

Townhouse Renovation
307 W 103rd St.

Community Board #7 Presentation

Peter Brotherton Architect, PC

BLOCK PLAN

W. 104TH ST.

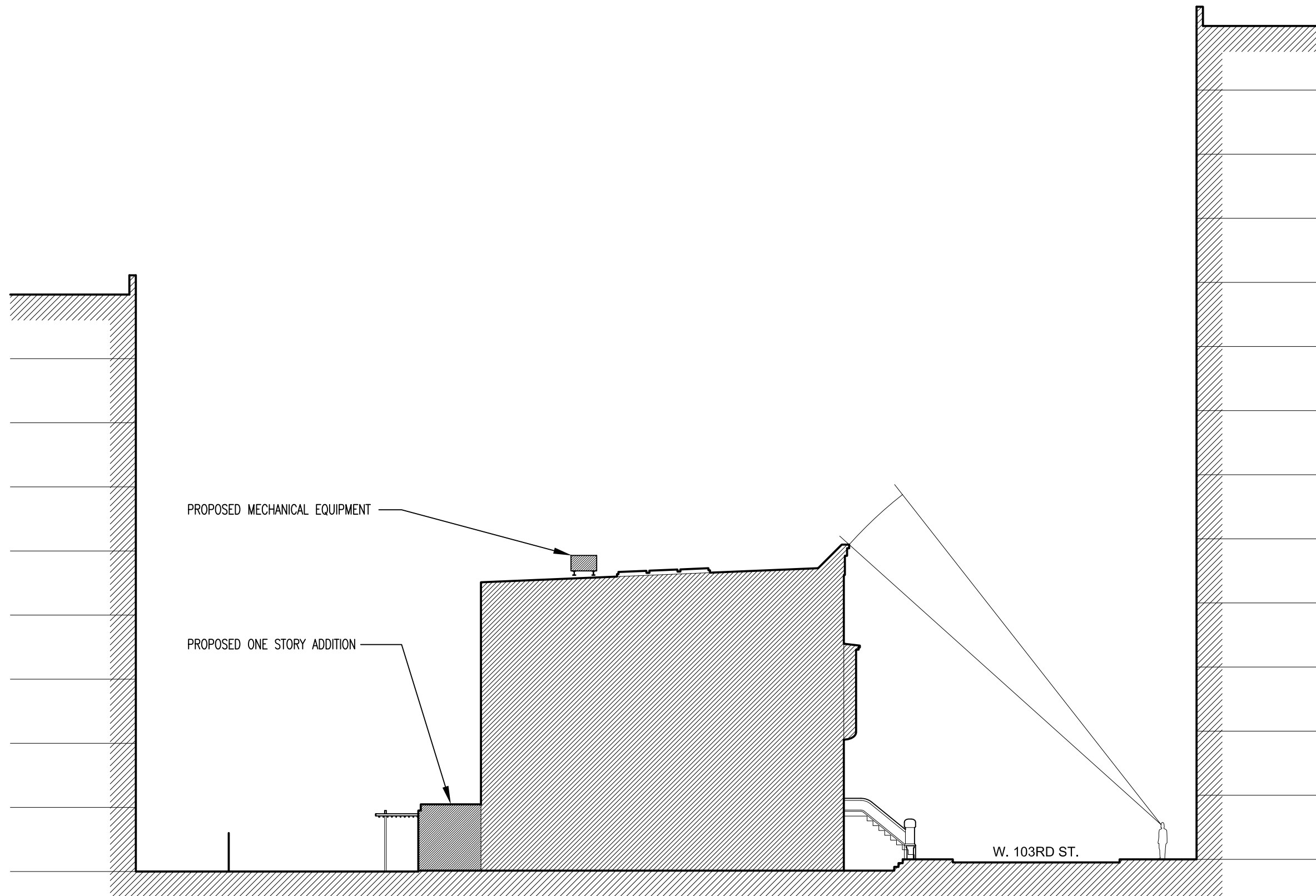
RIVERSIDE DR.

WEST END AV.



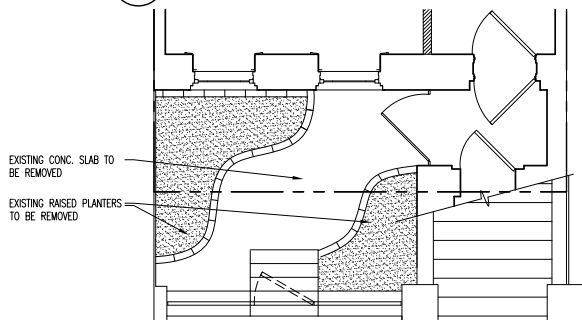
W. 103RD ST.

