

19 EAST 70TH STREET

19 East 70th Street
New York, New York 11225

LANDMARKS PRESERVATION COMMISSION FILING SUBMISSION

JULY 7, 2015

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New York, NY 10004
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DRAWING LIST

- BLOCK PANORAMA PHOTOS - SITE LOCATION MAP
- TAX PHOTOS
- SITE PHOTOS - FRONT FAÇADE AND BUILDING ELEMENTS
- REAR FAÇADE BUILDING ELEMENTS
- REAR FAÇADE SETBACKS AND SKYLIGHT REFERENCE PHOTOS
- IMMEDIATE REAR YARD CONTEXT
- FRONT FAÇADE ELEVATION - EXISTING & PROPOSED
- REAR FAÇADE ELEVATION - EXISTING & PROPOSED
- REAR FAÇADE AXONOMETRIC VIEW - EXISTING & PROPOSED
- EAST ROOFTOP 3D VIEWS - EXISTING & PROPOSED
- WEST ROOFTOP 3D VIEWS - EXISTING & PROPOSED
- SITE PHOTOS OF MOCK-UP
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- VIEW FROM CORNER OF 70TH STREET AT MADISON AVENUE
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- BUILDING SECTION - EXISTING & PROPOSED
- BUILDING ELEVATION EAST - EXISTING & PROPOSED
- BUILDING ELEVATION WEST - EXISTING & PROPOSED
- BUILDING PLANS
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- BUILDING PLANS
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- ROOF PLAN - PARTIAL ELEVATIONS
- FIRST FLOOR ENTRY PHOTOS
- FRONT ENTRY PLANS & ELEVATIONS - EXISTING & PROPOSED
- SIGNAGE - PARTIAL PLAN - ELEVATIONS
- REFERENCE IMAGES IN UPPER EAST SIDE HISTORIC LANDMARK DISTRICT

PLOT PLAN: NOT TO SCALE



Block: 1385 EXISTING BUILDING: Area of Lot: 3,012.5 sf
Lot: 15 8 Stories, Penthouse, Cellar, Sub Cellar Area of Work: 14,288 sf
Map: BC EXISTING HEIGHT: 93' - 2 1/2" E. MASONRY (B.C. 1704.5)
Zone: CS-1 in M-P EXISTING CONSTRUCTION: 1A as per 1968 BC F. SOILS - SITE PREPARATION (B.C. 1704.7.1)
Landmark District Status: Upper East Side Historic District G. SOILS - FILL PLACEMENT & IN PLACE DENSITY (B.C. 1704.7.2, 1704.7.3)
H. UNDERPINNING (B.C. 1704.8.1)
I. STRUCTURAL SAFETY - STRUCTURAL STABILITY (B.C. 1704.18)
J. EXCAVATION - SHEETING, SHORING, AND BRACING (B.C. 1704.19, 3304.4.1)
K. CONCRETE TEST CYLINDERS - TR-3 (B.C. 1905.3)
L. CONCRETE DESIGN MIX - TR-3 (B.C. 1905.3)
M. ADHESIVE ANCHORAGE (B.B. 2009.019)
N. EXPANSION ANCHORAGE (B.B. 2010.005)

Upper East Side



Upper East Side
Historic District
Manhattan
Designated May 19, 1981



GENERAL NOTES:

- SCOPE OF WORK:
PROPOSED WORK TO INCLUDE PARTIAL DEMOLITION AND CONSTRUCTION OF REAR FAÇADE WALL, RE-FRAMING OF INTERIOR FLOORS, REPLACEMENT AND/OR RELOCATION OF EXISTING PLUMBING AND ELECTRICAL DISTRIBUTION BRANCH LINES, APPLIANCES, AND FIXTURES, INSTALLATION OF NEW INTERIOR PARTITIONS, FINISHES, FIXTURES, AND LIGHTING, REPLACEMENT OF ROOF STRUCTURE AND ASSEMBLIES, RE-FRAMING OF ROOF BULKHEAD AND ACCESS STAIR, INSTALLATION OF CELLAR LEVEL POOL AND EQUIPMENT.
- 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 OPENING IN CHASES, SHAFTS, DEMISING WALLS, OR STRUCTURAL ELEMENTS OPENED DURING CONSTRUCTION.

SPECIAL AND PROGRESS INSPECTIONS

SPECIAL INSPECTIONS REQUIRED BY THE LOCAL JURISDICTIONS SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS. THE TESTING AGENCY FOR THE INSPECTION SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDING DEPARTMENT.

- A. FRAME INSPECTION (B.C. 109.3.3)
B. STRUCTURAL STEEL - WELDING (B.C. 1704.3.1)
C. STRUCTURAL STEEL - ERECTION AND BOLTING (B.C. 1704.3.2, 1704.3.3)
D. CONCRETE - CAST IN PLACE (B.C. 1704.4)
E. MASONRY (B.C. 1704.5)
F. SOILS - SITE PREPARATION (B.C. 1704.7.1)
G. SOILS - FILL PLACEMENT & IN PLACE DENSITY (B.C. 1704.7.2, 1704.7.3)
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M. ADHESIVE ANCHORAGE (B.B. 2009.019)
N. EXPANSION ANCHORAGE (B.B. 2010.005)
 - MECHANICAL SYSTEMS
 - FIRE-RESISTIVE RATED CONSTRUCTION
 - FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS
 - ENERGY CODE COMPLIANCE INSPECTIONS:
A. INSULATION PLACEMENT AND R VALUES
B. HVAC AND SERVICE WATER HEATING EQUIPMENT
C. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
D. DUCT PLENUM AND PIPING INSULATION AND SEALING
E. DUCT LEAKAGE TESTING
F. INTERIOR LIGHTING POWER
G. LIGHTING CONTROLS
 - FINAL INSPECTION
- UNDERPINNING AND EXCAVATION - SHEETING, SHORING AND BRACING SHALL BE FILED DIRECTLY WITH THE NYC DOB BY THE NEW YORK LICENSED PROFESSIONAL ENGINEER(S) RESPONSIBLE FOR THE DESIGN(S), UNDER SEPARATE APPLICATION(S) FROM DESIGN APPLICANT FILING FOR FINAL STRUCTURAL ASSEMBLY.
- SOILS - SITE SEPARATION, SOILS - FILL PLACEMENT & IN PLACE DENSITY, SHALL BE: (A) FILED DIRECTLY WITH NYC DOB BY THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR THE SUBSURFACE INVESTIGATION AND GEOTECHNICAL RECOMMENDATIONS, OR (B) WHEN REQUIRED BY THE GEOTECHNICAL ENGINEER, THESE ITEMS SHALL BE INCLUDED IN DESIGN APPLICANT FILING OR FINAL STRUCTURAL ASSEMBLY, WITH THE GEOTECHNICAL ENGINEER AS SPECIAL INSPECTOR FOR THOSE ITEMS.

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 THERE UNDER.
- EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD UL 2034 AND UL 2075 OF THE NEW YORK CITY BUILDING CODE.
- EACH SMOKE/CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF 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 907.210.4.
- EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
- SUCH SMOKE/CARBON MONOXIDE DETECTOR BE EITHER IONIZATION CHAMBER TYPE OF 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 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 JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2011 NEW YORK STATE ENERGY CONSERVATION CODE.

ABBREVIATIONS:

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

PATTERNS	SYMBOLS
AREA OF WORK	WELDING SECTION
WALLS TO BE DEMOLISHED	WELL SECTION
EXISTING PARTITION TO REMAIN	EXCAVATION
BATED PARTITION (WALL TO FALL)	DETAIL
STEEL	REVISION
CHANNEL	WINDOW TAG
WOOD	DOOR TAG
BRICK	PARTITION TAG
BATT INSUL.	
MFL. LATH	
MORTAR	
COMPACTED FILL	

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DATE AND USE OF DOCUMENTS:

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Drawing title:
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Drawn By:

Drawn No.:

Drawn Title:

Drawn No.:



895 FIFTH AVE



11 EAST 70TH STREET



15 EAST 70TH STREET



17 EAST 70TH STREET



19 EAST 70TH STREET



21 EAST 70TH STREET



856 MADISON AVE





1940 TAX PHOTO



1980 TAX PHOTO



CURRENT PHOTO



FRONT FACADE



BUILDING FROM CORNER OF 70TH STREET AT MADISON AVENUE



SIXTH FLOOR FRONT TERRACE



FIFTH FLOOR FRONT TERRACE



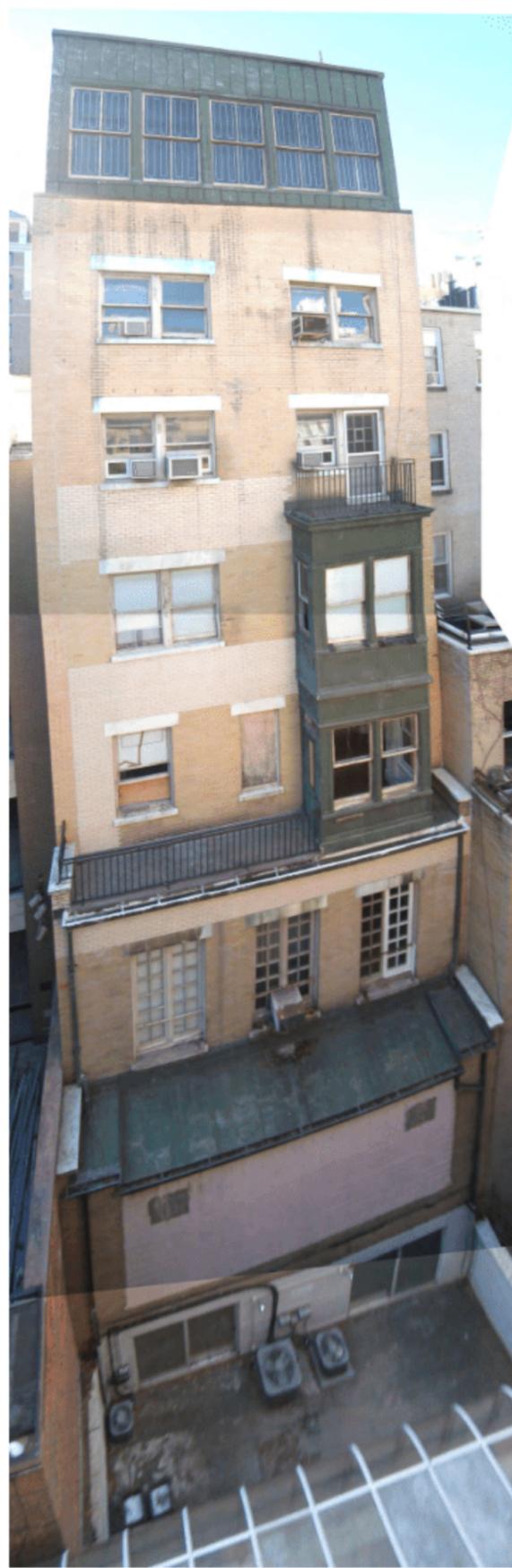
ROOFTOP ELEVATOR BULKHEAD



MASONRY CHIMNEY WITH METAL FLUES



REAR FACADE SEEN FROM MADISON AVENUE



REAR FACADE SEEN FROM 22E 71ST ST



REAR FACADE SEEN FROM 22E 71ST ST



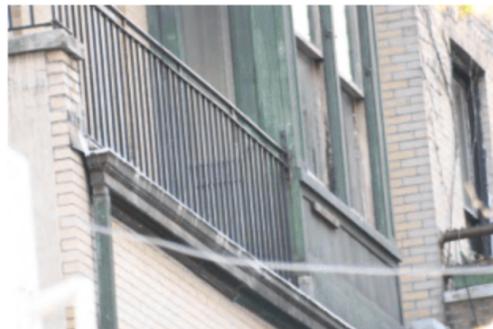
REAR FACADE VIEW OF 17E 70TH ST (WEST NEIGHBOR)



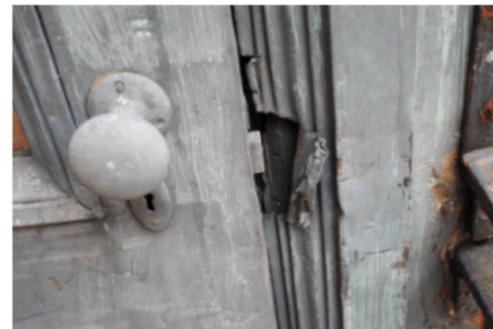
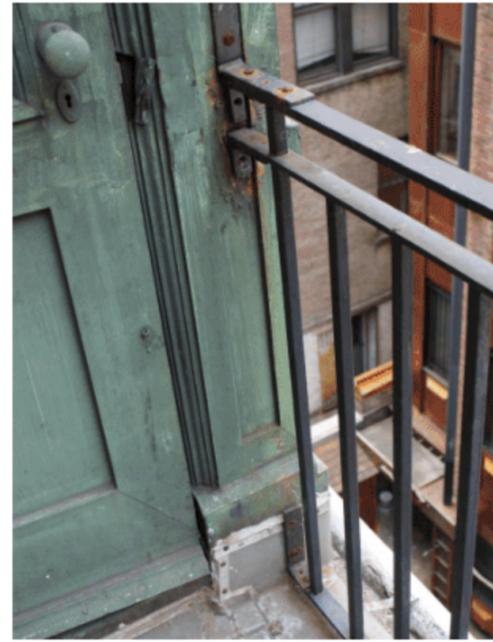
REAR FACADE BAY WINDOW DETAIL



REAR FACADE BAY WINDOW



REAR FACADE THIRD FLOOR RAILING

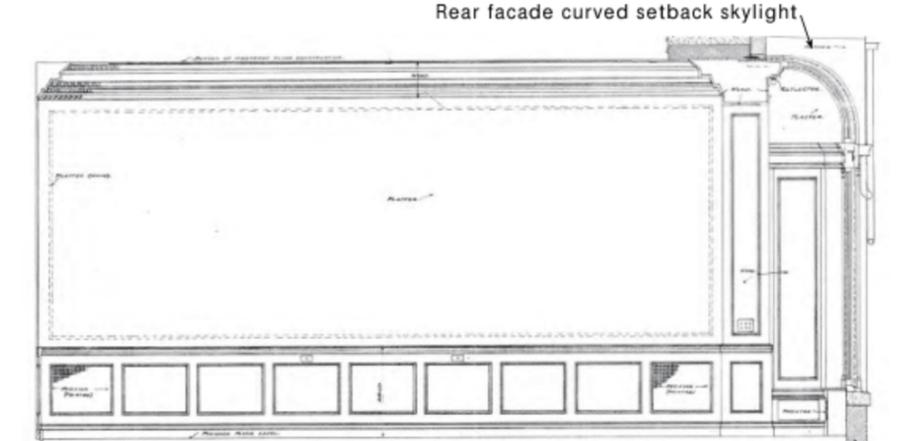


EXISTING CONDITIONS



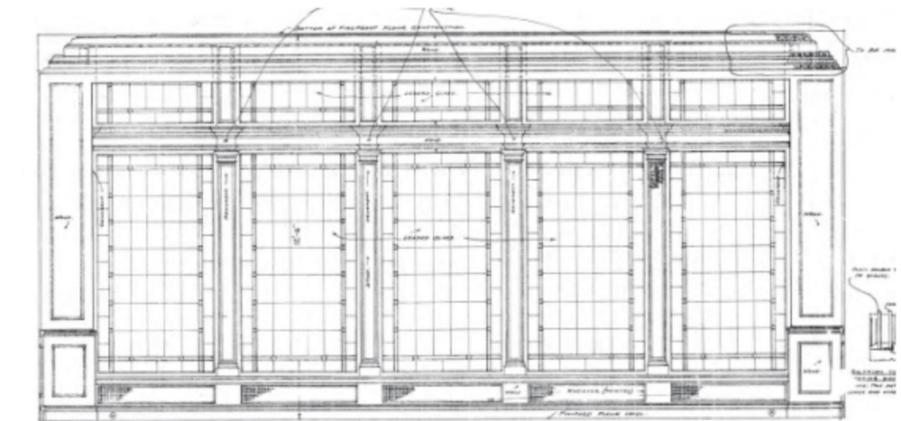
Rear facade curved setback skylight

19 EAST 70TH STREET, DINING ROOM
AS PUBLISHED IN ARCHITECTURAL RECORD, JANUARY 1915



Rear facade curved setback skylight

19 EAST 70TH STREET, DINING ROOM, WEST ELEVATION
ORIGINAL DRAWINGS BY THORNTON CHARD ARCHITECT, CIRCA 1909



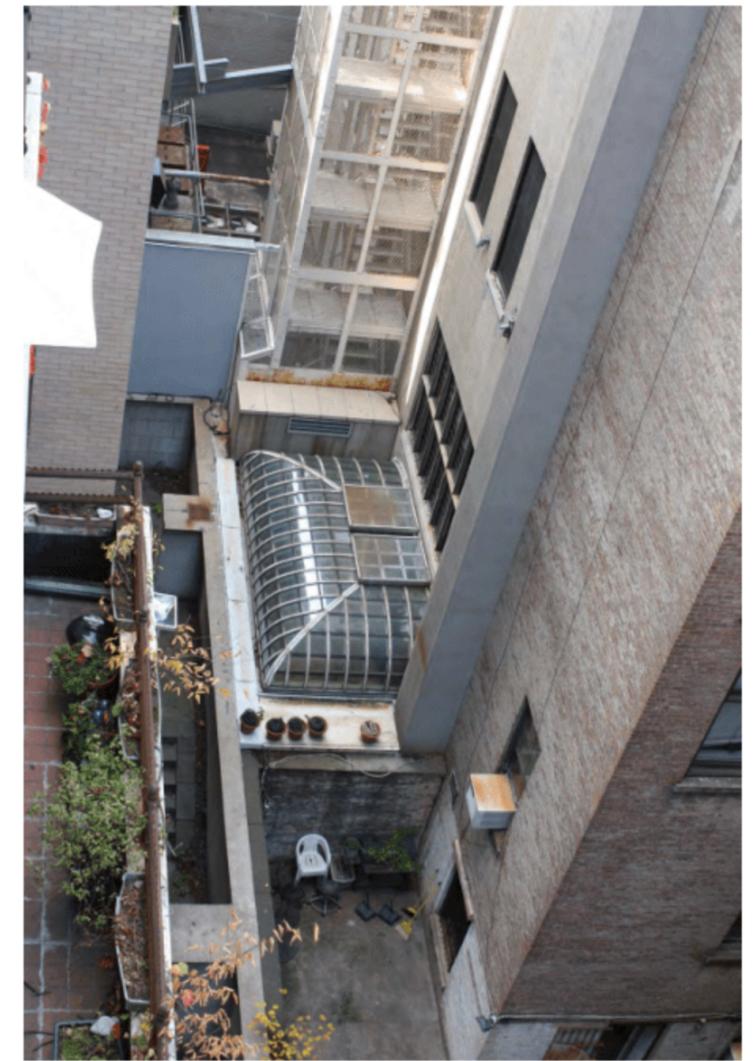
19 EAST 70TH STREET, DINING ROOM, NORTH ELEVATION
ORIGINAL DRAWINGS BY THORNTON CHARD ARCHITECT, CIRCA 1909



