

326 WEST 77TH STREET NEW YORK, NY 10024

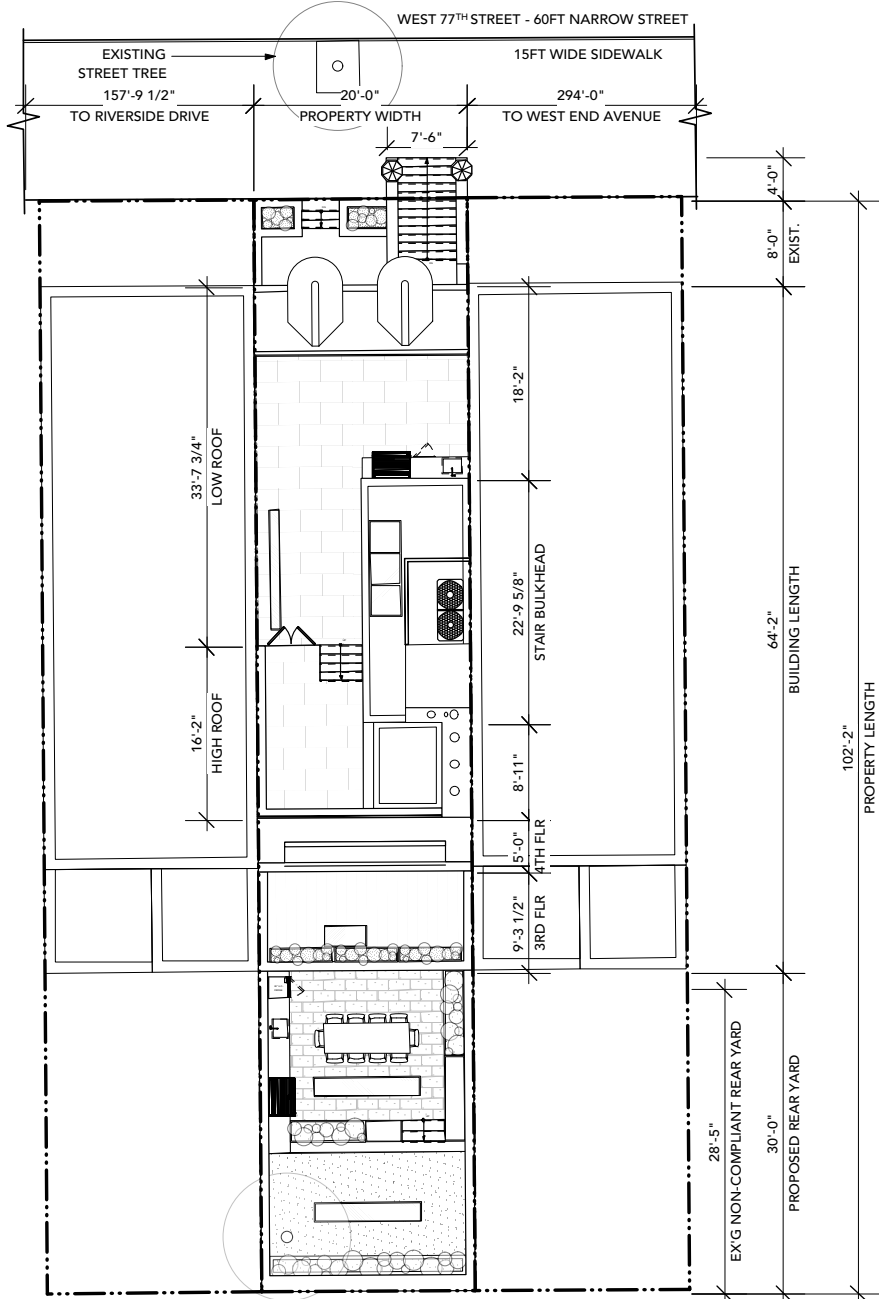
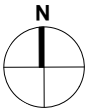
COMMUNITY BOARD 7 PUBLIC HEARING
MARCH 10TH, 2016

326 WEST 77TH STREET
NEW YORK, NY 10024

ZONING DISTRICT: R-8B
MAP: 5D
BLOCK: 1185
LOT: 88
COMMUNITY BOARD: #7



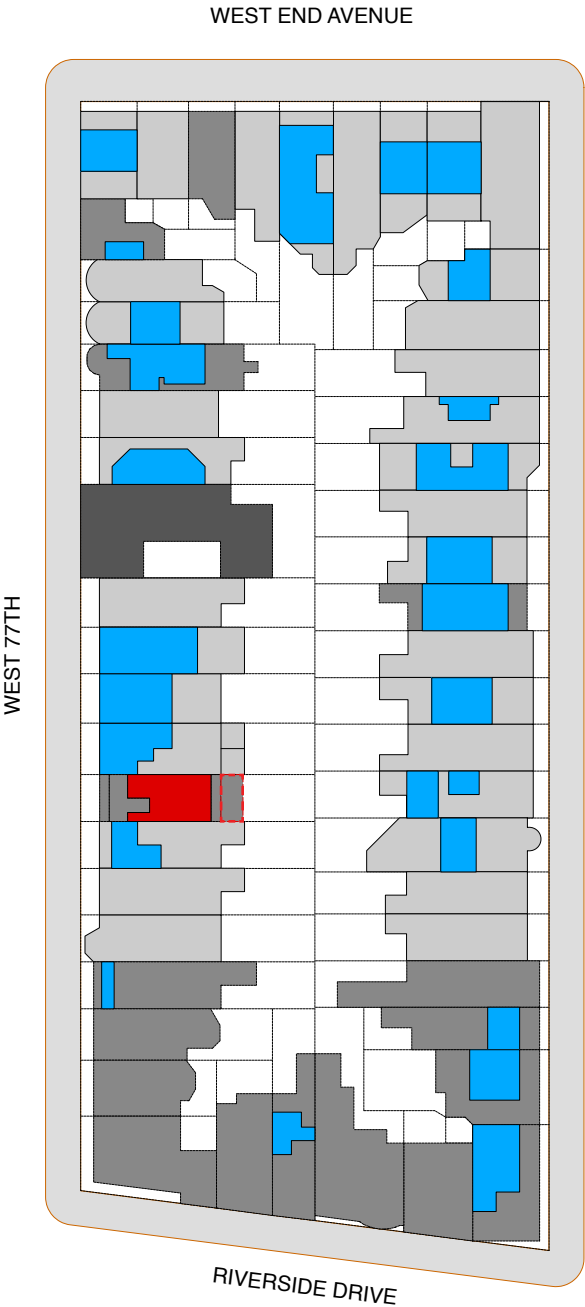
BLOCK PLAN

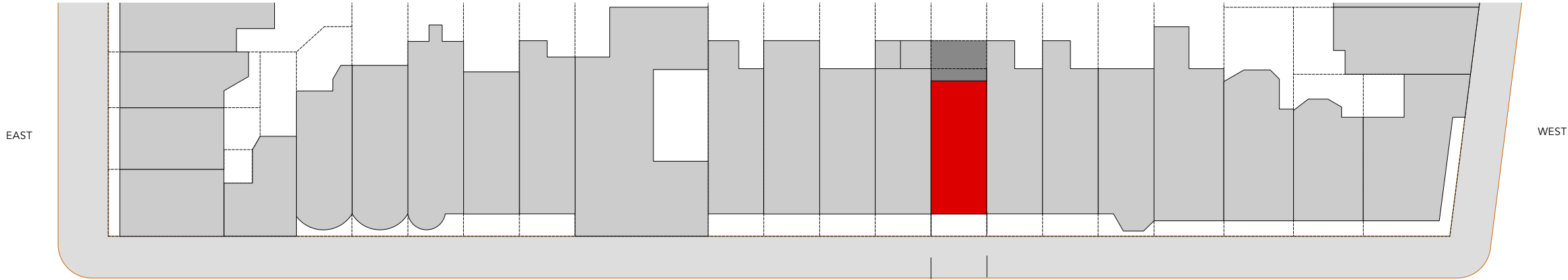


SITE PLAN



- LEGEND:
- PROPOSED ADDITION (Red line)
 - ROOFTOP ADDITION (Blue line)
 - PROPOSED REAR ADDITION (Dashed red line)
 - LOT LINE (Dashed grey line)
 - 4 STOREYS (Light grey bar)
 - 5 STOREYS (Medium grey bar)
 - 9 STOREYS (Dark grey bar)





WEST 77TH STREET - PLAN



WEST 77TH STREET - SOUTH ELEVATION



WEST 77TH STREET - NORTH ELEVATION



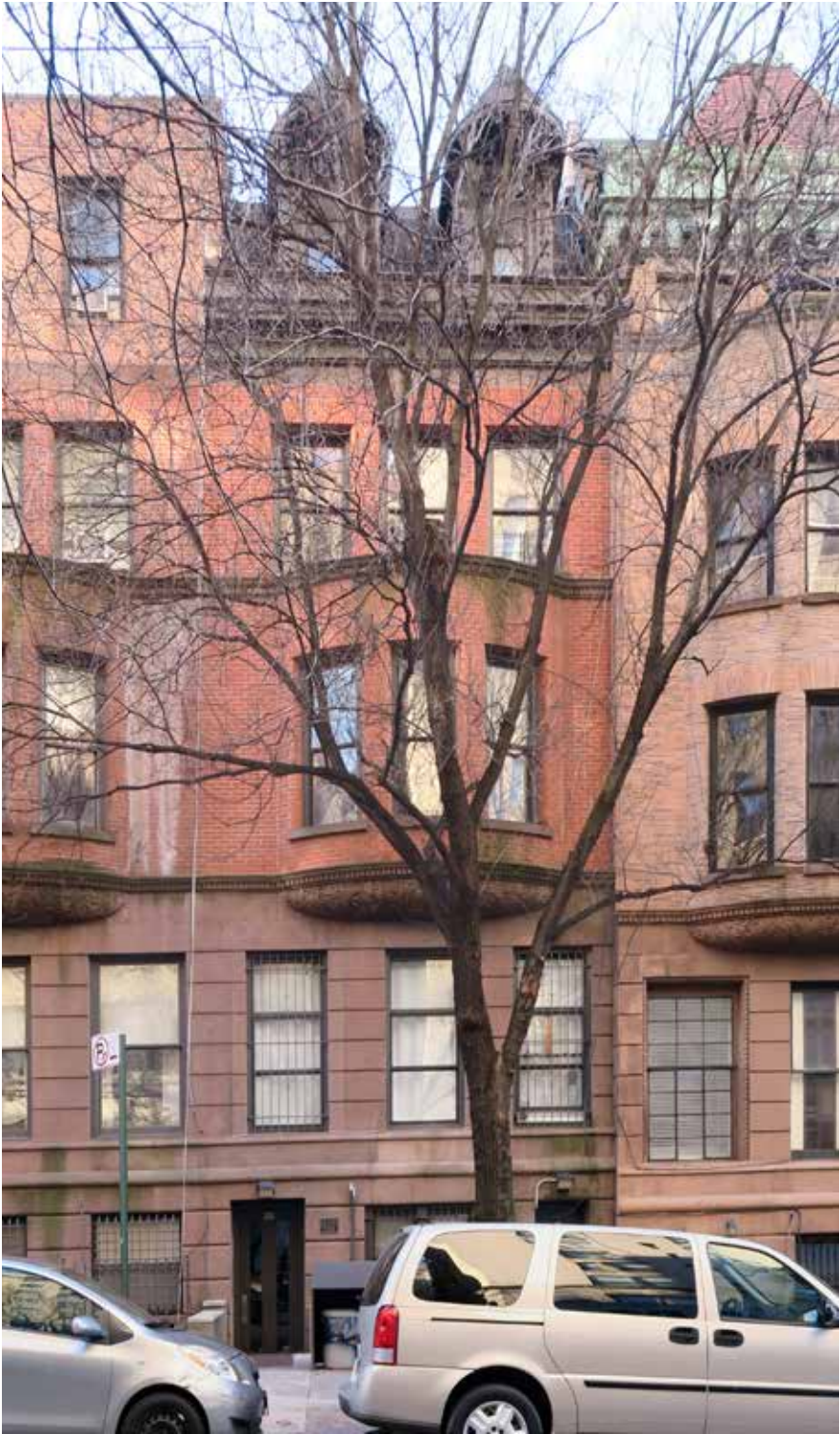
FRONT FACADE IN 1940s



FRONT FACADE IN 1980s



CURRENT FRONT FACADE



CURRENT FRONT FACADE



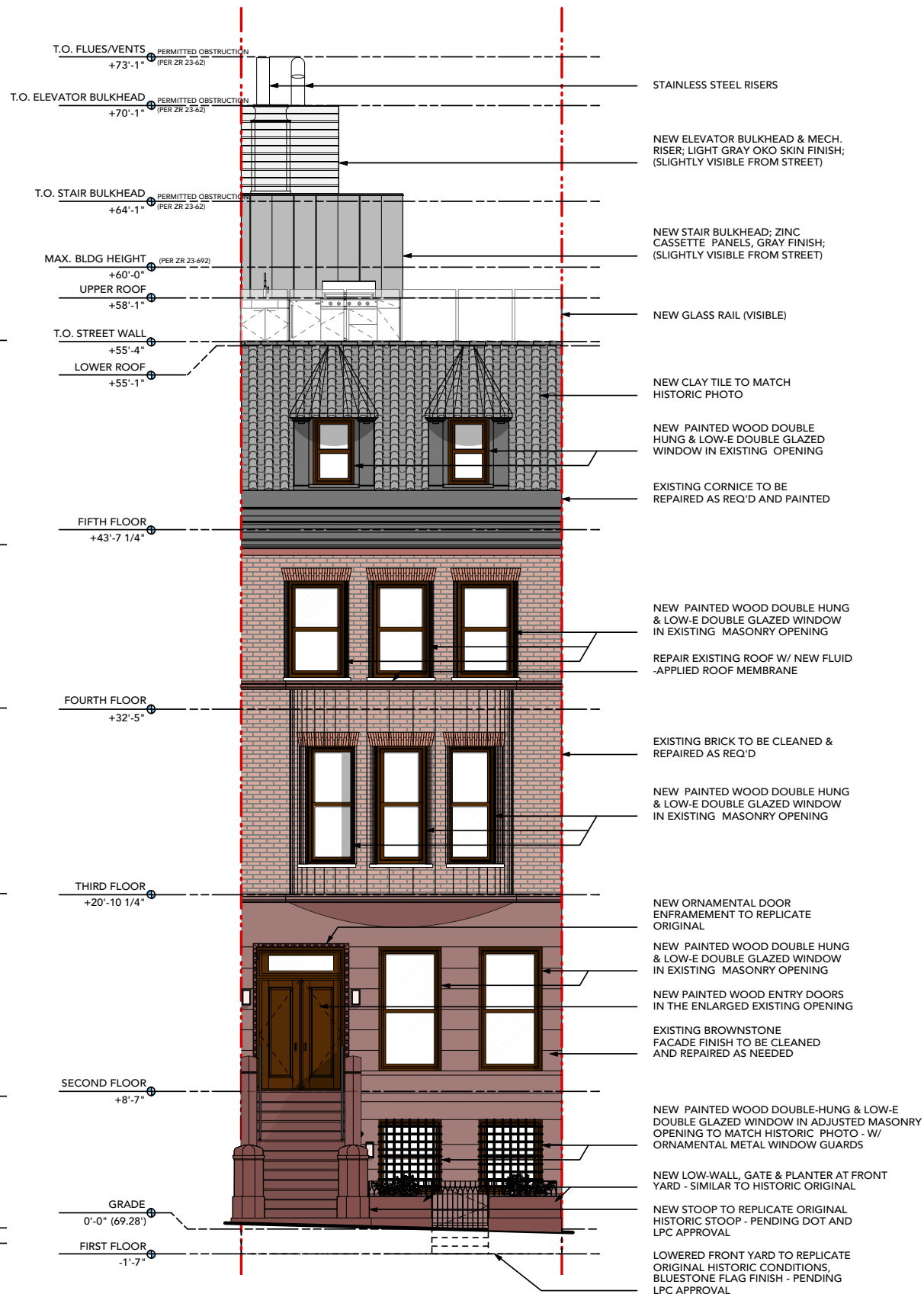
CURRENT BLOCK VIEW FROM THE EAST SIDE OF THE STREET



