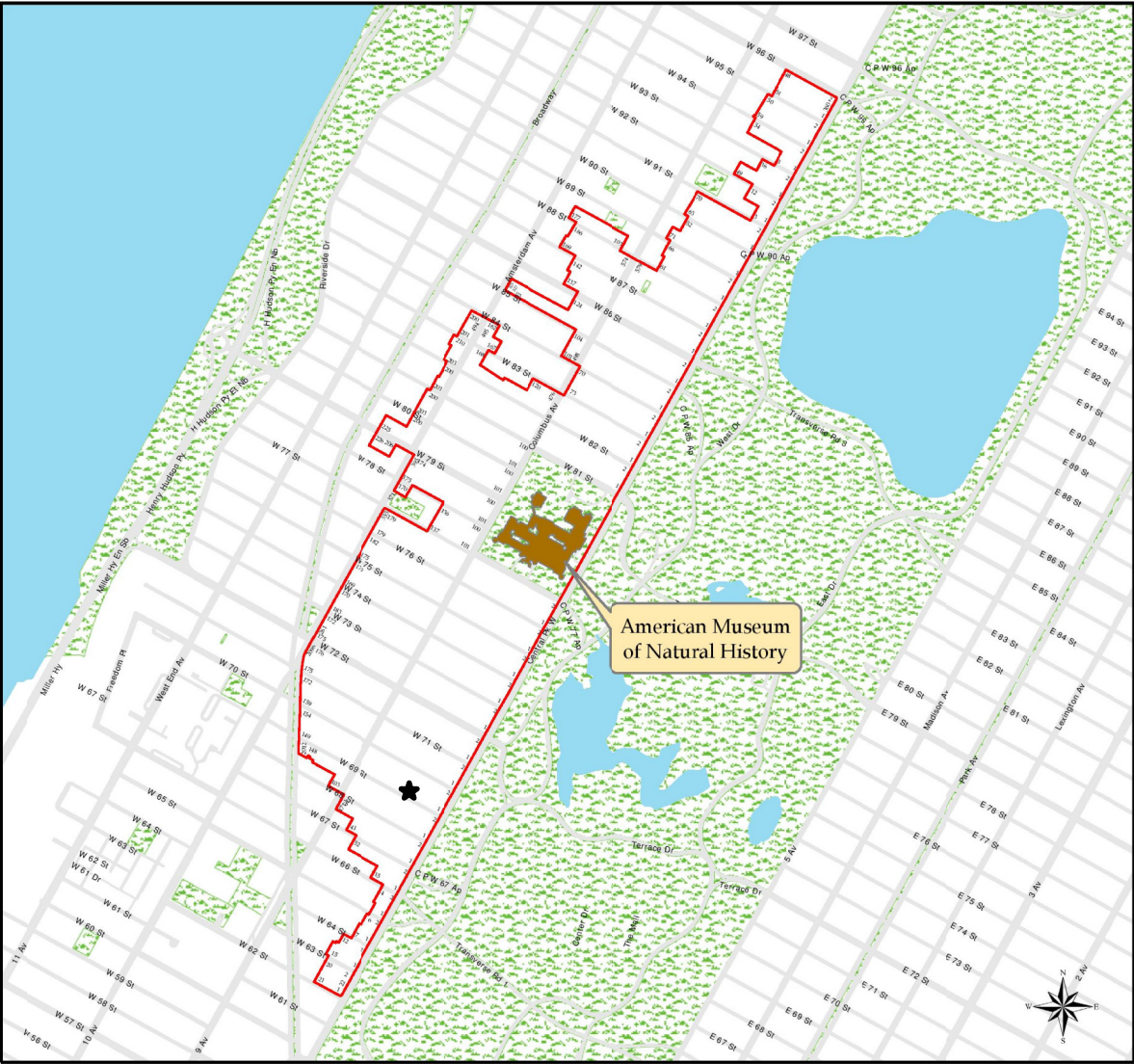
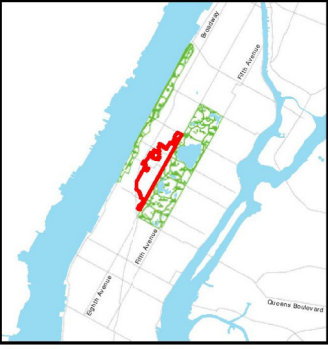


Upper West Side-Central Park West



Upper West Side-Central Park West  
Historic District  
Manhattan  
Designated April 24, 1990

Historic District Boundaries



SITE PLAN

23 W. 69TH STREET

LOT PLAN  
BLOCK: 1122  
LOT: 21  
ZONING: R8B  
MAP: 8C  
STORIES: BASEMENT +5  
BLDG. CLASS: CLASS 3,  
NON FIREPROOF



TAX PHOTO



FRONT ELEVATION (23 W 69TH ST)

LPC PUBLIC HEARING  
LPC 9/12/17, SLIDE 1

PROJECT INFORMATION

SIM RESIDENCE  
23 WEST 69TH ST  
NEW YORK, NY 10023

ANN KRSUL ARCHITECTURE LLC  
41 UNION SQUARE WEST #707  
NEW YORK, NY 10003  
T(212) 255-0291 F(212) 727-3153

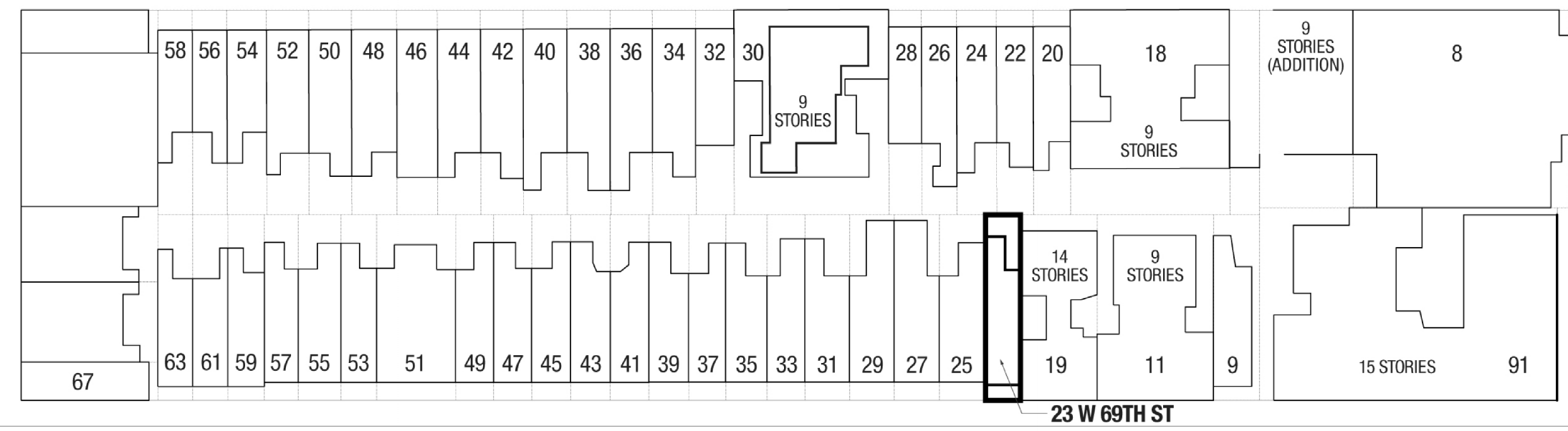


COLUMBUS AVENUE

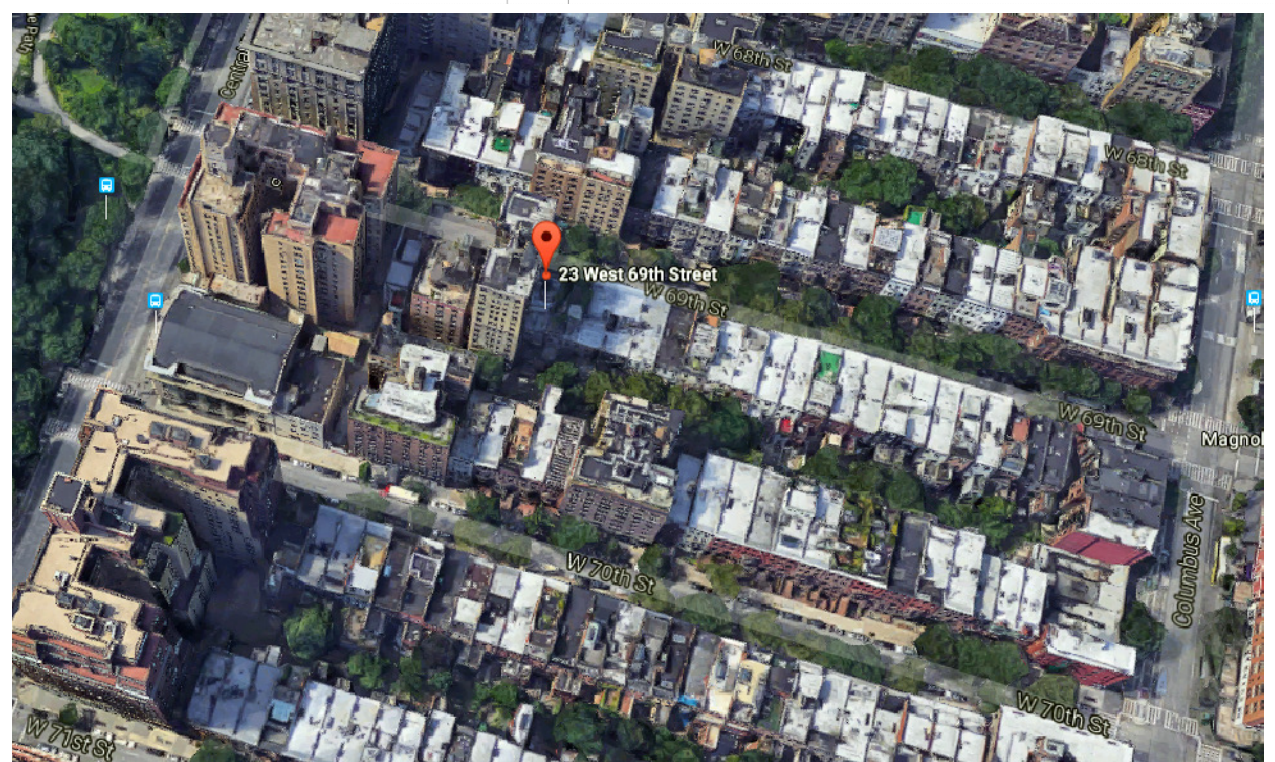
CENTRAL PARK WEST

W 70TH ST

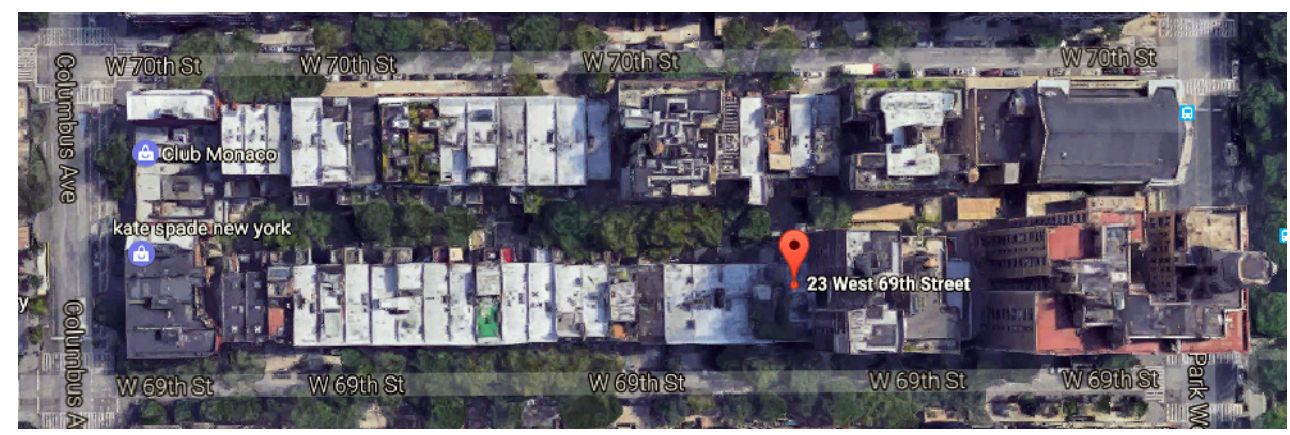
W 69TH ST



# BLOCK PLAN



BIRD'S EYE VIEW LOOKING SOUTH



BIRD'S EYE VIEW FROM ABOVE



# ROOF ADDITION, REAR YARD ADDITION

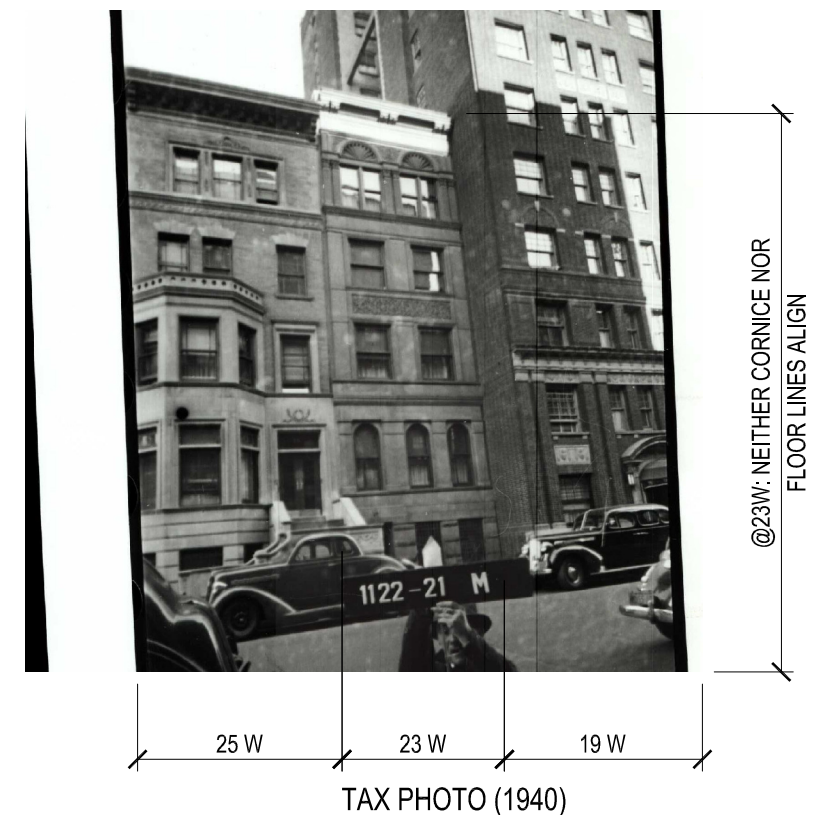




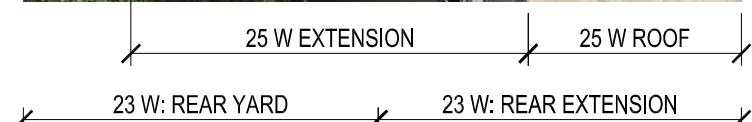
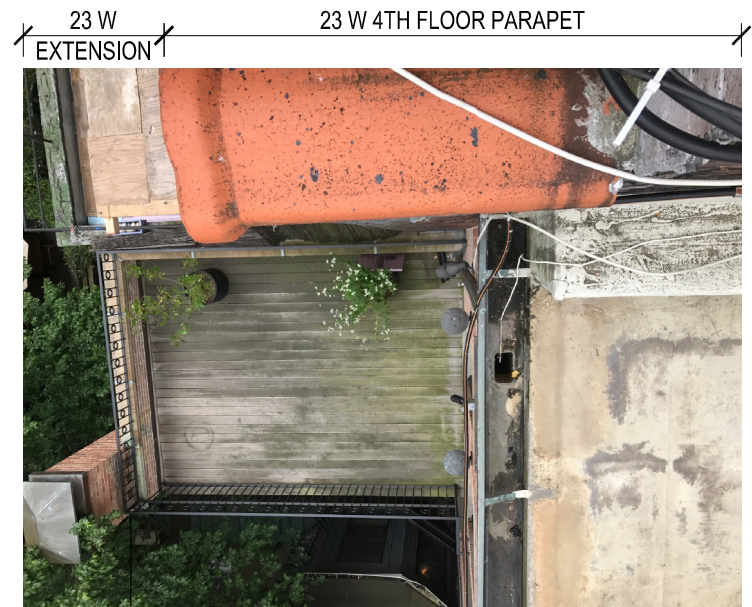
REAR YARD: 25-33 W. 69TH ST. REAR WALLS ALIGNED AND ARE SAME HEIGHT, 23 W. PROJECTS 2'-0" FURTHER INTO REAR YARD AND IS ~1'-8" TALLER



FRONT YARD: FACADES OF 23-33 W. 69TH ST. ARE IN SAME PLANE BUT: 25-33 W ARE ALIGNED AT CORNICE AND FLOOR LINES, 23 W. HAS TALLER CORNICE AND FLOOR LINES ARE DIFFERENT. 23 W. 69TH ST. HAS NO STOOP, ENTRANCE IS BELOW STREET LEVEL.