856 MADISON AVE 21E 70TH ST 19E 70TH STREET



19E 70TH STREET 17E 70TH ST 15E 70TH ST



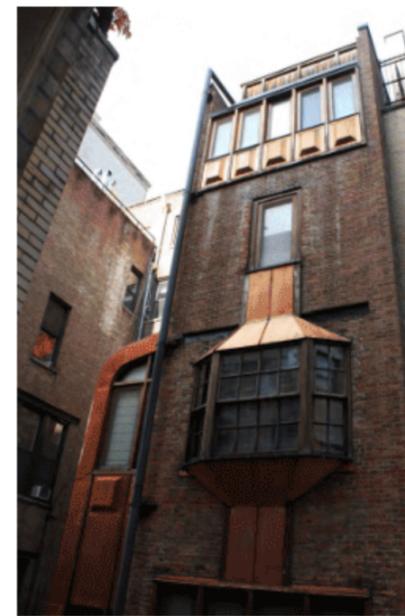
14E 71ST ST 16E 71ST ST



20E 71ST ST



20E 71ST ST



18E 71ST ST

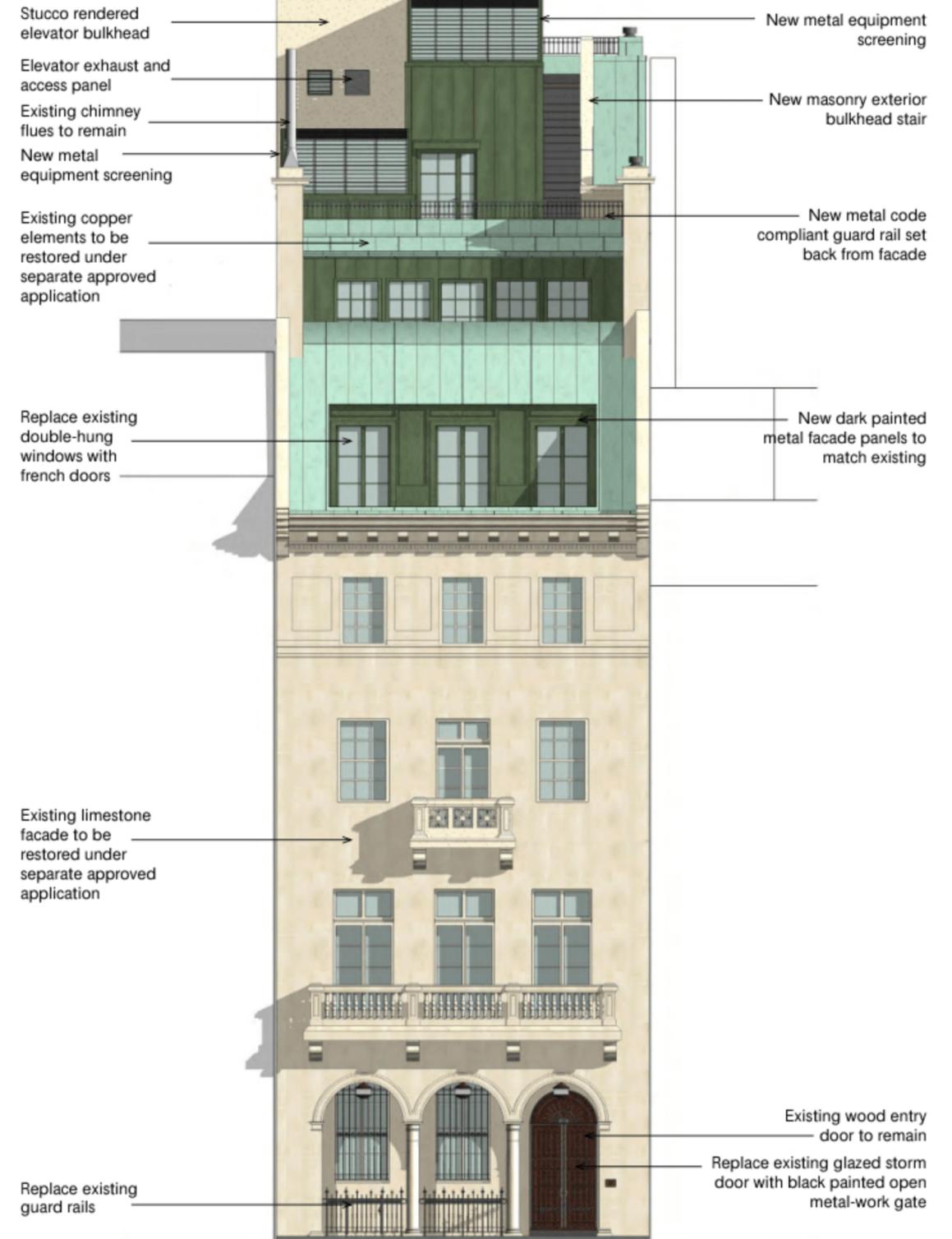


870 MADISON AVE 860 MADISON AVE

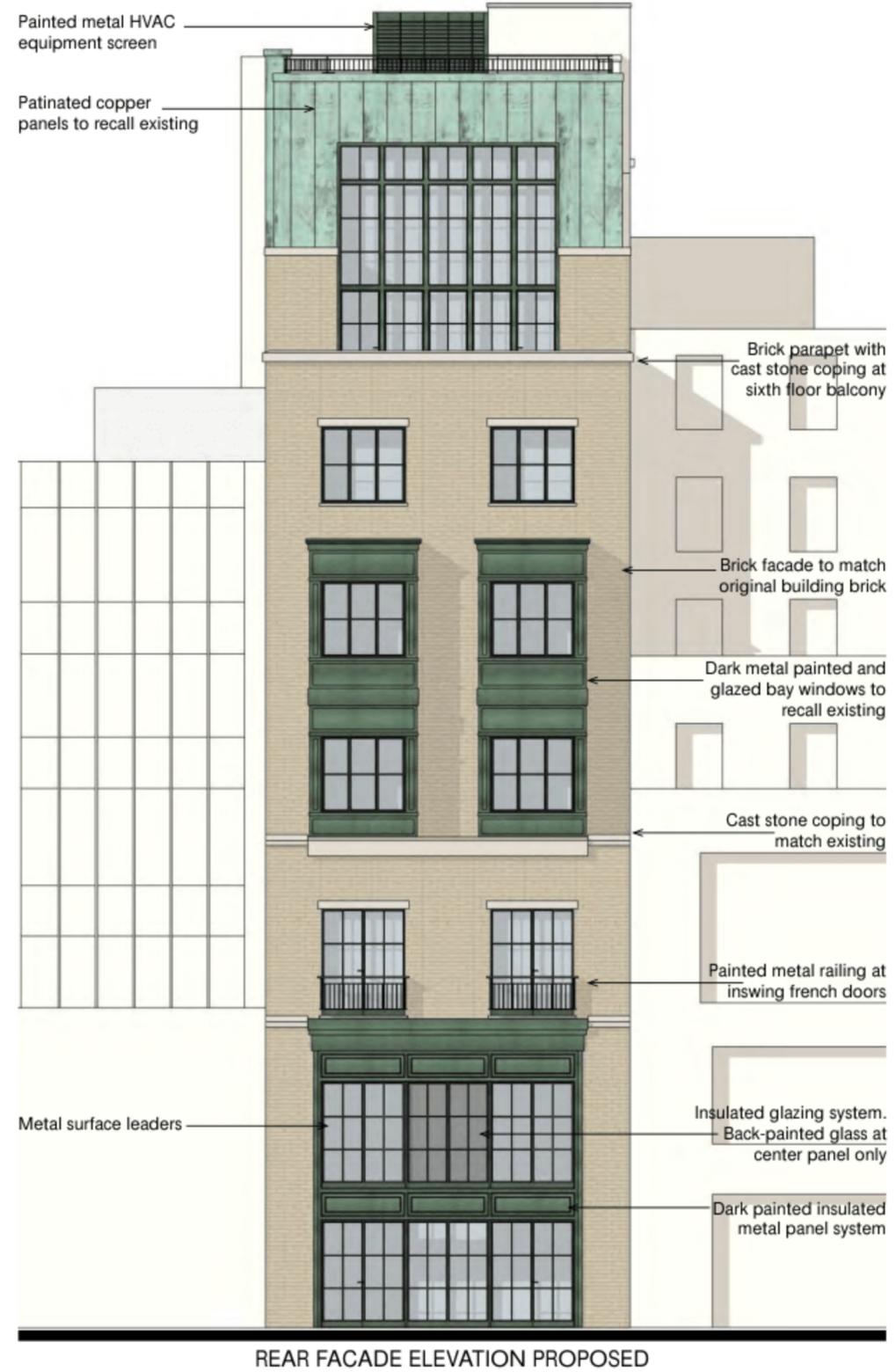
LINE OF TOP OF EXISTING ELEVATOR BULKHEAD