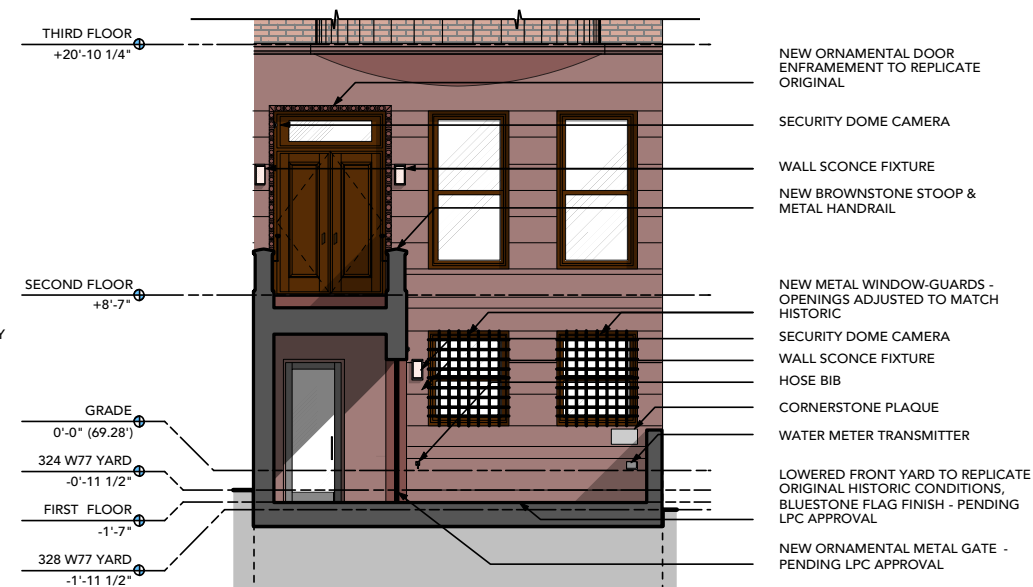
CURRENT BLOCK VIEW FROM THE WEST SIDE OF THE STREET



EXISTING FRONT FACADE



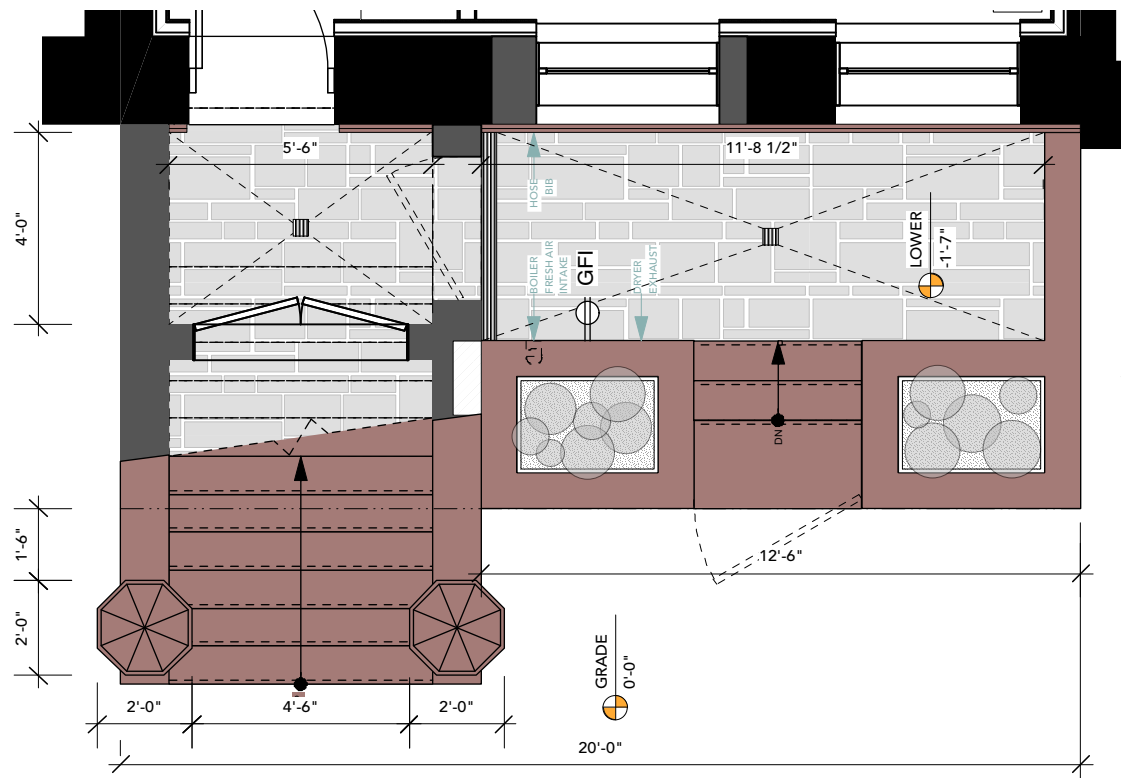
PROPOSED FRONT FACADE



PROPOSED FRONT FACADE SECTION



STOOP ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

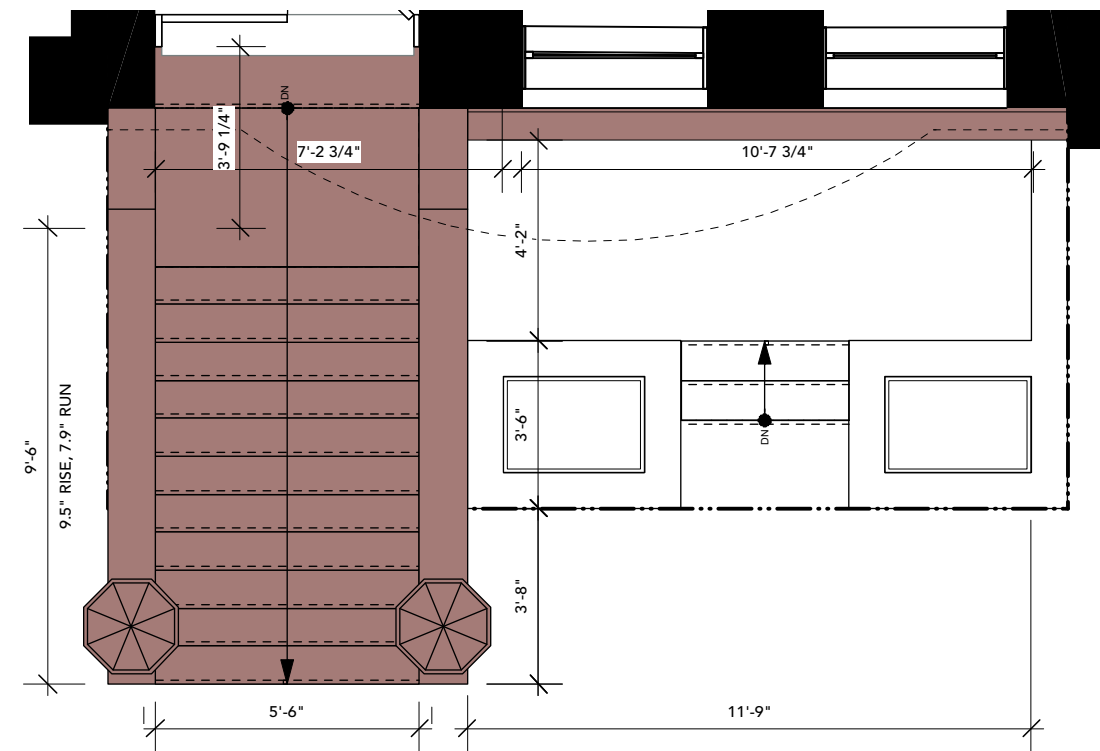


FRONT YARD PLAN GROUND FLOOR
SCALE: 1/4" = 1'-0"

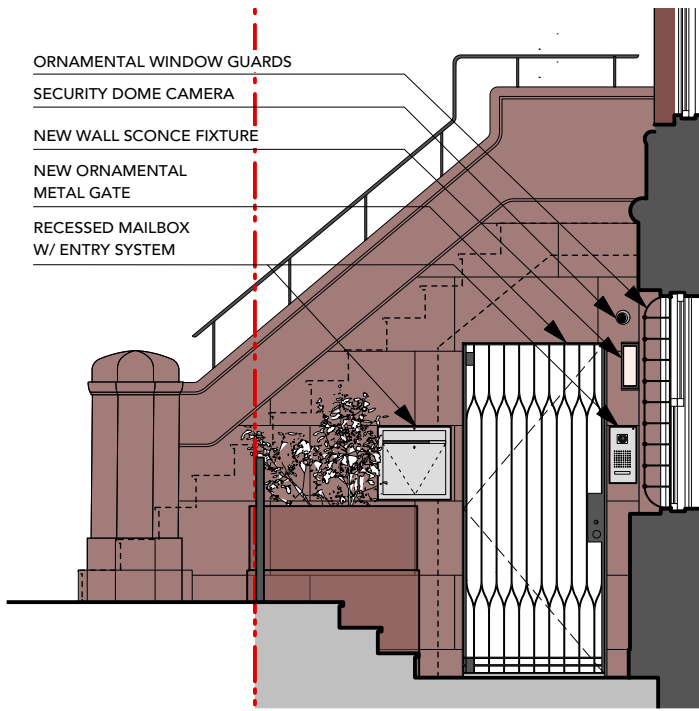


STOOP SECTION SOUTH
SCALE: 1/4" = 1'-0"

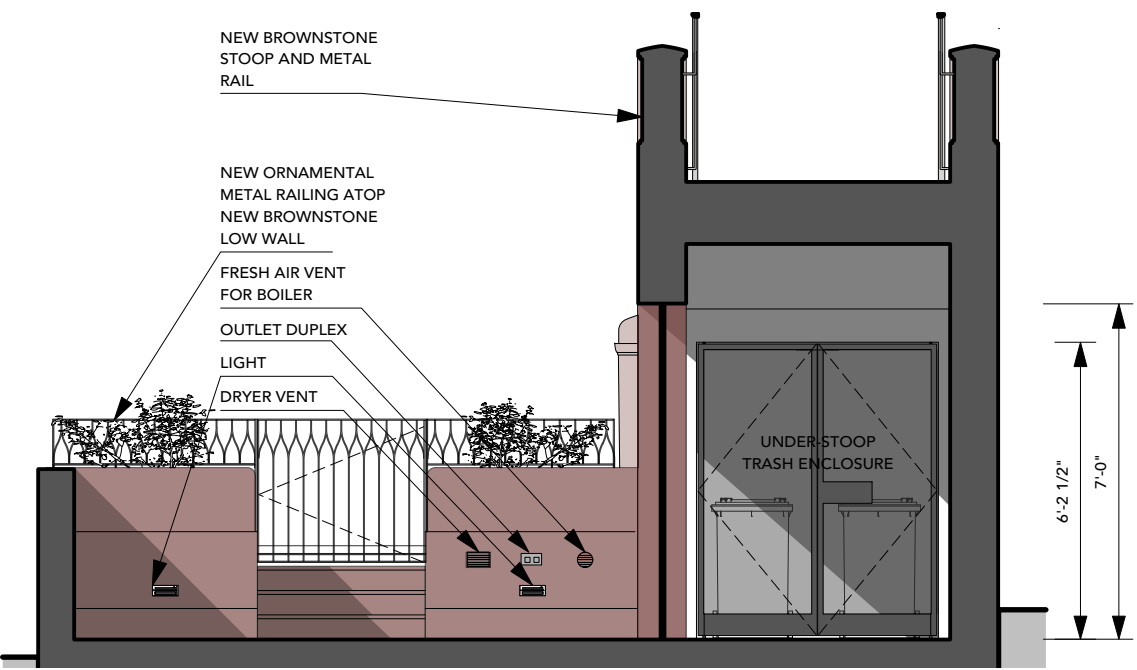
- NEW ORNAMENTAL DOOR ENFRAMEMENT TO REPLICATE ORIGINAL
- SECURITY DOME CAMERA
- WALL SCONCE FIXTURE
- NEW BROWNSTONE STOOP & METAL RAIL
- NEW PTD WD ENTRY DOORS IN ENLARGED EX'G WINDOW OPENING
- NEW METAL WINDOW-GUARDS - OPENINGS ADJUSTED TO MATCH HISTORIC
- SECURITY DOME CAMERA
- WALL SCONCE FIXTURE
- HOSE BIB
- CORNERSTONE PLAQUE
- WATER METER TRANSMITTER
- NEW ORNAMENTAL METAL GATE
- 0'-11 1/2"
- 324 W77 YARD
- 1'-11 1/2"
- 328 W77 YARD



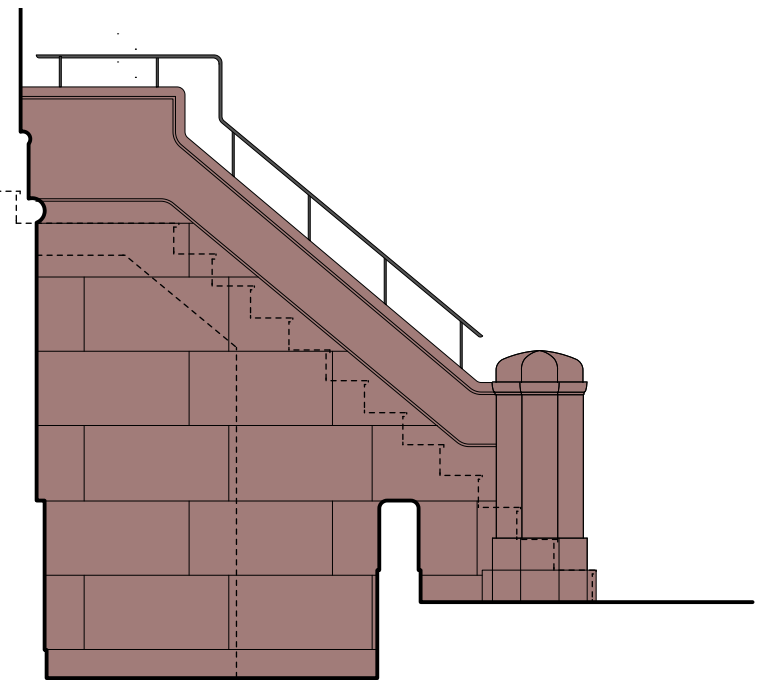
FRONT YARD PLAN PARLOR
SCALE: 1/4" = 1'-0"