23 W. EXTENSION NOT ALIGNED 25 WEST: REAR EXTENSION CORNICE



23 W. IS NOT ALIGNED: VIEW FROM ROOF DECK OF 25 W EXTENSION



CONGLOMERATE PHOTO:  
LOOKING SOUTHWEST FROM 23 W EXTENSION ROOF



TAX PHOTO





ROOF ABOVE 5TH FLOOR (FROM REAR LOOKING SOUTH)



ROOF ABOVE 5TH FLOOR  
(OVERLOOKING 4TH FL REAR ROOF)



5TH FL ACCESS TO 4TH FL REAR ROOF



5TH FLOOR SOLARIUM BEHIND PARAPET  
(FRONT OF THE BUILDING)



PARAPET

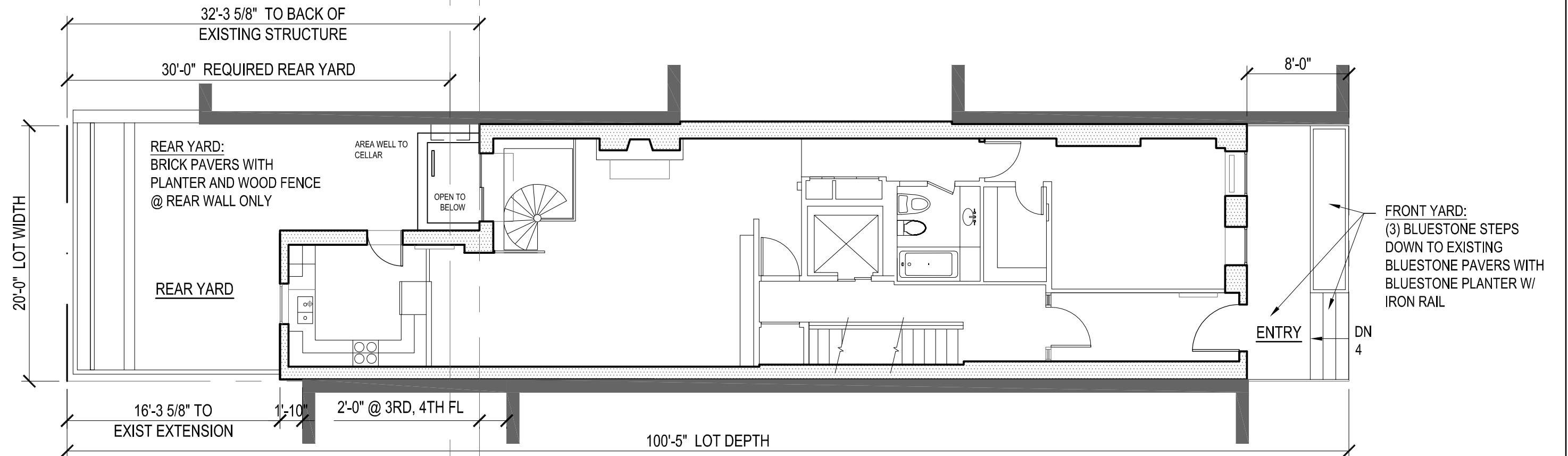


4TH FL REAR ROOF  
(LOOKING WEST OVER 25-33 W 69TH ST)

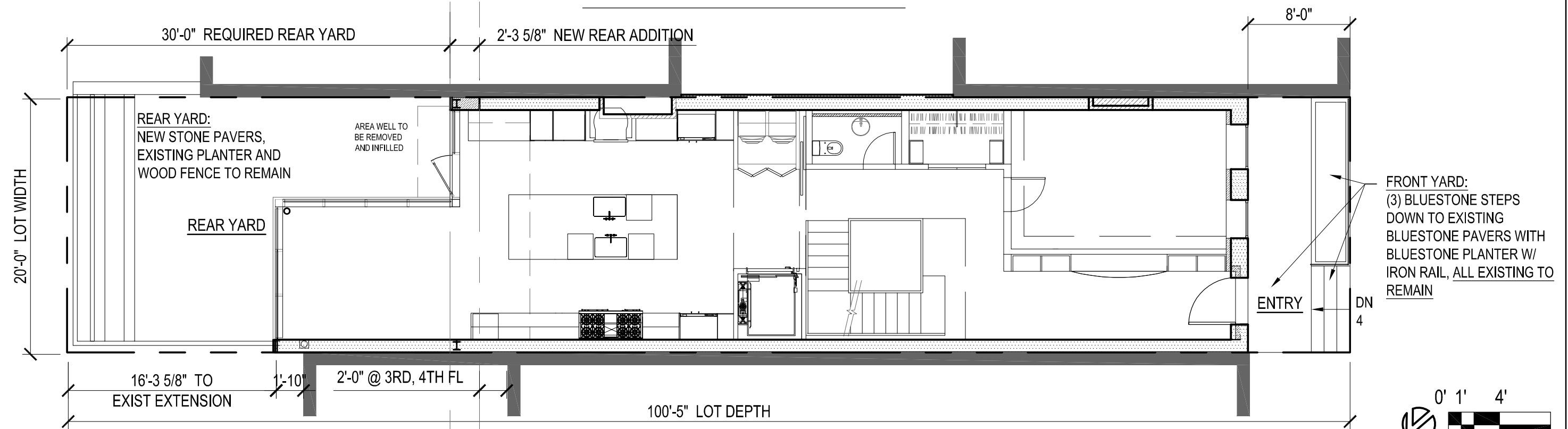


EXTENSION: 3RD FL TERRACE AND SOLARIUM  
(FROM 4TH FL REAR ROOF)

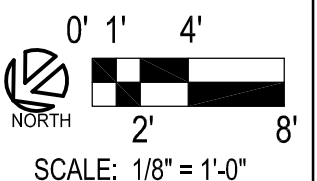




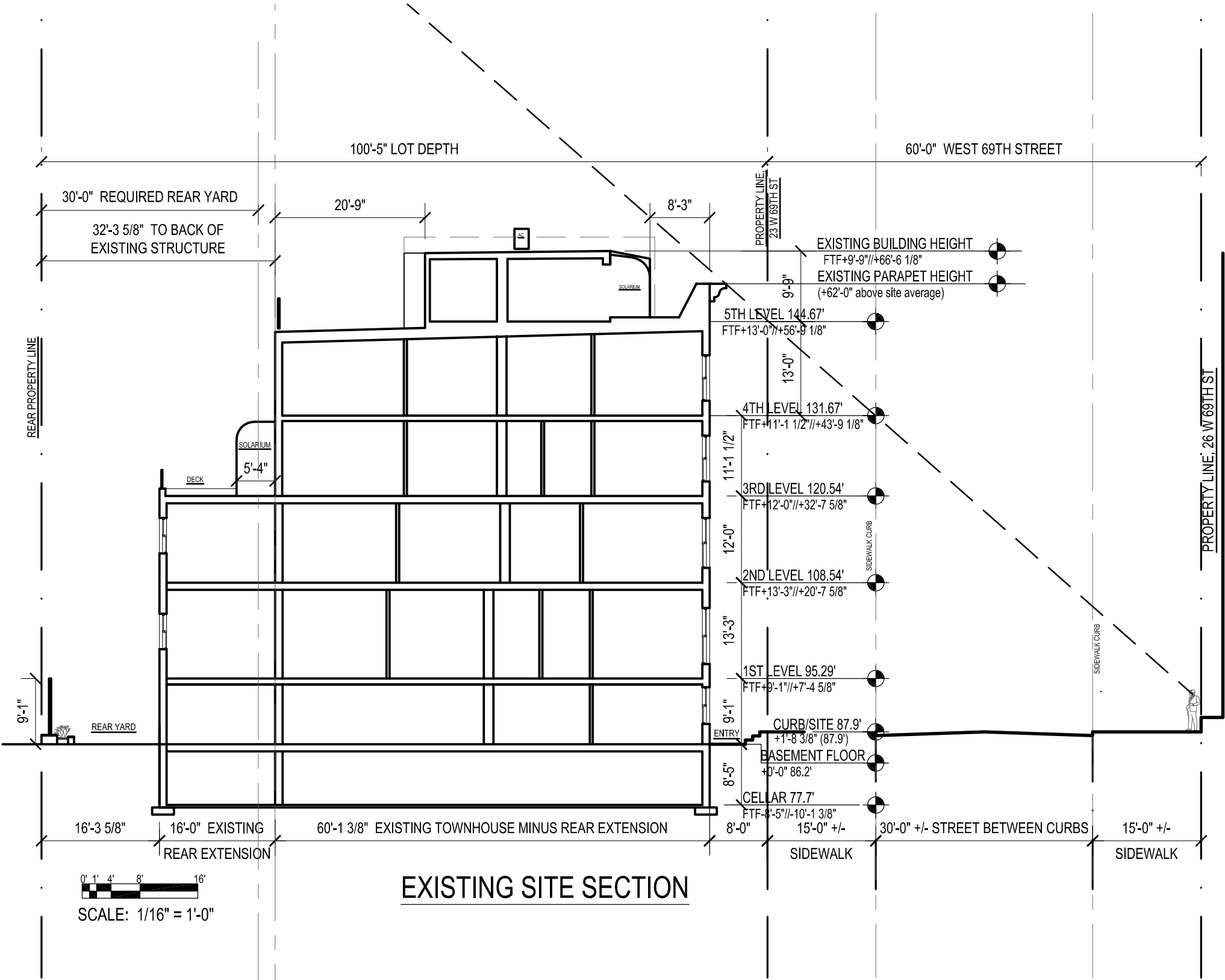
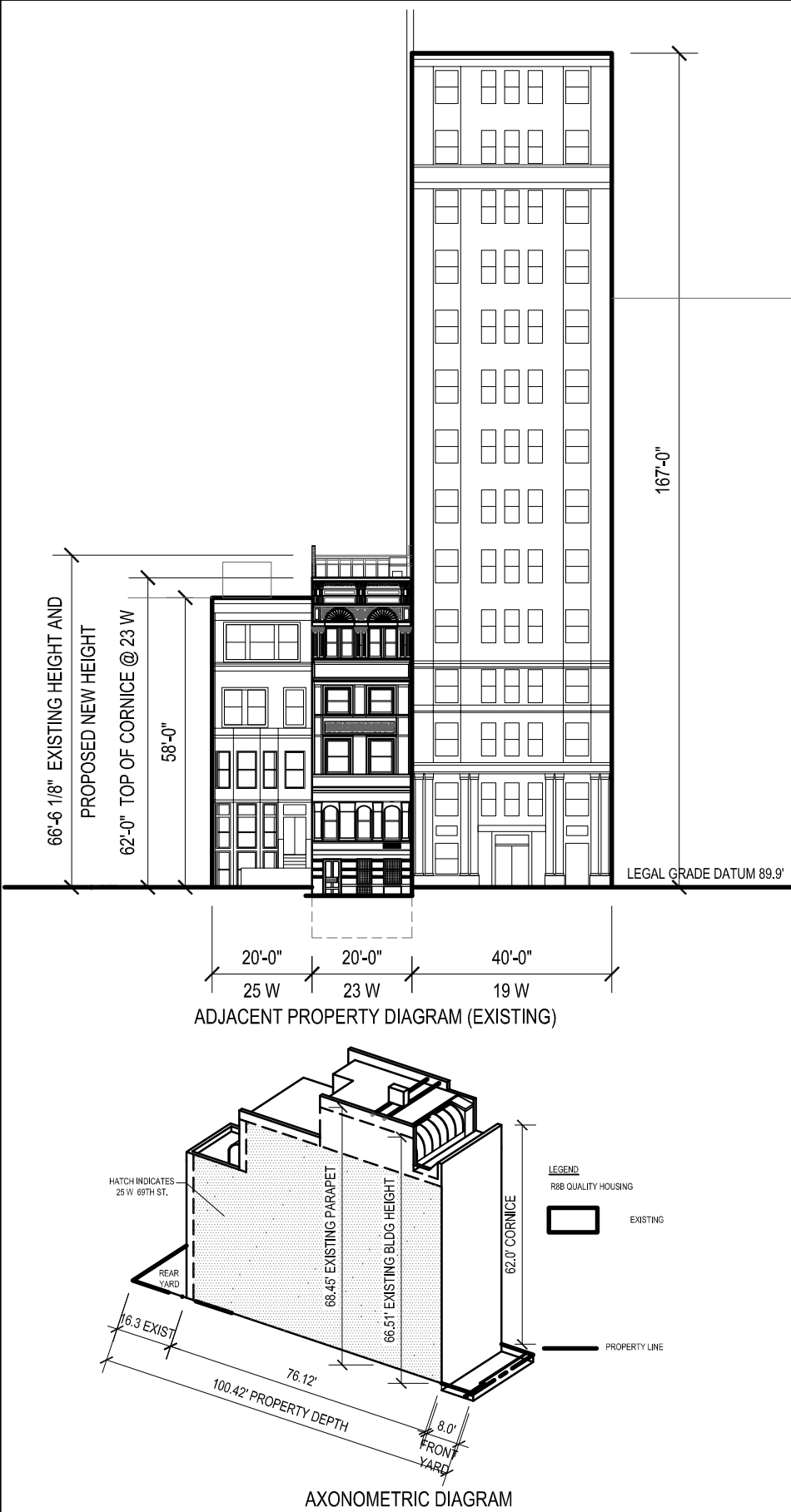
## EXISTING SITE PLAN



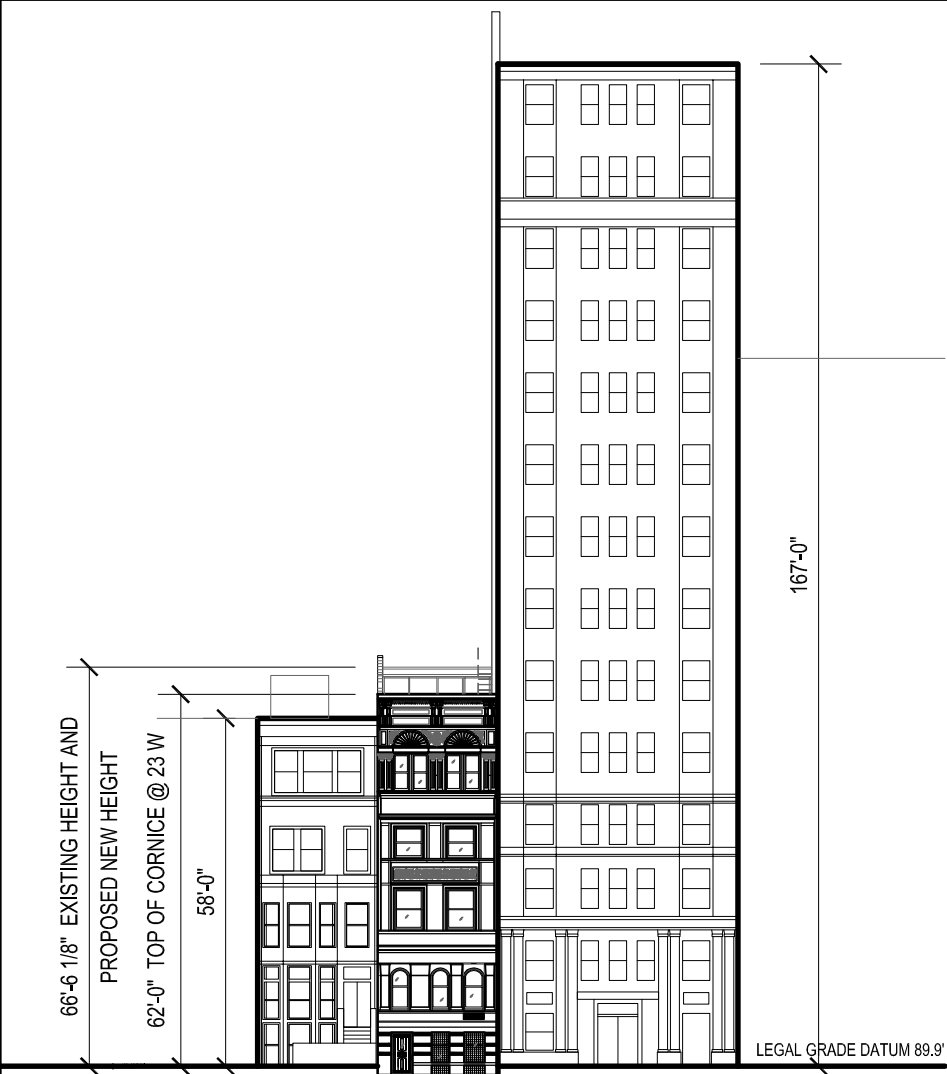
## PROPOSED SITE PLAN



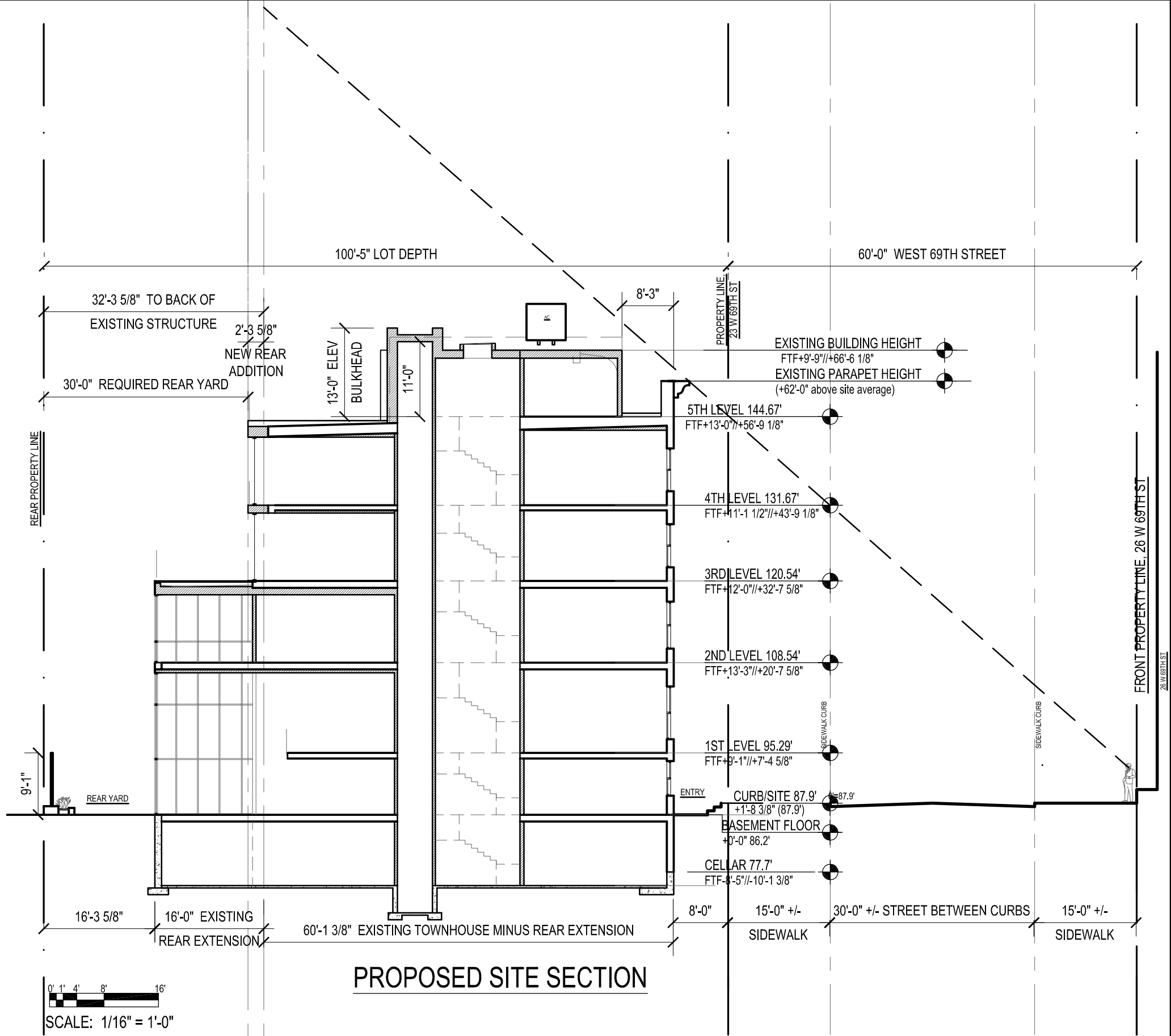
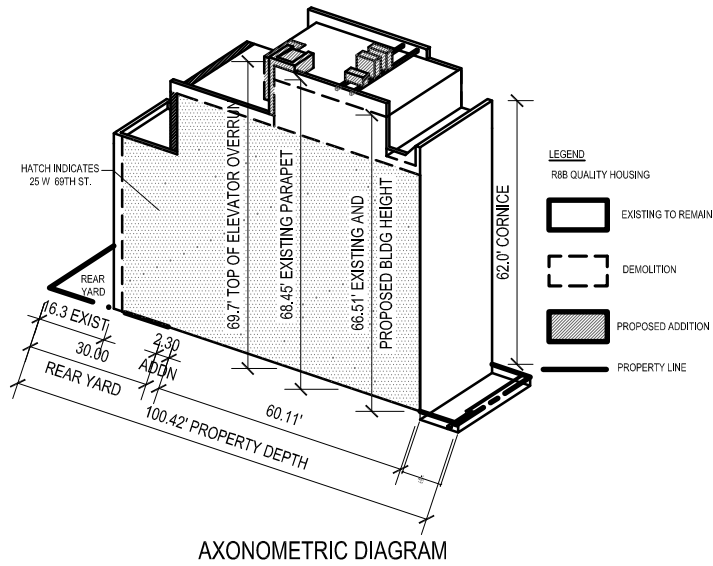