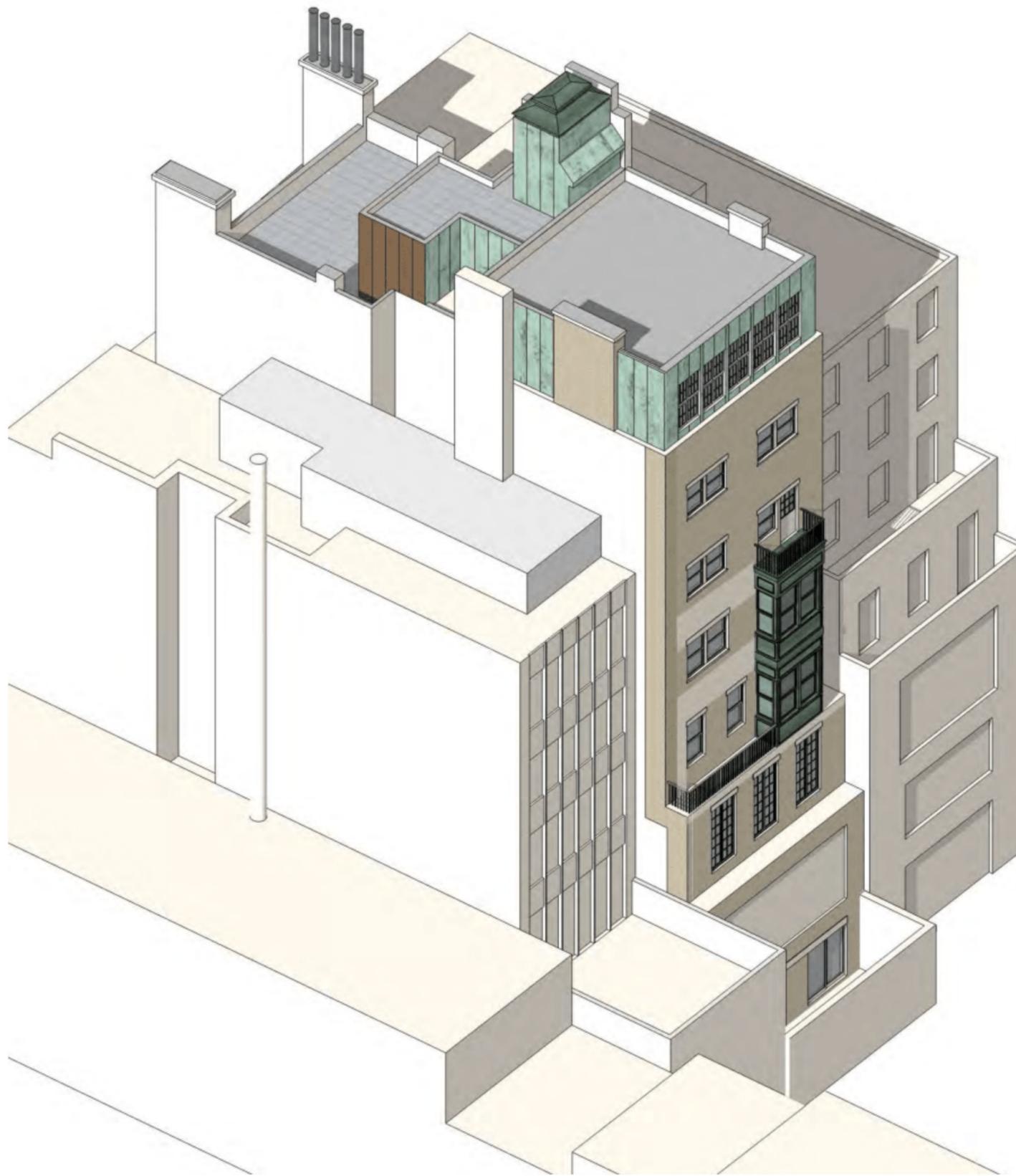


EXISTING FRONT ELEVATION

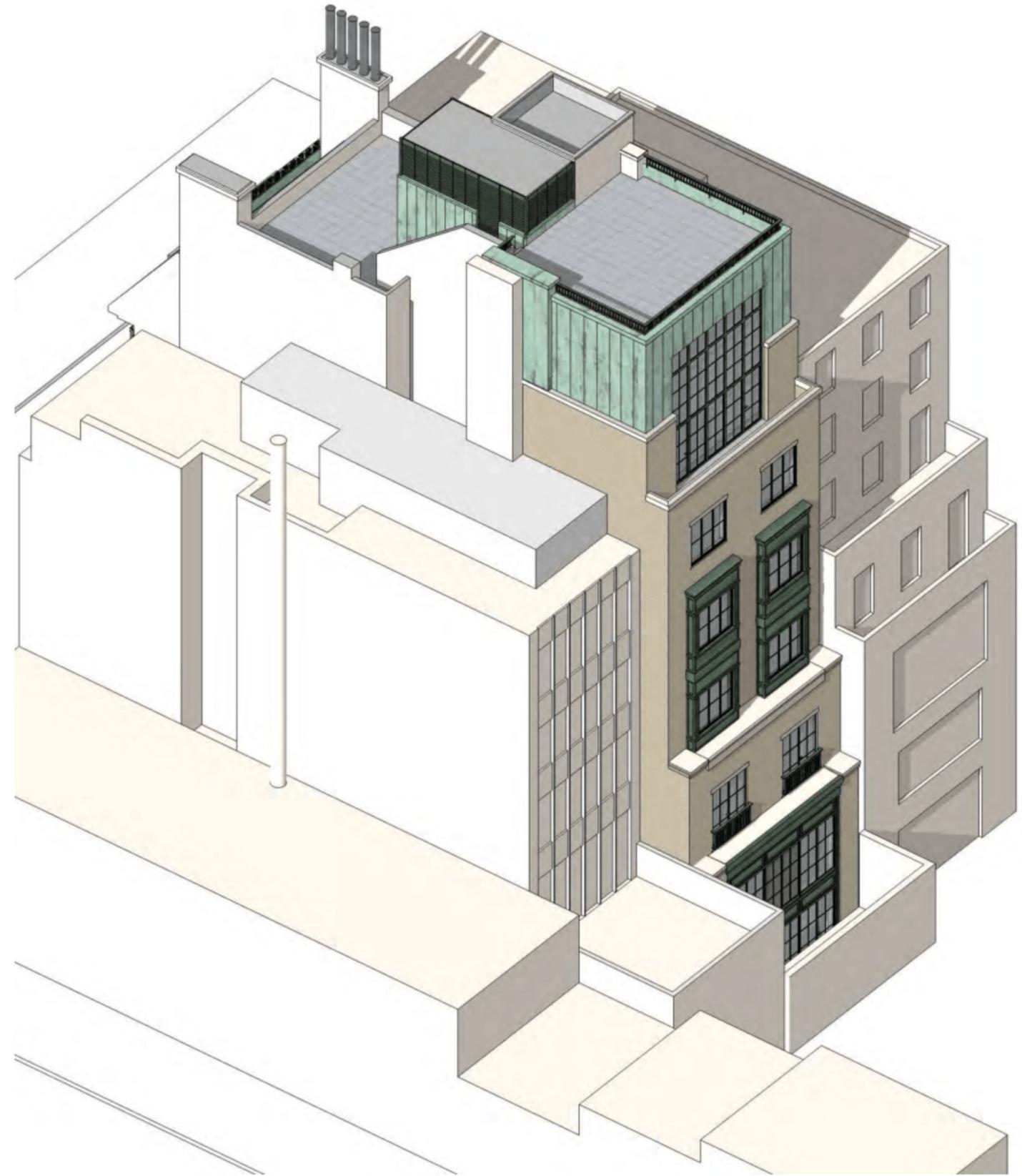


PROPOSED FRONT ELEVATION





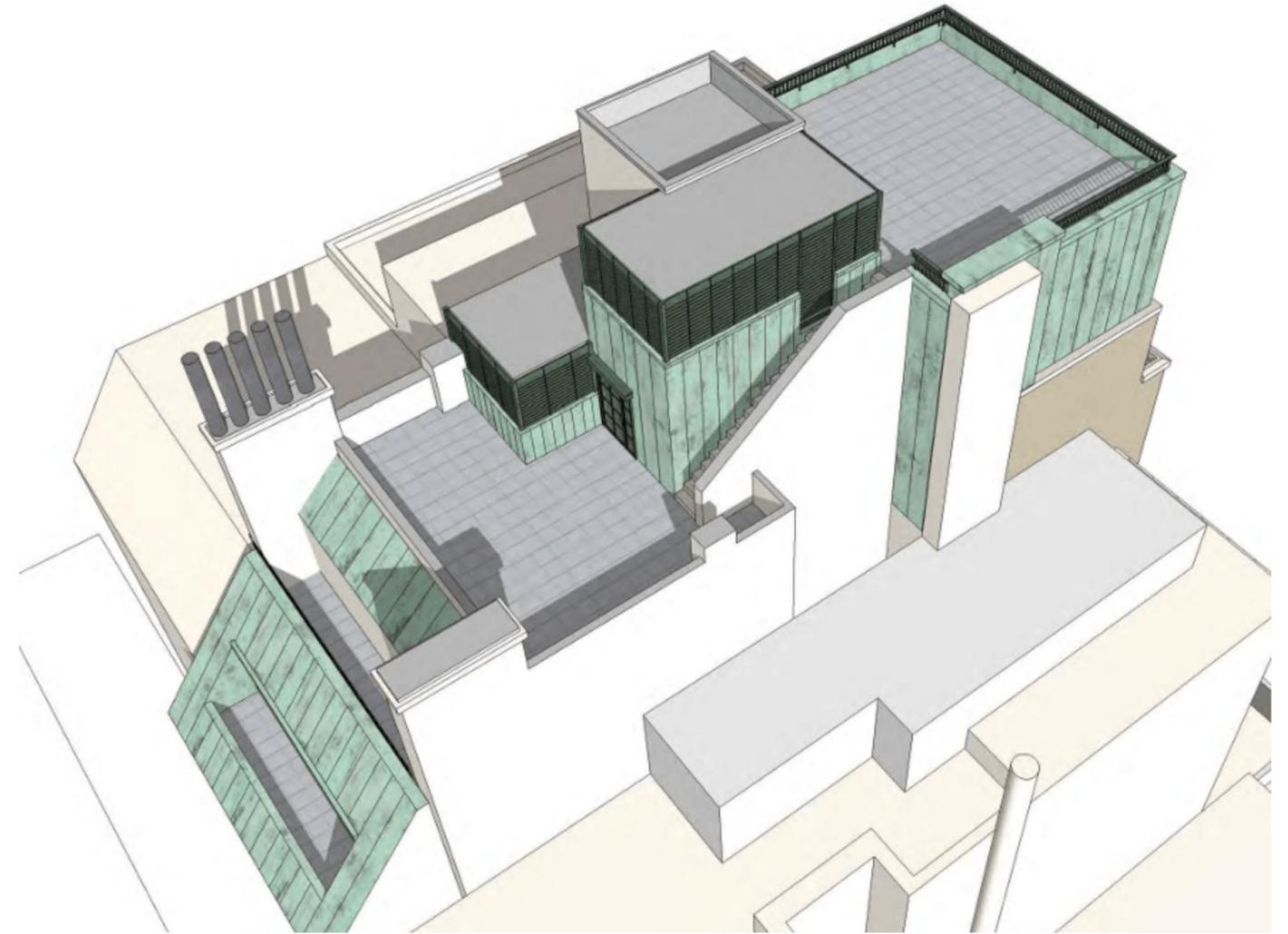
EXISTING REAR FACADE AXONOMETRIC



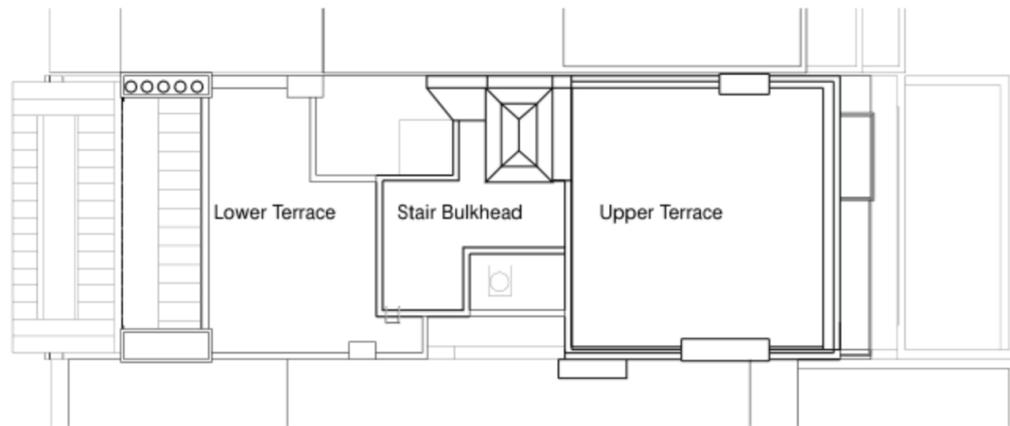
PROPOSED REAR FACADE AXONOMETRIC



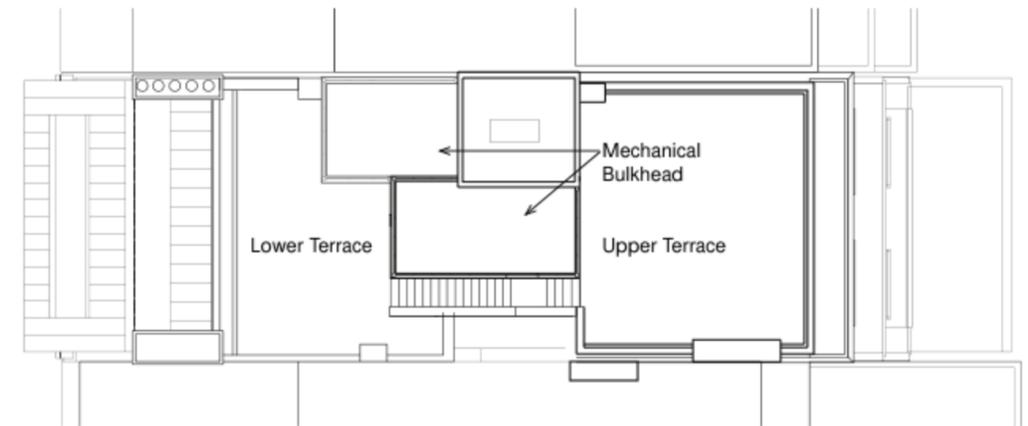
EXISTING 3D VIEW FROM EAST



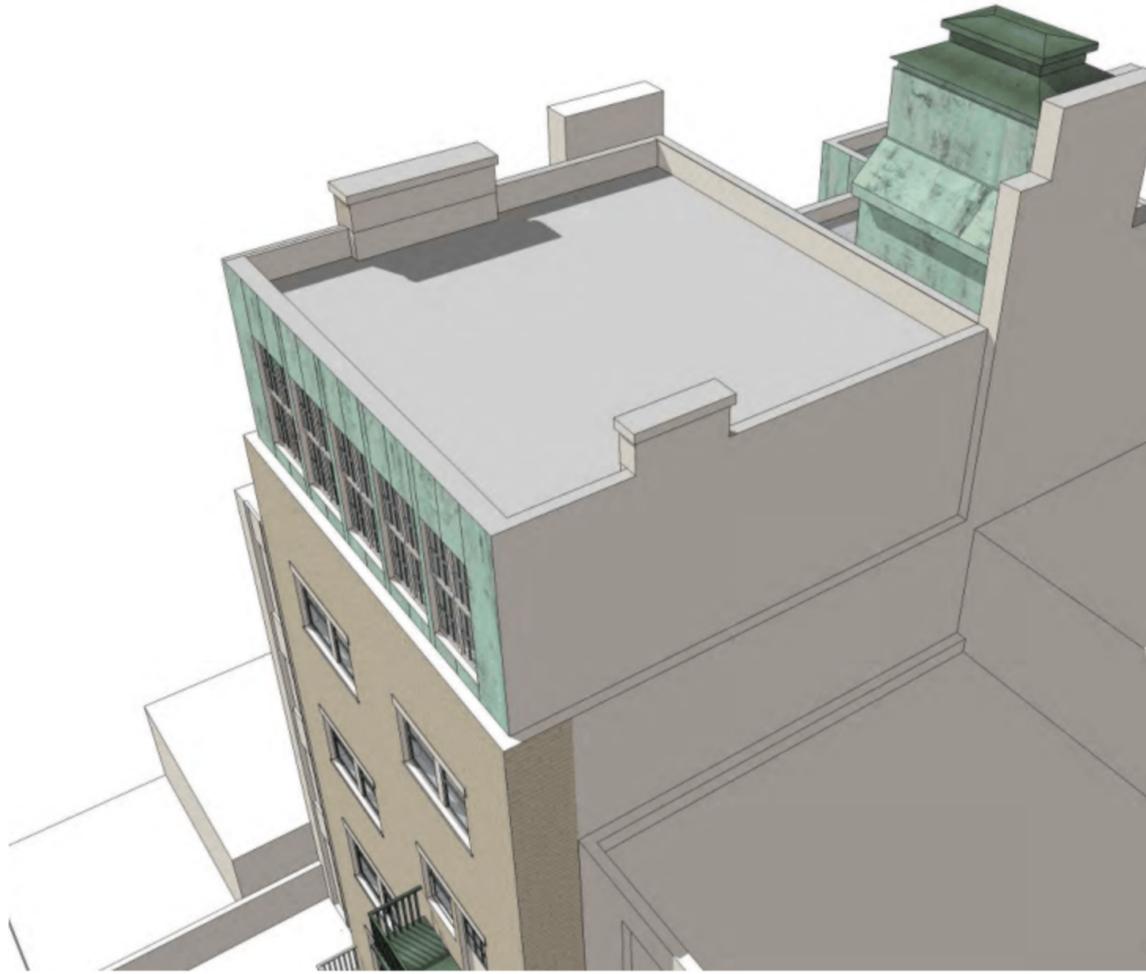
PROPOSED 3D VIEW FROM EAST



EXISTING ROOF PLAN



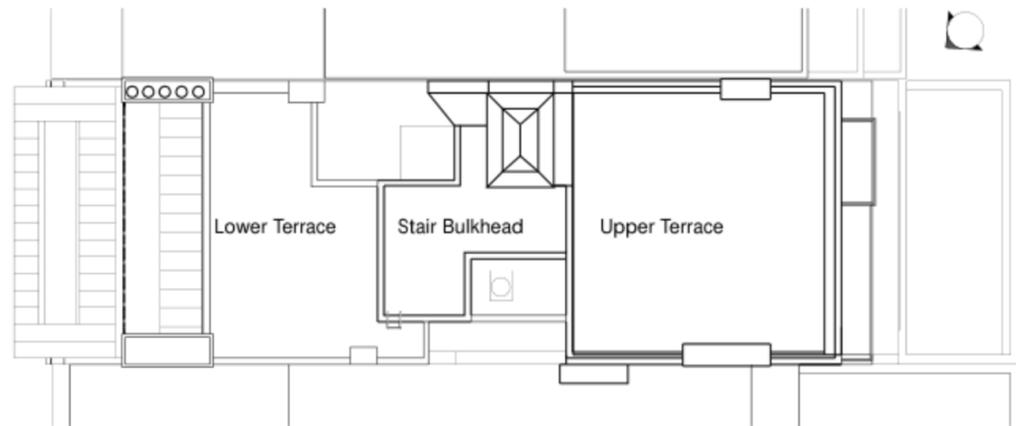
PROPOSED ROOF PLAN



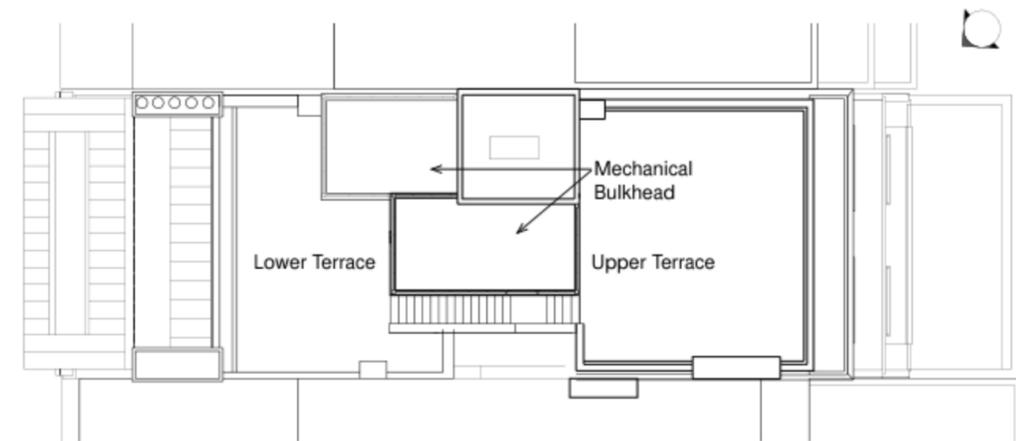
EXISTING 3D VIEW FROM EAST



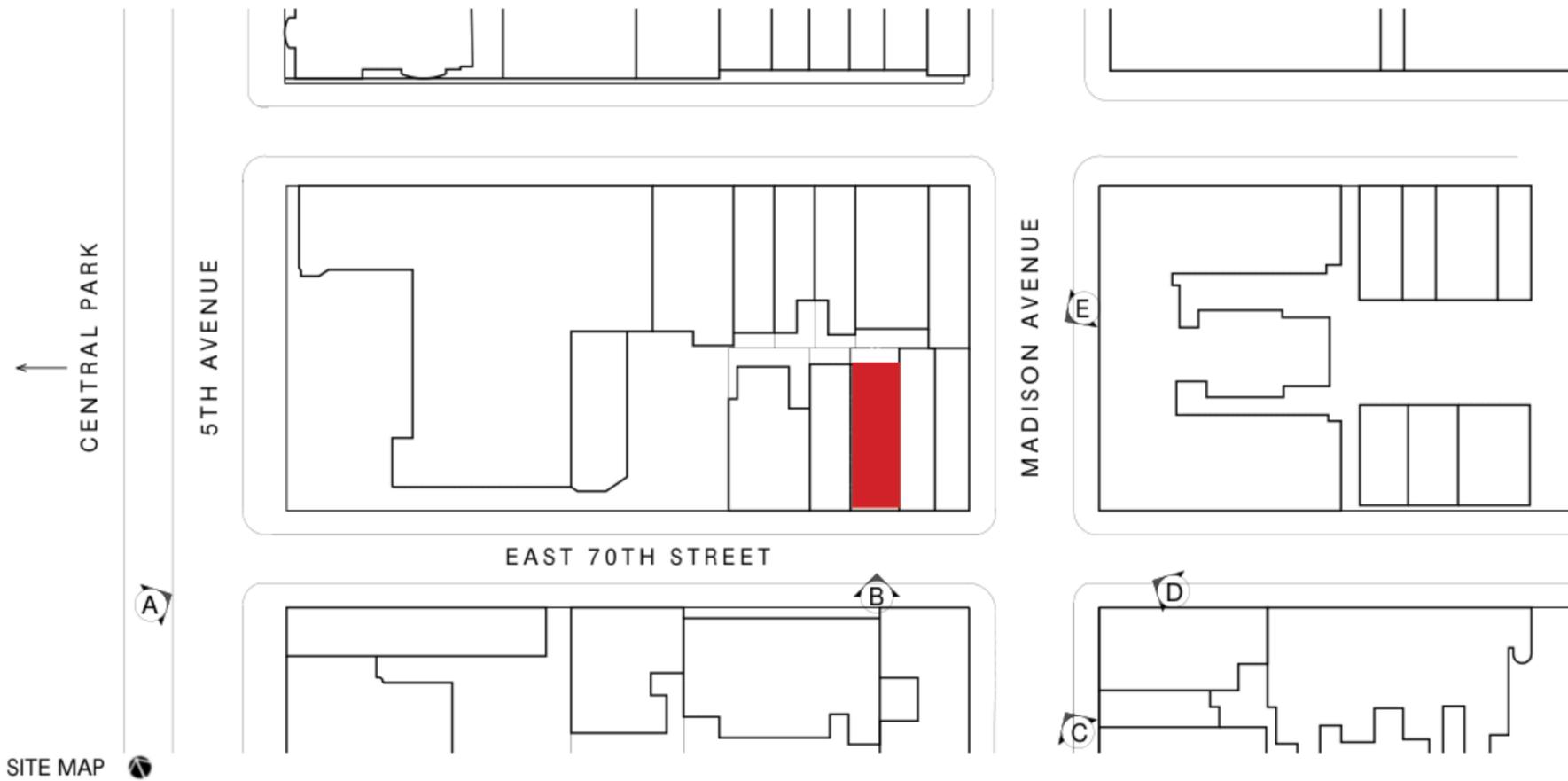
PROPOSED 3D VIEW FROM EAST



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



E - VIEW FROM NORTHEAST ACROSS MADISON AVENUE



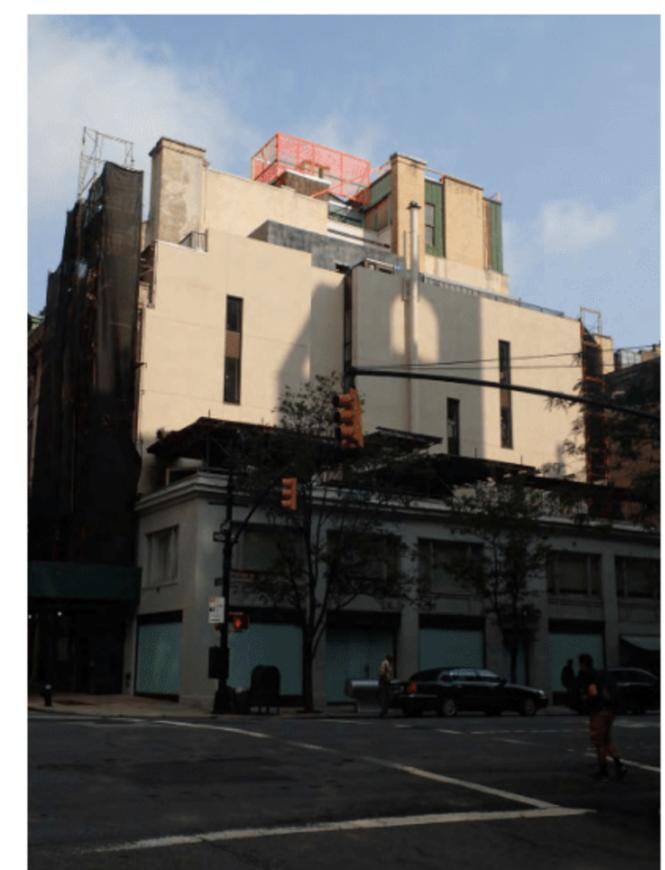
A - VIEW FROM SOUTHWEST ACROSS 5TH AVENUE



