CONTEXT - EXISTING COURTYARD CONDITIONS

1. COURTYARD LOOKING NORTH

2. COURTYARD FROM SECOND FLOOR

3. COURTYARD FROM GRADE LEVEL

- METAL DECK
- BUILT-UP AREA

West End Avenue
West 100th Street
West 101st Street
VISIBILITY STUDIES - MOCK UP DOCUMENTATION

1. West End Avenue
2. West 100th Street
3. West 101st Street
4. Broadway

METAL DECK
BUILT-UP AREA

MOCK-UP.
ACTUAL PHOTOS TO FOLLOW

MOCK-UP.
ACTUAL PHOTOS TO FOLLOW

MOCK-UP.
ACTUAL PHOTOS TO FOLLOW
EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

PROPOSAL - STREET FACADE

EXISTING BUILDING HEIGHT = 49'-1"

NEW PROPOSED BUILDING HEIGHT = 13'-9 1/8"

NEW ASSIMILATED DOUBLE HUNG WOOD WINDOWS WITH HISTORICAL BRONZE COLOR GLAZING

NEW ASSIMILATED DOUBLE HUNG WOOD WINDOWS WITH NEW IRONWORK

NEW IRONWORK FENCE

NEW WINDOW PANELS

NEW PROPOSED PENTHOUSE

NEW PROPOSED BULKHEAD

T.O. ROOF (HIGH SIDE)

+44'-4 1/2" (141'-0" NAVD)

T.O. ROOF (LOW SIDE)

+42'-5" (139'-0 1/2" NAVD)

EXISTING WINDOWS & IRONWORK AT BASEMENT FLOOR

REMOVE & REPLACE EXISTING WINDOWS & IRONWORK AT BASEMENT FLOOR

REMOVE & REPLACE EXISTING IRONWORK AT BASEMENT FLOOR

REMOVE & REPLACE EXISTING LIGHT FIXTURE

REMOVE & REPLACE EXISTING IRONWORK FENCING

REMOVE & REPLACE EXISTING CONDUITS

REMOVE & REPLACE EXISTING HARDWARE

REMOVE & REPLACE EXISTING DOUBLE HUNG WINDOWS

NEW CONSTRUCTION AND MODIFICATIONS

NEW CONSTRUCTION AND MODIFICATIONS
NEW PROPOSED SIDEWALK ELEVATOR
NEW PROPOSED BLUESTONE PAVERS
PLANTED AREA

EXISTING PLANTED AREA
PROPOSED FRONT YARD PLAN

EXISTING FRONT YARD PLAN

PROPOSED FRONT YARD PLAN

PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED CELLAR FLOOR PLAN

PROPOSED BASEMENT FLOOR PLAN

PROPOSED PENTHOUSE FLOOR PLAN

PROPOSED BULKHEAD FLOOR PLAN

PROPOSED ROOF PLAN
RESTORATION - TYPICAL BASEMENT WINDOWS

NEW TRIPLE GLAZED WOOD SIMULATED DOUBLE HUNG WINDOW BY ZOLA WINDOWS

NEW BRICKMOLD TO MATCH EXTG PROFILE TYP

PHOTO OF EXISTING TYPICAL FIRST FLOOR WINDOW
PHOTO OF EXISTING TYPICAL SILL
PHOTO OF EXISTING TYPICAL JAMB
PHOTO OF EXISTING TYPICAL HEAD

EXISTING TYPICAL ELEVATION
EXISTING TYPICAL PLAN DETAIL
EXISTING TYPICAL SECTION

PROPOSED TYPICAL ELEVATION
PROPOSED TYPICAL PLAN DETAIL
PROPOSED TYPICAL SECTION
NEW TRIPLE GLAZED WOOD SIMULATED DOUBLE HUNG WINDOW BY ZOLA WINDOWS

EXISTING TYPICAL ELEVATION

EXISTING TYPICAL PLAN DETAIL

EXISTING TYPICAL SECTION

PROPOSED TYPICAL ELEVATION

PROPOSED TYPICAL PLAN DETAIL

PROPOSED TYPICAL SECTION