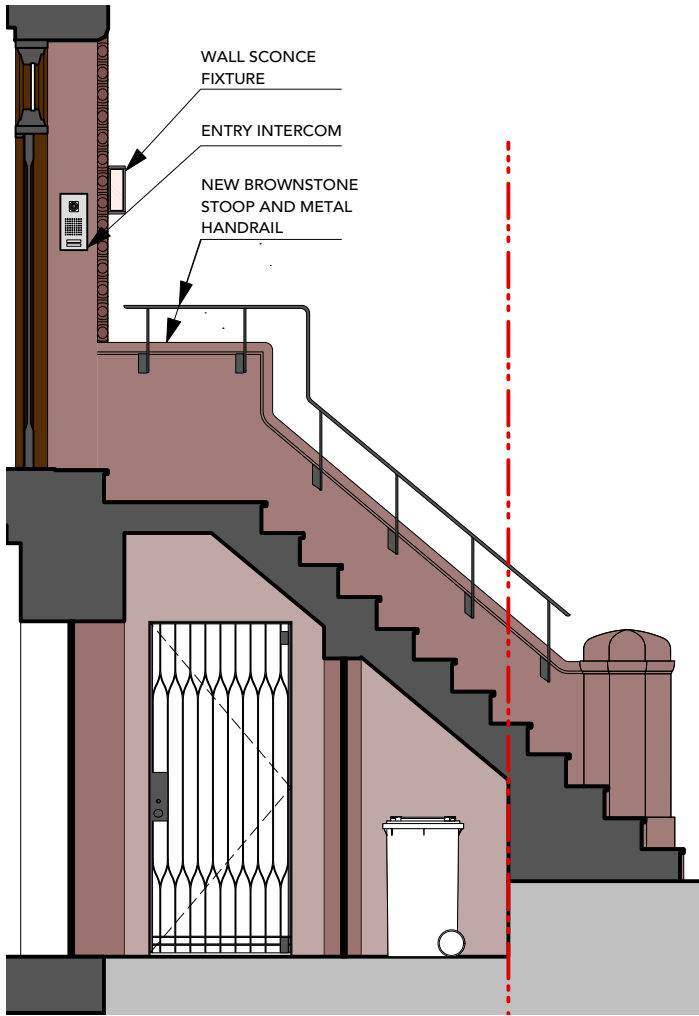
STOOP ELEVATION EAST
SCALE: 1/4" = 1'-0"



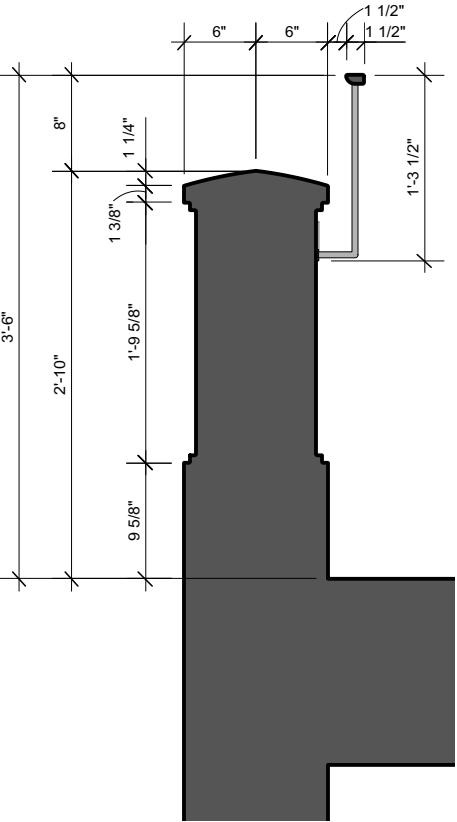
STOOP SECTION NORTH
SCALE: 1/4" = 1'-0"



STOOP ELEVATION WEST
SCALE: 1/4" = 1'-0"



STOOP SECTION WEST
SCALE: 1/4" = 1'-0"



STOOP SECTION DETAIL NORTH
SCALE: 3/4" = 1'-0"



EXTERIOR WALL SCONCE
RESTORATION HARDWARE - BRAXTON SCONCE
WEATHERED ZINC - 6-1/4" X 5-1/4" X 12"



PLANTER STEP LIGHT
BEGA - 3160 RECESSED LUMINAIRE
SATIN STAINLESS - 6-1/2" X 2-3/4"



PARLOR + STOOP DOOR ENTRY
SEIDLE CLASSIC CL-V130
BRUSHED STAINLESS 6-3/4" X 14"



STOOP MAILBOX
SEIDLE CLASSIC CL-BF3-01
BRUSHED STAINLESS 18-3/8" X 18-3/8"



322 W77TH

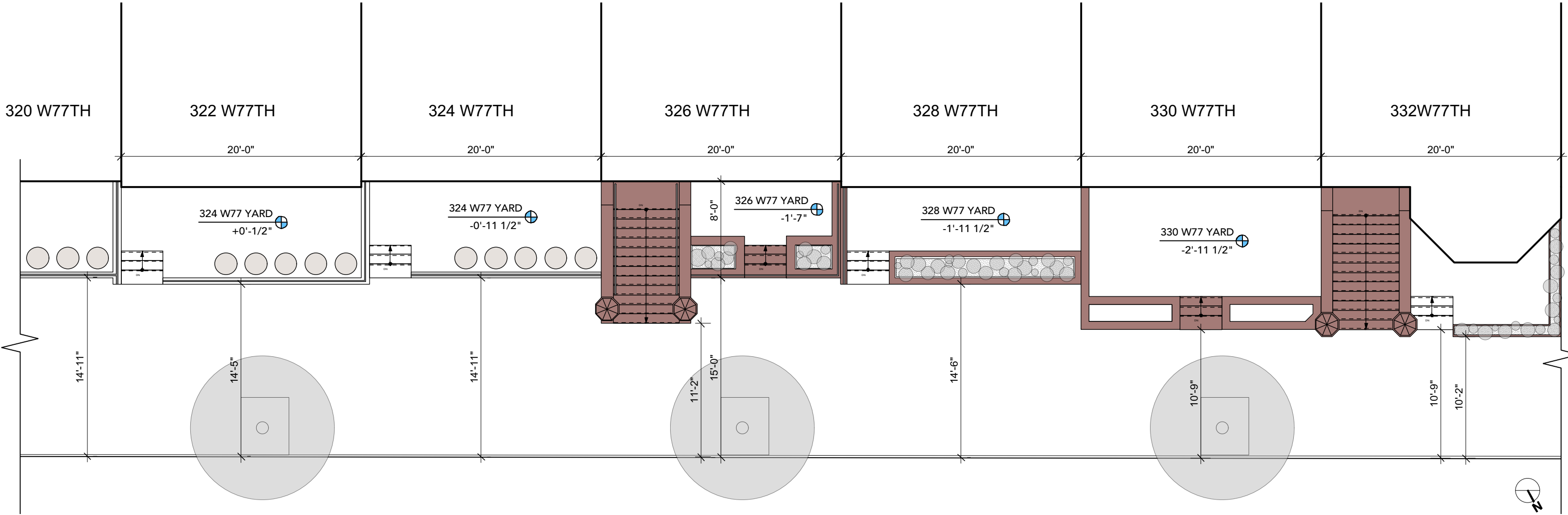
324 W77TH

328 W77TH

330 W77TH

332 W77TH

HISTORICAL TAX PHOTOS, 1940



EXISTING FRONT YARDS



EXISTING REAR FACADE



EXISTING REAR YARD



NEIGHBORS ADJACENT REAR FACADES (WEST)



NEIGHBORS ADJACENT REAR FACADES (EAST)



FACADES OPPOSITE (SOUTH) OF PROPERTY



330 W 77th

328 W 77th

326 W 77th

324 W 77th

322 W 77th

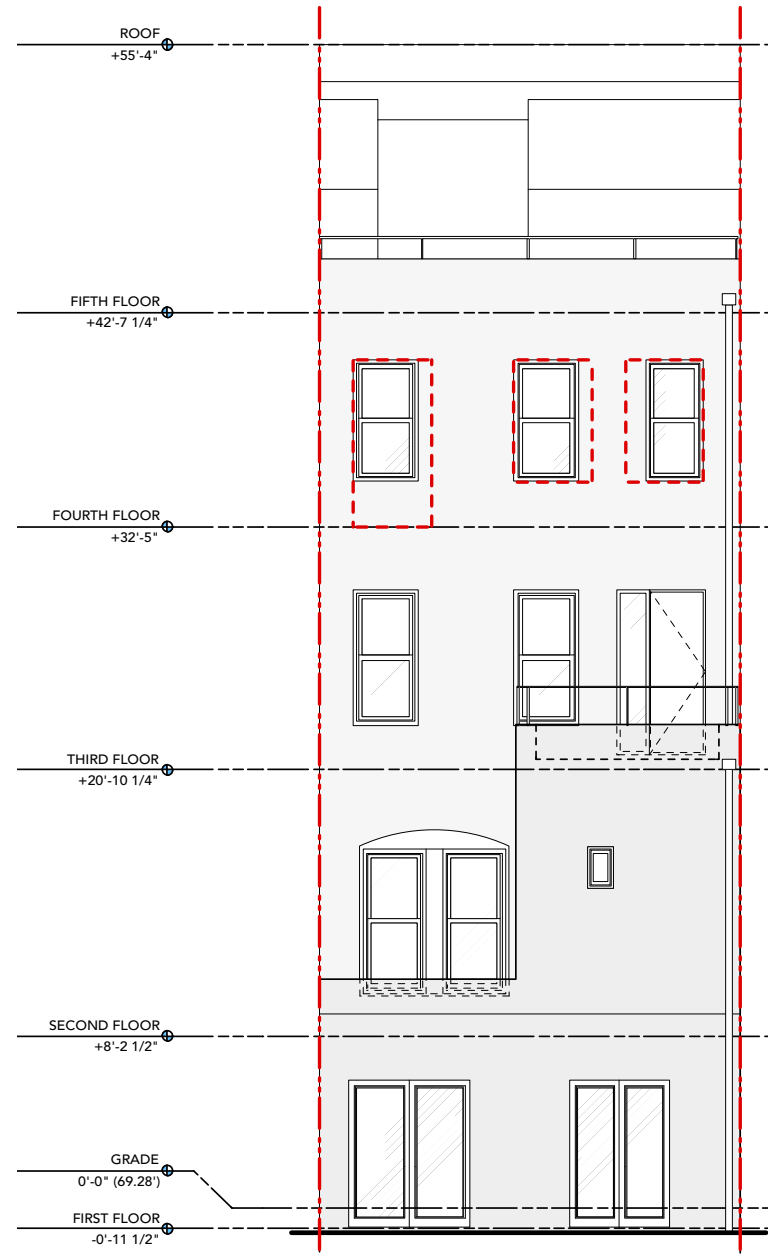
EXISTING REAR FACADE ELEVATION IN CONTEXT



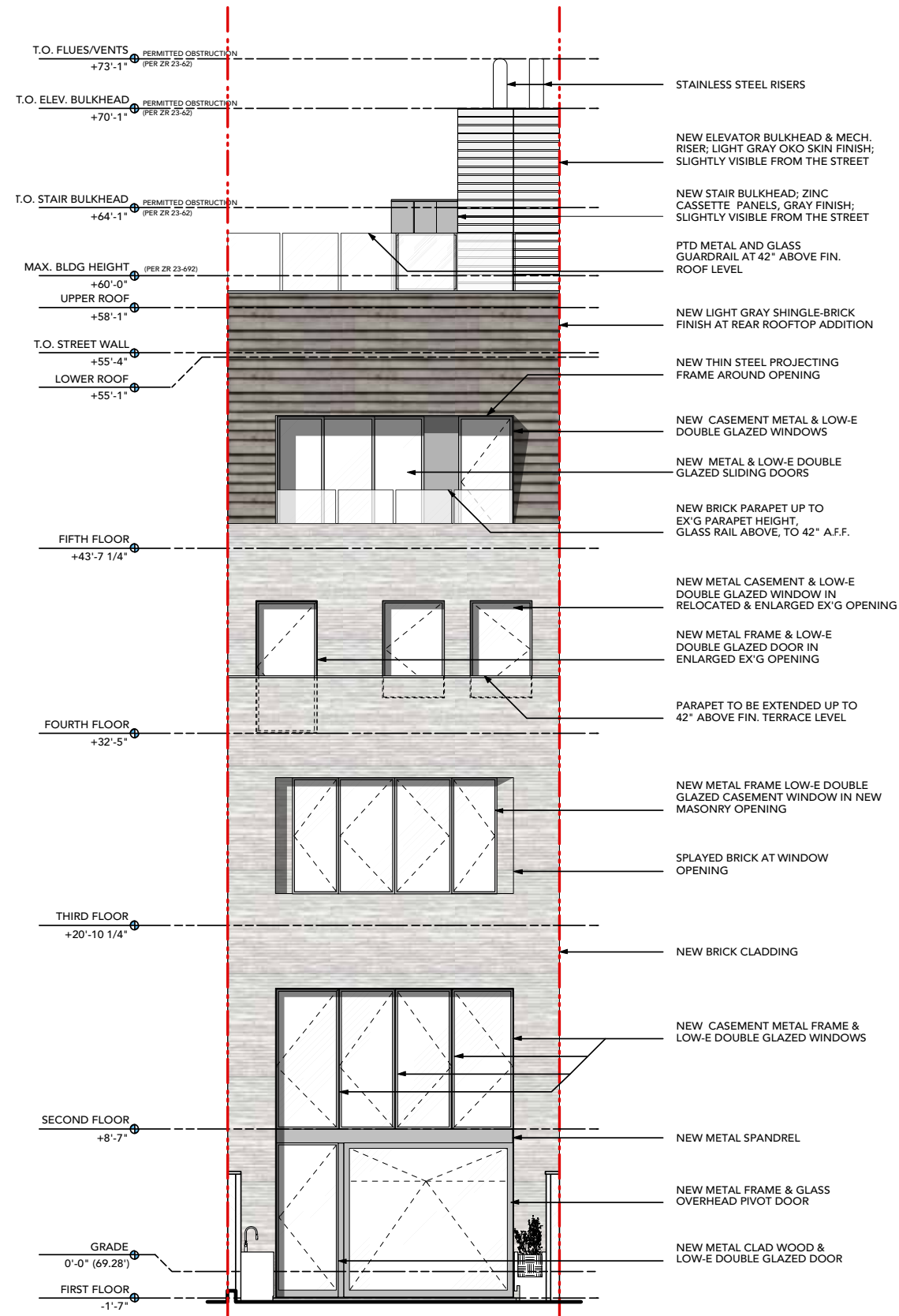
FACADES OF THE INSIDE OF THE BLOCK (SOUTH)