B - VIEW FROM SOUTH ACROSS EAST 70TH STREET



C - VIEW FROM SOUTHEAST ACROSS MADISON AVENUE



D - VIEW FROM EAST ALONG 70TH STREET

SITE PHOTOS OF MOCK-UP



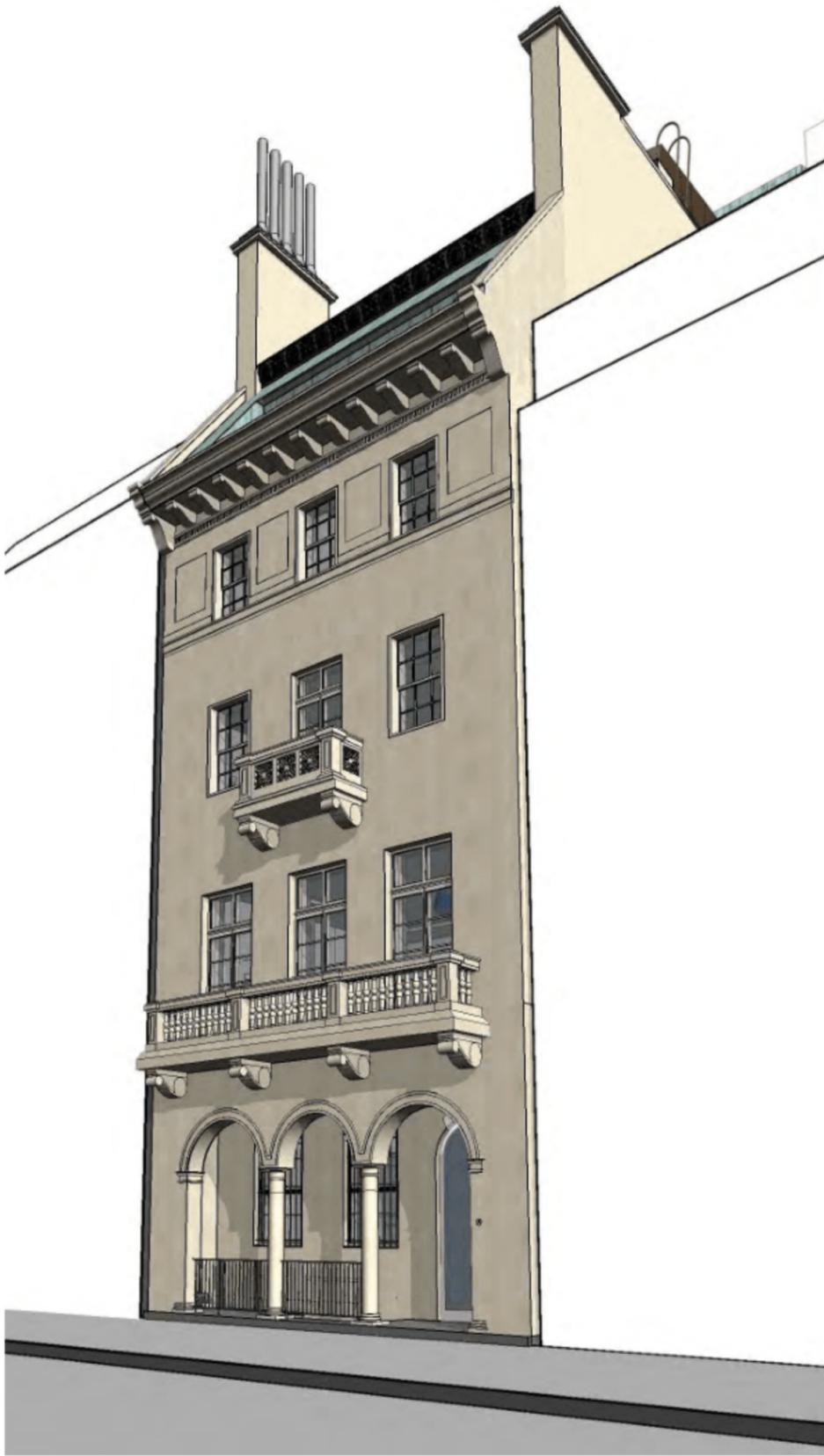
EXISTING VIEW FROM ACROSS 70TH STREET



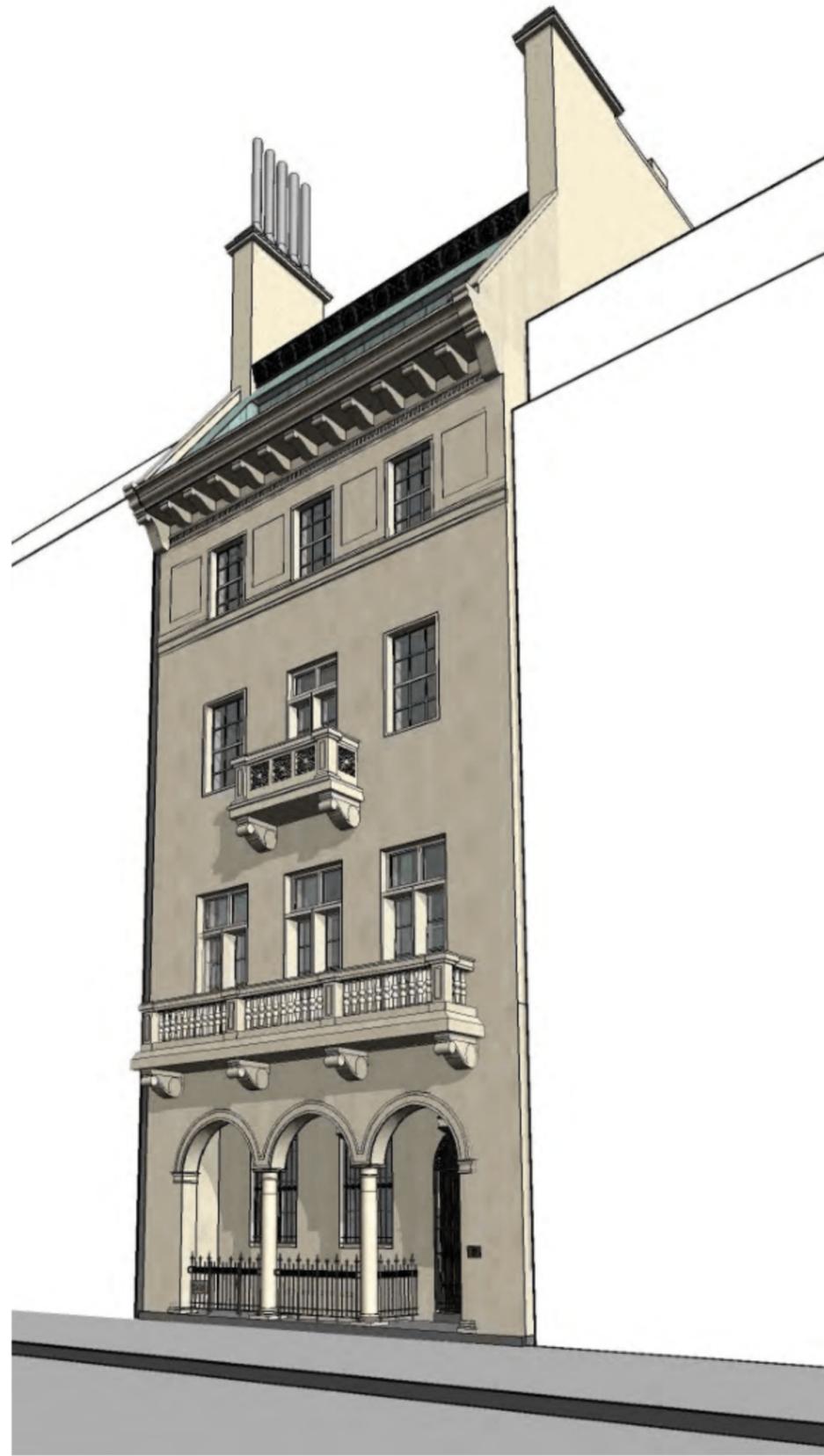
PROPOSED VIEW FROM ACROSS 70TH STREET



PHOTO OF MOCK-UP FROM ACROSS 70TH STREET



EXISTING VIEW FROM CORNER



PROPOSED VIEW FROM CORNER