ADJACENT PROPERTY DIAGRAM (EXISTING)





EXISTING MASONRY  
PARAPET WALL  
WITH NEW STONE  
COPING

INSULATION  
BEYOND = BLDG  
HIGH POINT

CEMENTITIOUS  
RAINSCREEN @  
5TH FLOOR

ROOF 25 W 69TH

NEW CURTAINWALL SYSTEM  
WITH SLIDING DOOR AND  
FIXED WINDOW

### PROPOSED ELEVATION BEHIND PARAPET

EXIST. FRONT  
FLASHING = BLDG  
HIGH POINT

ROOF 25 W 69TH

SOLARIUM AND  
RAISED WOOD  
DECK

### EXISTING ELEVATION BEHIND PARAPET

TOWER 19 W 69TH

PROPOSED BLDG HT  
FTF+9'-9"//+66'-6 1/8"

NEW FDNY STAIRS  
(SHOWN DASHED  
FOR CLARITY)

TOWER 19 W 69TH

TOP OF PARAPET +68.45'  
ABOVE LEGAL GRADE 87.9  
EXISTING BUILDING HEIGHT  
FTF+9'-9"//+66'-6 1/8"

EXISTING PARAPET HEIGHT  
(+62'-0" above site average)

5TH LEVEL 144.67'  
FTF+13'-0"//+56'-9 1/8"

PROPOSED BLDG HT  
FTF+9'-9"//+66'-6 1/8"  
EXISTING CHIMNEY  
TO REMAIN

4TH FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS, NEW  
WOOD MEETING RAIL

3RD FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS

2ND FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS

1ST FL: NEW WOOD  
WINDOWS TO MATCH  
HISTORIC ROUND-TOP  
WINDOWS @ STONE  
FACING

BASEMENT: NEW  
WOOD WINDOWS WITH  
NEW WOOD BRICK  
MOLDINGS, EXISTING  
WROUGHT IRON TO  
REMAIN

NEW WROUGHT IRON  
MATCH EXIST.

EXIST. DOOR  
REMAINS

20'-0" LOT WIDTH

### PROPOSED SOUTH (STREET) ELEVATION

SIDE PARAPET +68.45'  
ABOVE LEGAL GRADE 87.9  
EXISTING BUILDING HEIGHT  
FTF+9'-9"//+66'-6 1/8"  
EXISTING CHIMNEY  
TO REMAIN  
EXIST FRONT PARAPET HT  
(+62'-0" above site average)

5TH LEVEL 144.67'  
FTF+13'-0"//+56'-9 1/8"

EXISTING  
METAL  
REPLACEMENT  
WINDOWS  
WITH NO  
MOULDING

4TH LEVEL 131.67'  
FTF+11'-1 1/2"//+43'-9 1/8"

EXISTING  
BROWNSTONE  
& DETAILS  
WITH  
ELASTOMERIC  
COATING

3RD LEVEL 120.54'  
FTF+12'-0"//+32'-7 5/8"

2ND LEVEL 108.54'  
FTF+13'-3"//+20'-7 5/8"

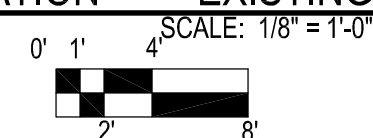
1ST LEVEL 95.29'  
FTF+9'-1"//+7'-4 5/8"

LEGAL GRADE 87.9'  
+0'-0" (87.9')  
BASEMENT LEVEL 86.2'  
-1'-7" (86.2')

### EXISTING SOUTH (STREET) ELEVATION

LPC PUBLIC HEARING  
LPC 9/12/17, SLIDE 10

## W 69TH ST ELEVATIONS



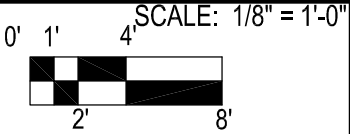
SIM RESIDENCE  
23 WEST 69TH ST  
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T(212) 255-0291 F(212) 727-3153

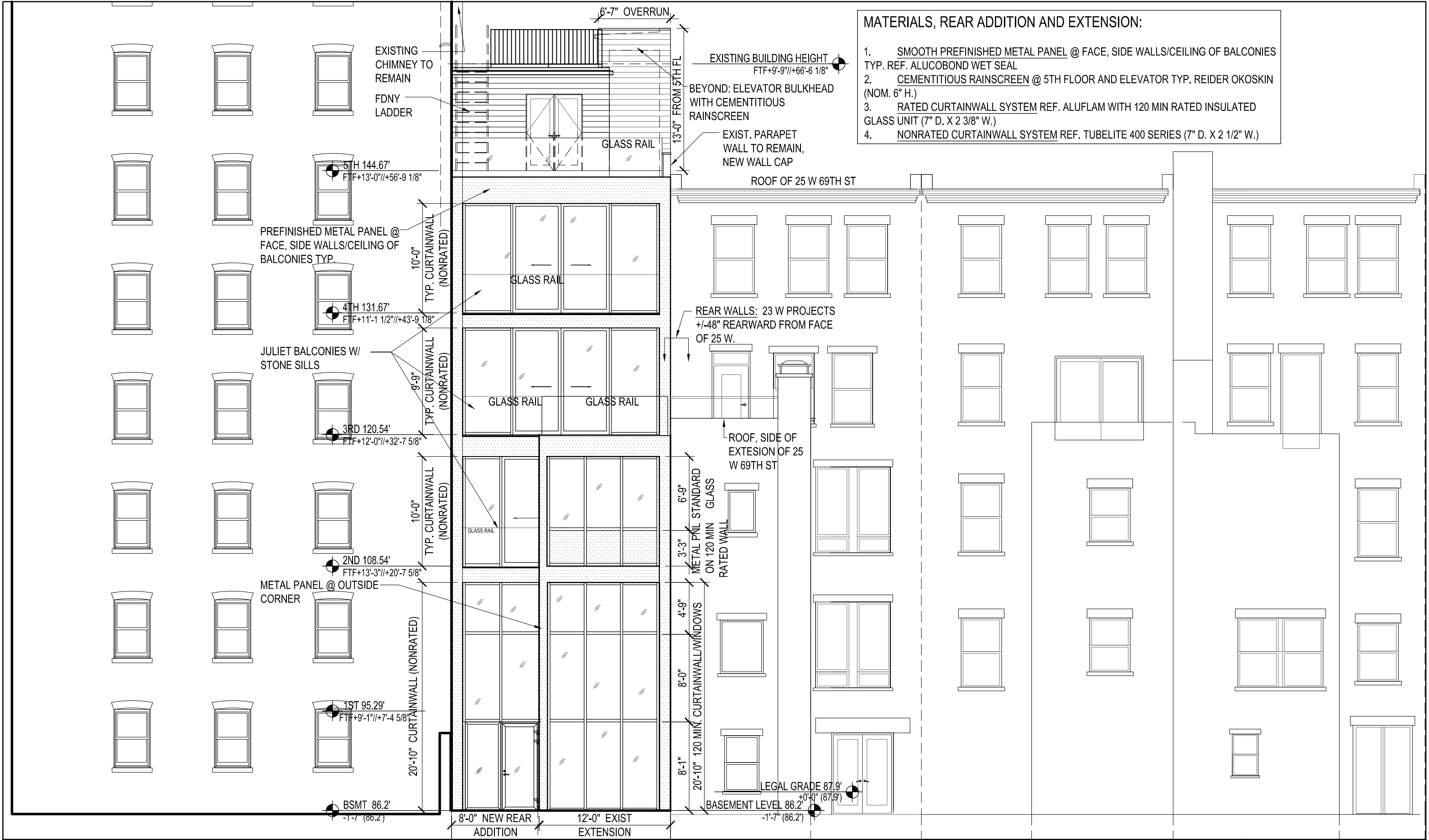




EXISTING REAR YARD ELEV.

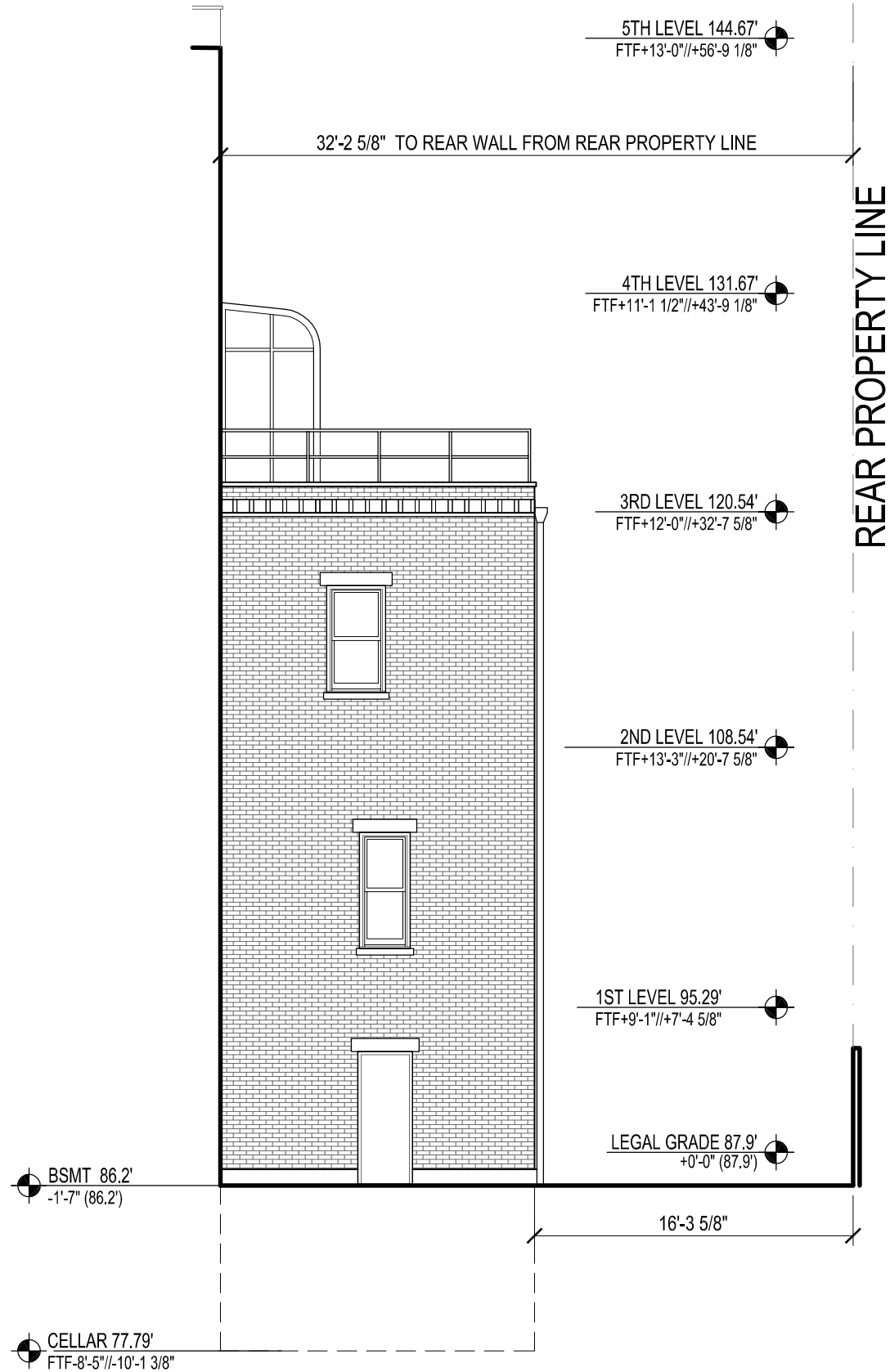




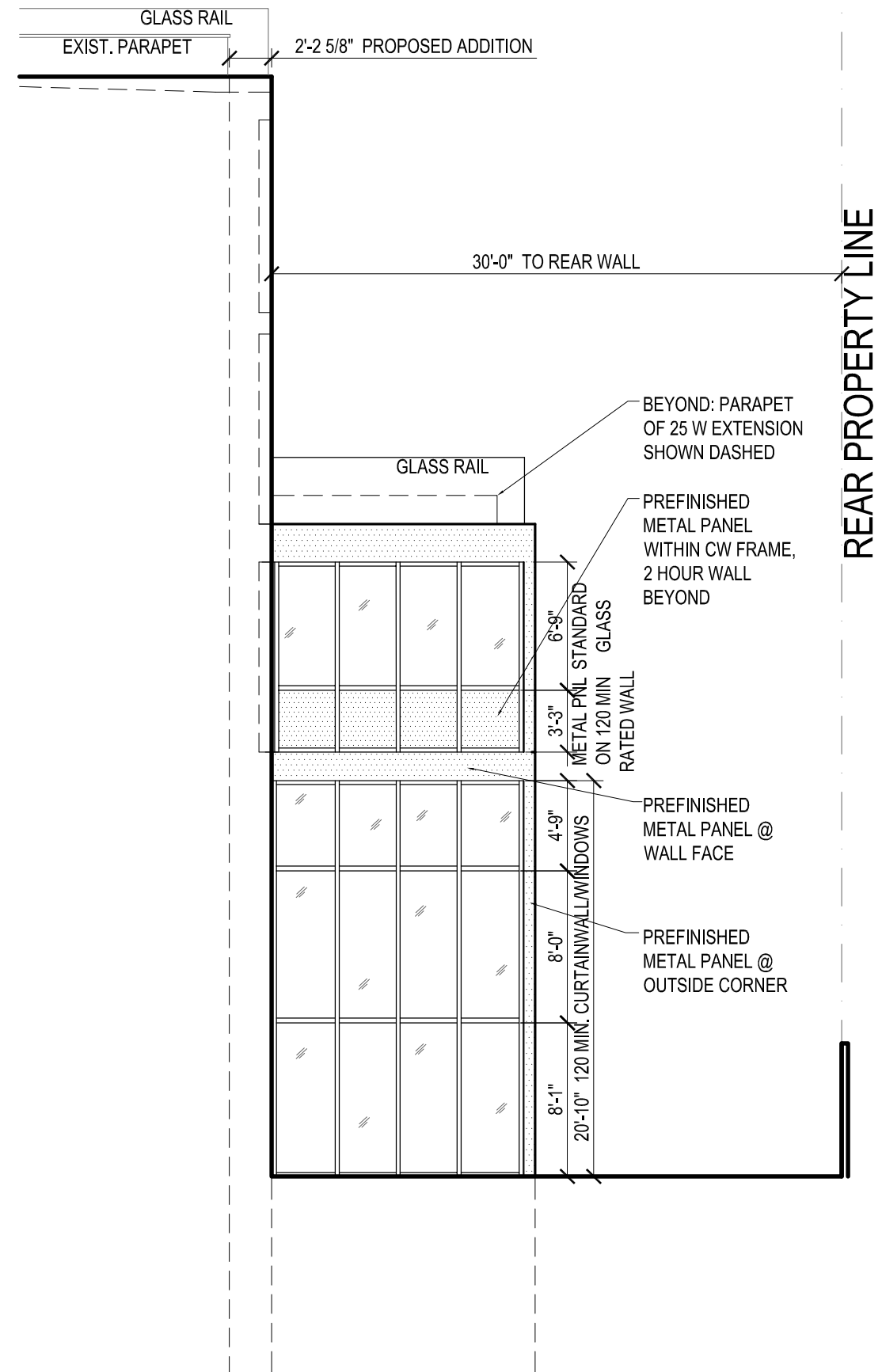


- MATERIALS, REAR ADDITION AND EXTENSION:**
1. SMOOTH PREFINISHED METAL PANEL @ FACE, SIDE WALLS/CEILING OF BALCONIES TYP. REF. ALUCOBOND WET SEAL
  2. CEMENTITIOUS RAINSCREEN @ 5TH FLOOR AND ELEVATOR TYP. REIDER OKOSKIN (NOM. 6" H.)
  3. RATED CURTAINWALL SYSTEM REF. ALUFLAM WITH 120 MIN RATED INSULATED GLASS UNIT (7" D. X 2 3/8" W.)
  4. NONRATED CURTAINWALL SYSTEM REF. TUBELITE 400 SERIES (7" D. X 2 1/2" W.)



