-1/4"x29-3/16" (WXDXH)
WEIGHT: 519lbs - 235kg
REFRIGERANT: R410A
COOLING: 72,000 BTU
HEATING: 80,000 BTU



ACCU-EMR
MODEL: PUZ-A12NKA7
MITSUBISHI SPLIT-DUCTLESS A/C UNIT
MANUFACTURER: MITSUBISHI ELECTRIC
24-13/16"x31-13/16"x11-13/16" (WXDXH)
WEIGHT: 93lbs - 42kg
HSPF: 10.2 IV/ 7.6 V
REFRIGERANT: R410A
COOLING: 12,000 BTU
HEATING: 14,000 BTU

6 MECHANICAL SPECIFICATIONS FOR EQUIPMENT ON THE ROOF



1 PHOTOS OF MOCKUP FROM ROOF
N.T.S.



1 PHOTOS OF MOCKUP FROM 69TH STREET AND COLUMBUS AVENUE
N.T.S.



2 BLOCK PLAN SHOWING VANTAGE POINT
N.T.S.



1 PHOTOS OF MOCKUP FROM 69TH STREET AND BROADWAY
N.T.S.



2 BLOCK PLAN SHOWING VANTAGE POINT
N.T.S.