PHOTO FROM CORNER



EXISTING VIEW ACROSS MADISON



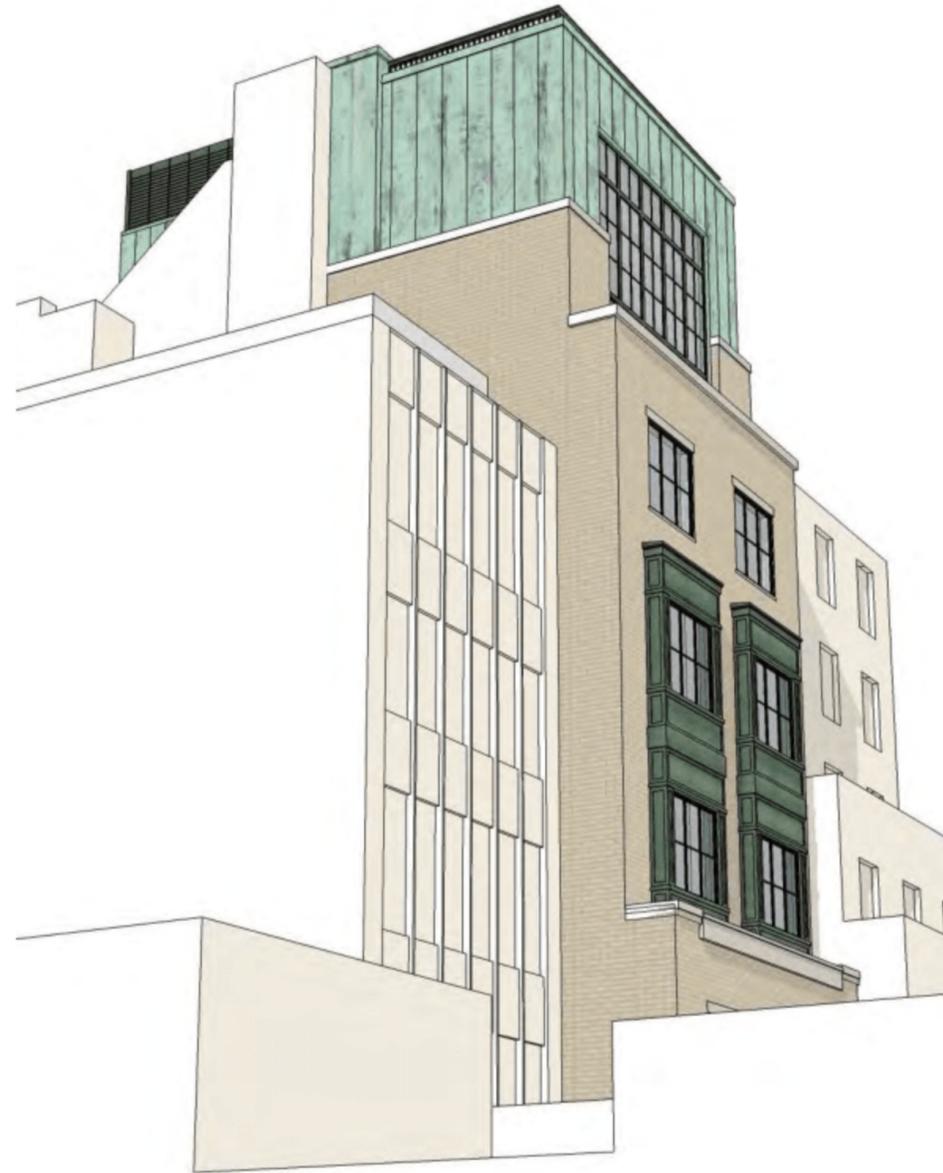
PROPOSED VIEW ACROSS MADISON



PHOTO OF MOCK-UP ACROSS MADISON



EXISTING VIEW FROM MADISON AVENUE



PROPOSED VIEW FROM MADISON AVENUE

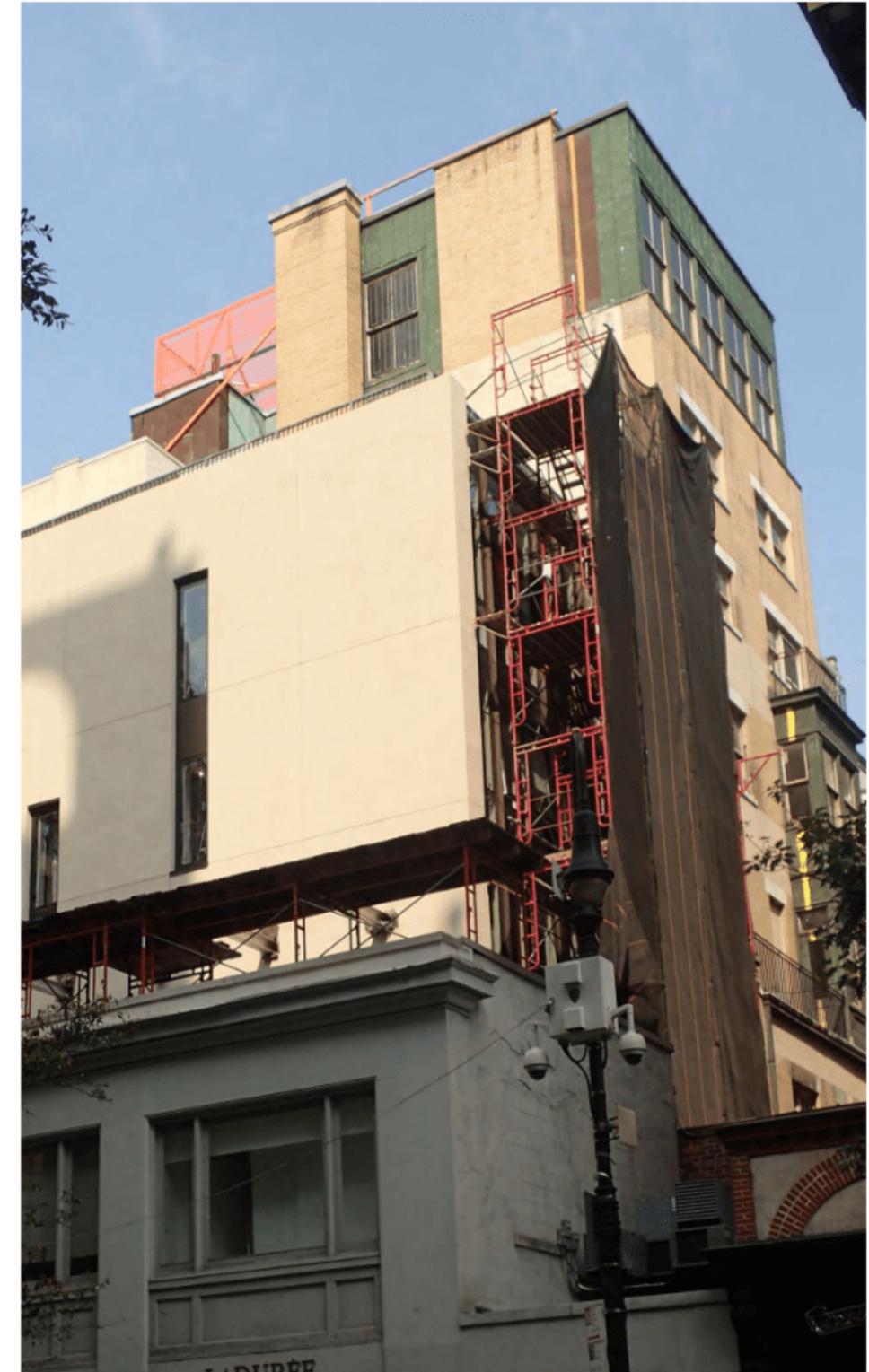
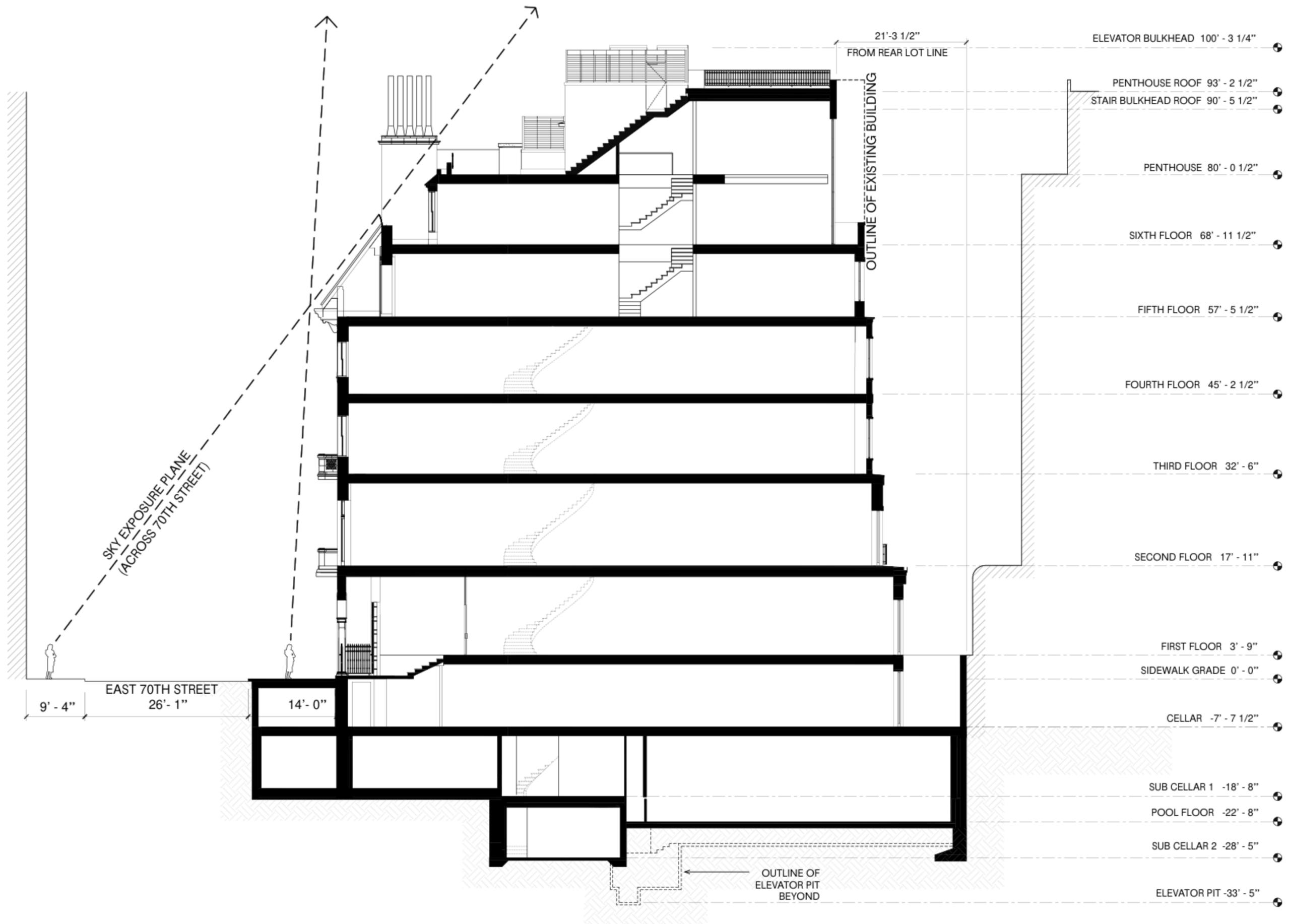
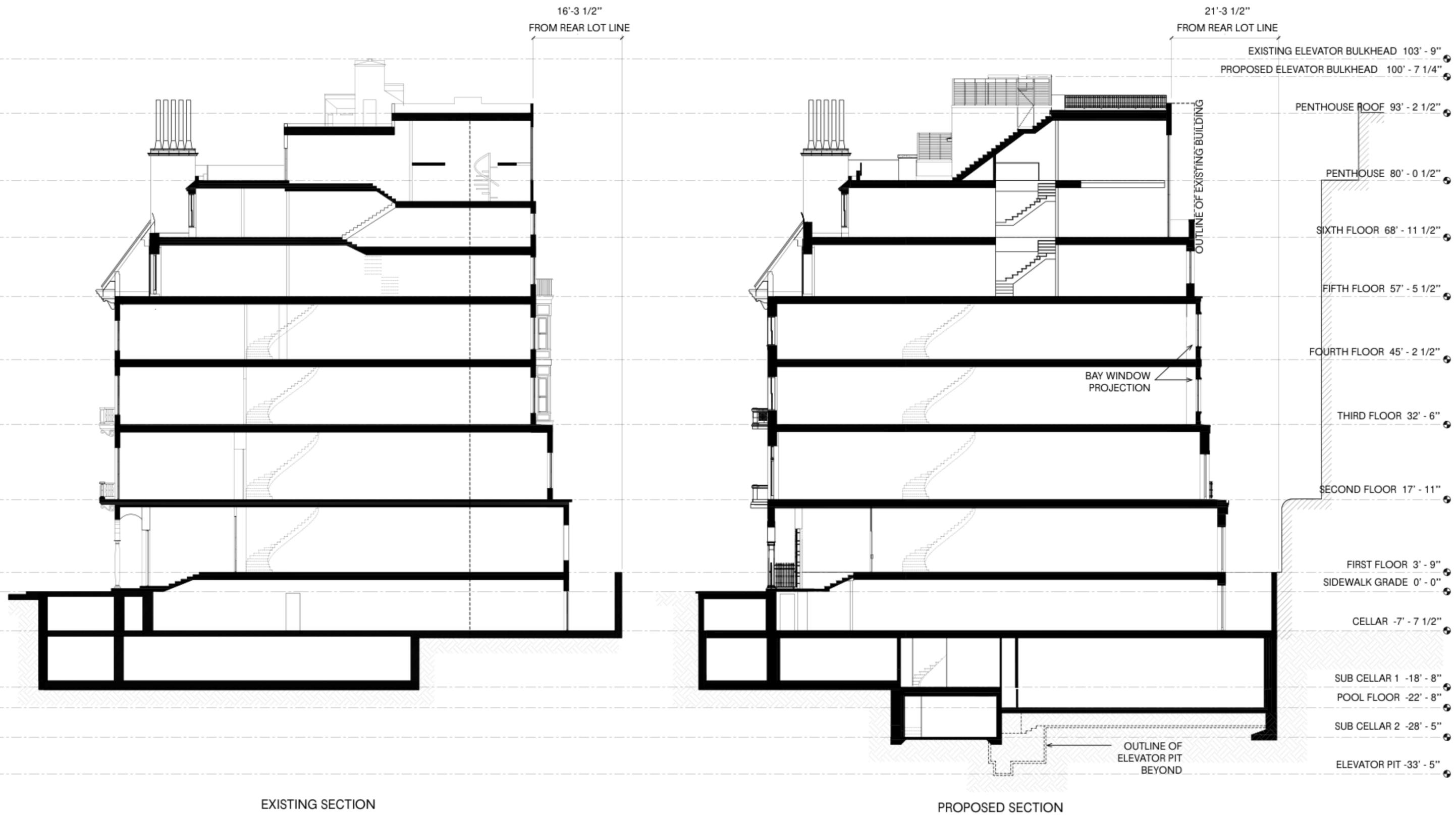
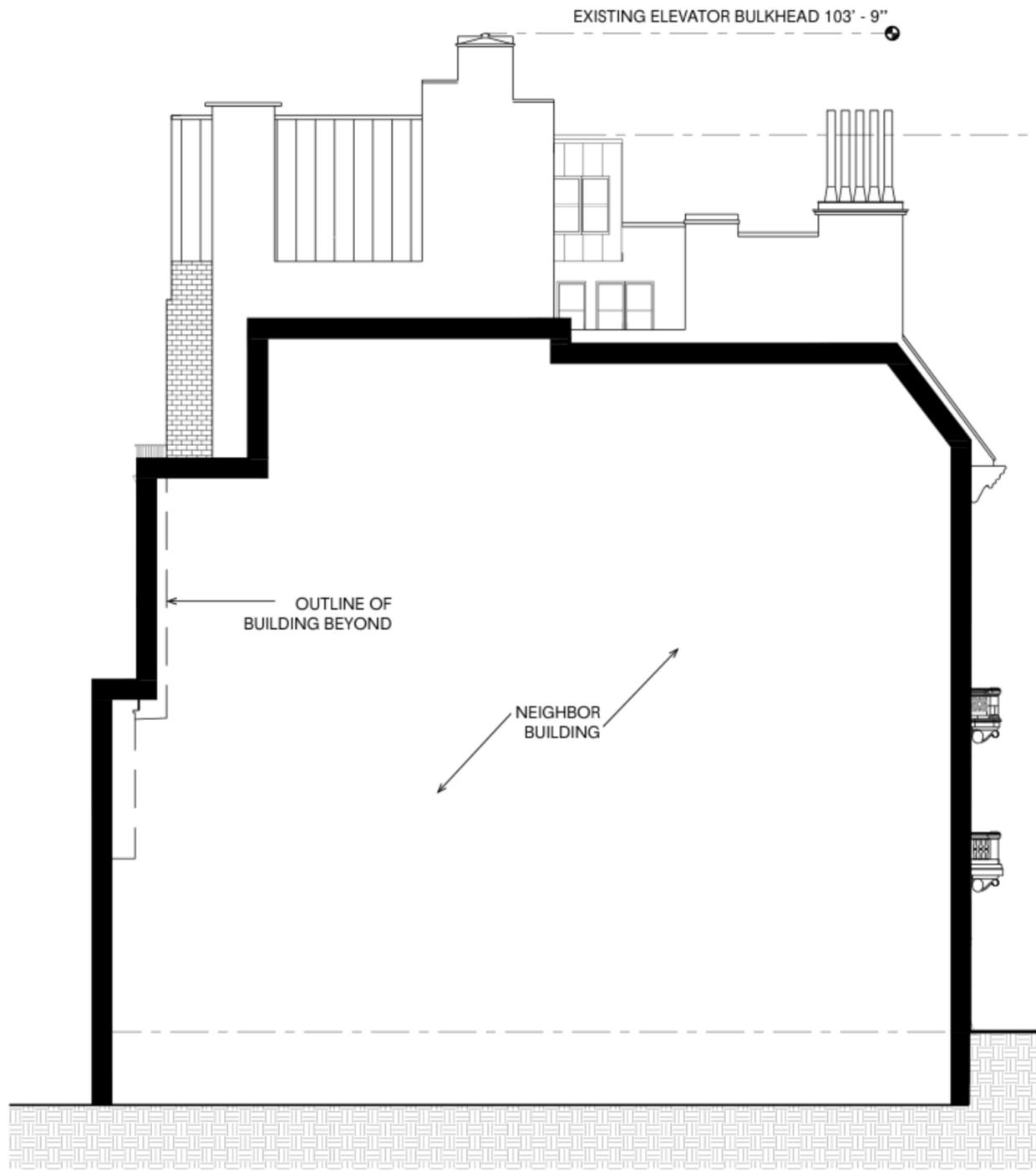