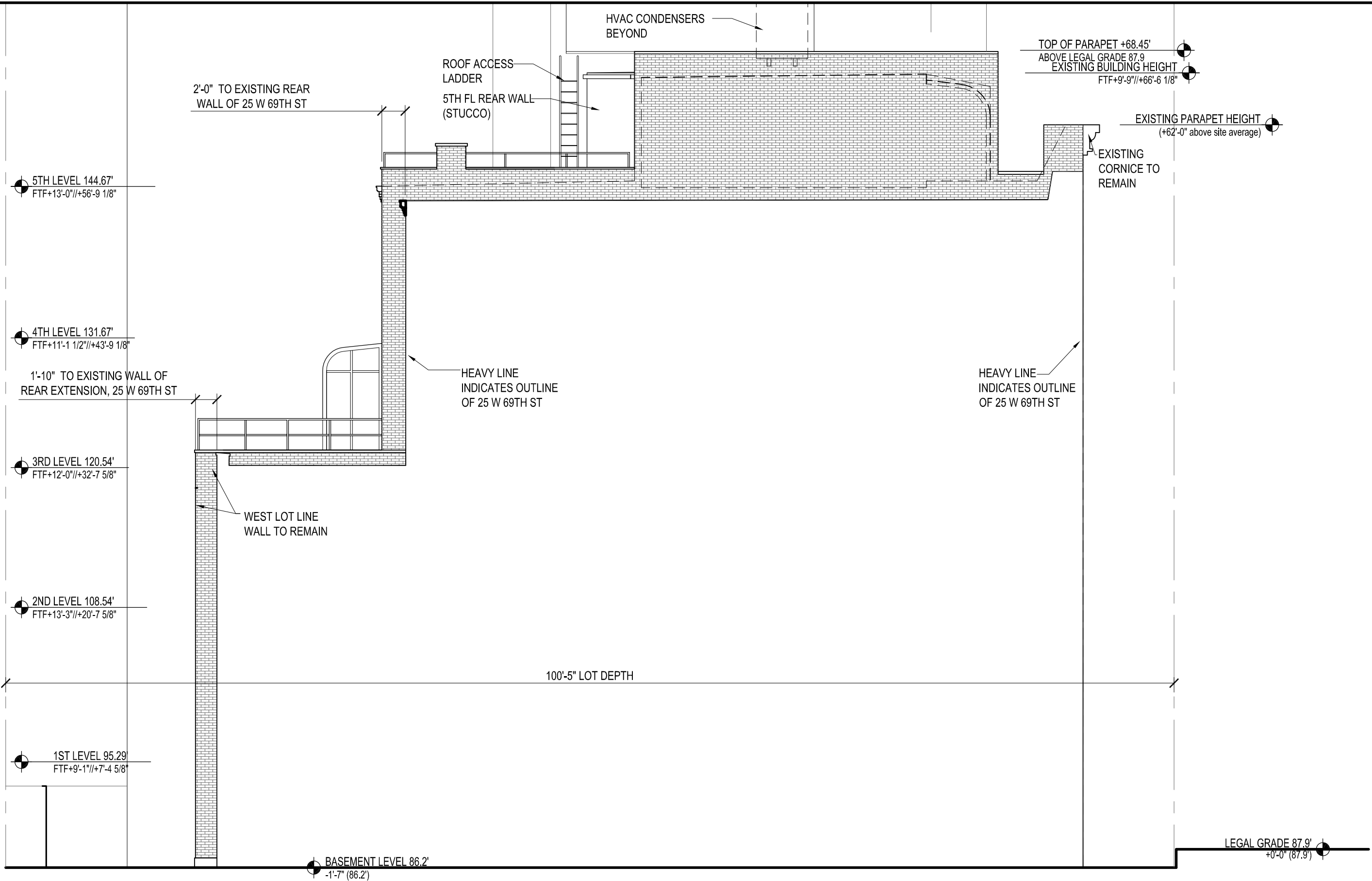


EXISTING EXTENSION: EAST ELEVATION

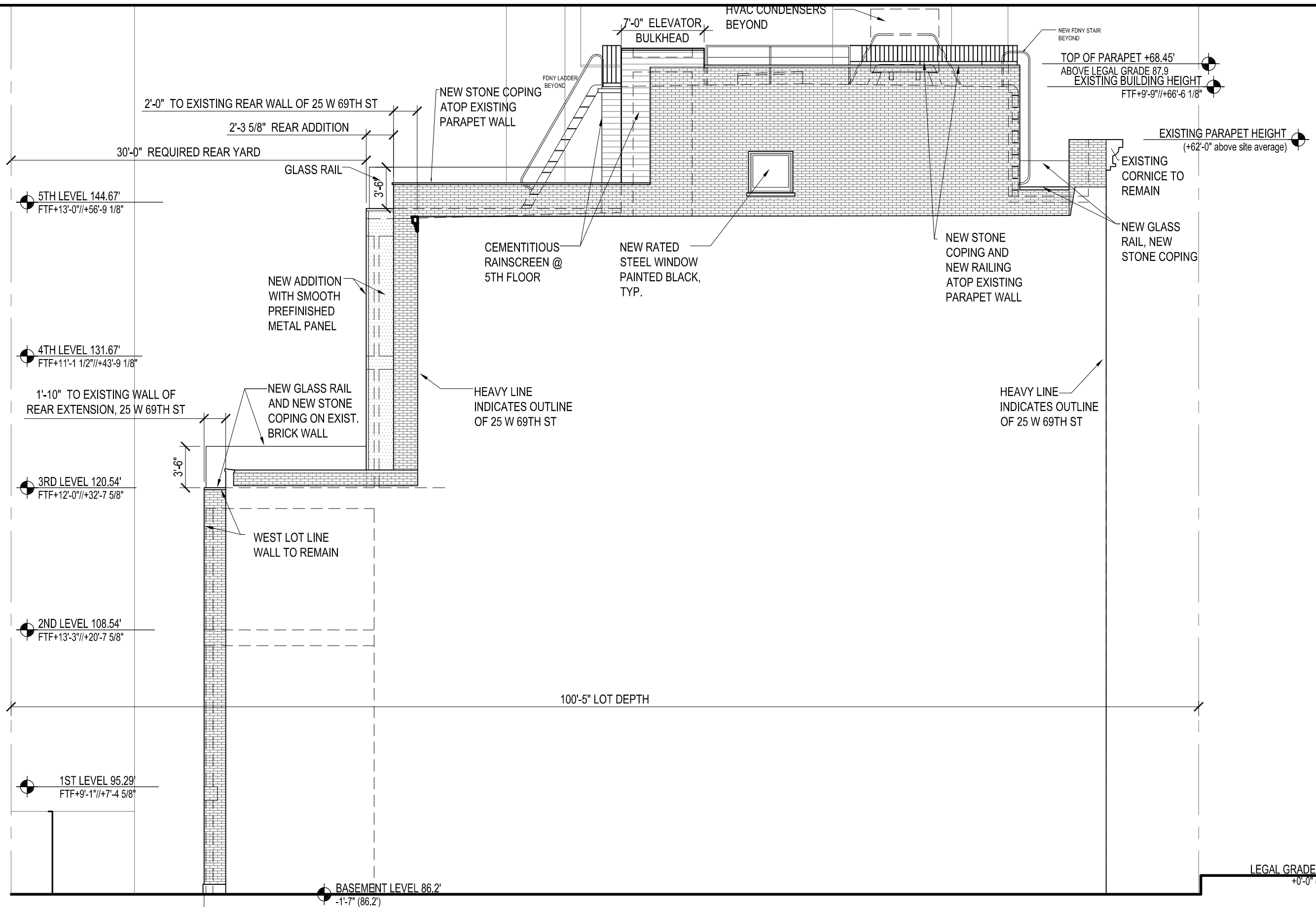


PROPOSED REAR YARD (EAST) ELEVATION

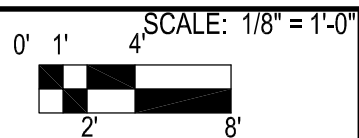




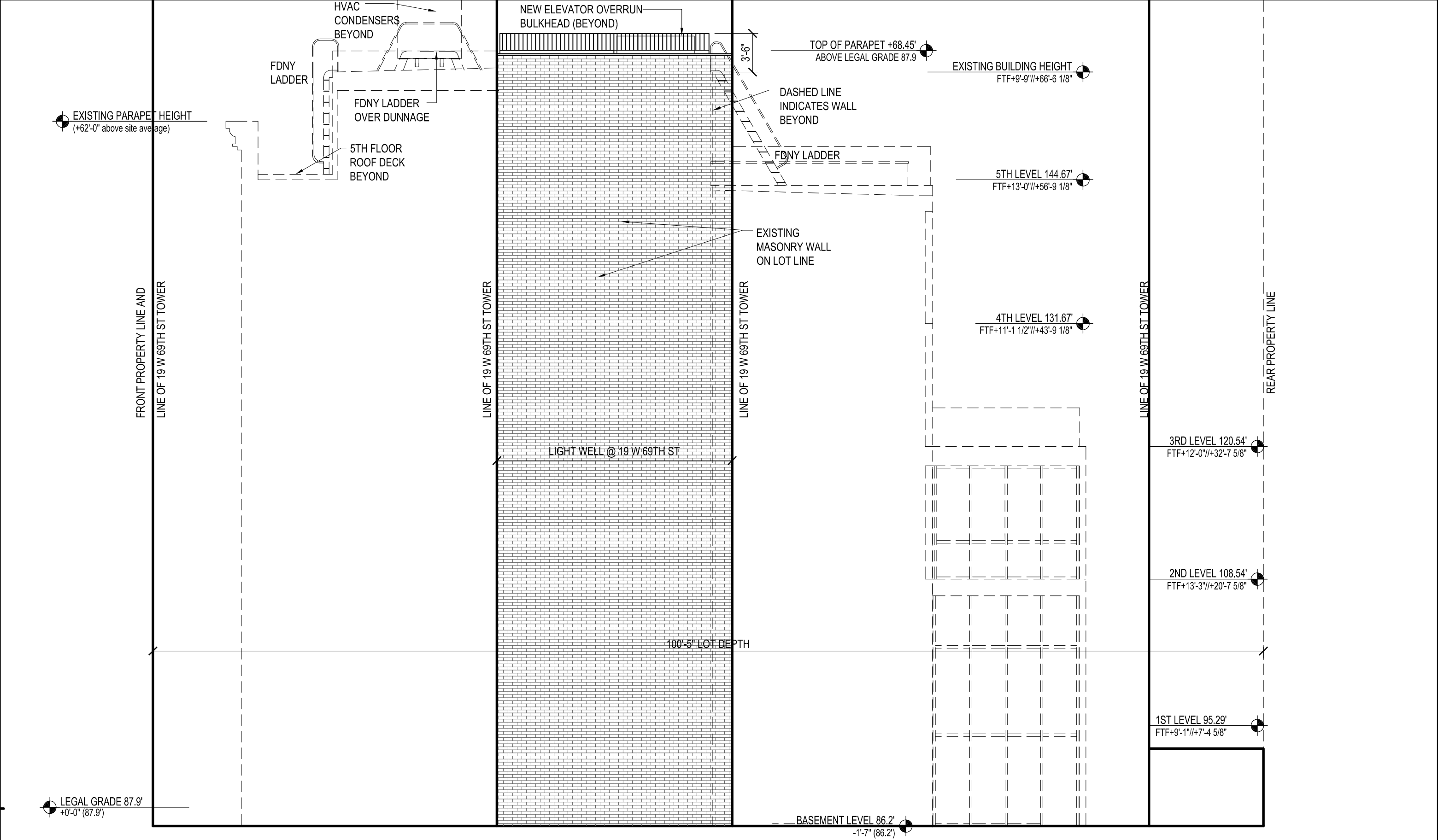




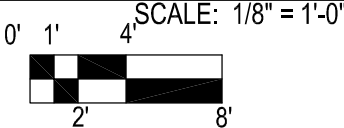
# PROPOSED WEST ELEVATION

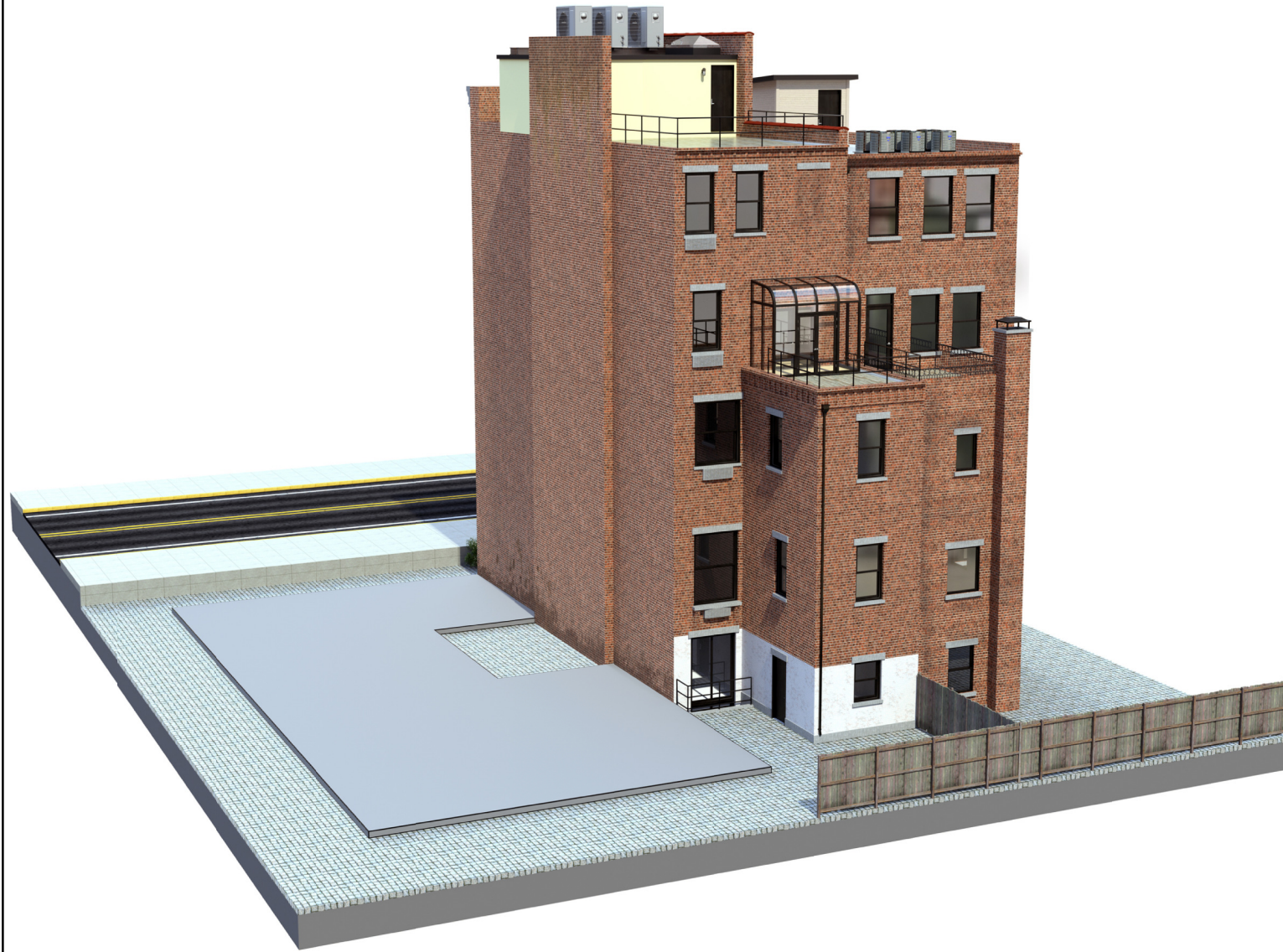




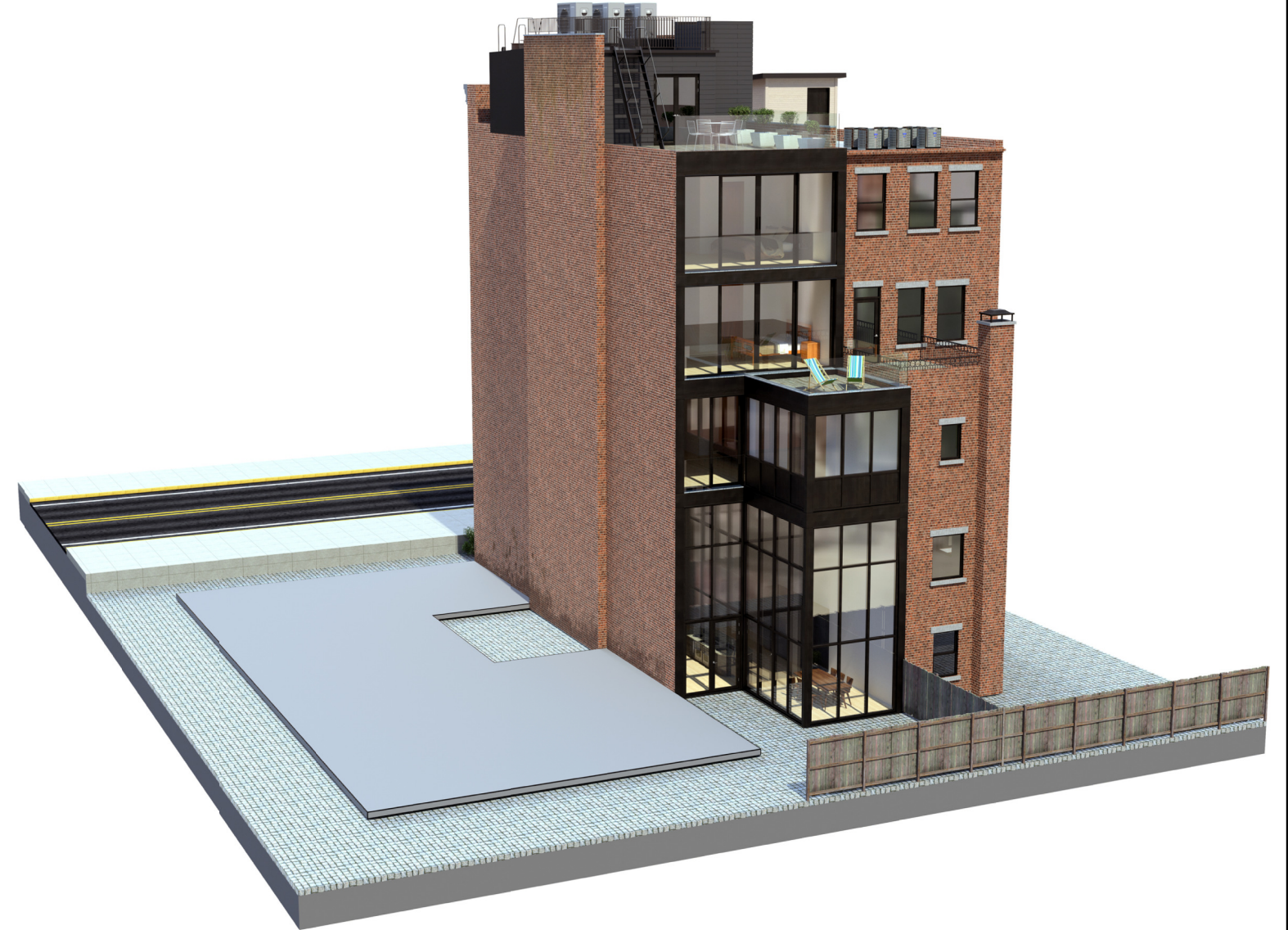