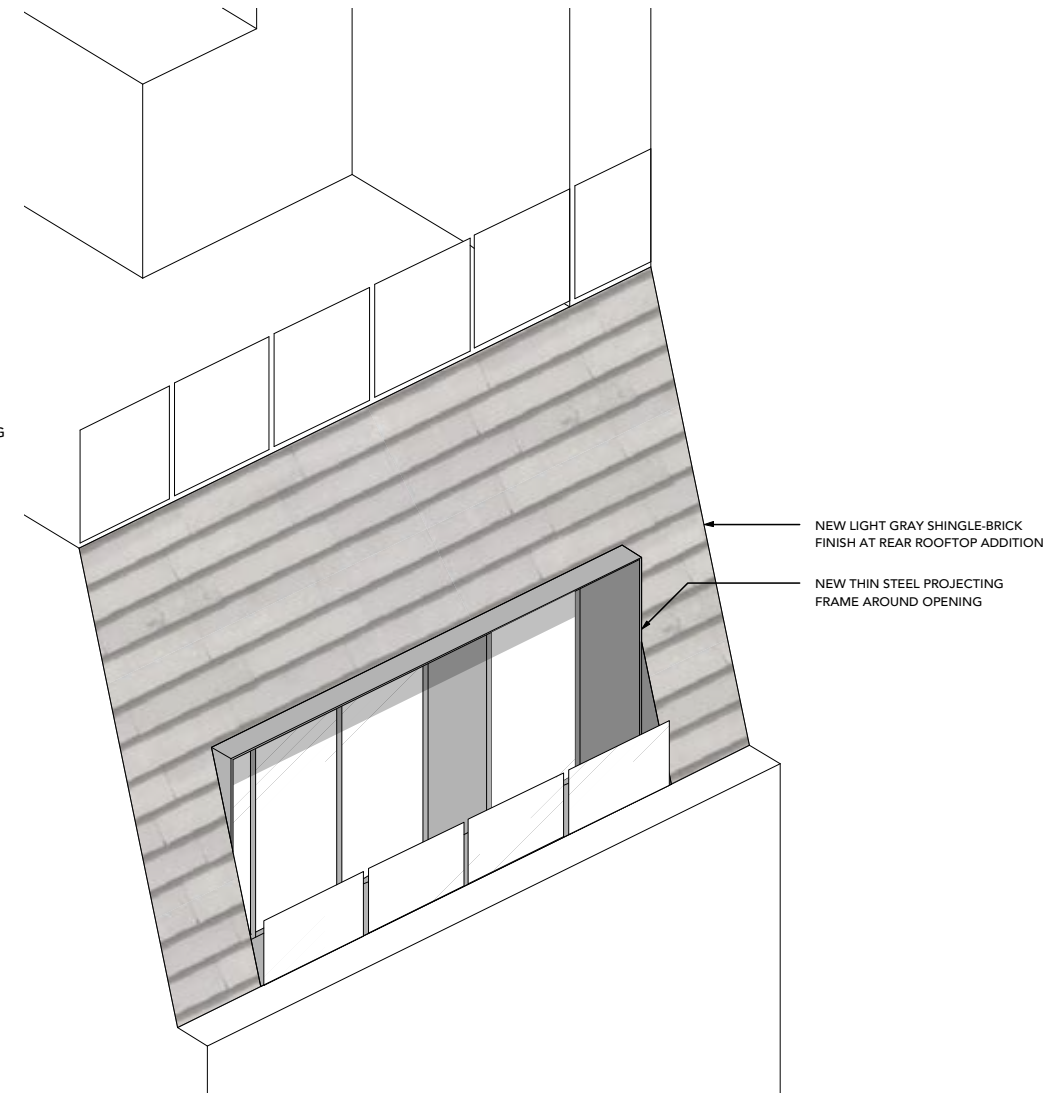
FACADES OF THE INSIDE OF THE BLOCK (NORTH)



EXISTING REART FACADE



PROPOSED REAR FACADE



PROPOSED 5TH FLOOR ADDITION - AXONOMETRIC DETAIL



EXISTING REAR YARD EXTENTIONS



EXISTING REAR FACADE ELEVATION IN CONTEXT



PROPOSED REAR FACADE ELEVATION IN CONTEXT



REFURBISH/REPAIR
EXISTING METAL
CORNICE, PAINT
WARM GRAY

BENJAMIN-MOORE
HC-166
KENDALL CHARCOAL



CLEAN & REPAIR
EX'G BRICK AS
NEEDED



CLEAN & REPAIR
EX'G BROWNSTONE
AS NEEDED



NEW CLAY TILES AT
DORMERS & ROOF TO
MATCH HISTORIC

MCA CLAY TILE
GRAY
C-10 FINISH

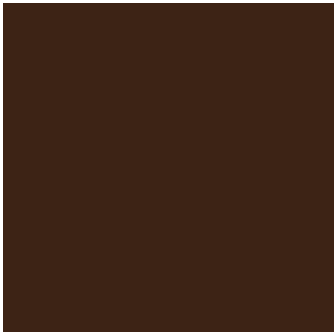


FACADE
ENFRAMEMENT
DETAIL AROUND NEW
FRONT DOOR

(SIMILAR TO 324W77)



BLUESTONE PAVERS,
FLAG LAYOUT, AT
FRONT YARD

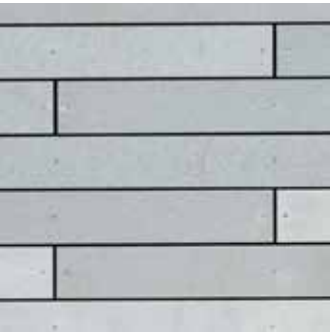


NEW DARK BROWN
PAINTED WOOD
WINDOWS AND
PARLOR LEVEL
FRONT DOOR

FRONT FACADE PROPOSED MATERIALS



LIGHT GRAY
SHINGLE-BRICK
AT ROOFTOP
ADDITION



LIGHT GRAY OKO
SKIN AT ELEVATOR
BULKHEAD,
MECHANICAL RISER
AND AS MECHANICAL
SCREEN FINISH



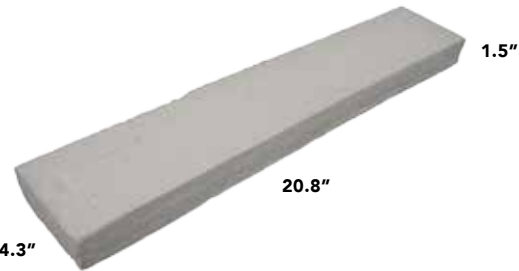
LIGHT GRAY ZINC
CASSETTE AT STAIR
BULKHEAD