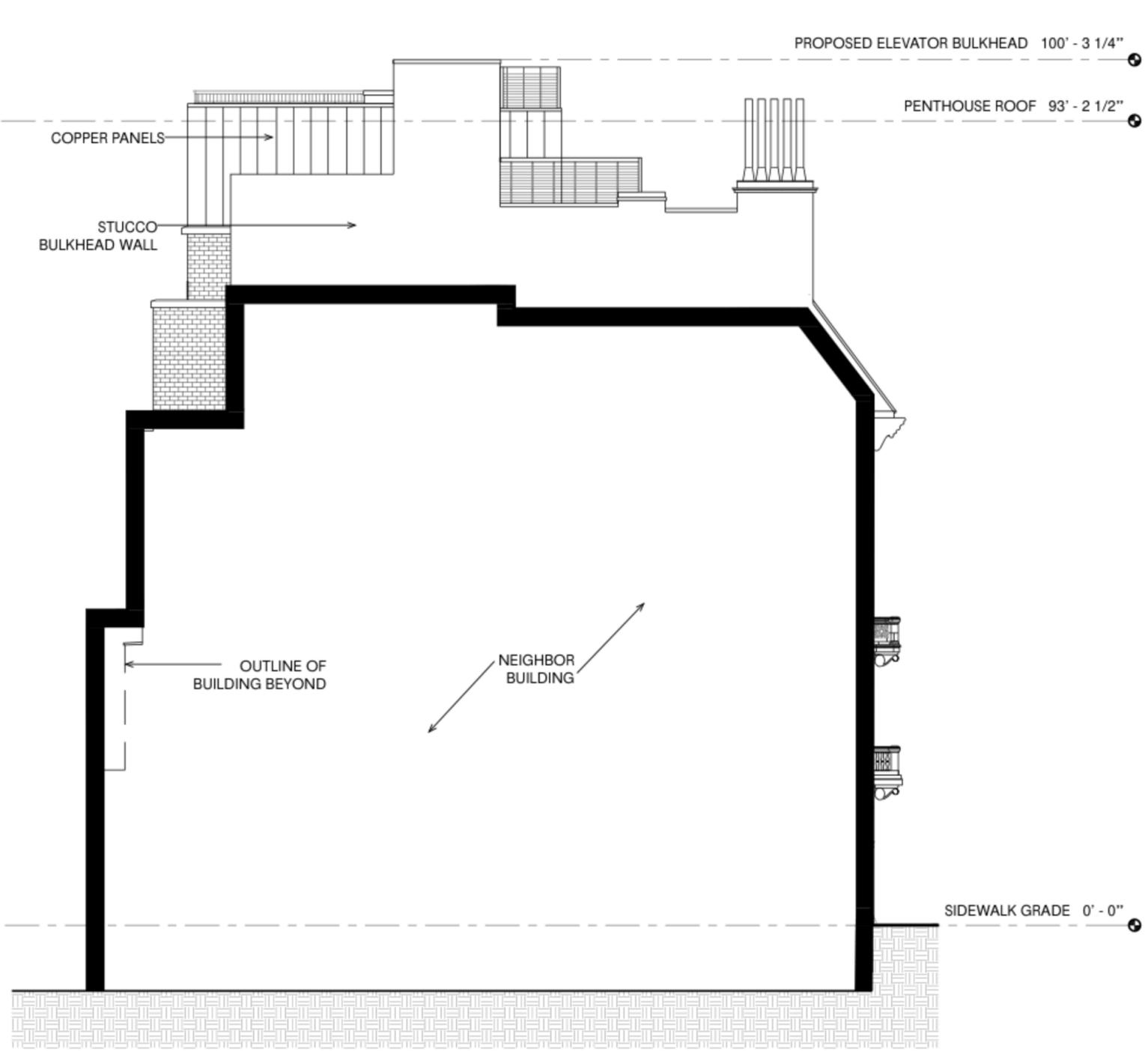
PHOTO OF MOCK-UP FROM MADISON AVENUE



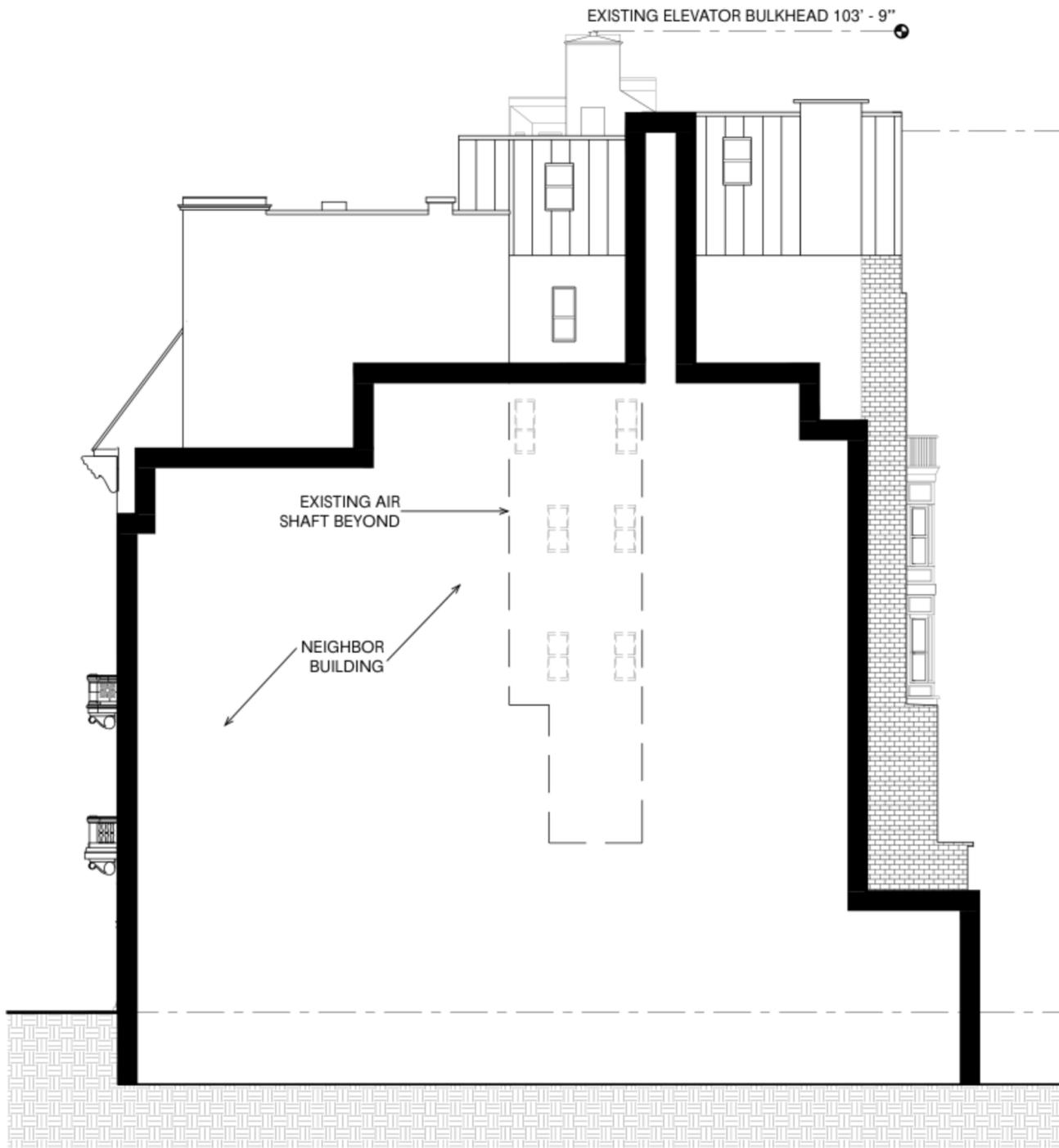




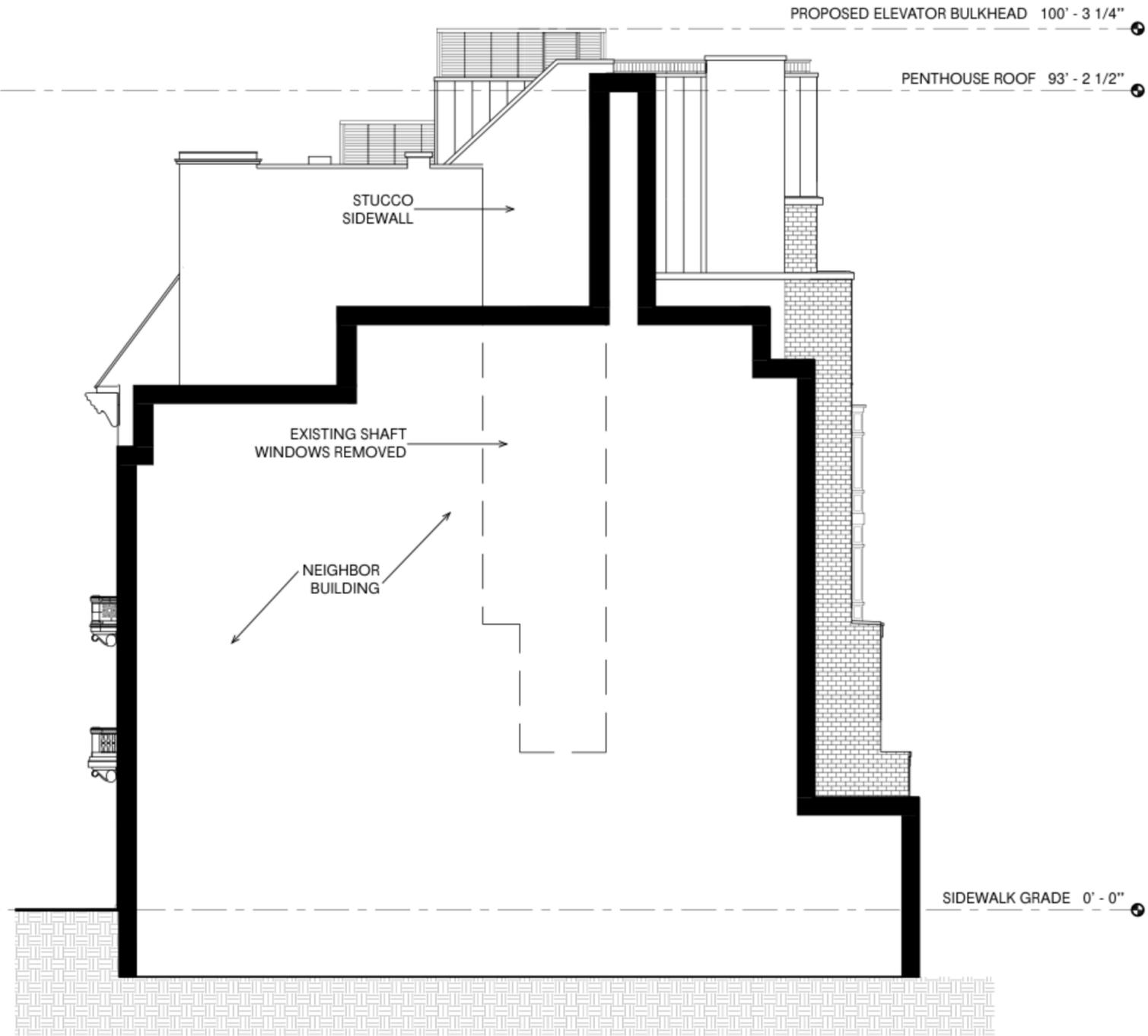
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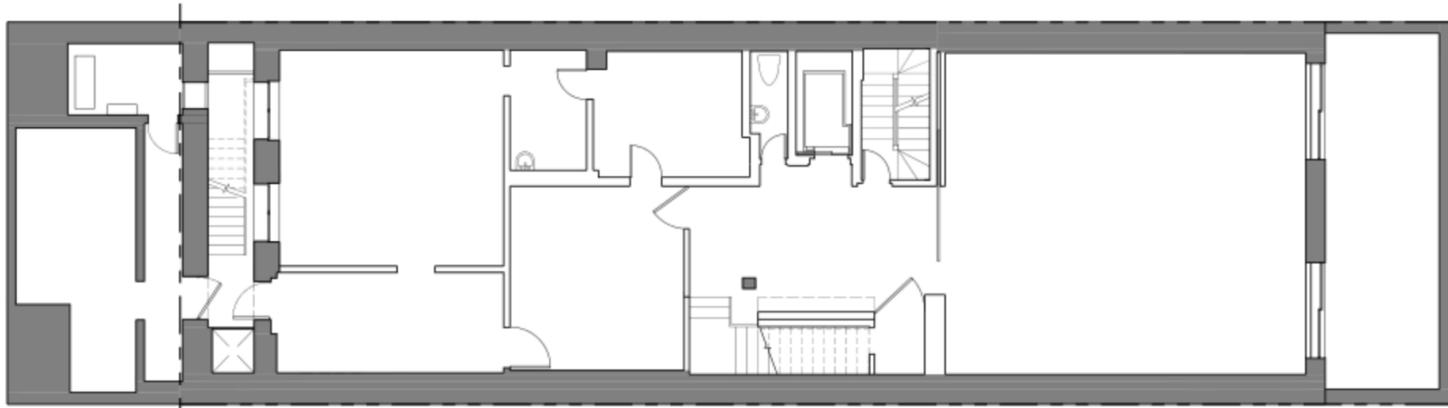
PROPOSED



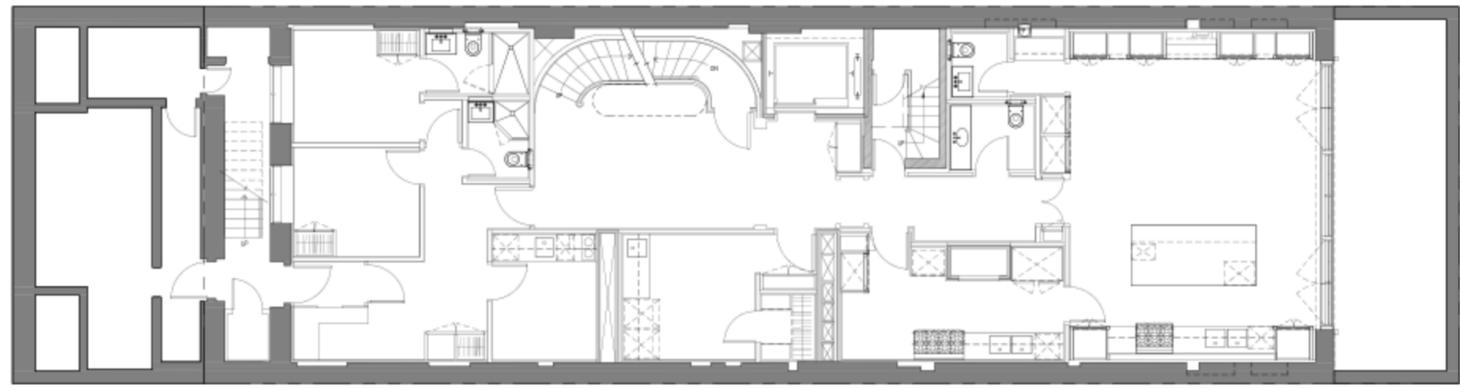
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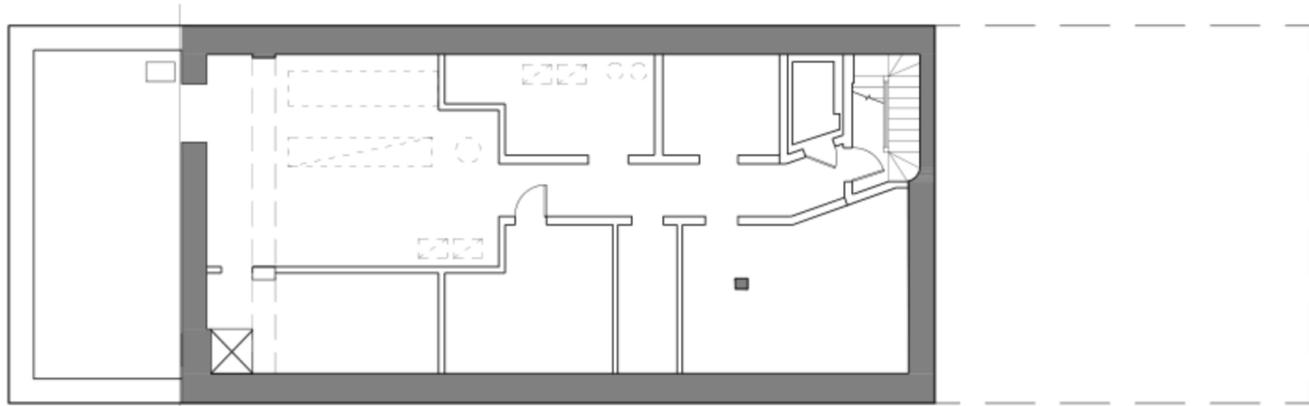
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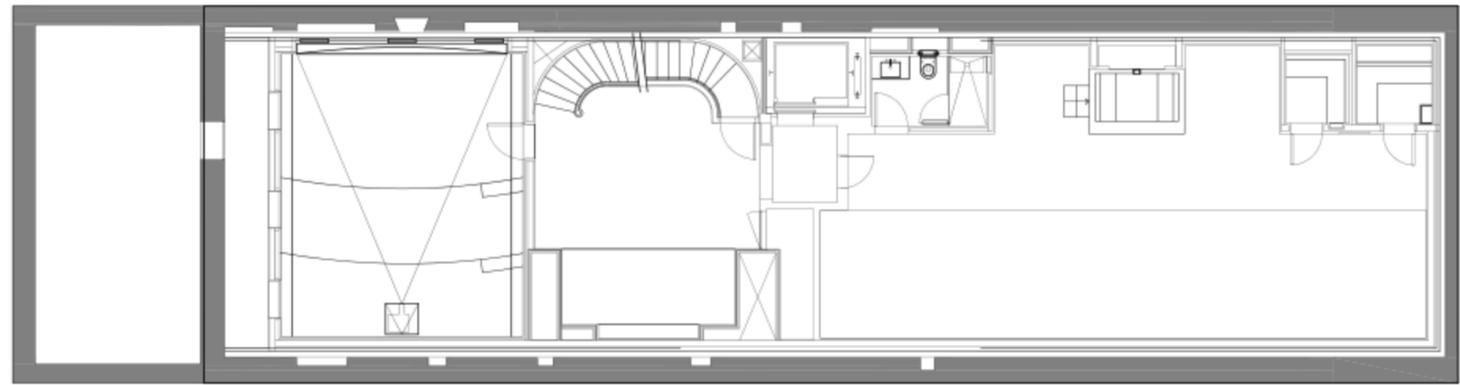
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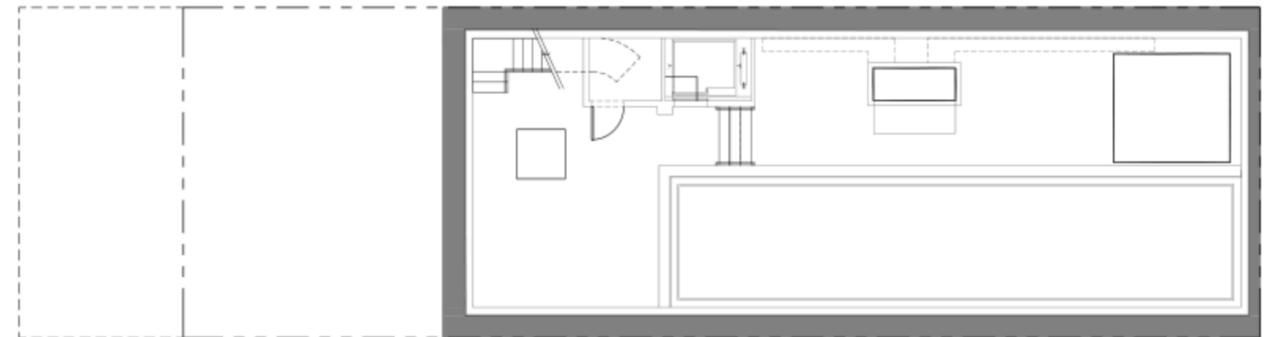
PROPOSED CELLAR



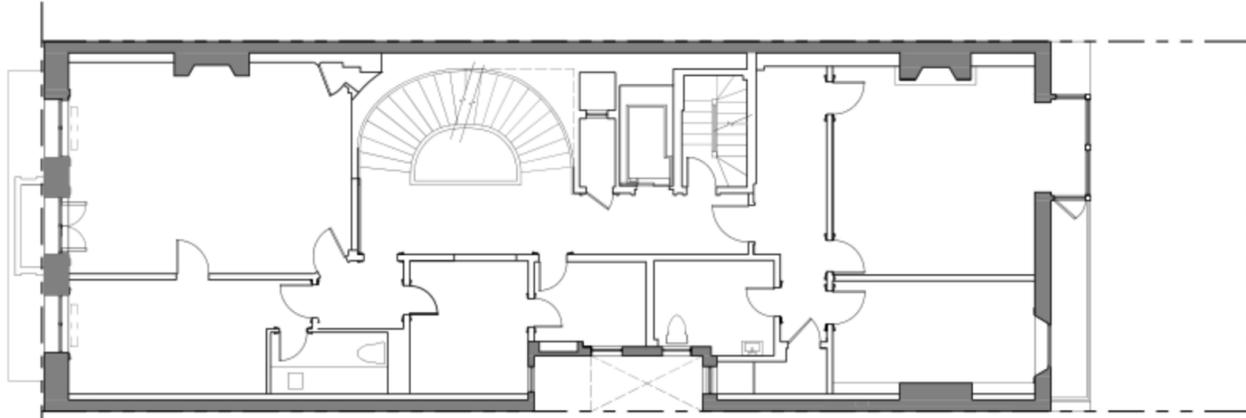
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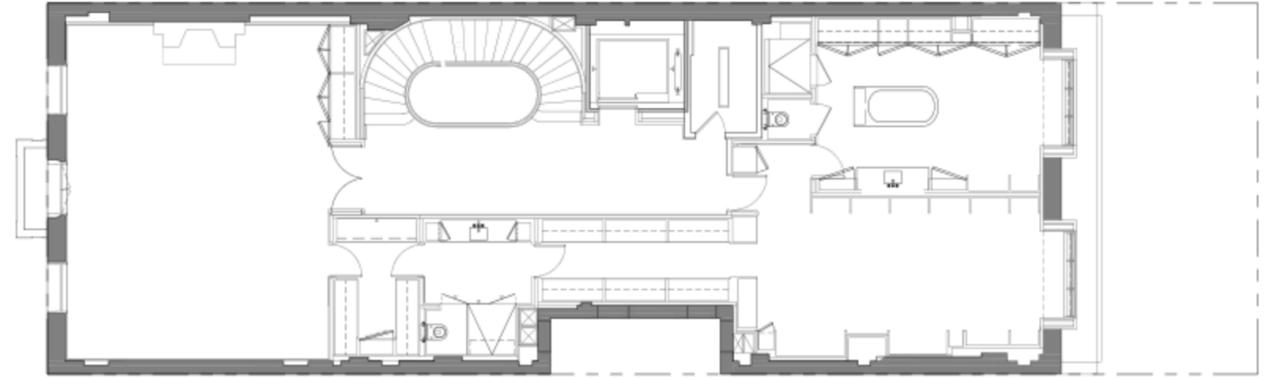
PROPOSED SUB CELLAR 1