# PROPOSED EAST ELEVATION





EXISTING REAR YARD  
23 AND 25 W 69TH ST



PROPOSED REAR YARD  
23 AND 25 W 69TH ST



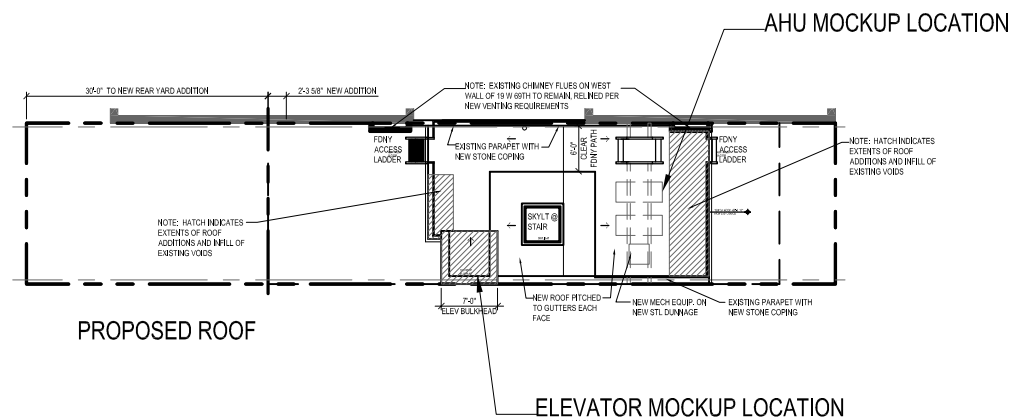


EXISTING REAR YARD  
19, 23 AND 25 W 69TH ST



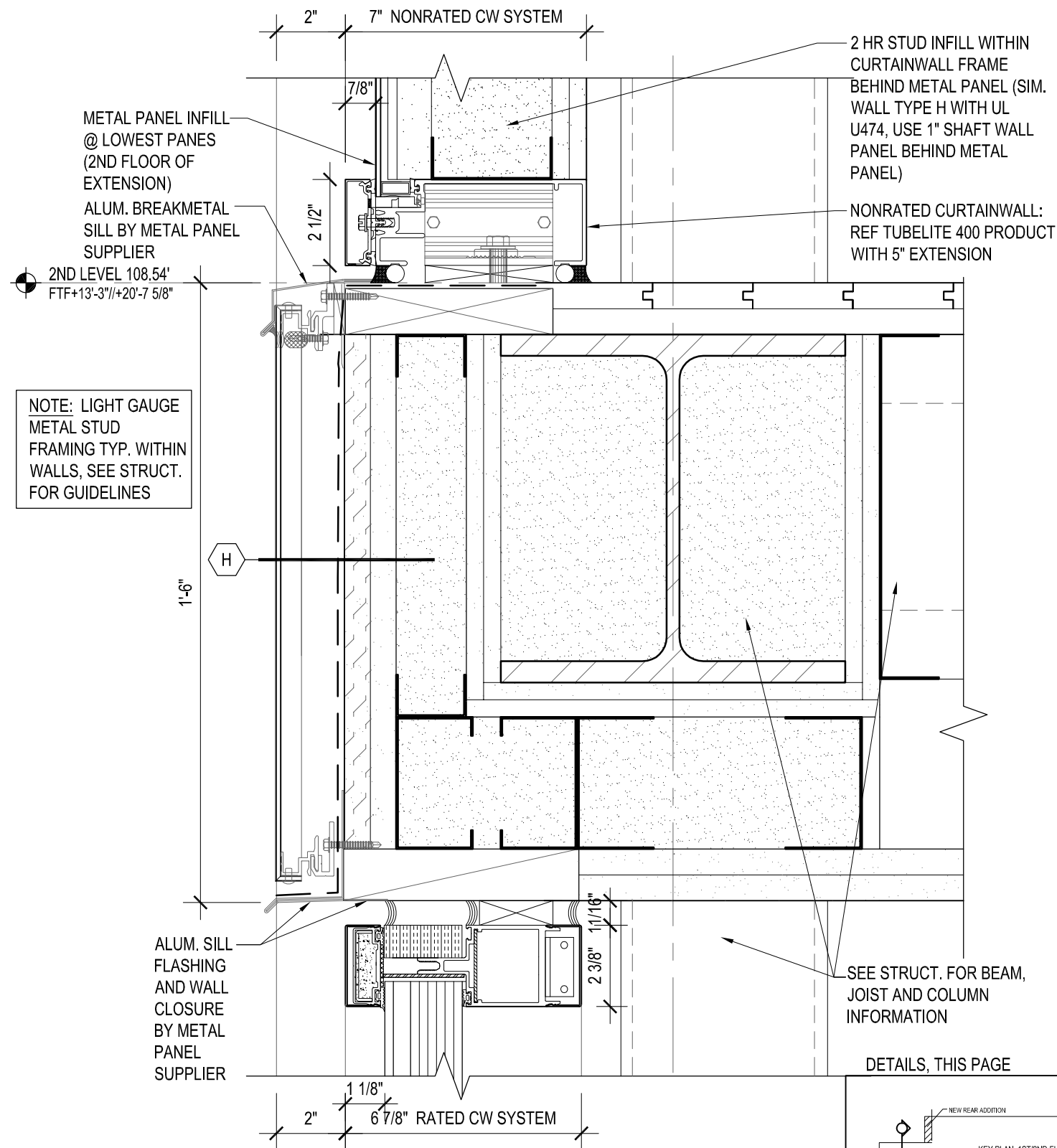
PROPOSED REAR YARD  
19, 23 AND 25 W 69TH ST







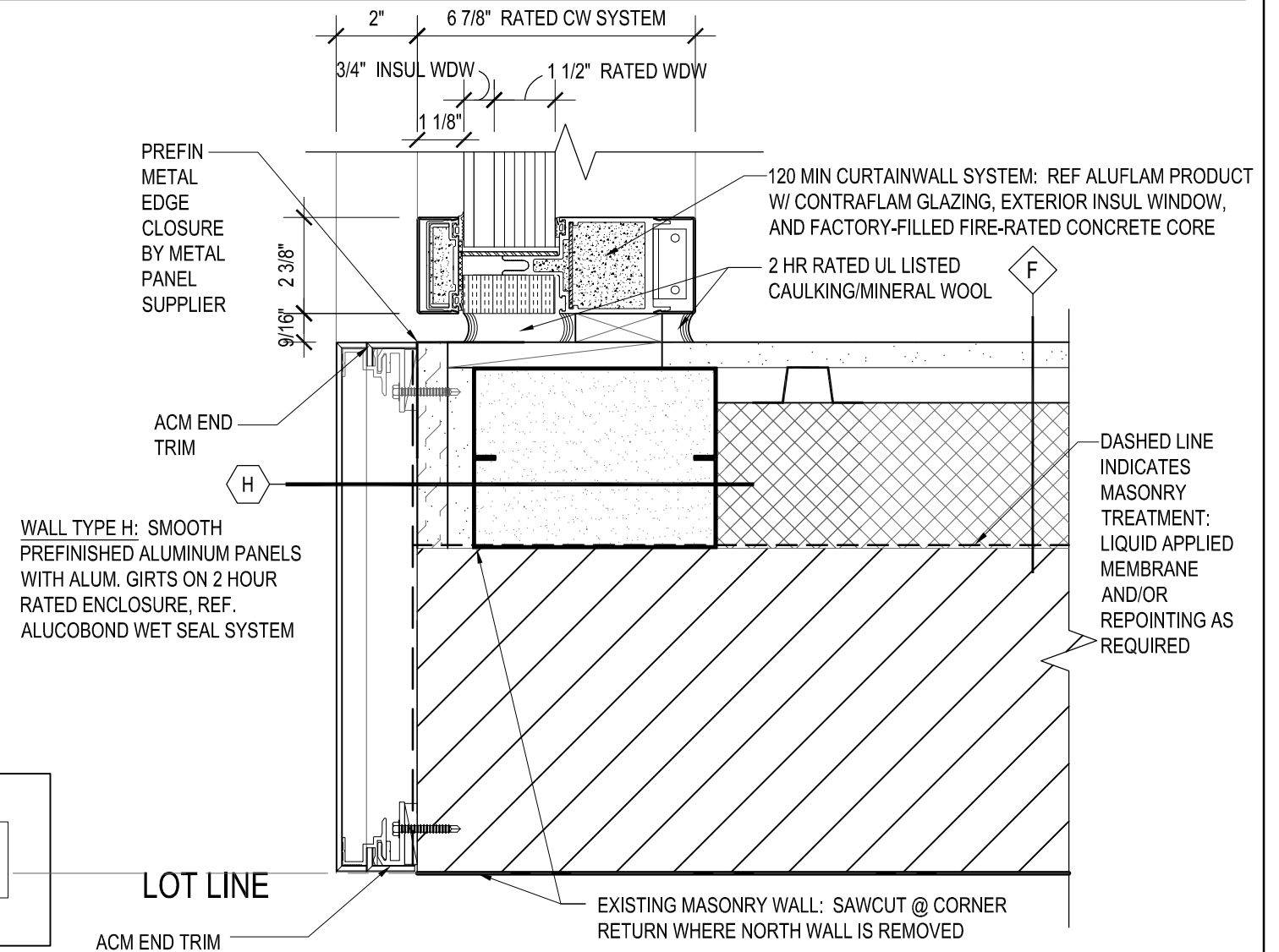
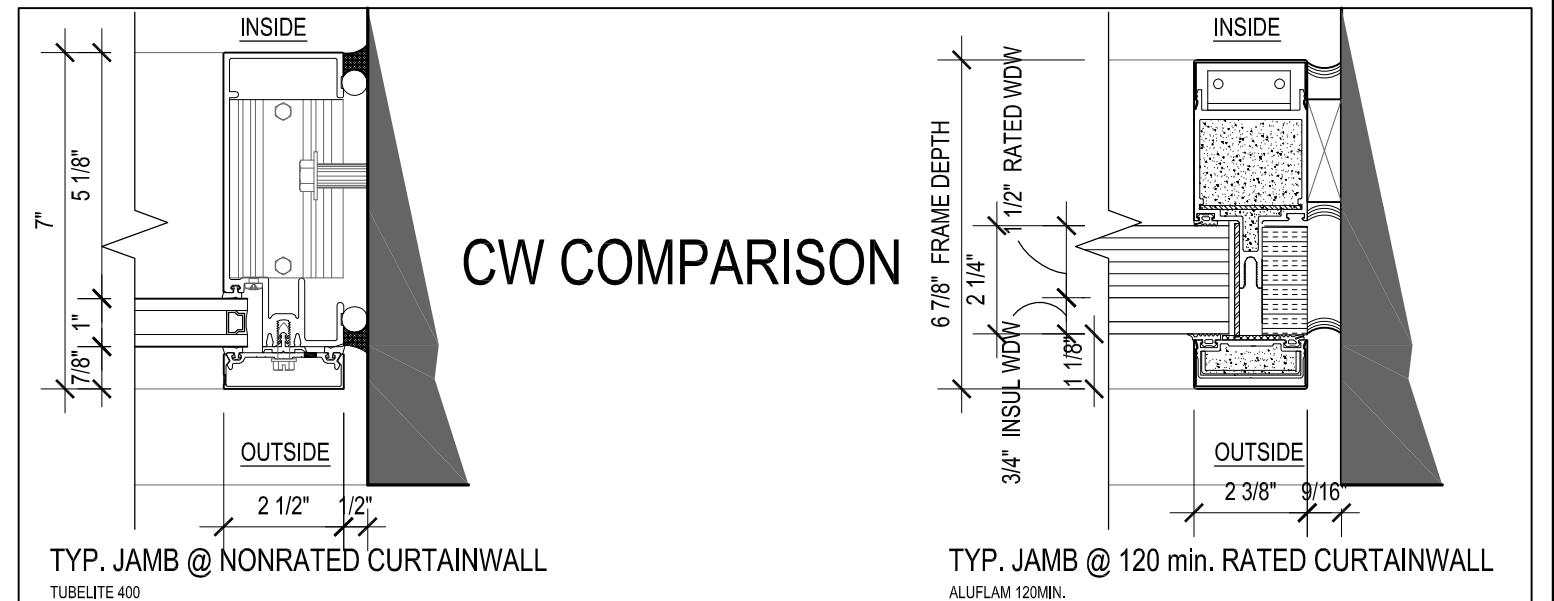
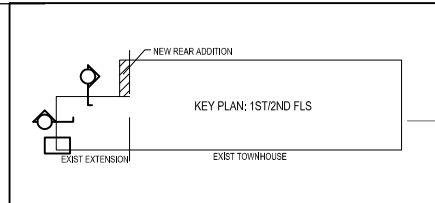