METAL
WINDOW AND
DOORS FRAMES

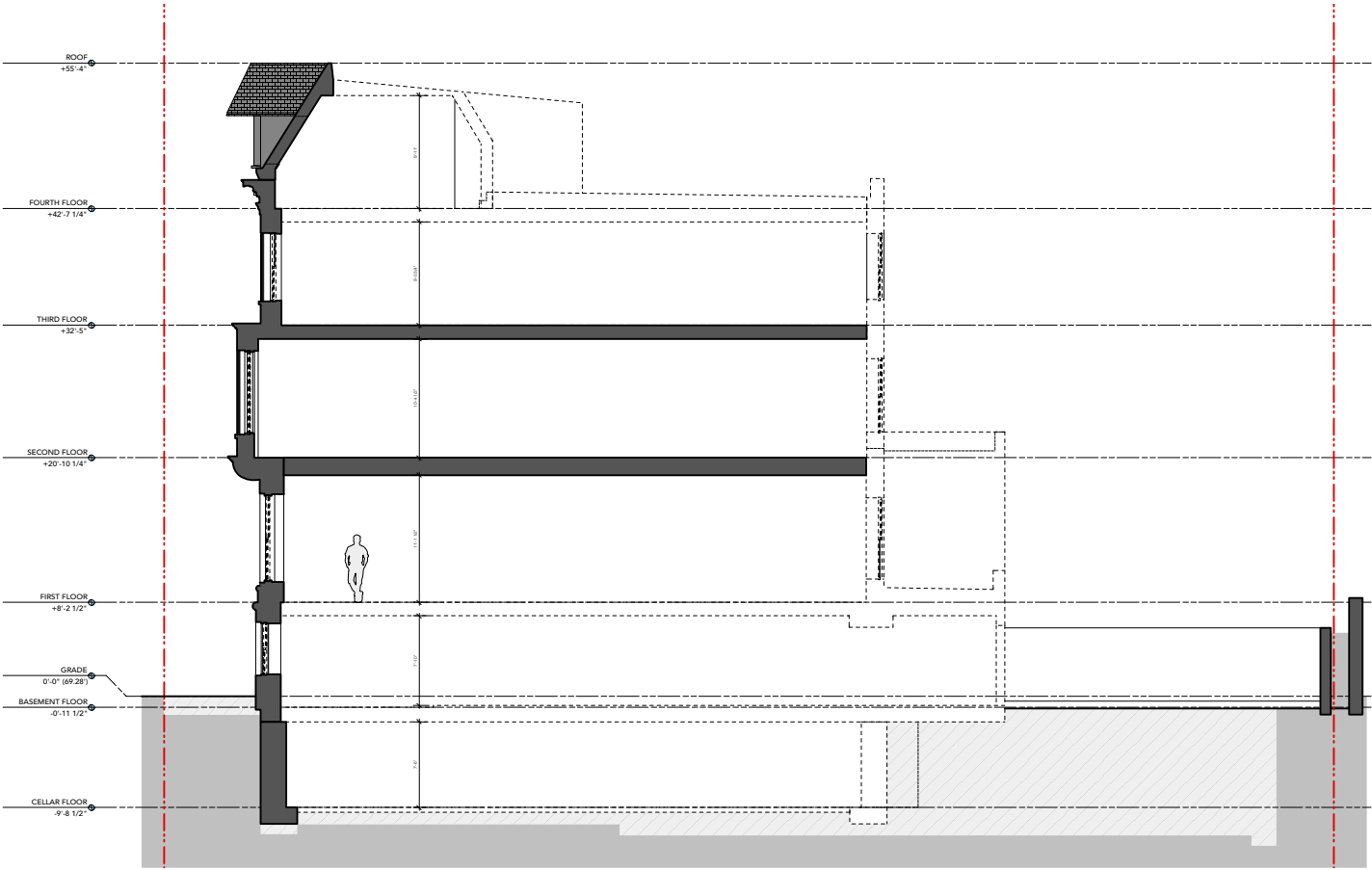


REAR FACADE
LIGHT GRAY LONG
BRICK

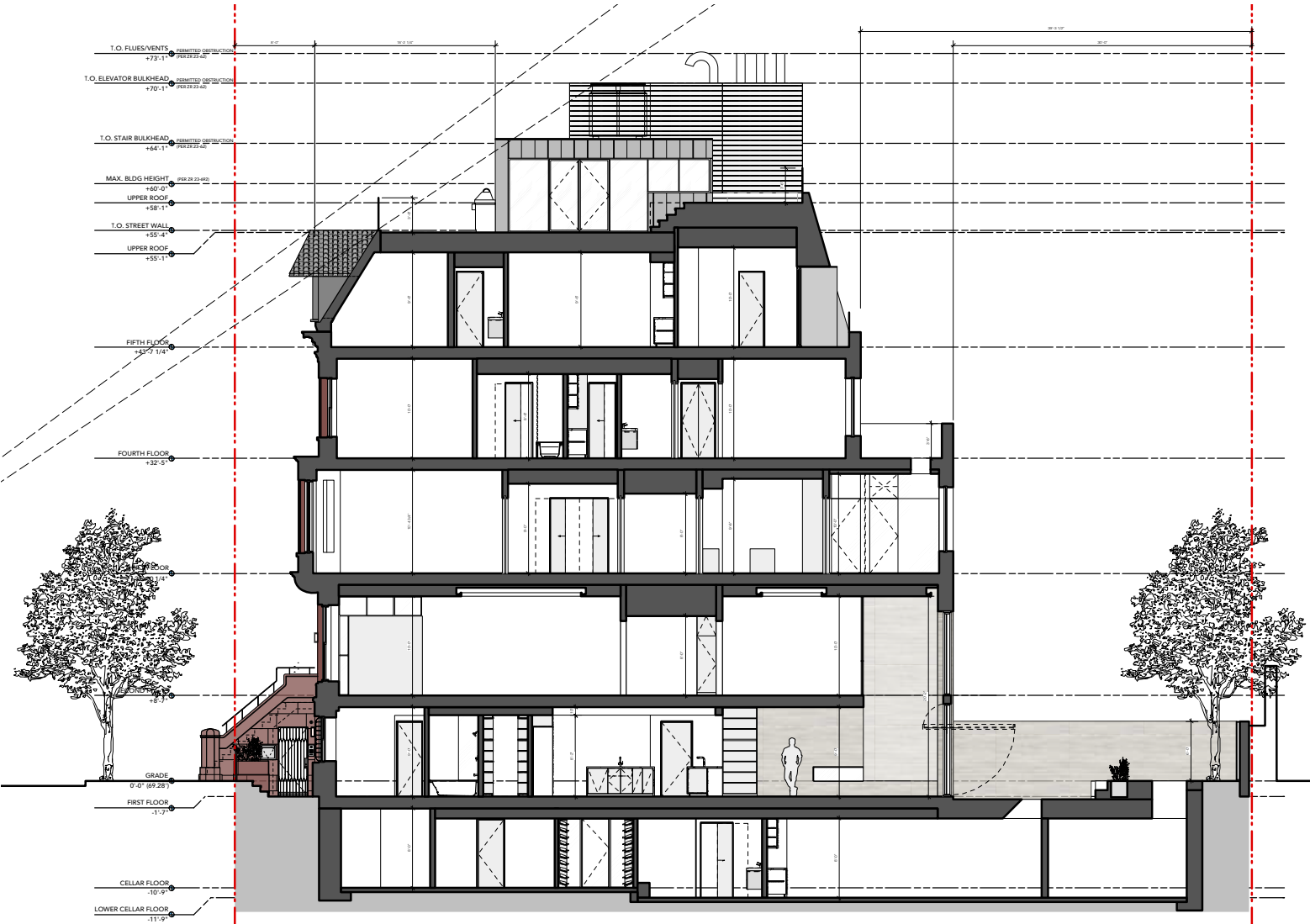


APPROX. BRICK DIMENSIONS

REAR FACADE PROPOSED MATERIALS



EXISTING SECTION



PROPOSED SECTION



BULKHEAD LINE OF SIGHT

326 WEST 77TH ST

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MARCH 10, 2016

THE TURETT COLLABORATIVE



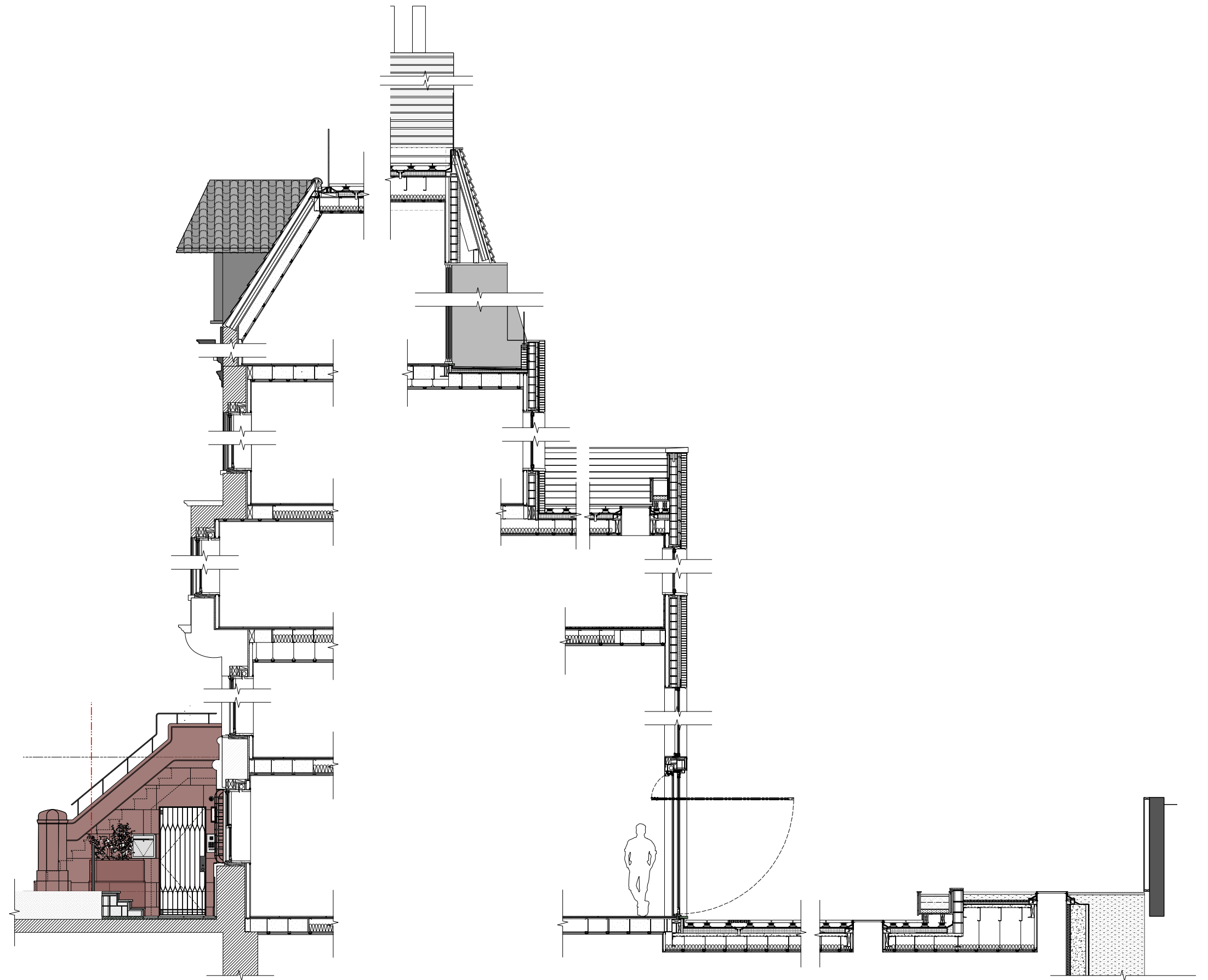
BUILDING SECTION

02/26/16

16

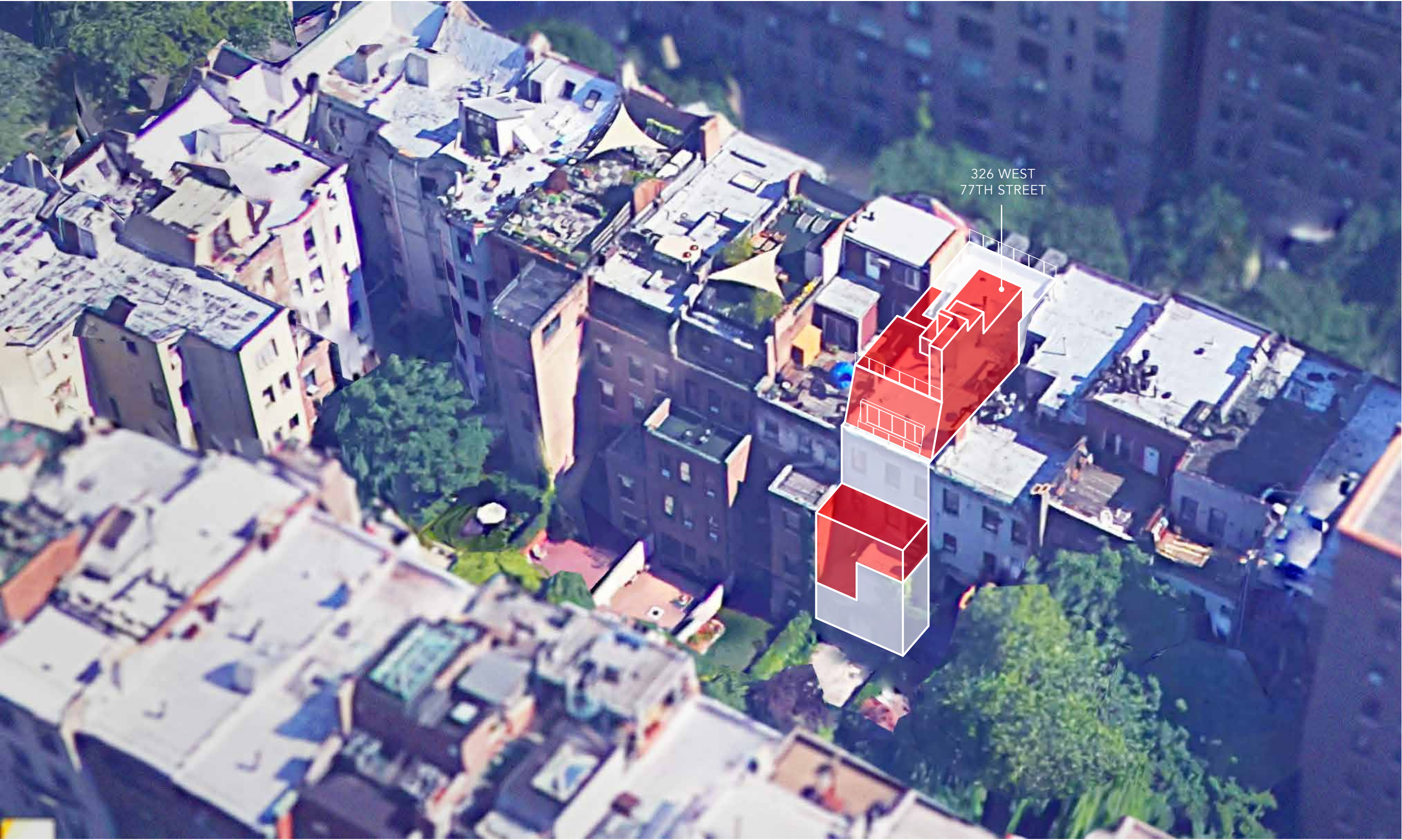
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WALL SECTION DETAIL FRONT FACADE