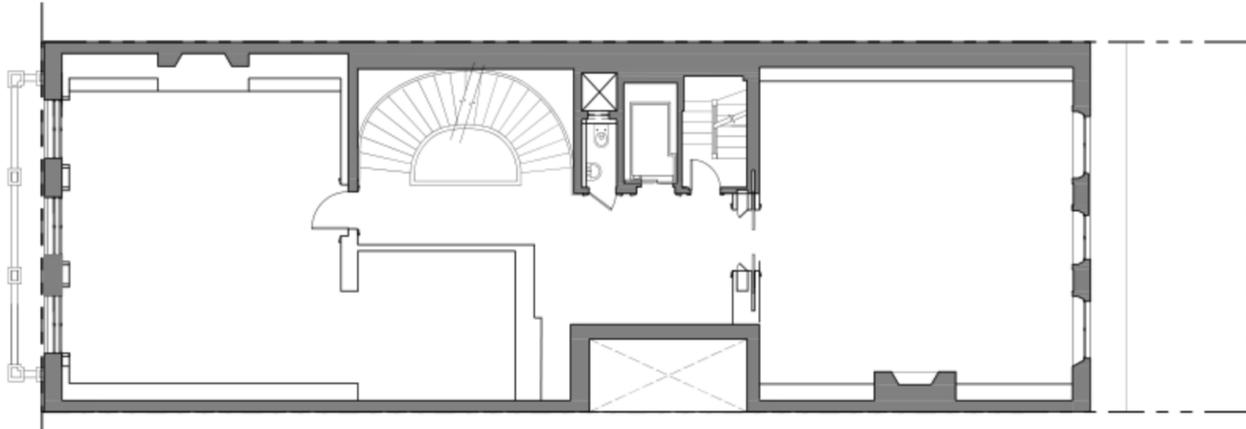
PROPOSED SUB CELLAR 2



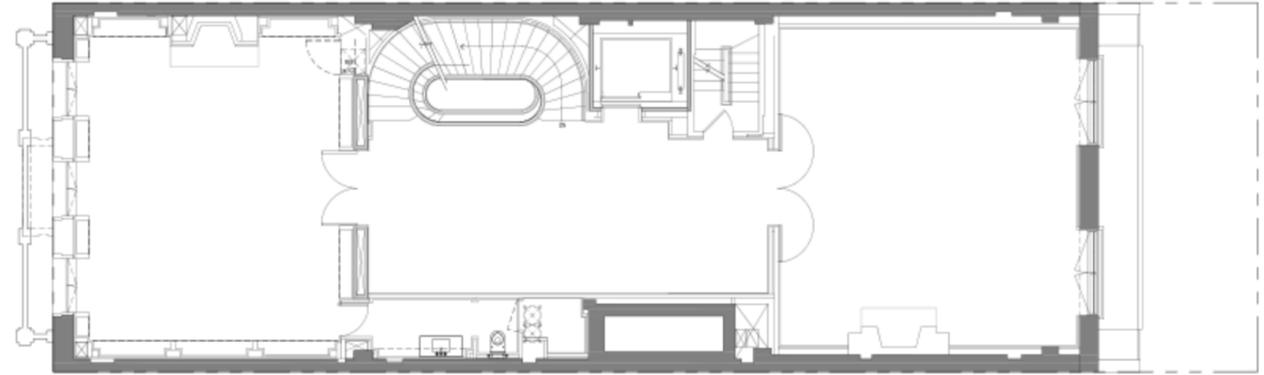
EXISTING THIRD FLOOR



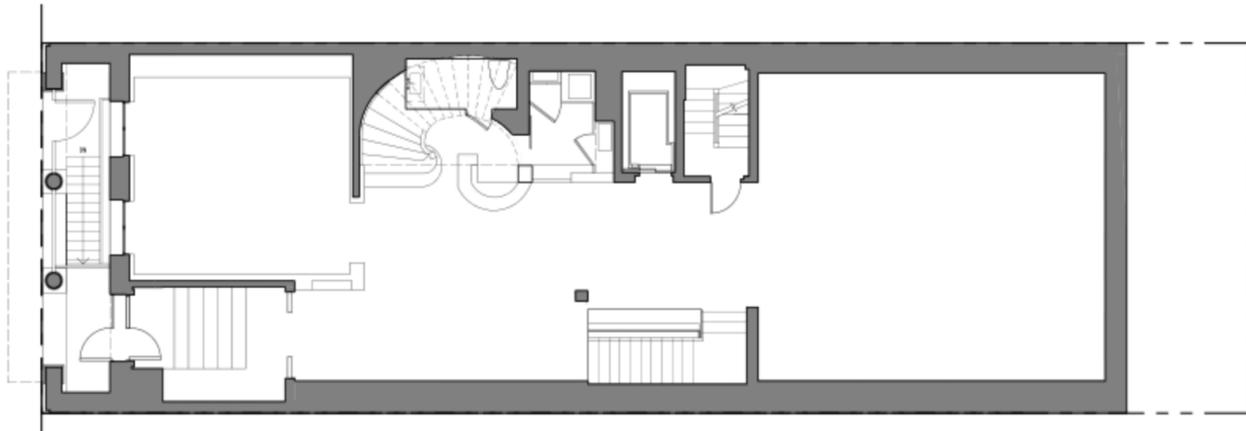
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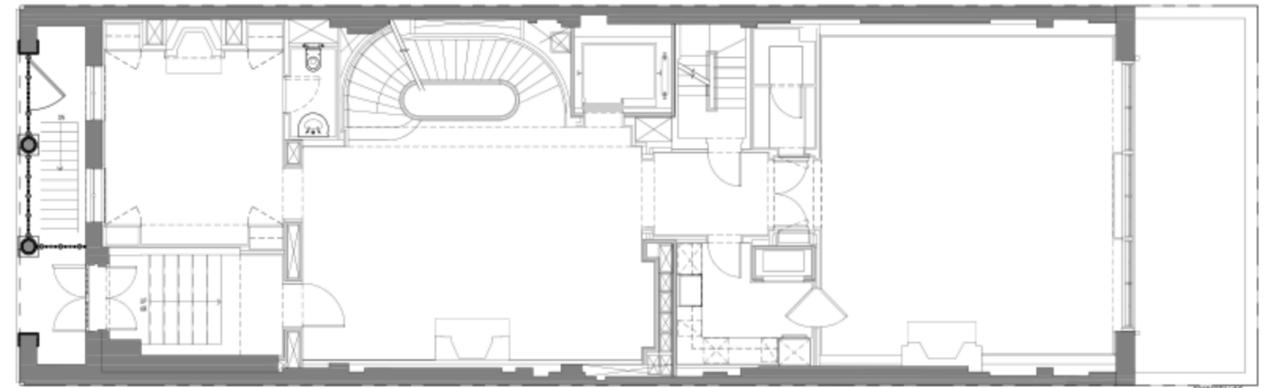
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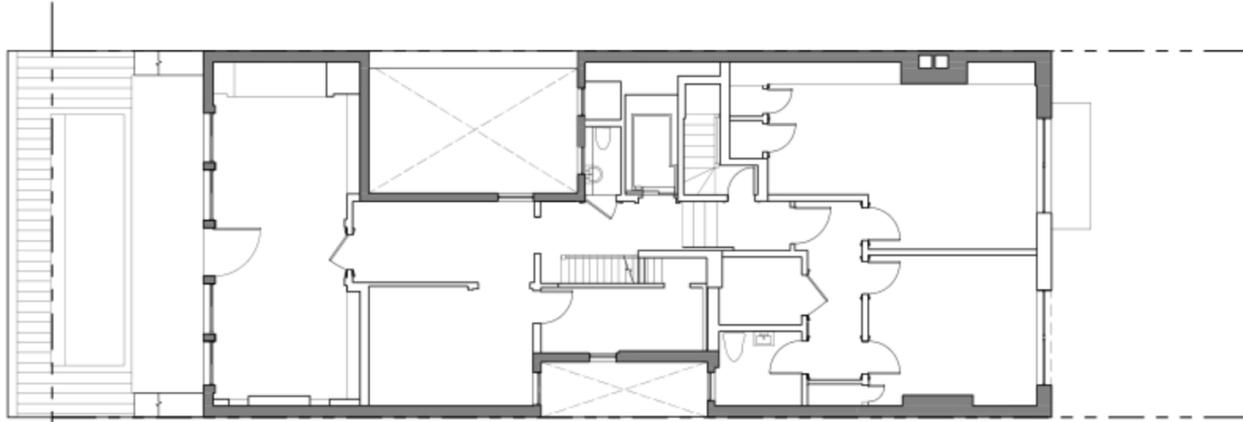
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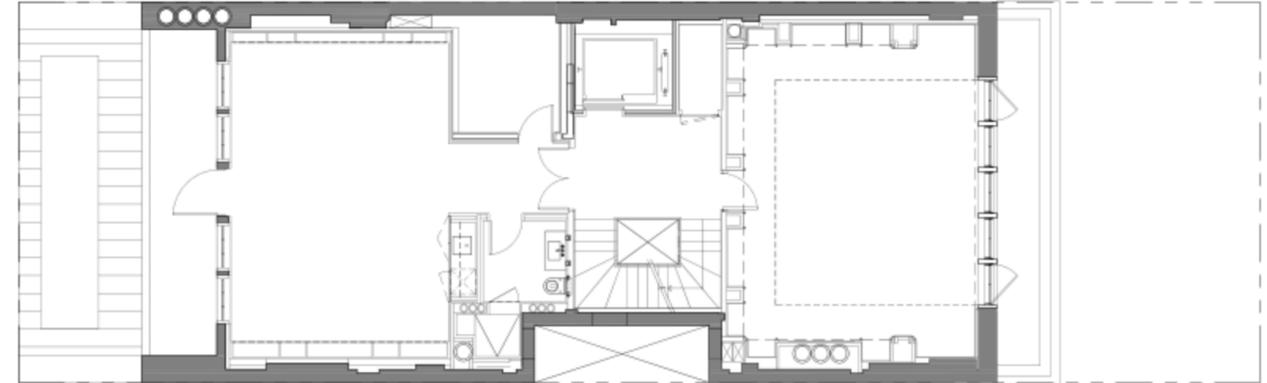
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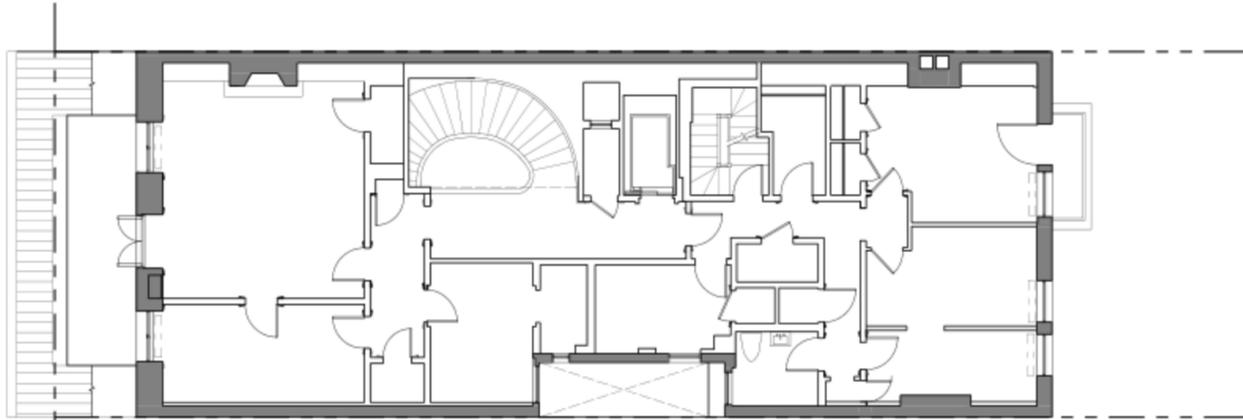
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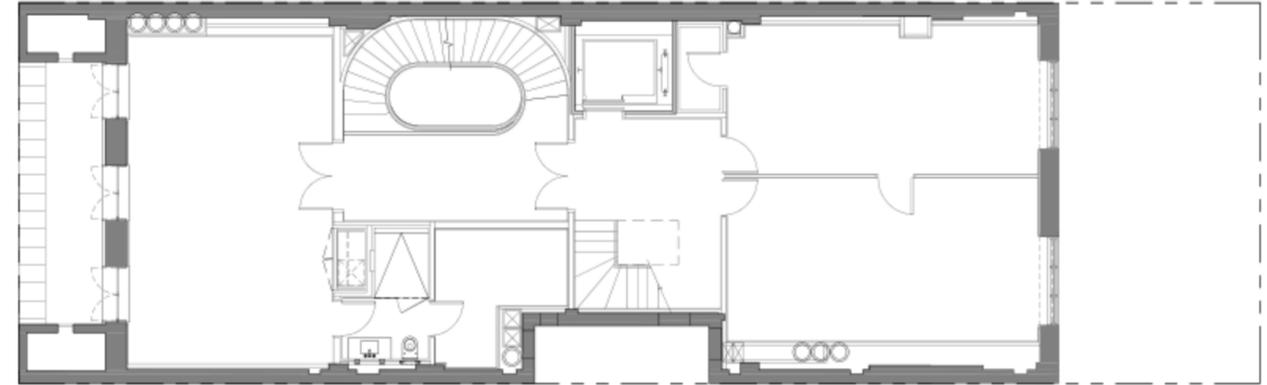
EXISTING SIXTH FLOOR



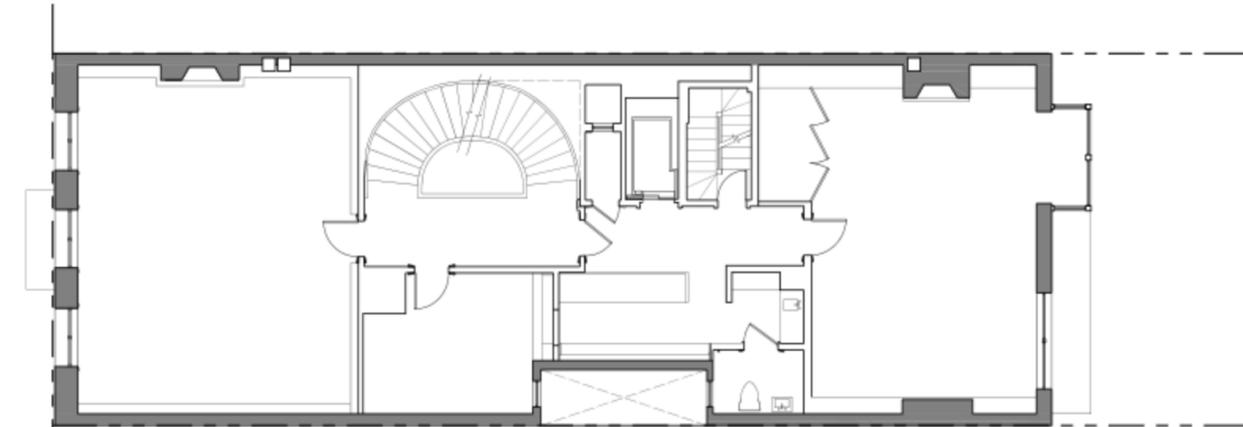
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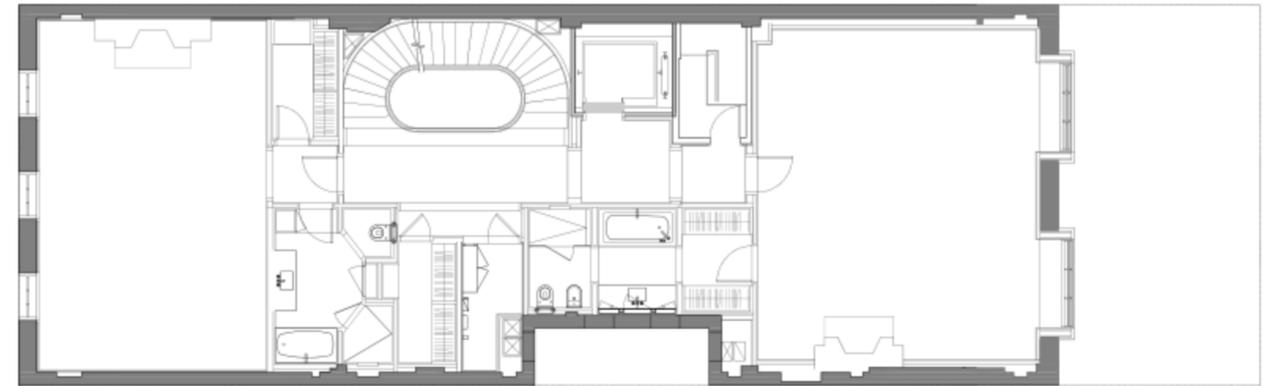
EXISTING FIFTH FLOOR



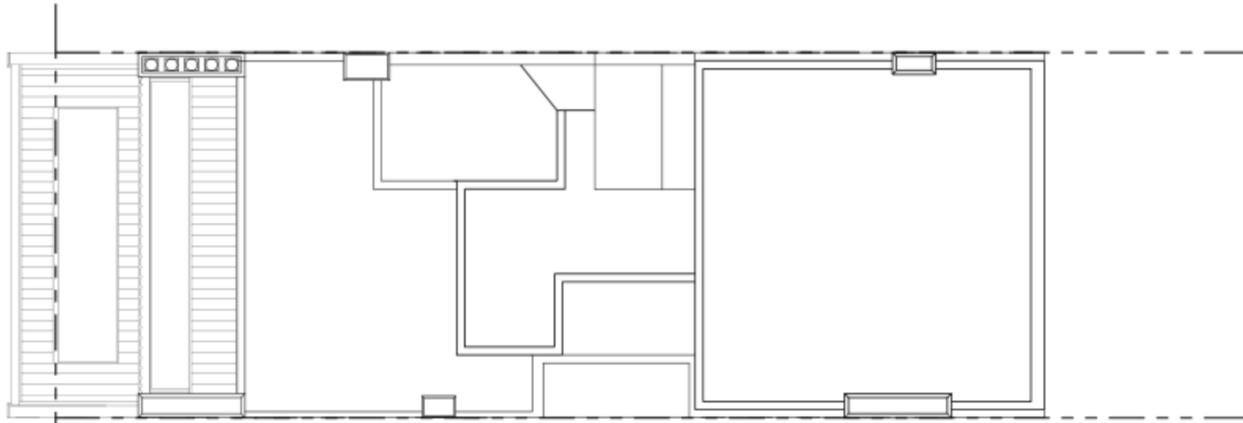
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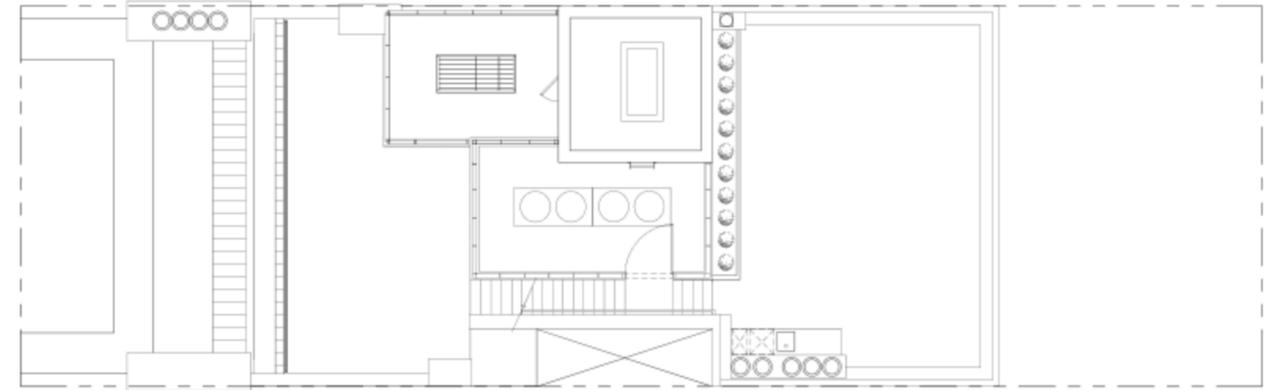
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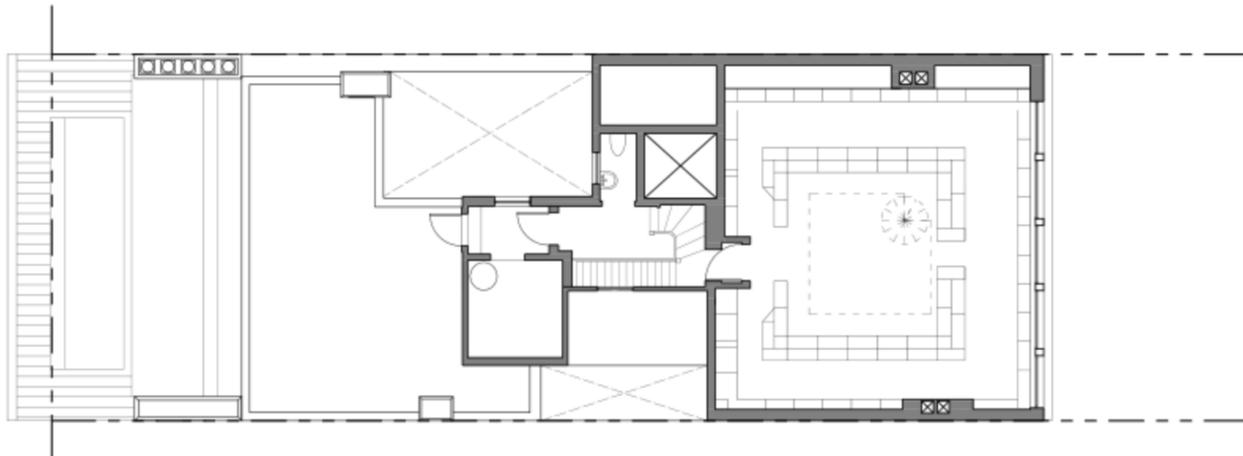
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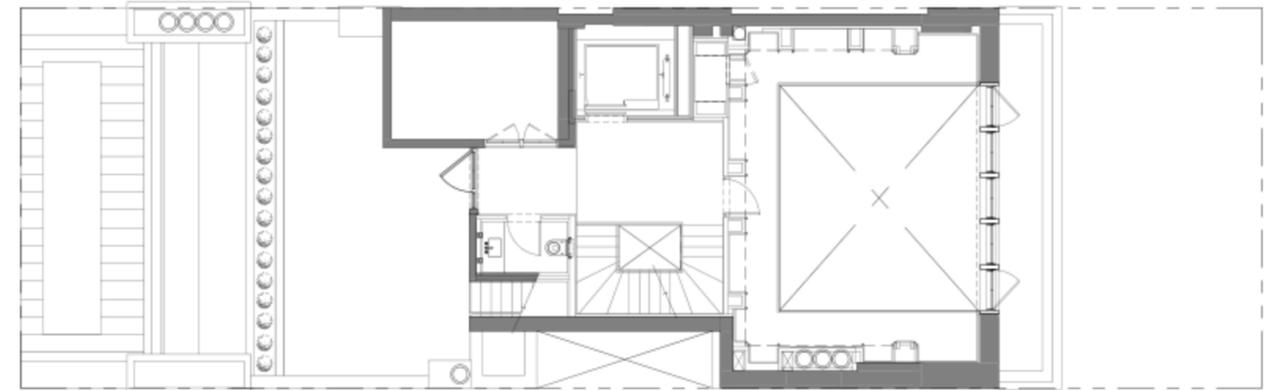
EXISTING PENTHOUSE ROOF