EXTENSION: HEAD/SILL CONDITION 2ND FL

## CURTAINWALL DETAILS @ EXISTING REAR EXTENSION

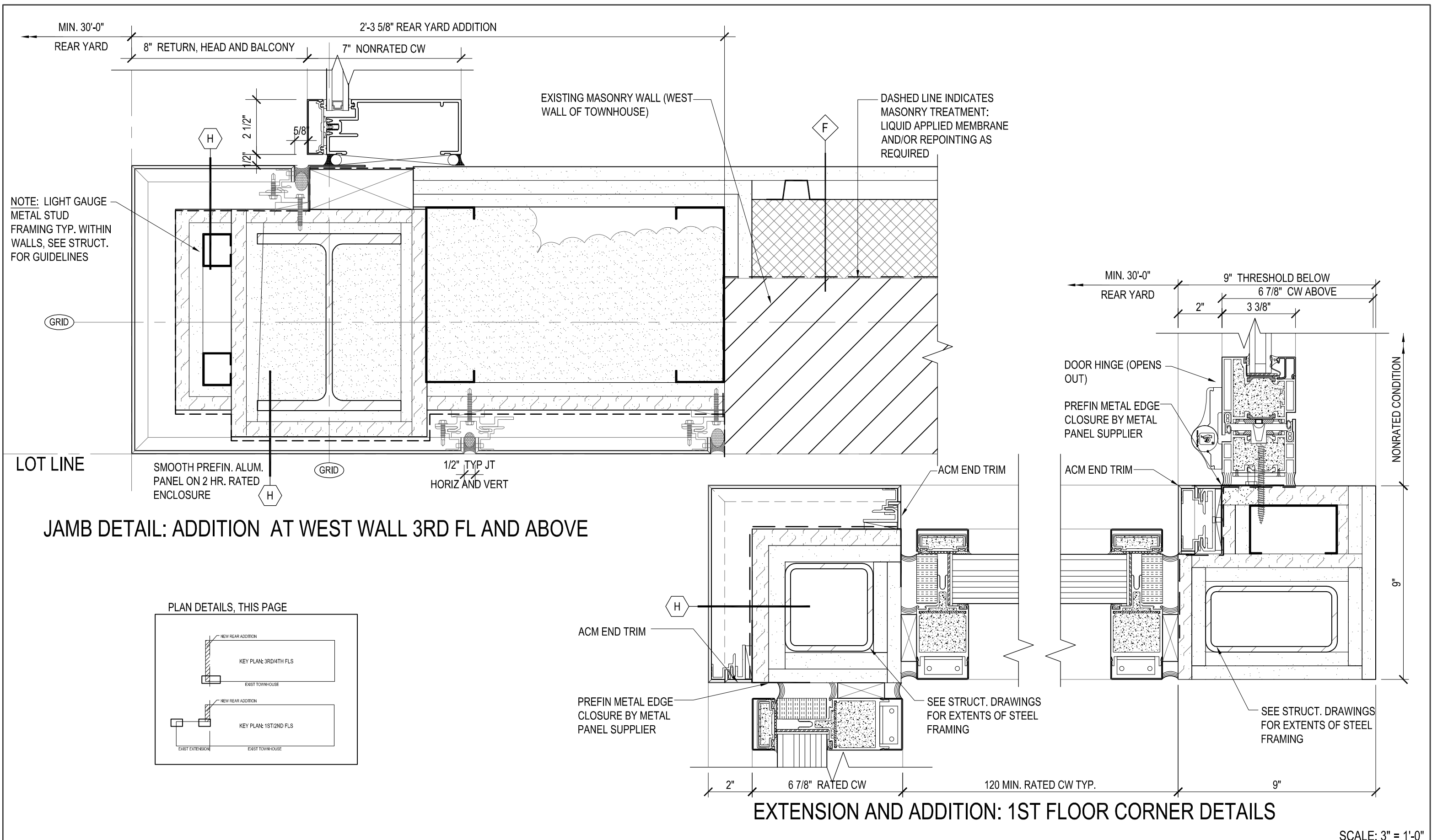
DETAILS, THIS PAGE

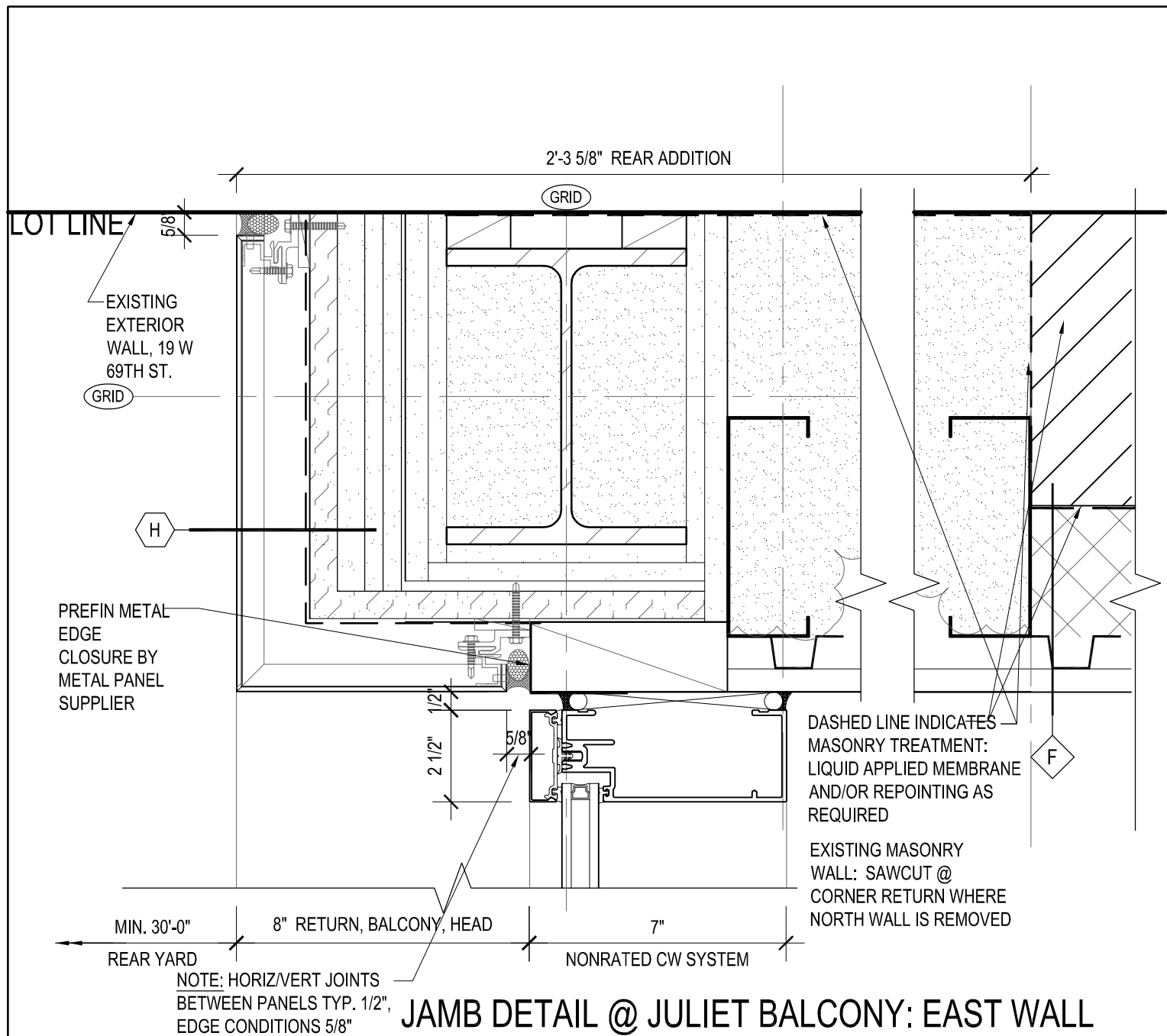


EXTENSION: JAMB CONDITION @ 2 STORY SPACE

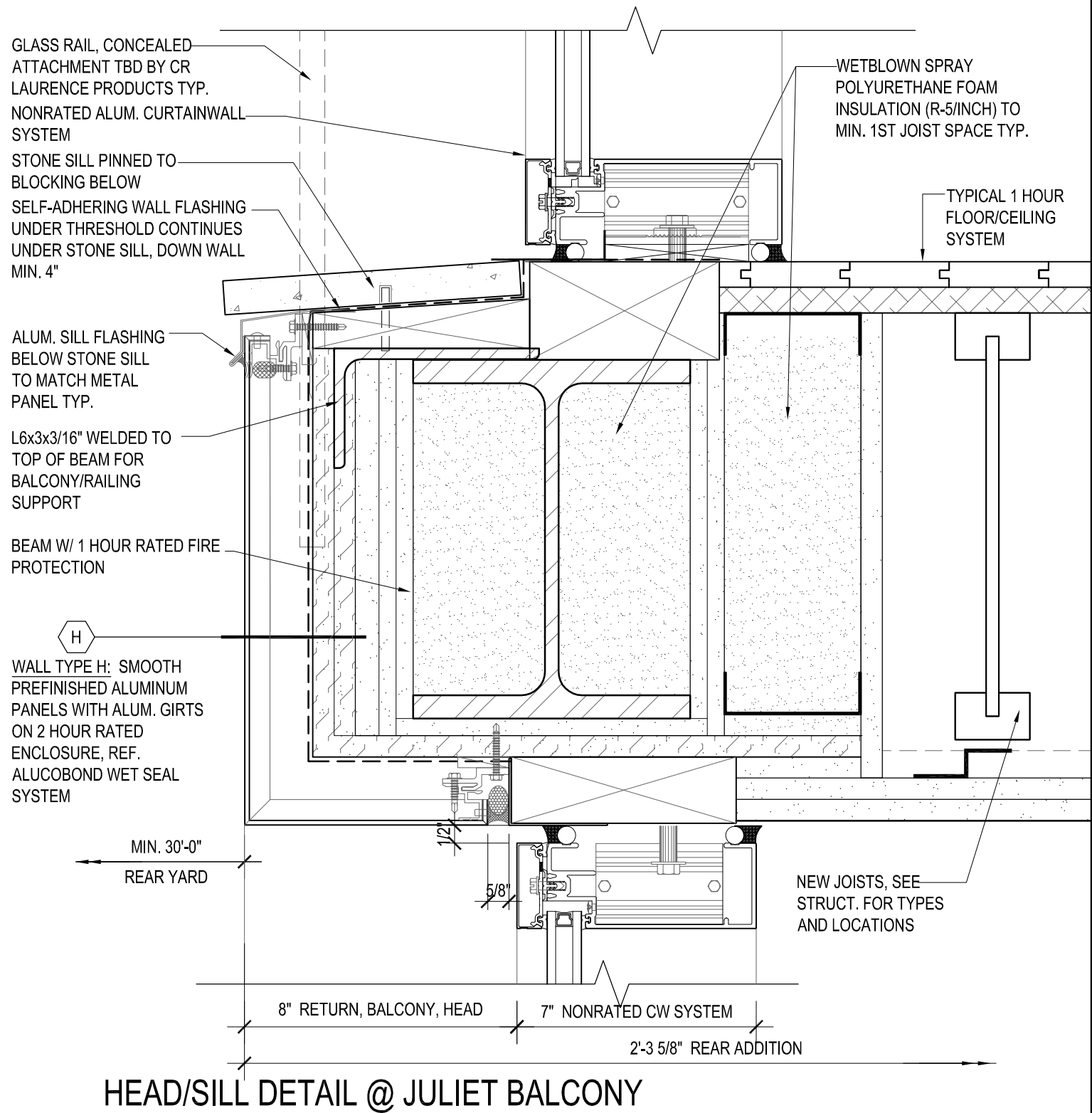
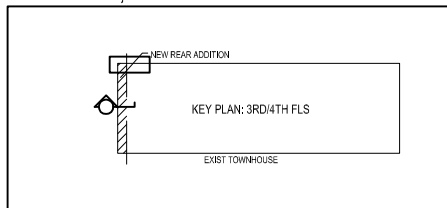
SCALE: 3" = 1'-0"





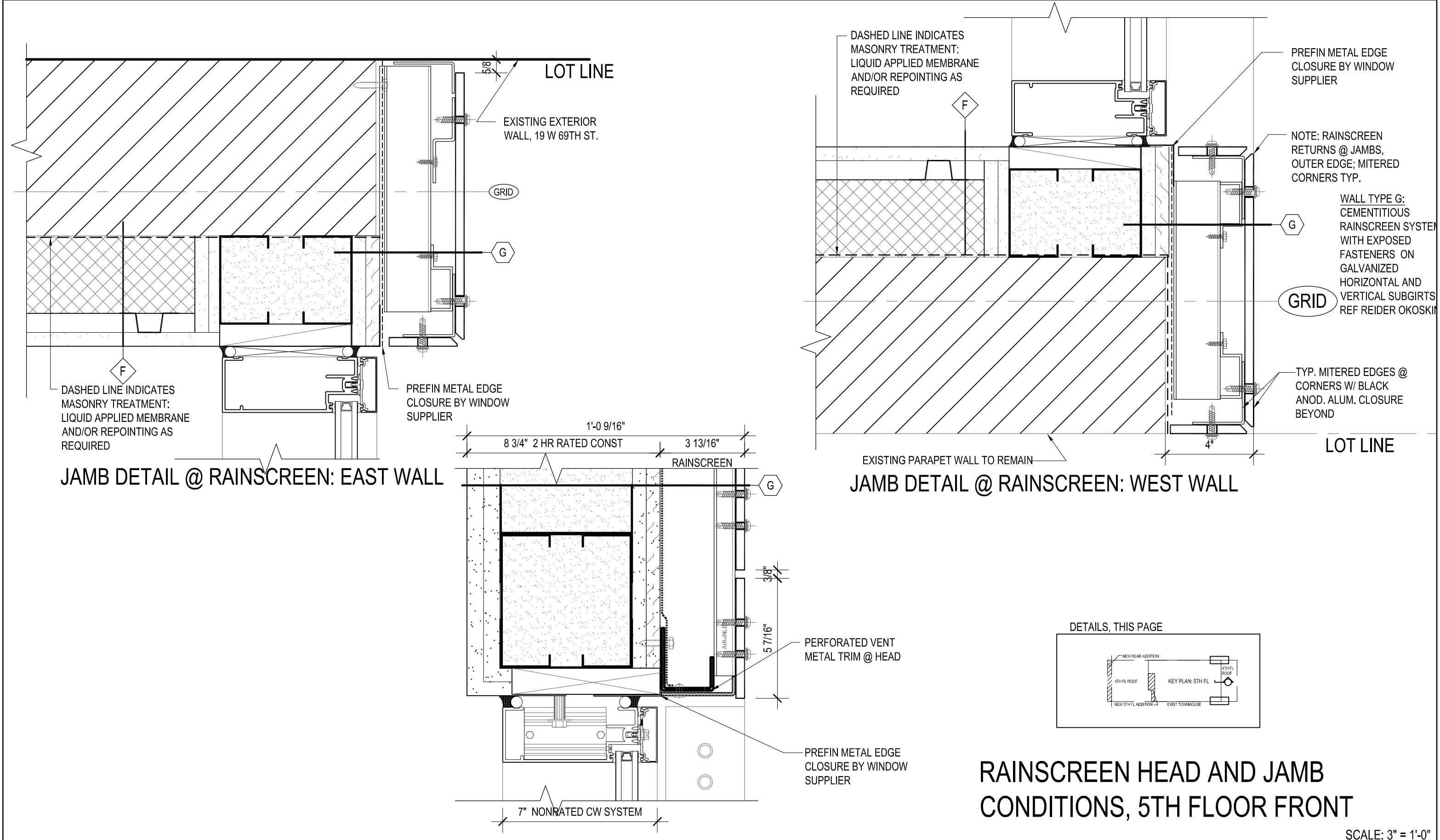


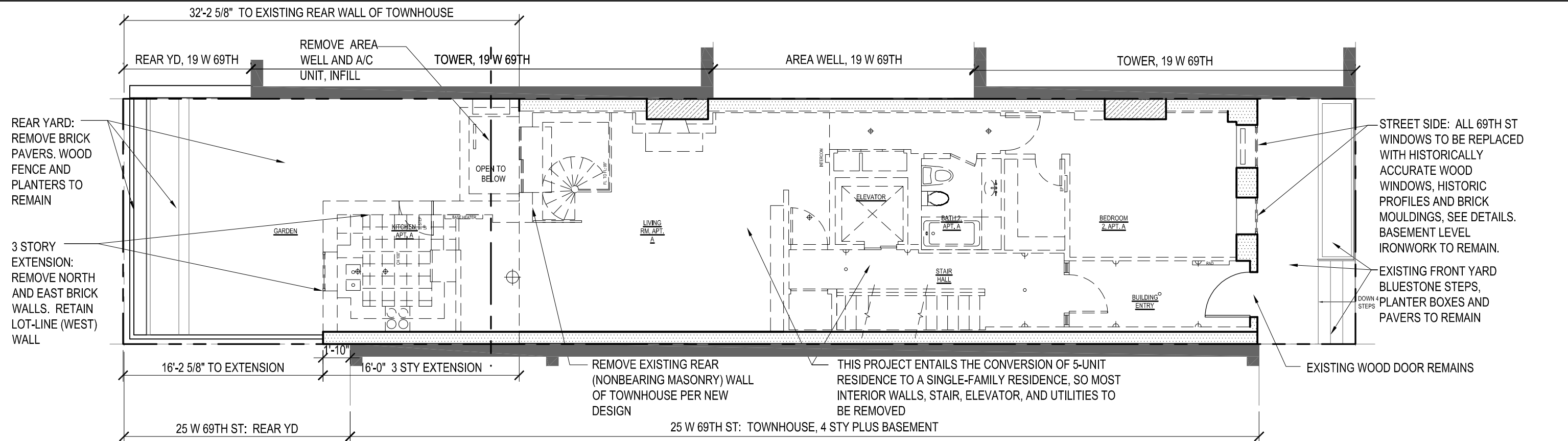
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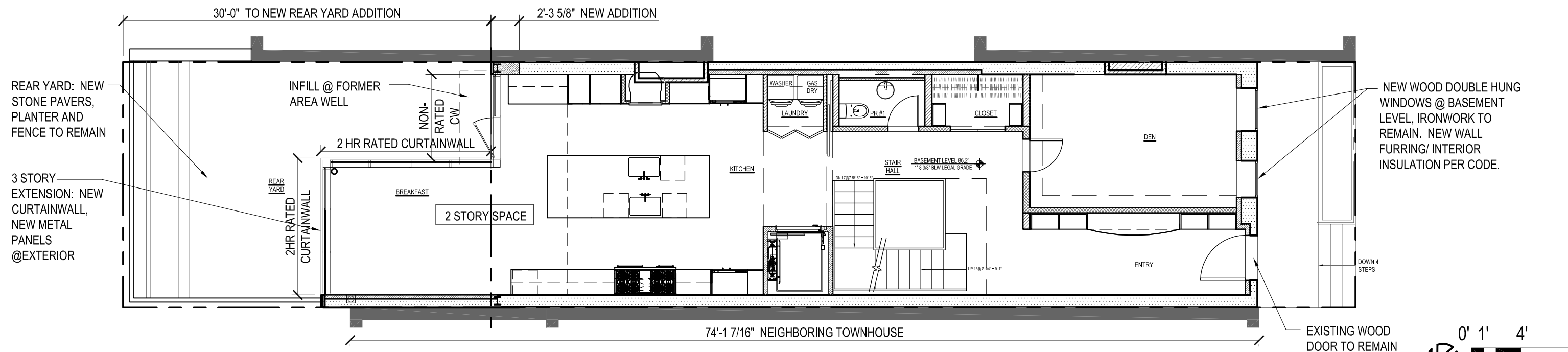
SCALE: 3" = 1'-0"