WALL SECTION DETAIL REAR FACADE



AERIAL PERSPECTIVE OF THE INSIDE OF THE BLOCK

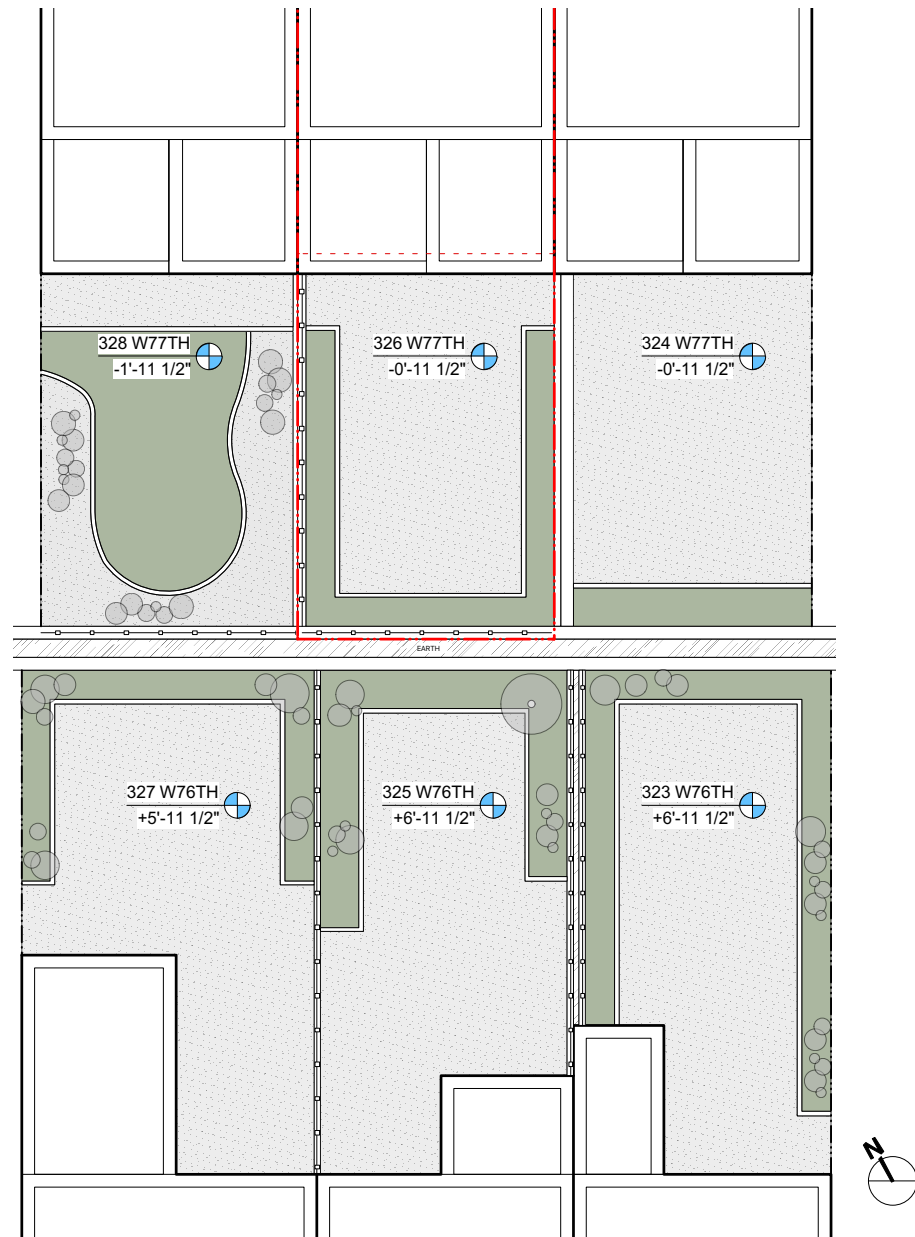
326 WEST 77TH ST

COMMUNITY BOARD 7 HEARING
MARCH 10, 2016

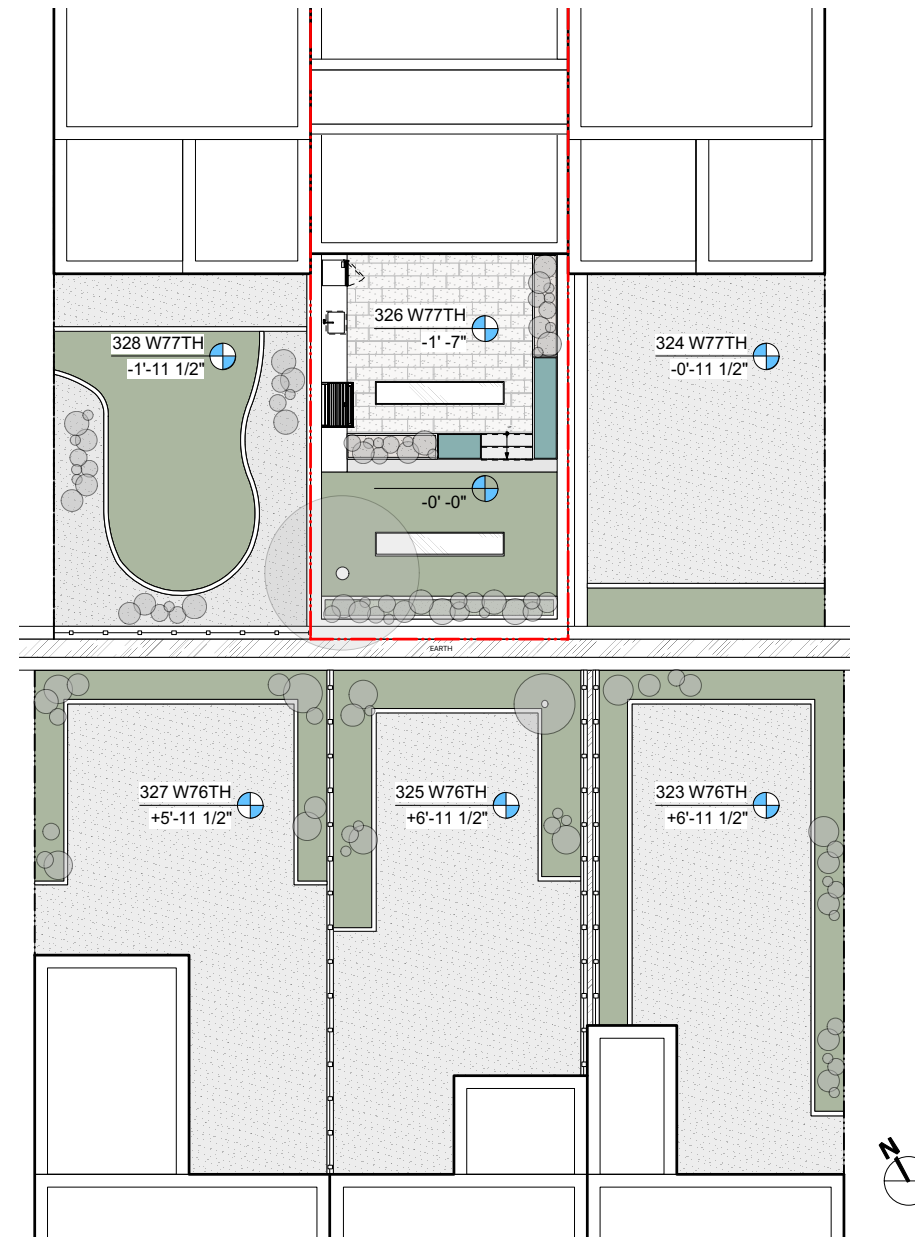
THE TURETT COLLABORATIVE



COURTYARD NEIGHBORS ADJACENT



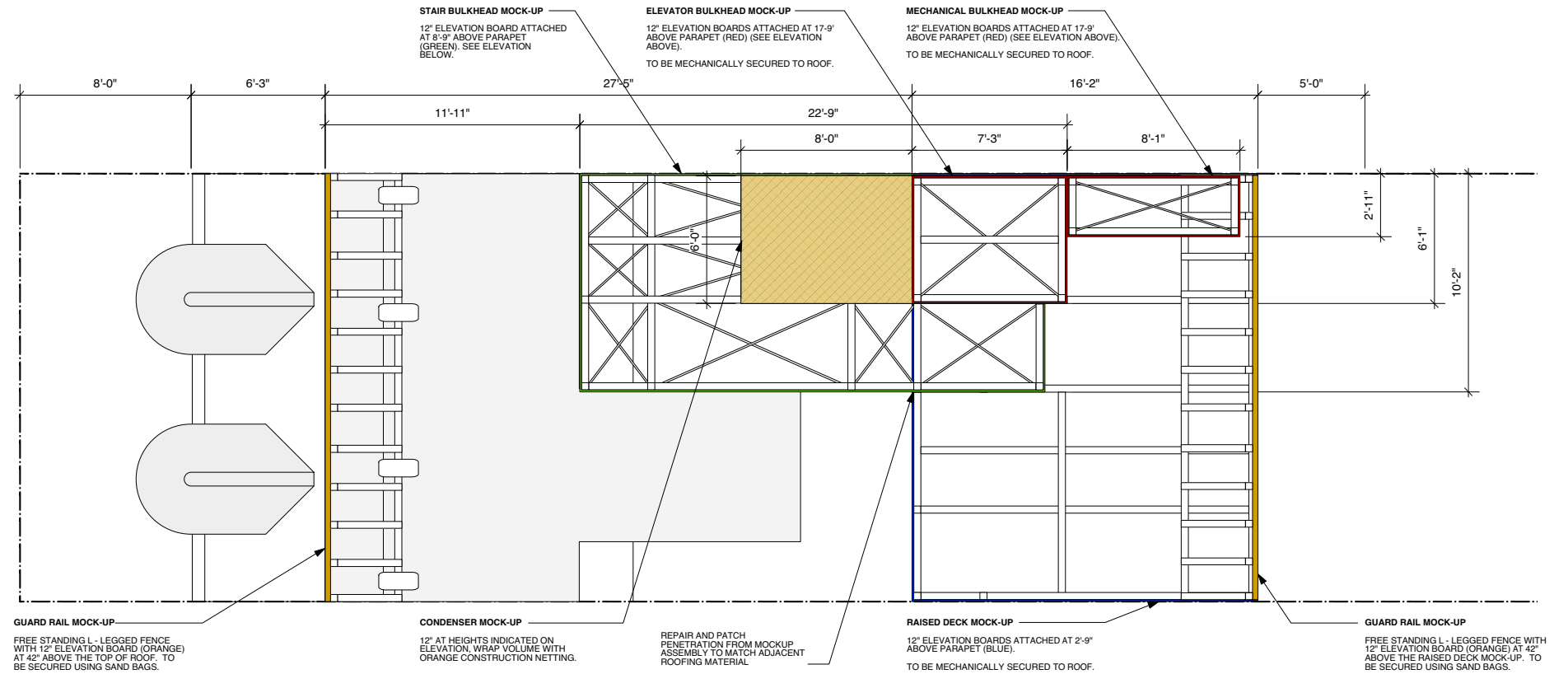
EXISTING REAR YARDS



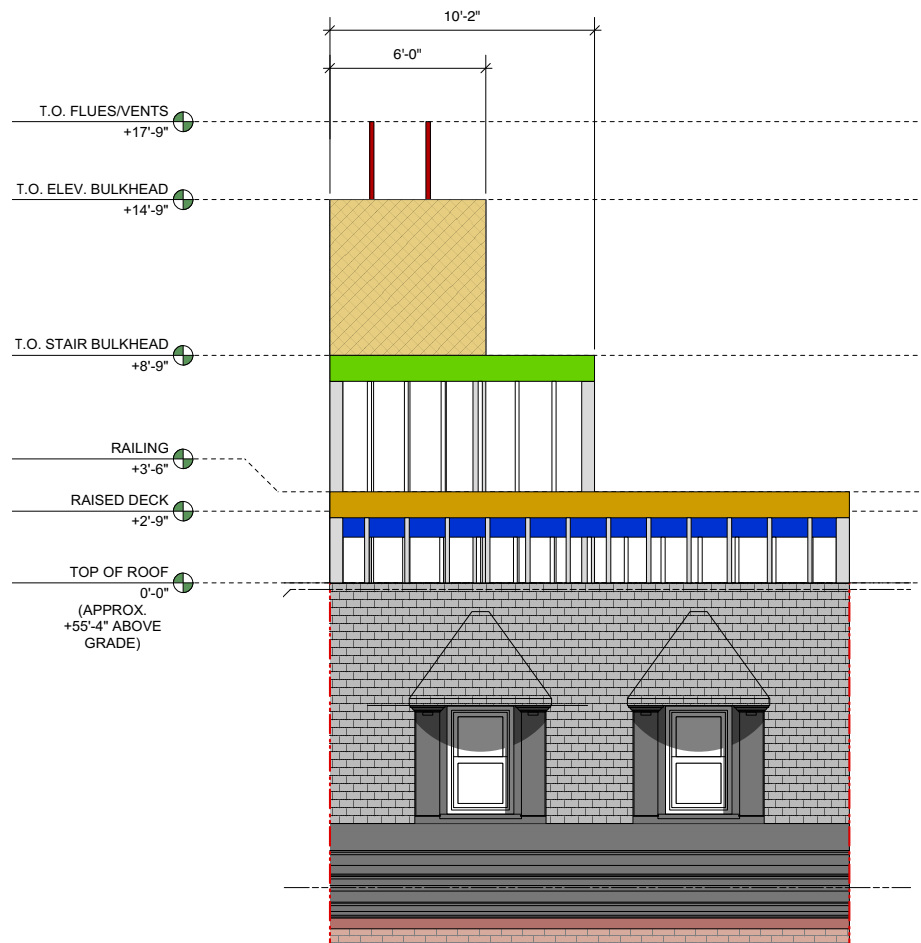
PROPOSED REAR YARD FOR 326 W77



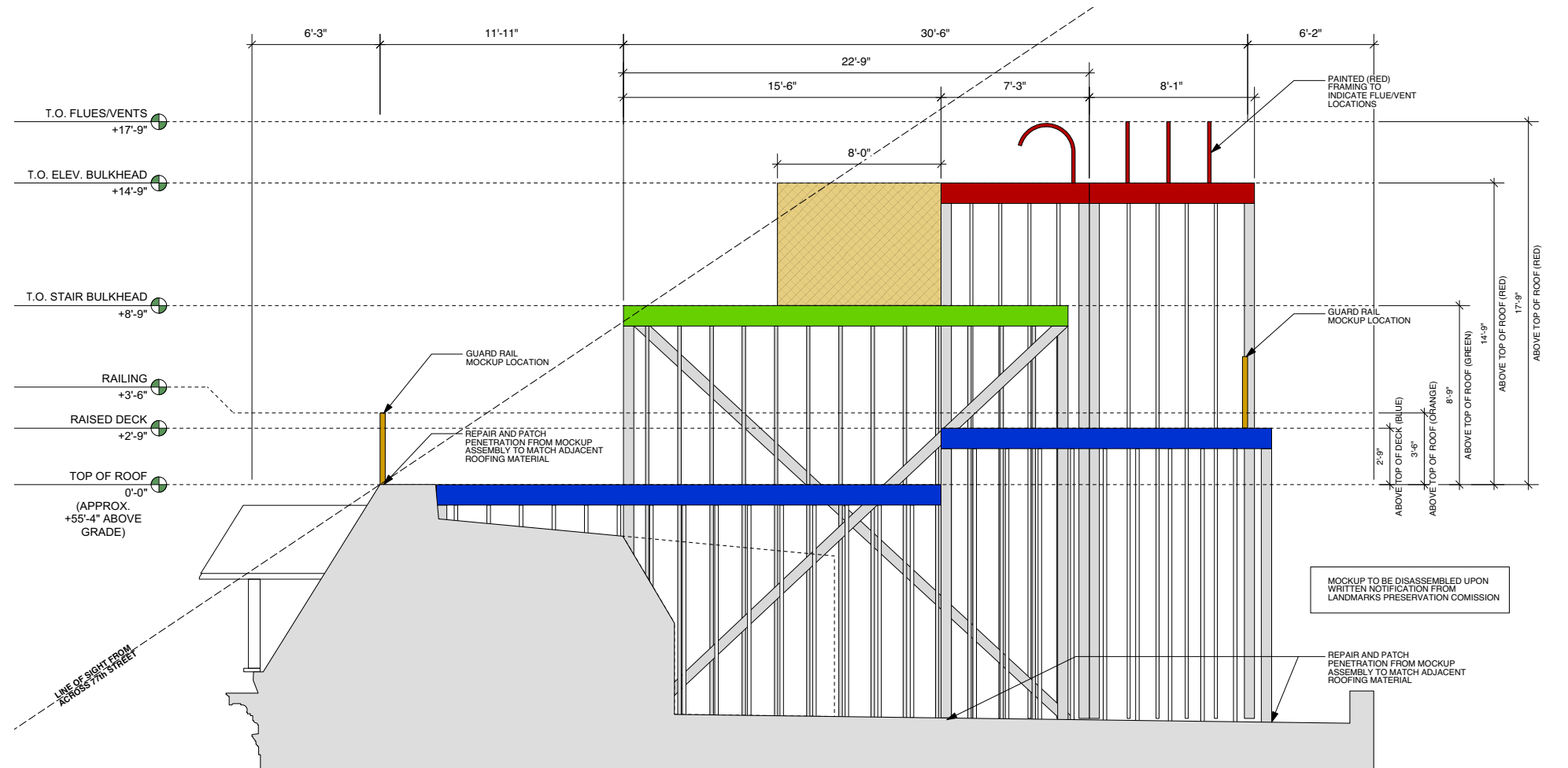
REAR YARD CONTEXT PHOTOS



ROOF MOCK UP PLAN



ROOF MOCK UP ELEVATION



ROOF MOCK UP ELEVATION



326 WEST 77TH - MOCK UP - ROOF VIEW 1 (LOOKING NORTH EAST @ PARAPET)



326 WEST 77TH - MOCK UP - ROOF VIEW 2 (LOOKING NORTH AT REAR/LOW ROOF)



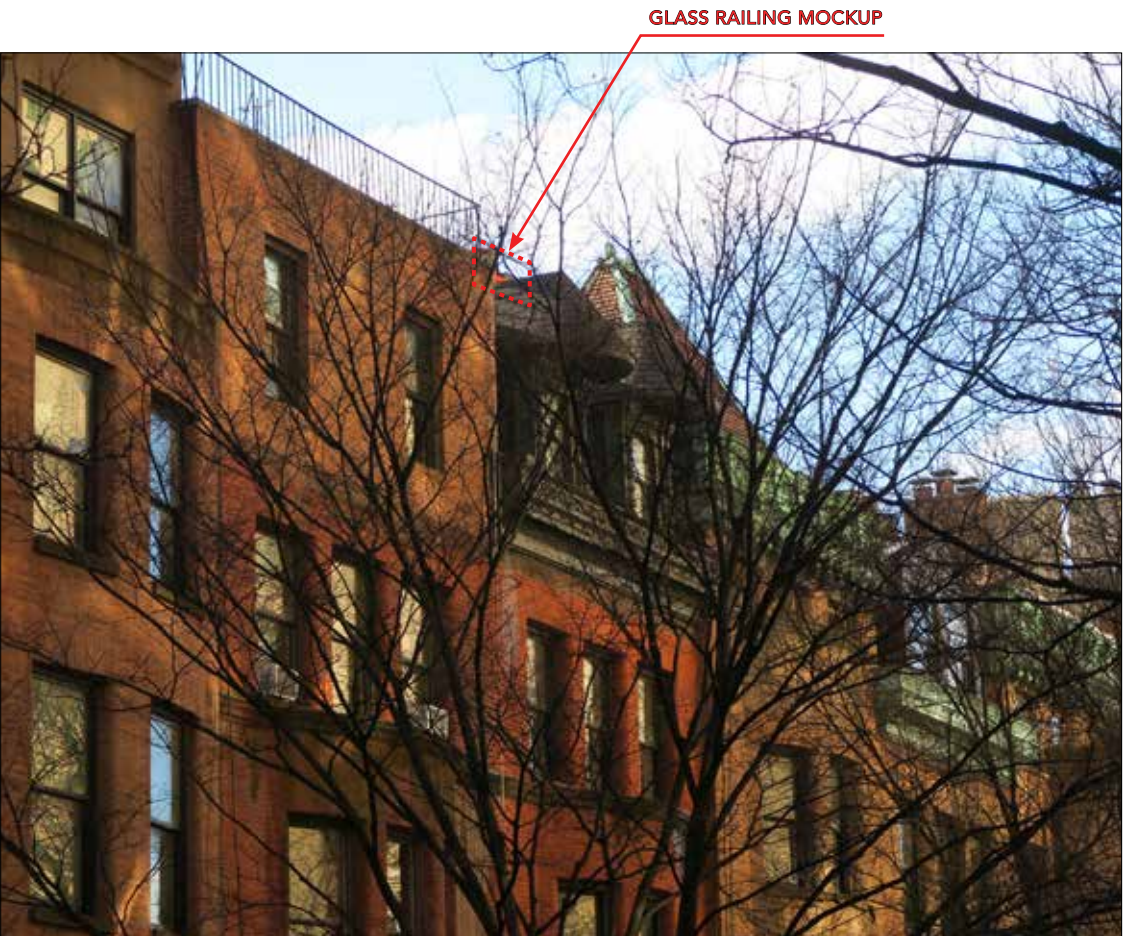
326 WEST 77TH - MOCK UP - ROOF VIEW 3 (LOOKING SOUTHEAST AT HIGH ROOF)