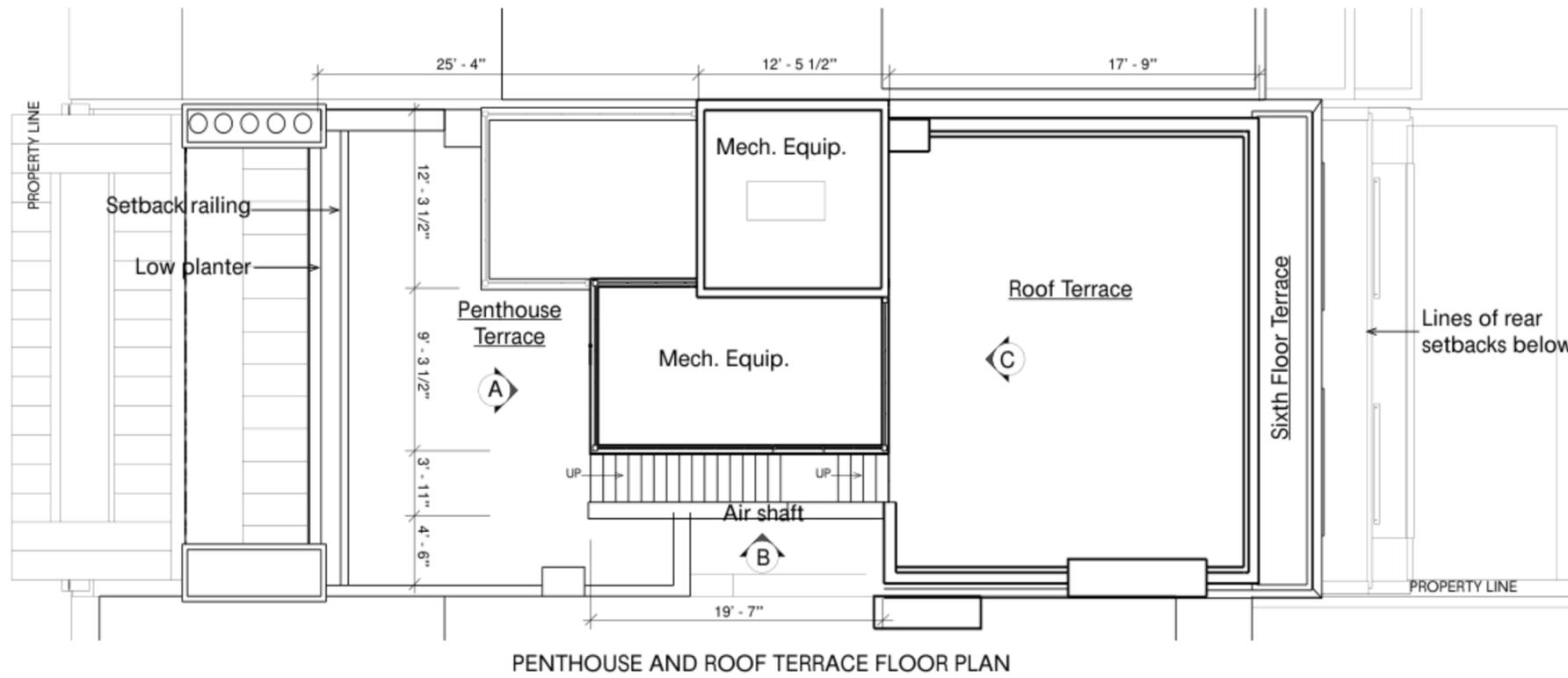
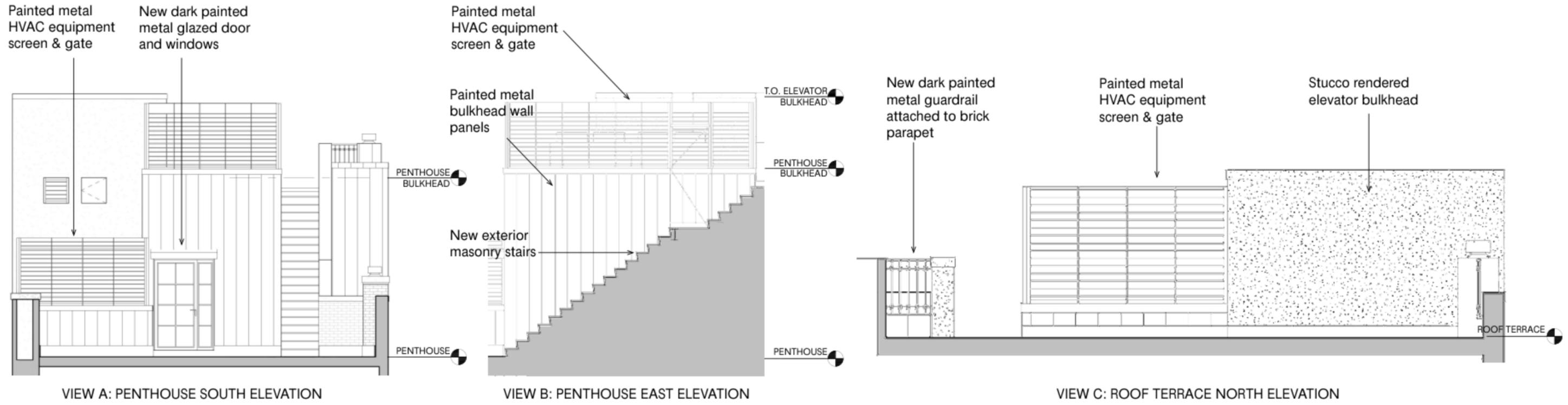
PROPOSED PENTHOUSE ROOF



EXISTING PENTHOUSE



PROPOSED PENTHOUSE





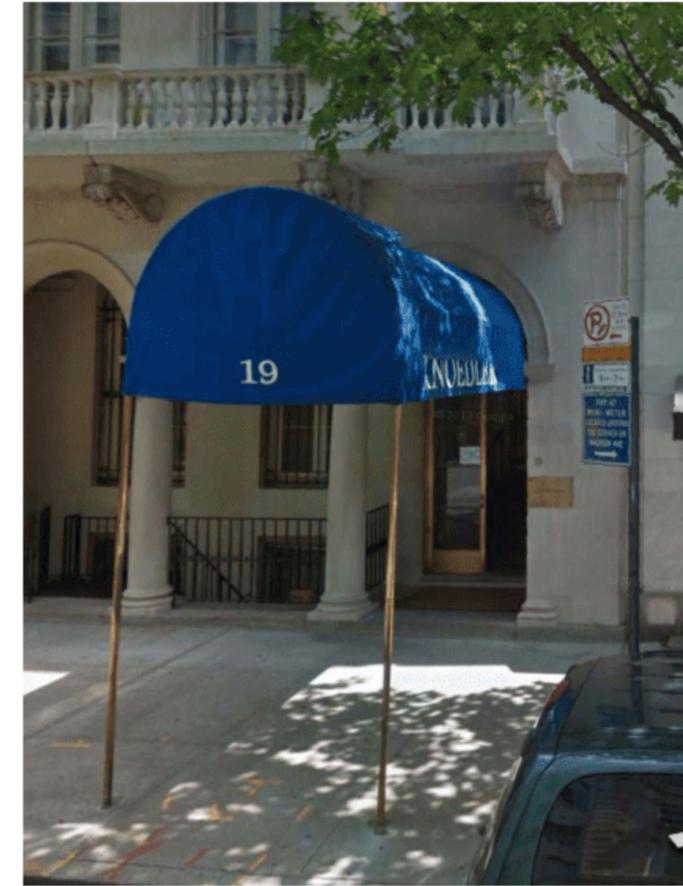
EXISTING LIGHT FIXTURE LOCATIONS



CURRENT FRONT WINDOW AND BARS



STORM DOORS IN FRONT OF SOLID WOOD ENTRY DOORS



PREVIOUS AWNING AND PLAQUE AT ENTRY



CURRENT FRONT FENCE AND SIAMESE CONNECTION



CURRENT FRONT FENCE



CURRENT ENTRY



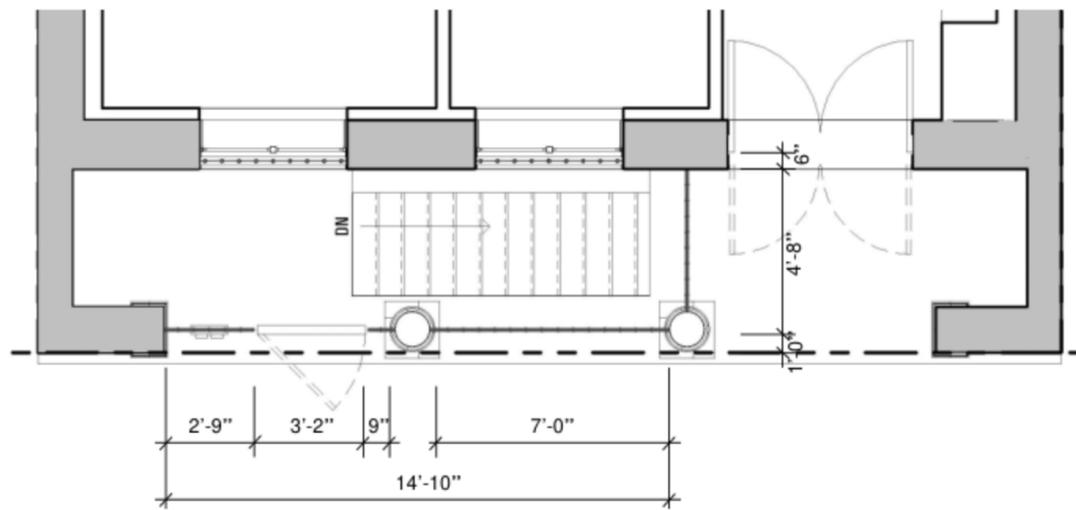
ORIGINAL ENTRY AND FENCE



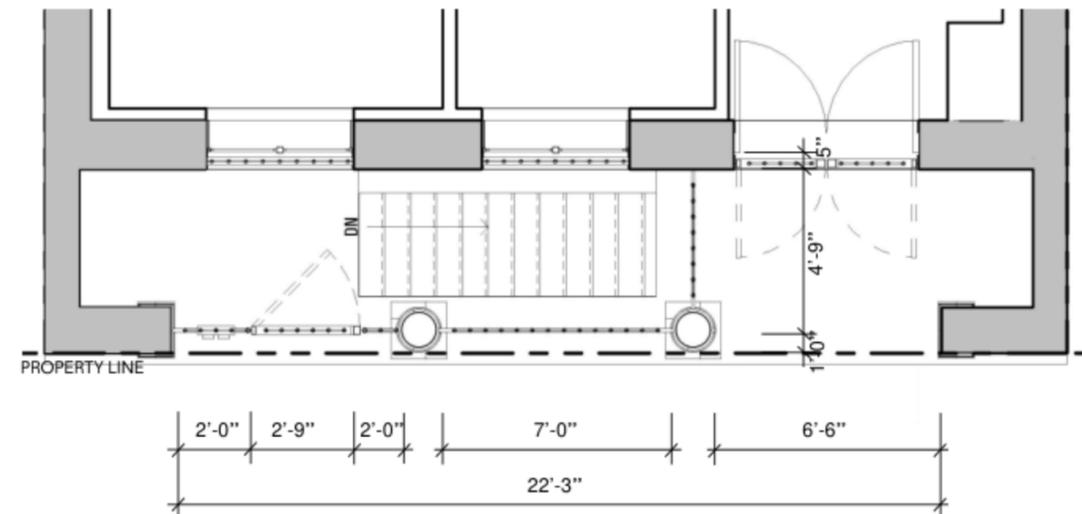
EXISTING FRONT ENTRY PARTIAL ELEVATION



PROPOSED FRONT ENTRY PARTIAL ELEVATION



EXISTING FRONT ENTRY PARTIAL PLAN



PROPOSED FRONT ENTRY PARTIAL PLAN



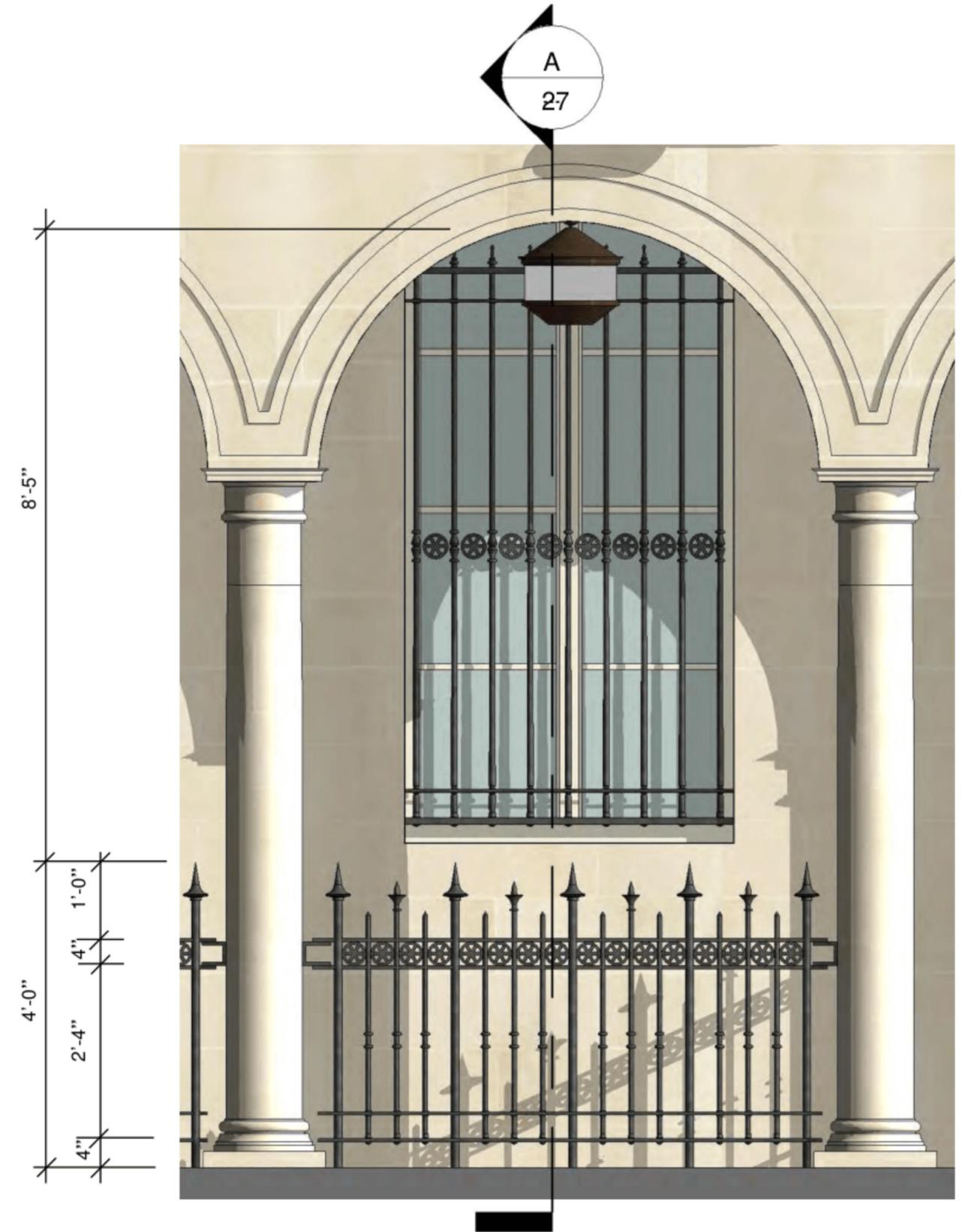
DETAIL OF PROPOSED LANTERN



DETAIL @ ADDRESS OVER DOOR



DETAIL @ ADDRESS PLAQUE



A - PROPOSED FRONT ENLARGED BAY



FULL GATES
11 EAST 73RD STREET



FULL GATES
16 EAST 68TH STREET



GLAZED ARCH
35 EAST 69TH STREET



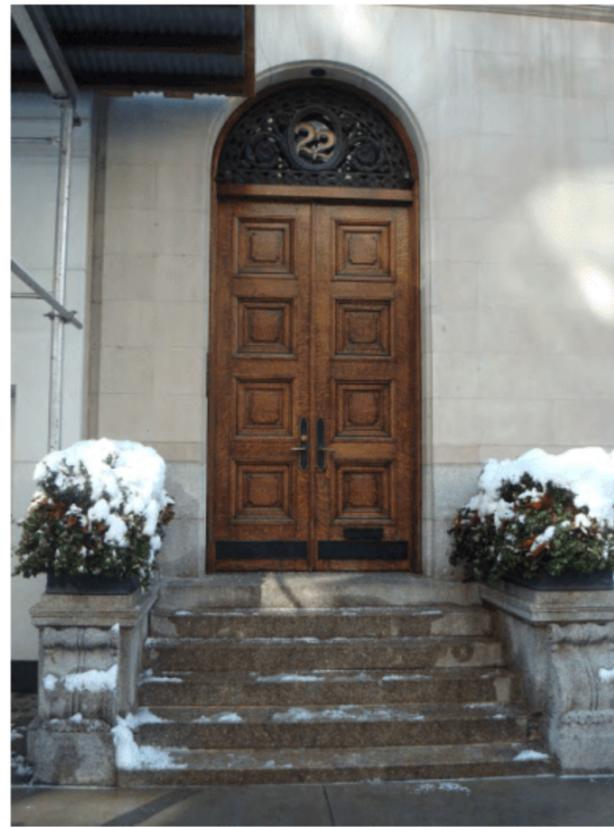
PLAQUE
25 EAST 69TH STREET



FULL GATES
77 EAST 77TH STREET



FULL GATES
47 EAST 65TH STREET



GLAZED ARCH
22 EAST 67TH STREET



PLAQUE
20 EAST 65TH STREET