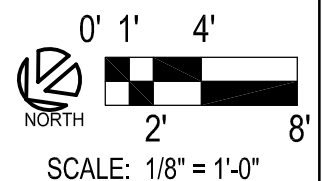




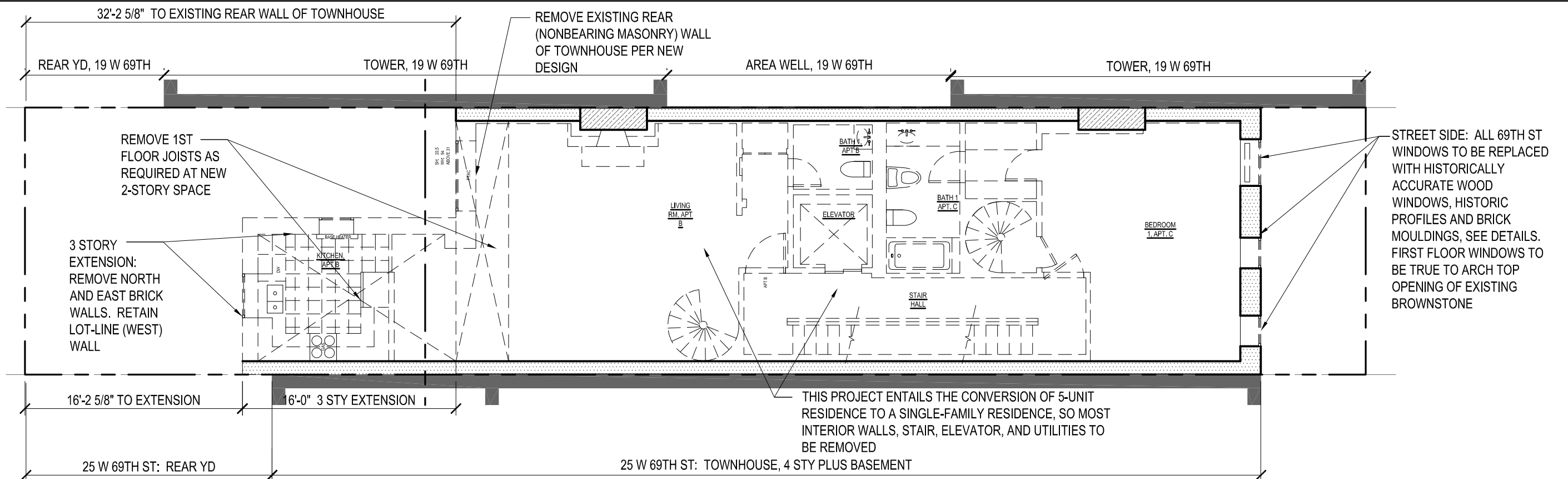
## EXISTING BASEMENT



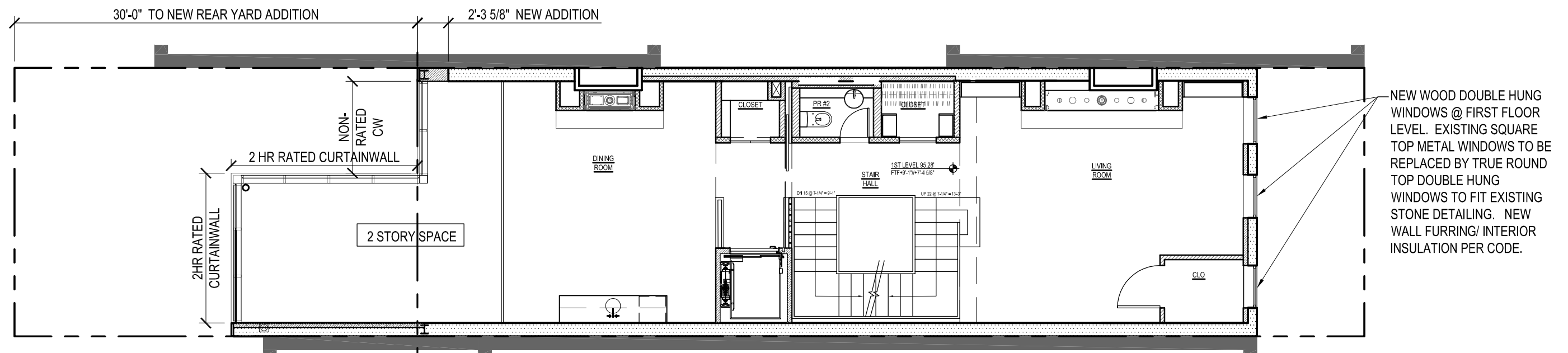
## PROPOSED BASEMENT



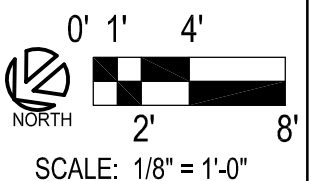


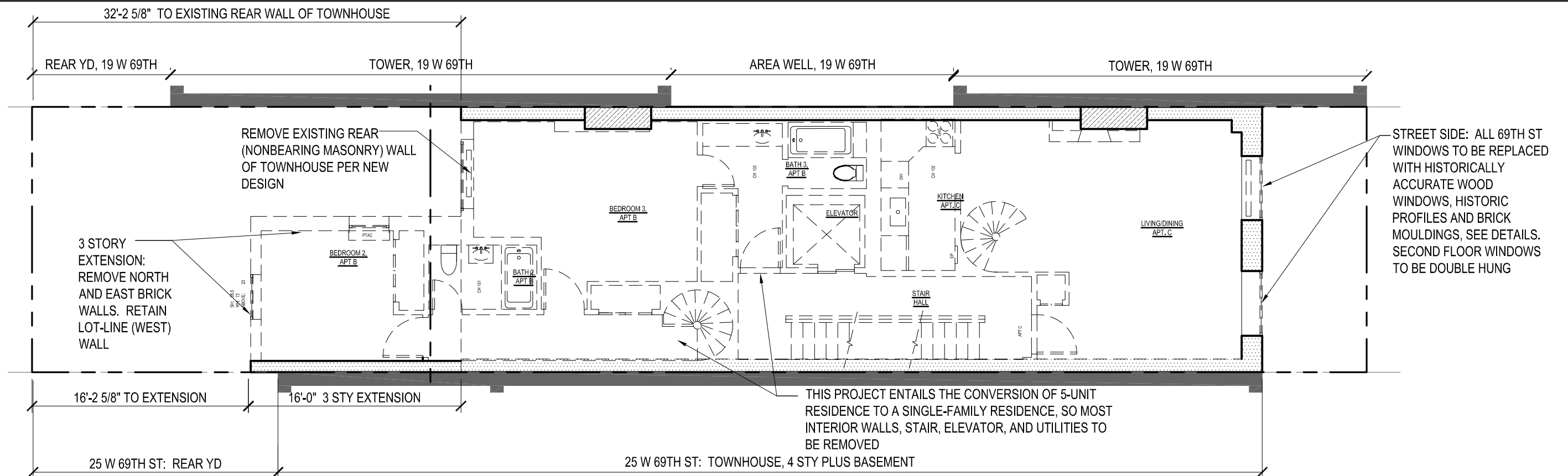


## EXISTING FIRST FLOOR

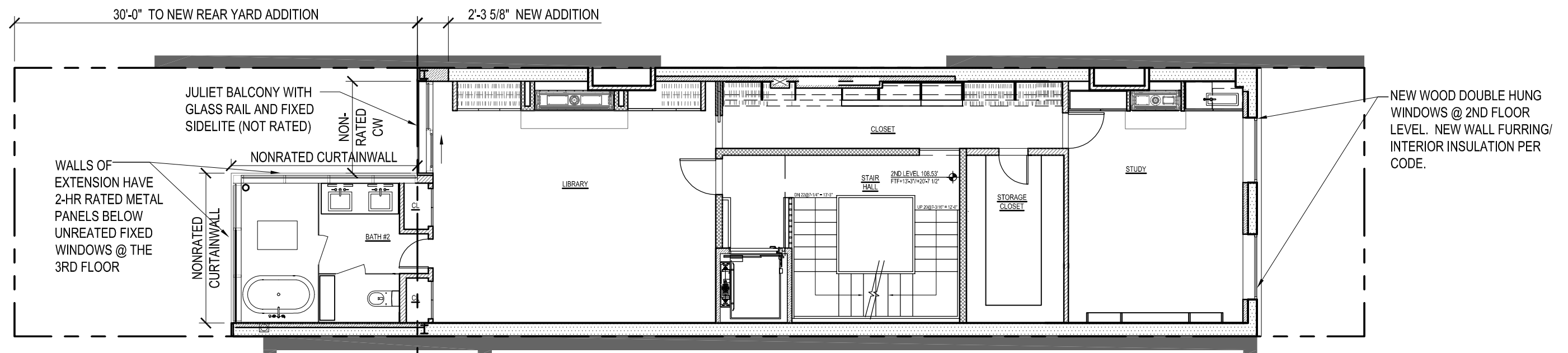


## PROPOSED FIRST FLOOR

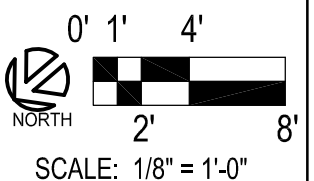




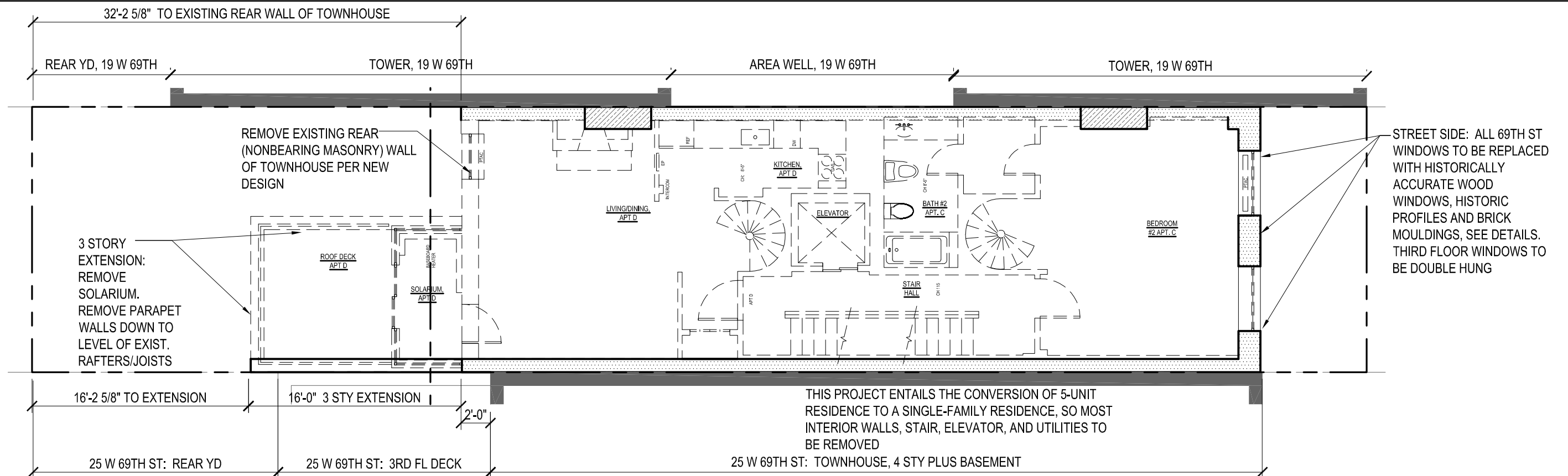
## EXISTING SECOND FLOOR



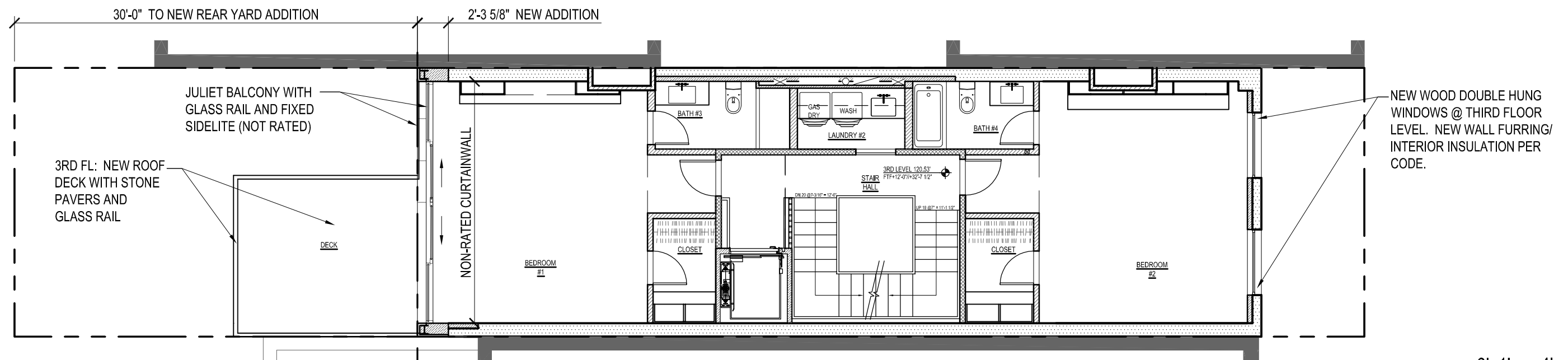
## PROPOSED SECOND FLOOR



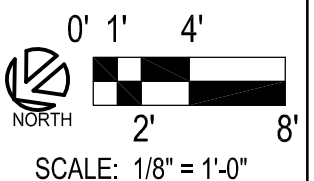


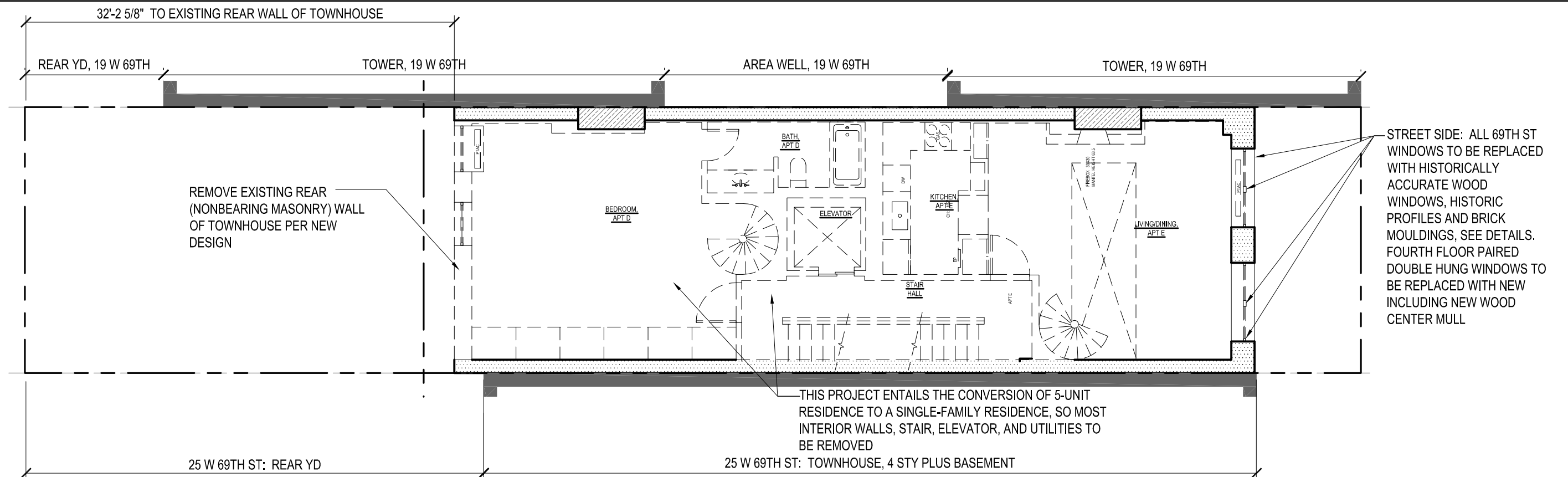


## EXISTING THIRD FLOOR

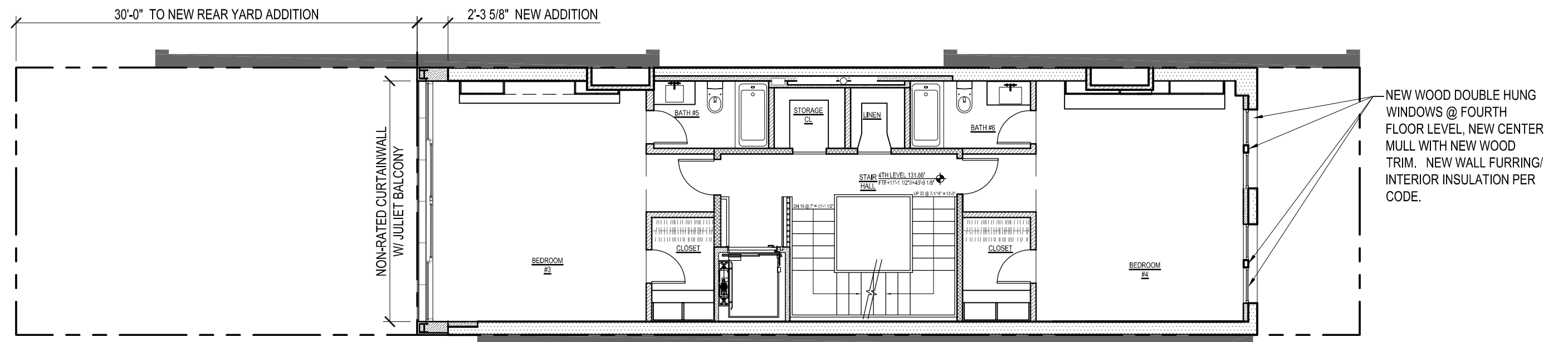


## PROPOSED THIRD FLOOR

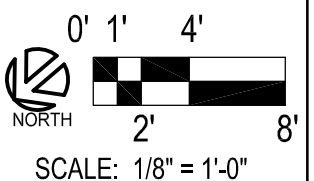




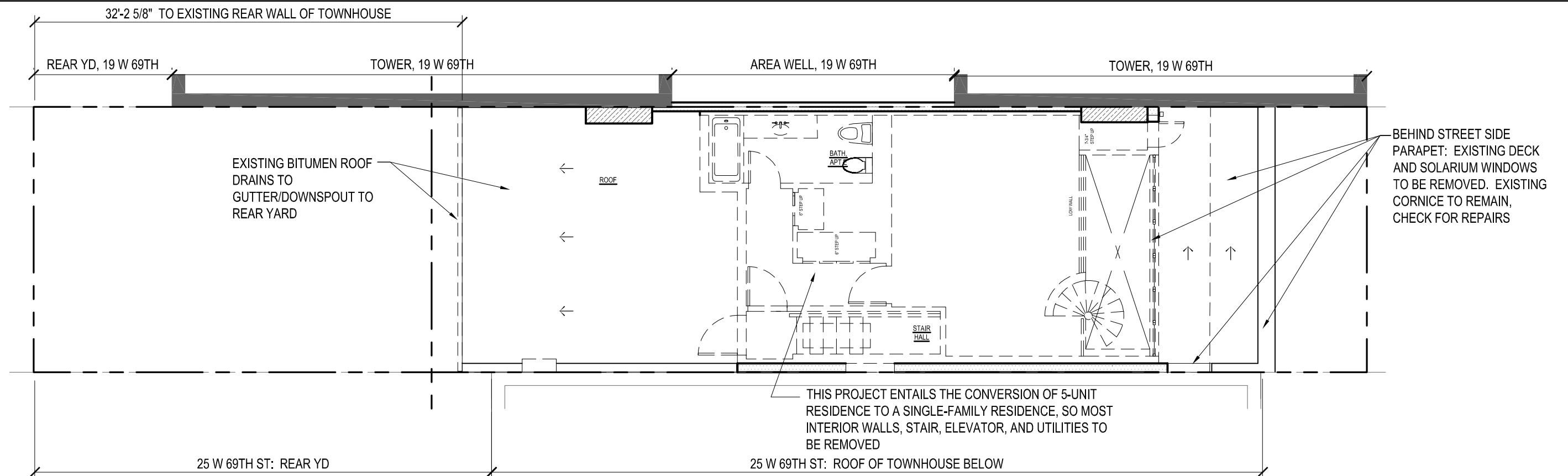
## EXISTING FOURTH FLOOR



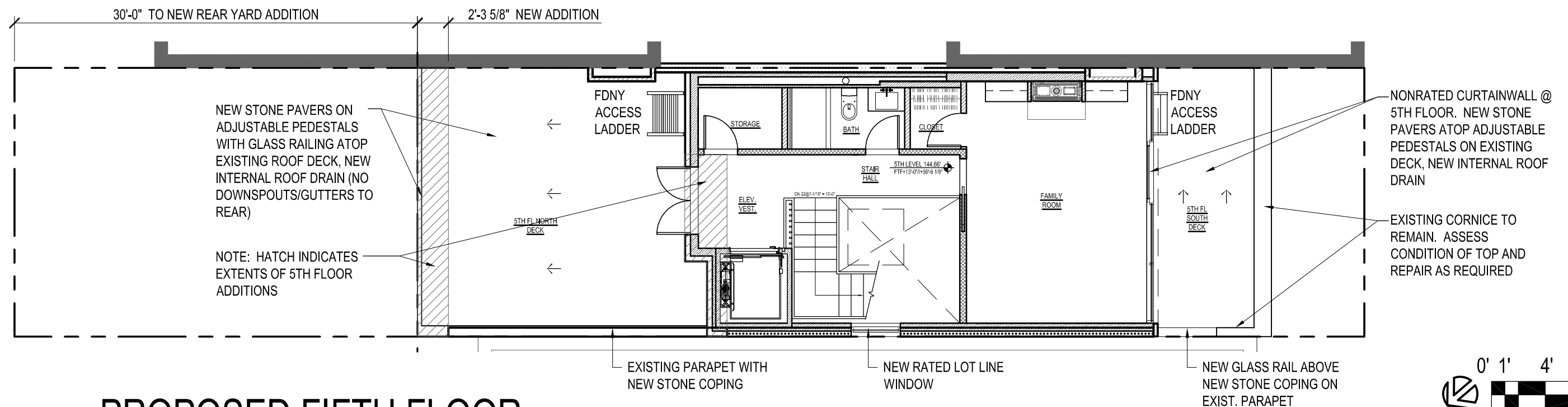
## PROPOSED FOURTH FLOOR



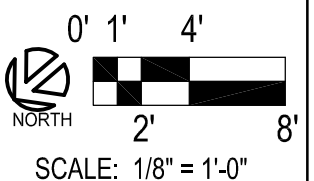


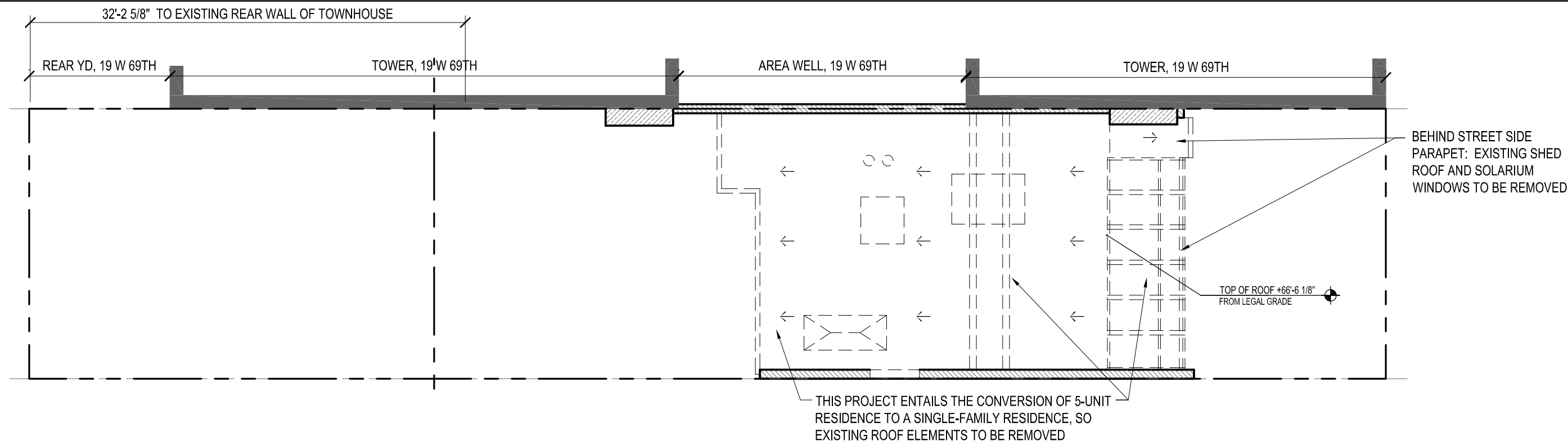


## EXISTING FIFTH FLOOR

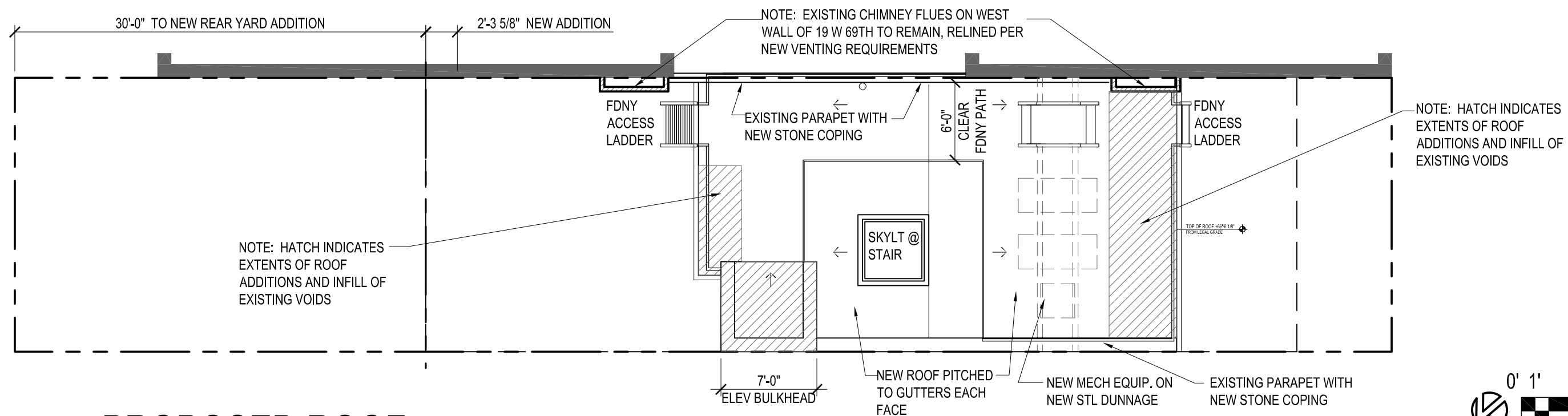


## PROPOSED FIFTH FLOOR

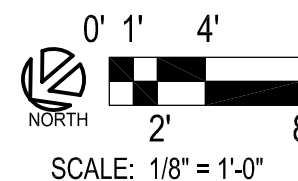




## EXISTING ROOF



## PROPOSED ROOF





# WINDOW REPLACEMENT W. 69TH ST. FACADE





EXISTING 4TH FL SILL SHOWING PANNING



EXISTING 4TH FL SILL



CORNICE AND 4TH FLOOR WINDOWS



23 W 69TH ST FACADE PHOTOS



TAX LOT PHOTO (DETAIL)



EXIST FRONT PARAPET HT  
(+62'-0" above site average)

4TH LEVEL 131.67'  
FTF+11'-1 1/2"//+43'-9 1/8"

3RD LEVEL 120.54'  
FTF+12'-0"//+32'-7 5/8"

2ND LEVEL 108.54'  
FTF+13'-3"//+20'-7 5/8"

1ST LEVEL 95.29'  
FTF+9'-1"//+7'-4 5/8"

BASEMENT LEVEL 86.2'  
-1'-7" (86.2')

EXIST. DOOR  
REMAINS

20'-0" LOT WIDTH  