326 WEST 77TH - MOCK UP - ROOF VIEW 4 (AT SOUTHERN END)



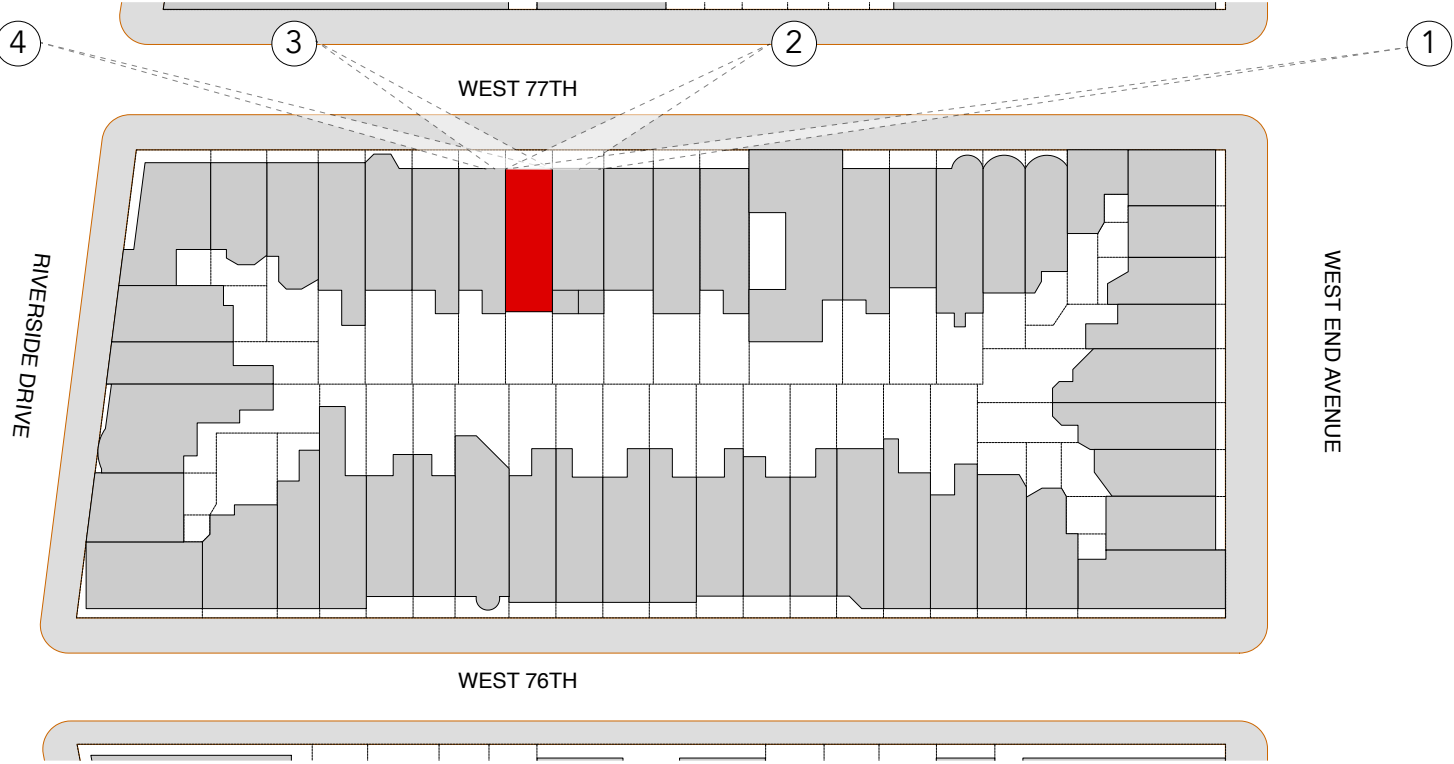
1 - MOCK UP - STREET VIEW



2 - MOCK UP - STREET VIEW



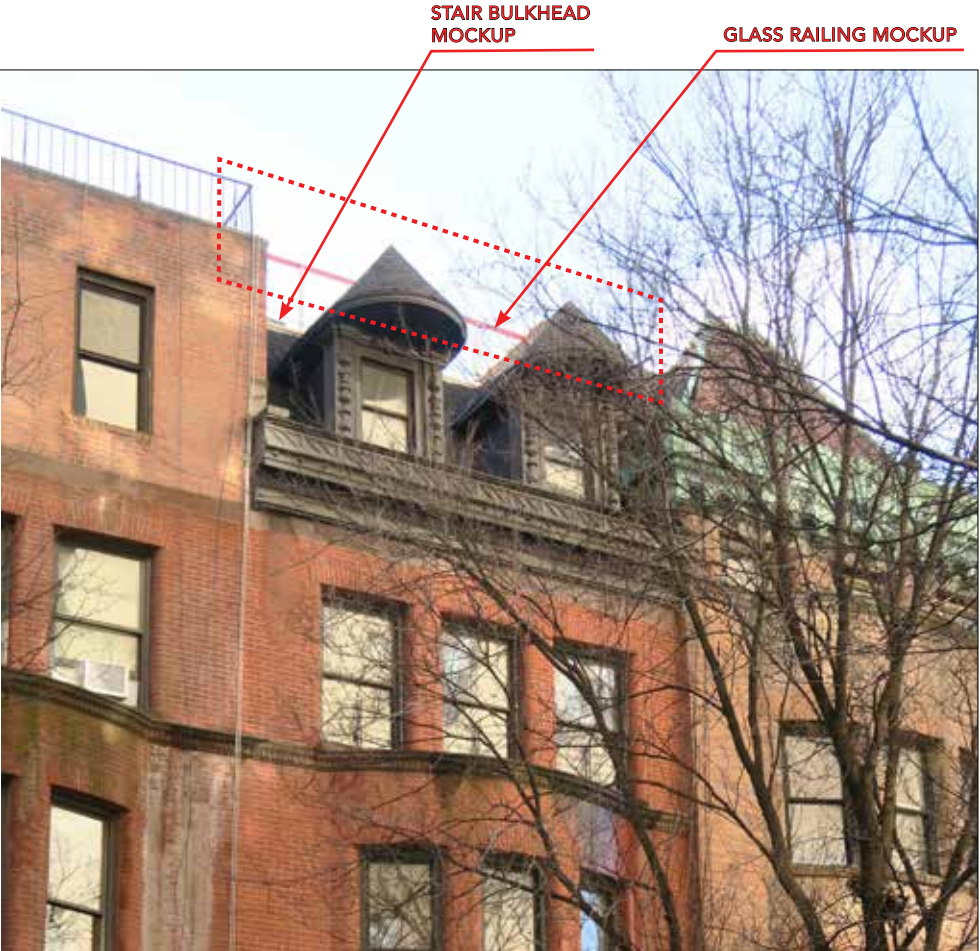
3 - MOCK UP - STREET VIEW



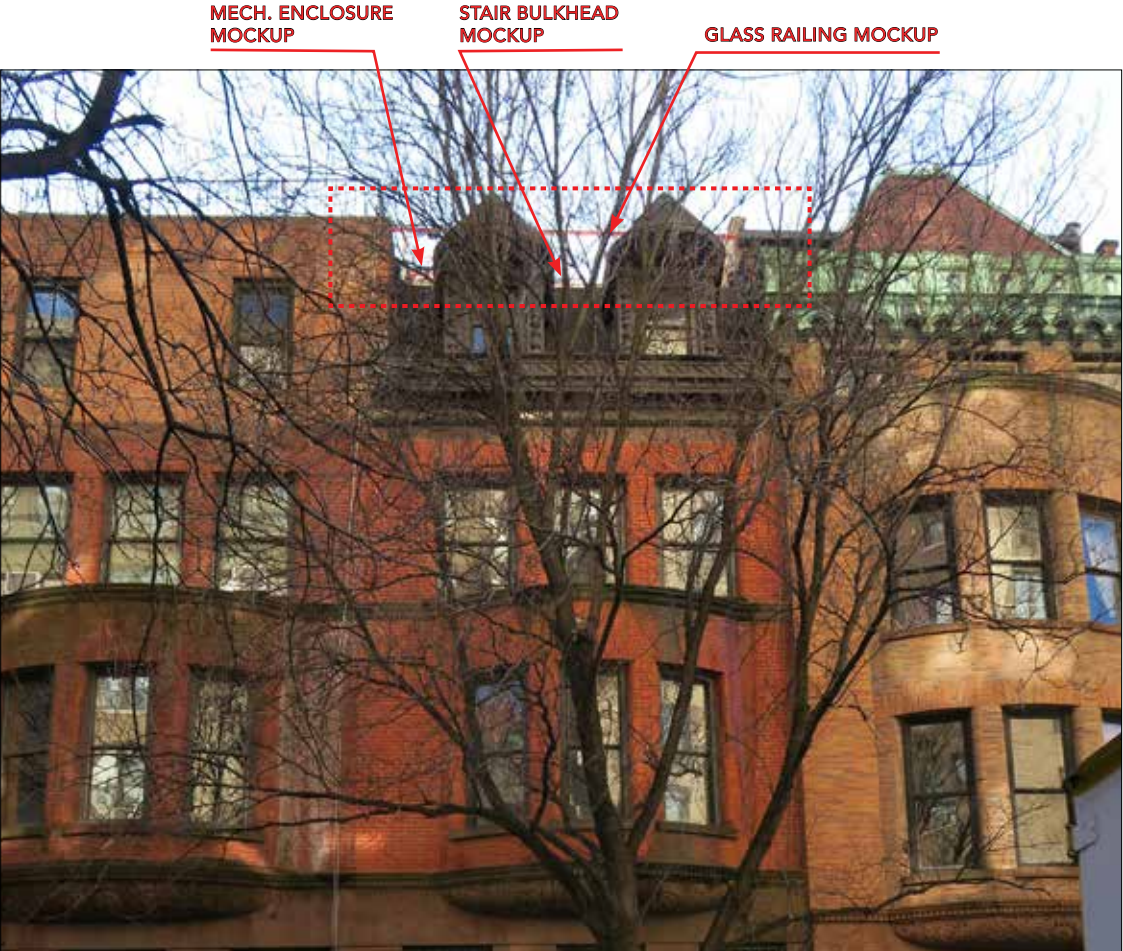
326 WEST 77TH - MOCK UP - BLOCK PLAN



4 - MOCK UP - STREET VIEW



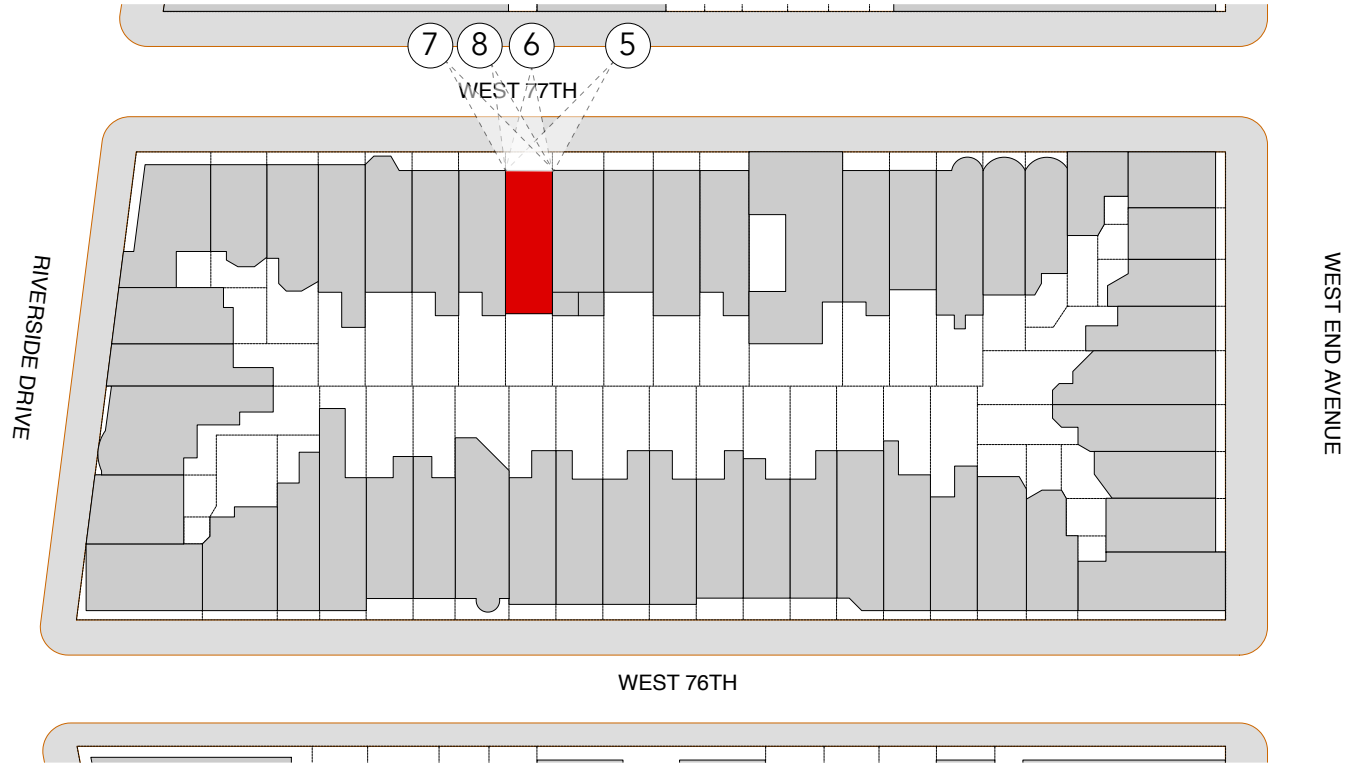
5 - MOCK UP - STREET VIEW



6 - MOCK UP - STREET VIEW



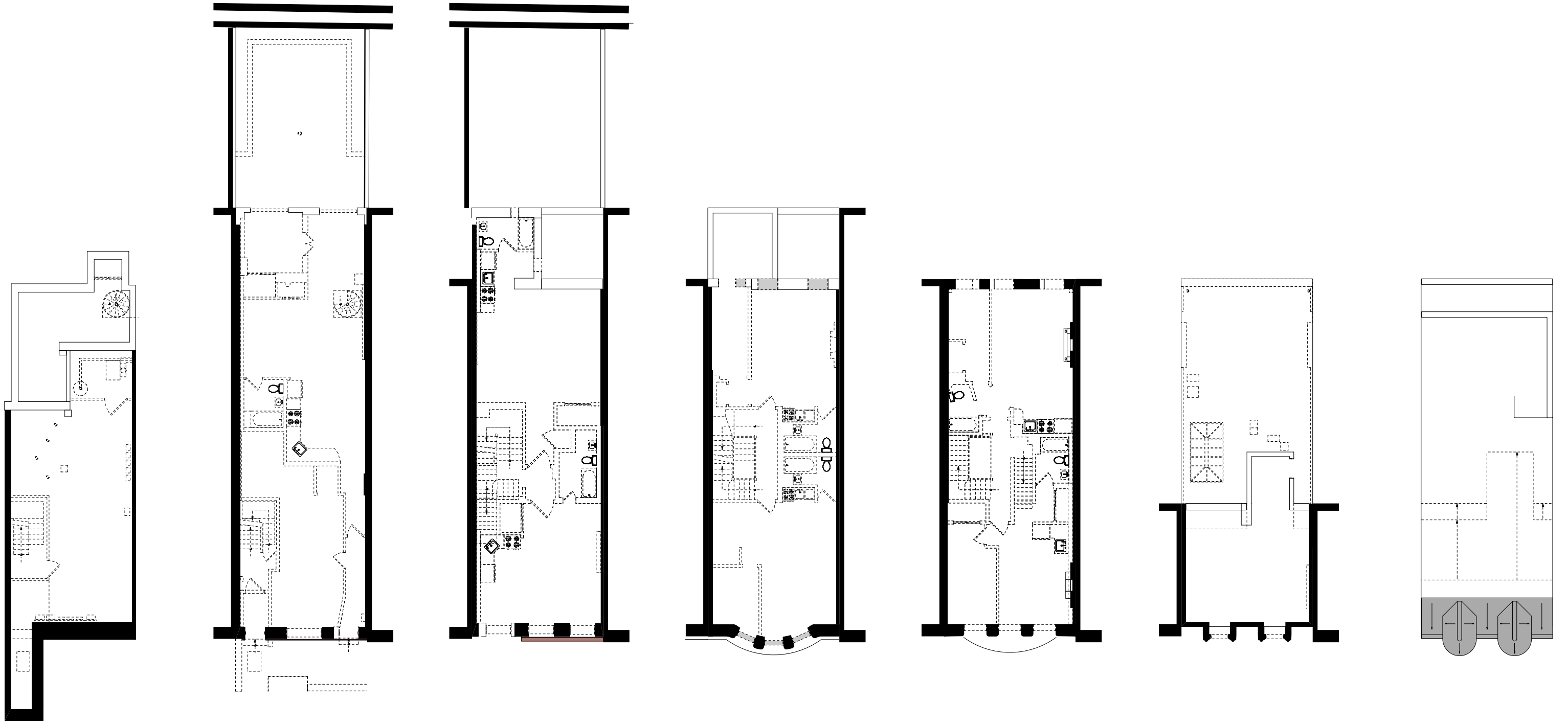
7 - MOCK UP - STREET VIEW



326 WEST 77TH - MOCK UP - BLOCK PLAN