PROPOSED SOUTH (STREET) ELEVATION

4TH FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS, NEW  
WOOD MEETING RAIL

3RD FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS

2ND FL: NEW WOOD  
WINDOWS WITH NEW  
WOOD BRICK  
MOULDINGS

1ST FL: NEW WOOD  
WINDOWS TO MATCH  
HISTORIC ROUND-TOP  
WINDOWS @ STONE  
FACING

BASEMENT: NEW  
WOOD WINDOWS WITH  
NEW WOOD BRICK  
MOLDINGS, EXISTING  
WROUGHT IRON TO  
REMAIN

NEW WROUGHT IRON  
MATCH EXIST.

HEAD  
MTL  
PAN  
CK  
RAIL  
JAMB  
SILL

20'-0" LOT WIDTH  
EXISTING SOUTH (STREET) ELEVATION

EXIST FRONT PARAPET HT  
(+62'-0" above site average)

5TH LEVEL 144.67'  
FTF+13'-0"//+56'-9 1/8"

EXISTING  
METAL  
REPLACEMENT  
WINDOWS  
WITH NO  
MOULDING  
(ALL  
FLOORS)

4TH LEVEL 131.67'  
FTF+11'-1 1/2"//+43'-9 1/8"

EXISTING  
BROWNSTONE  
& DETAILS  
WITH  
ELASTOMERIC  
COATING

3RD LEVEL 120.54'  
FTF+12'-0"//+32'-7 5/8"

2ND LEVEL 108.54'  
FTF+13'-3"//+20'-7 5/8"

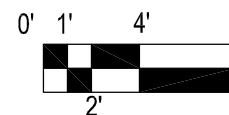
1ST FL: EXIST.  
WINDOWS NOT  
CURVED, INSET  
BEHIND STONE ARCH

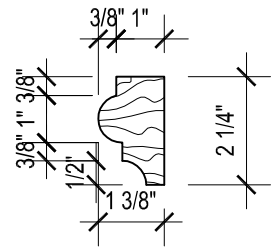
1ST LEVEL 95.29'  
FTF+9'-1"//+7'-4 5/8"

LEGAL GRADE 87.9'  
+0'-0" (87.9')

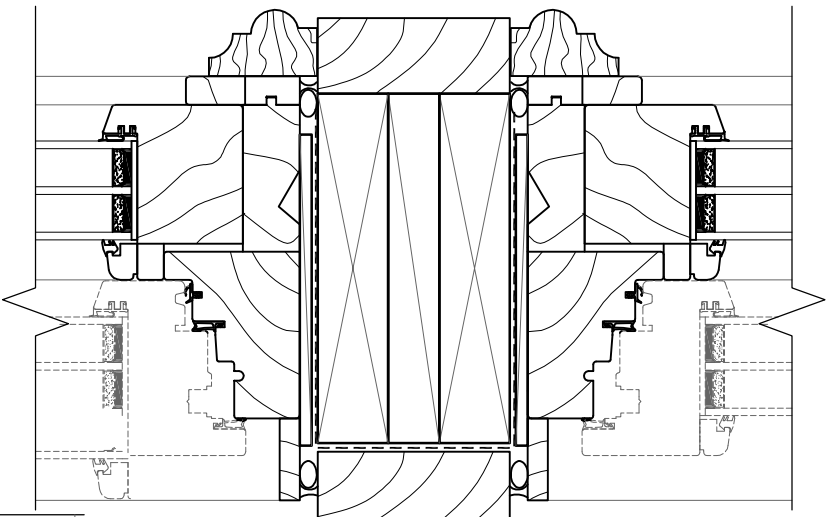
BASEMENT LEVEL 86.2'  
-1'-7" (86.2')

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

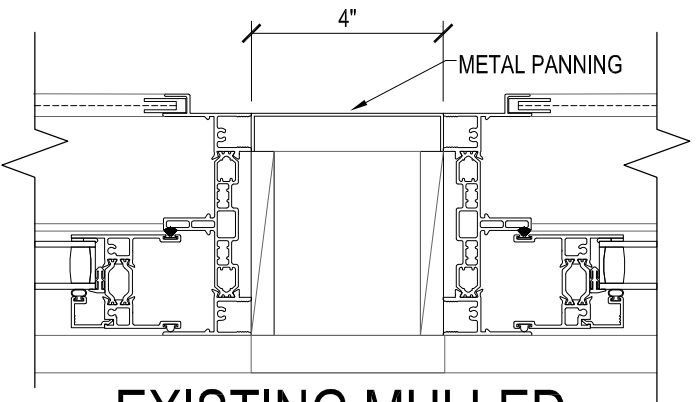




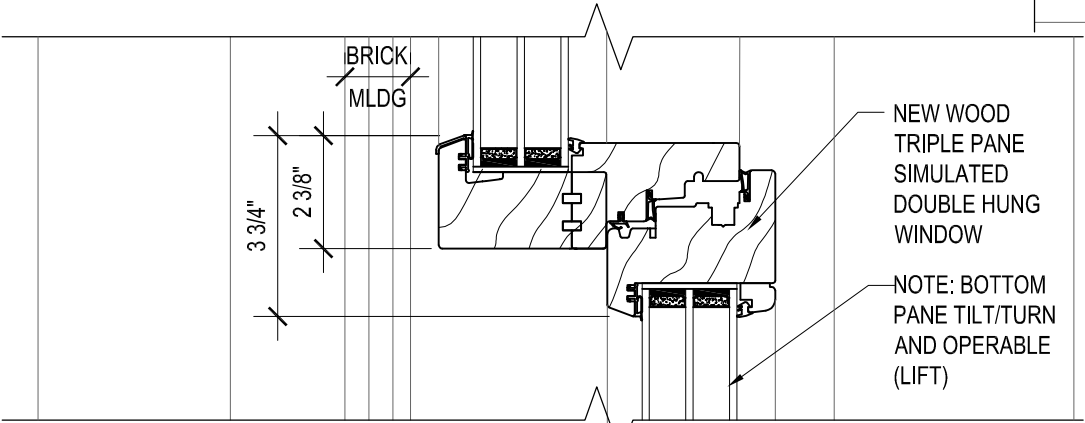
BRICK MOULDING



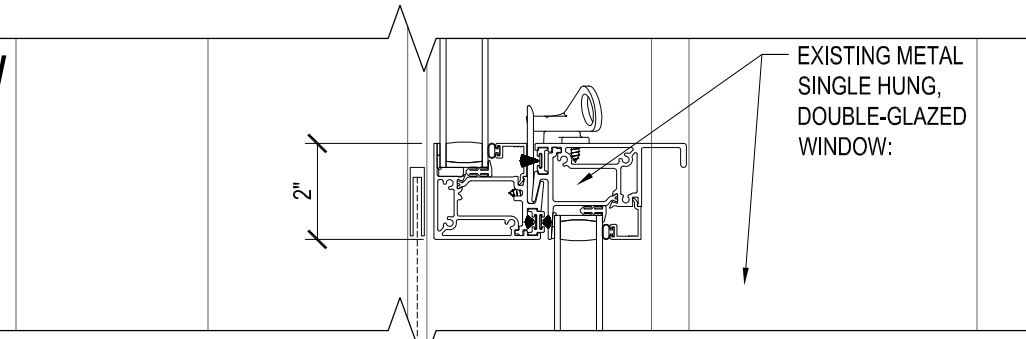
NEW MULLED WINDOW



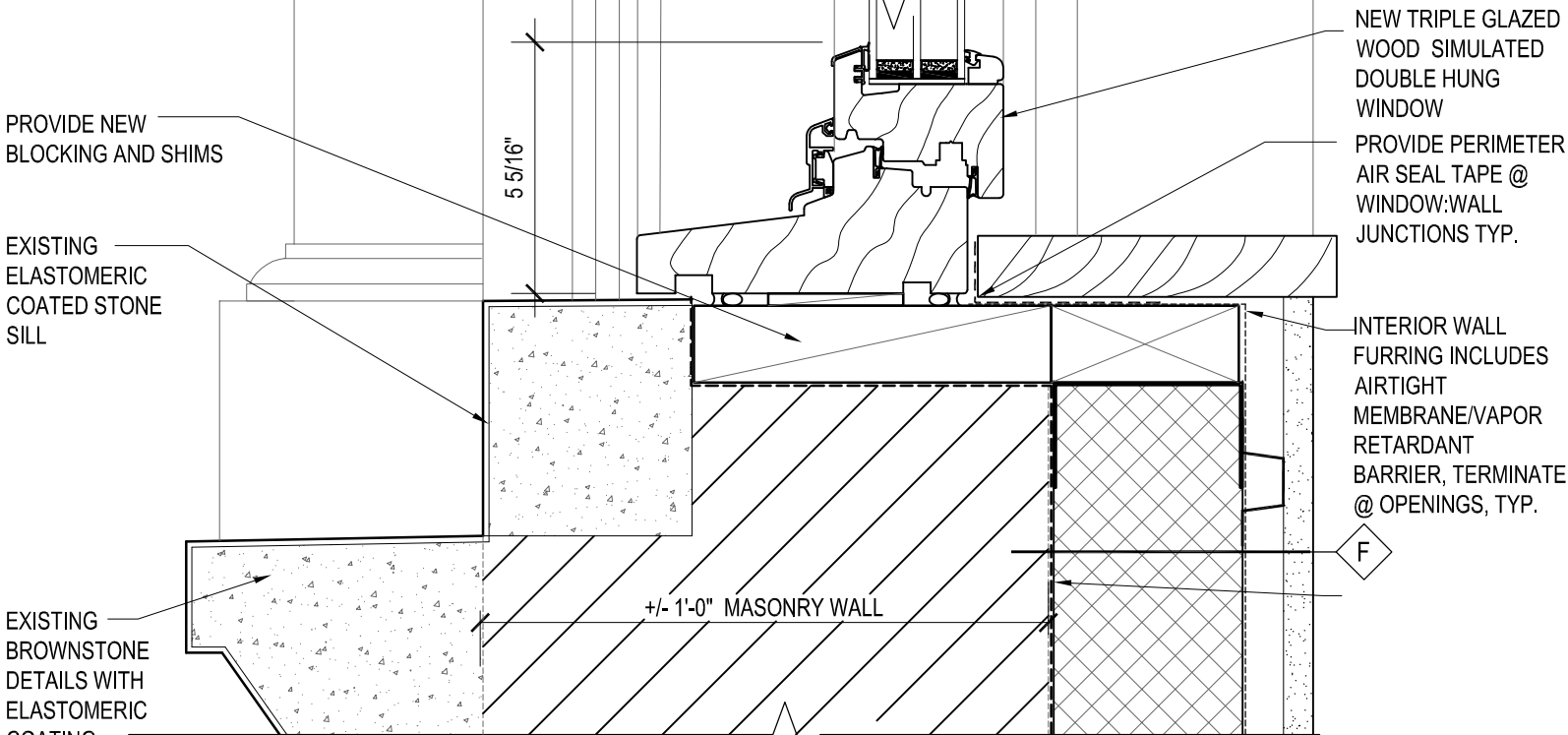
EXISTING MULLED WINDOW



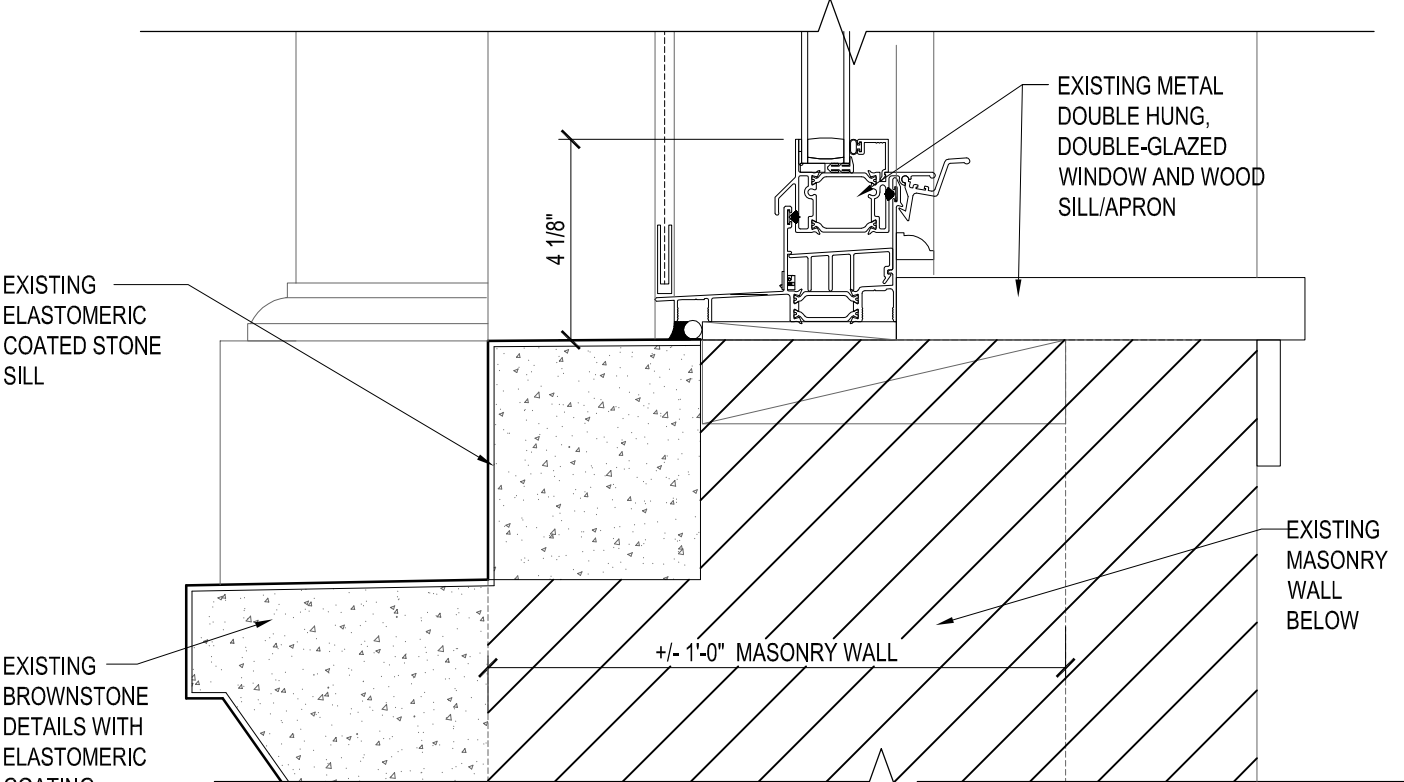
PROPOSED CHECKRAIL



EXISTING CHECKRAIL



FOURTH FLOOR: PROPOSED SILL



FOURTH FLOOR: EXISTING SILL

SCALE: 3" = 1'-0"