8 - MOCK UP - STREET VIEW



CELLAR

1ST FLOOR

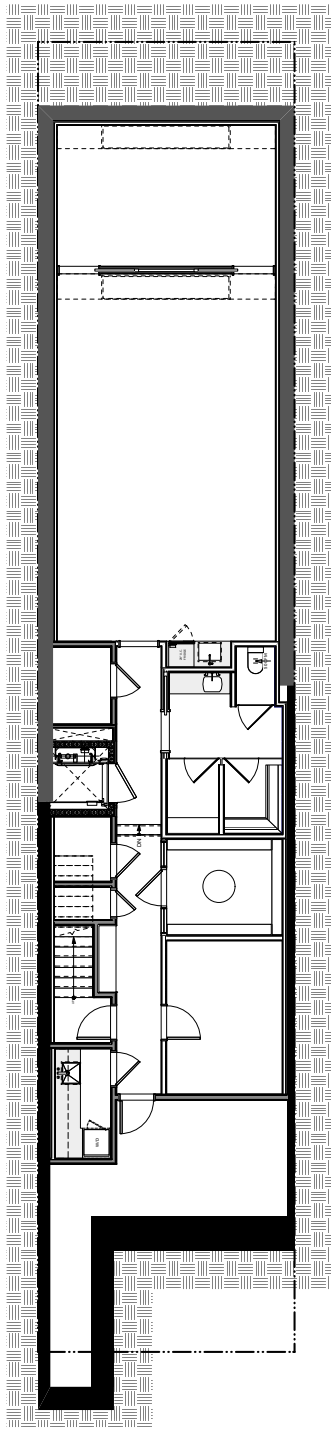
2ND FLOOR

3RD FLOOR

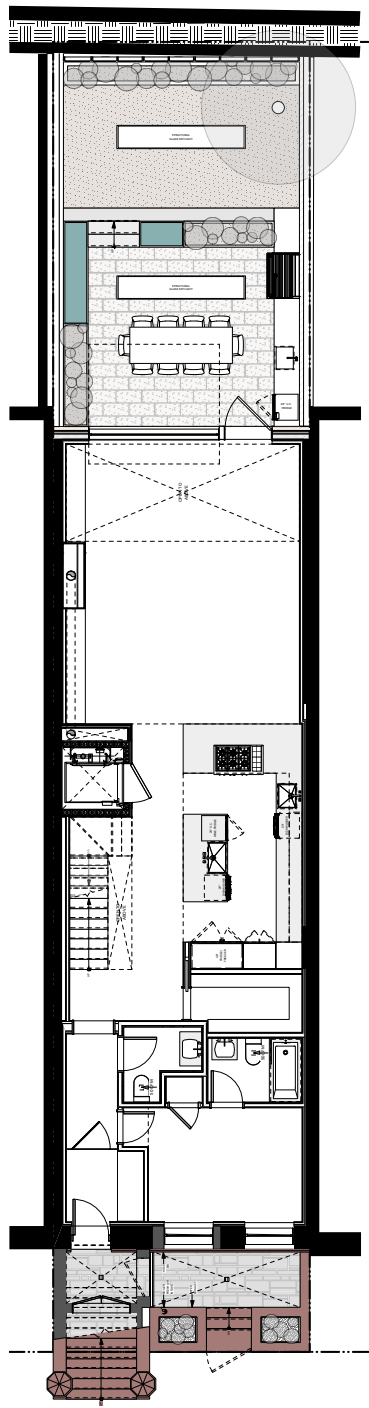
4TH FLOOR

5TH FLOOR

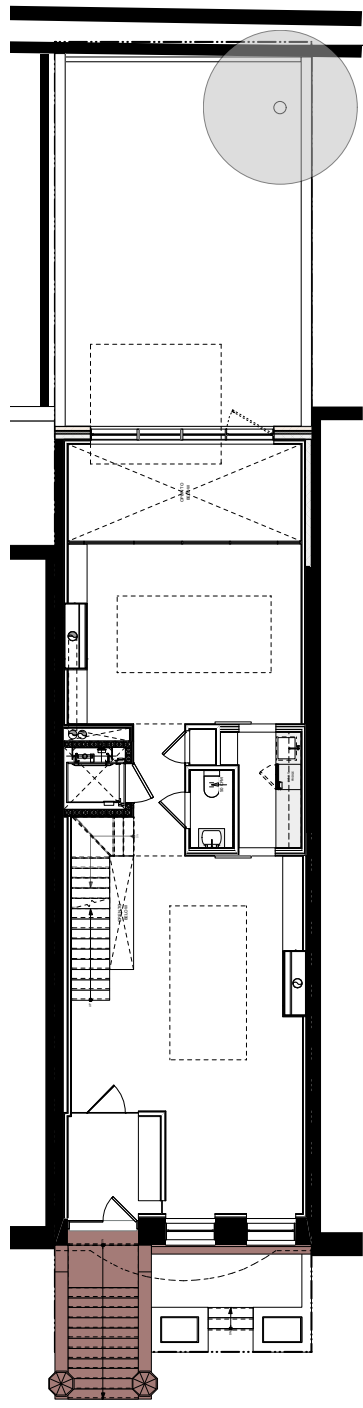
ROOF



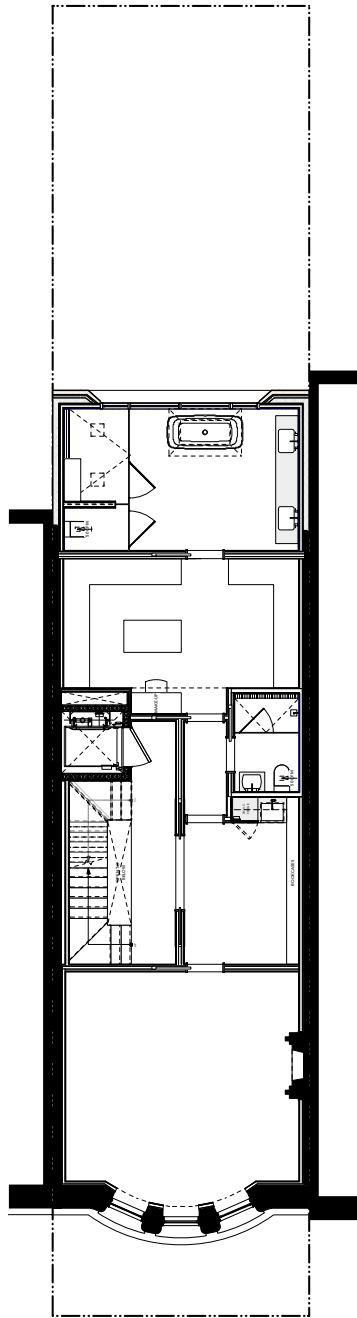
CELLAR



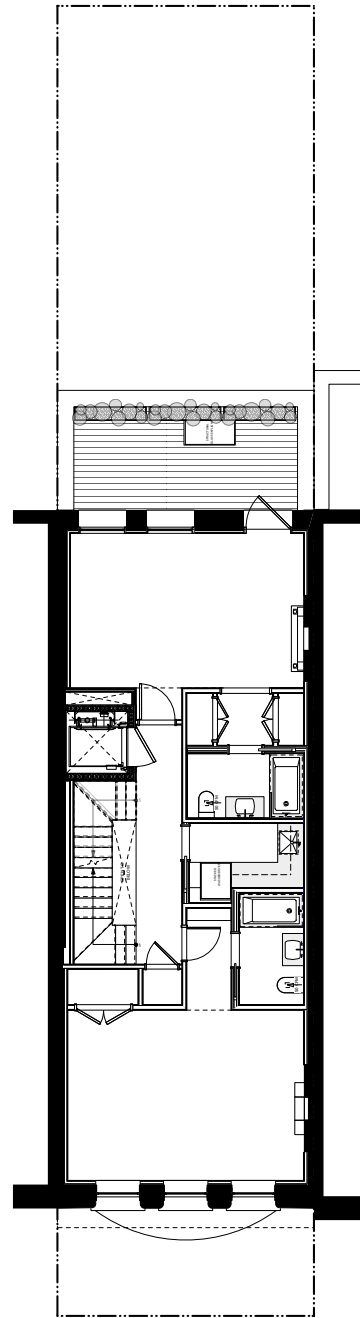
1ST FLOOR



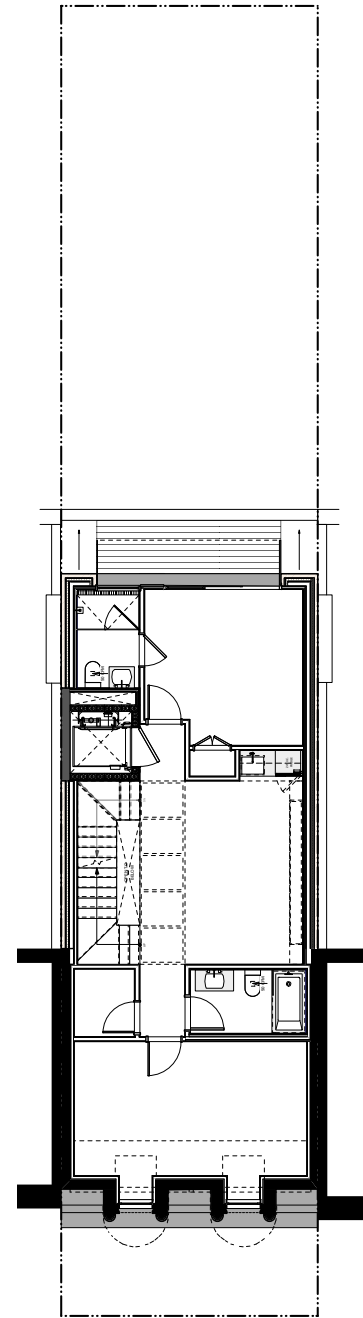
2ND FLOOR



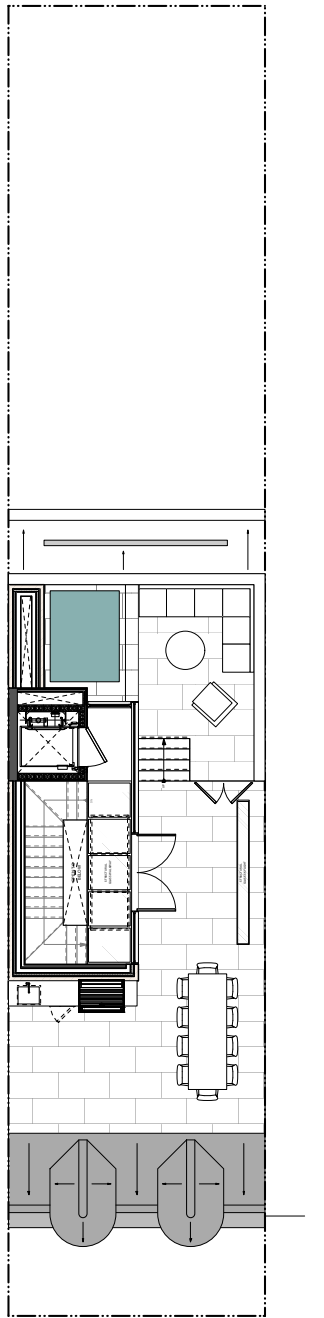
3RD FLOOR



4TH FLOOR



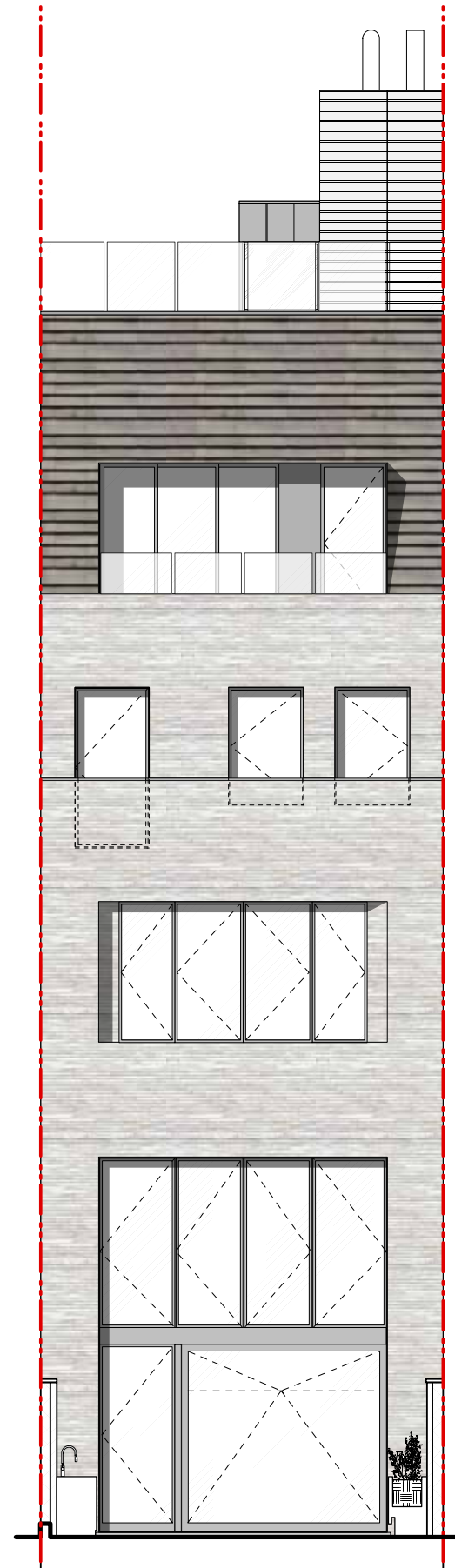
5TH FLOOR



ROOF



PROPOSED FRONT FACADE



PROPOSED REAR FACADE