SITE SECTION

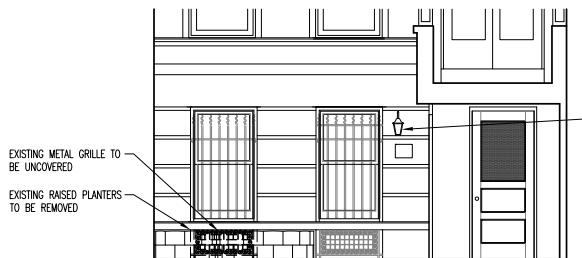




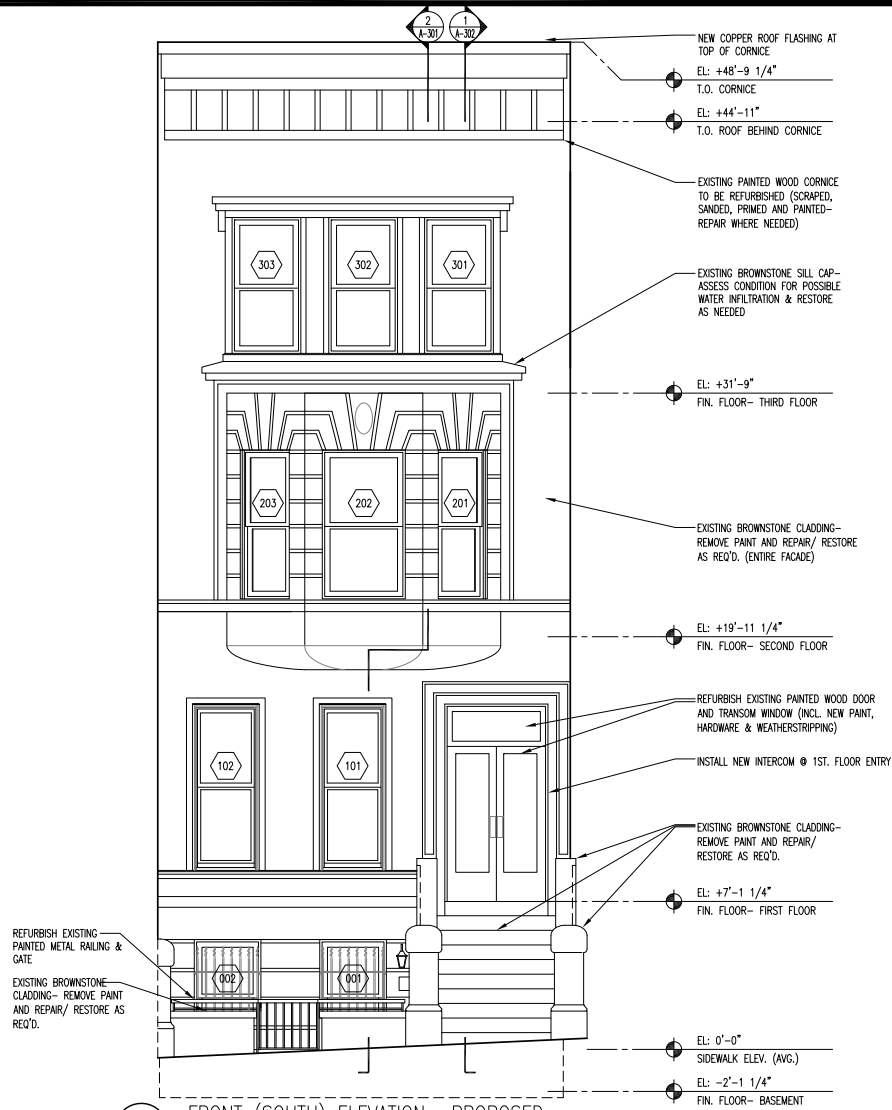
1 FRONT (SOUTH) ELEVATION- EXISTING
A-201 1/4"=1'-0"



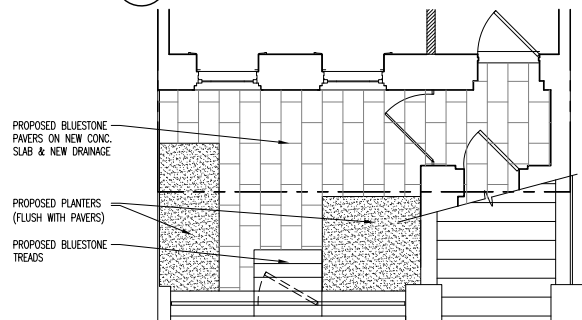
3 BASEMENT LEVEL PLAN & ELEVATION- EXISTING
A-201 1/4"=1'-0"



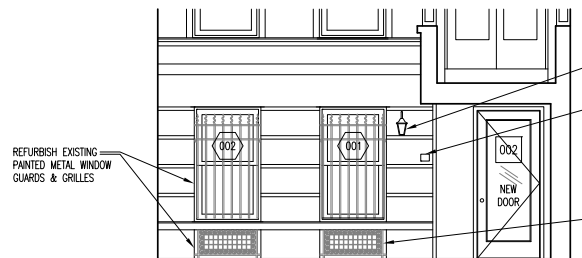
4 FRONT STOOP ELEVATION- EXISTING
A-201 1/4"=1'-0"



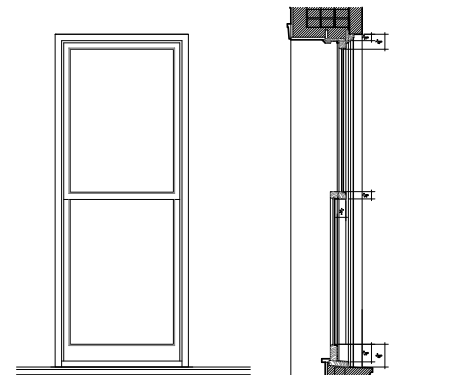
2 FRONT (SOUTH) ELEVATION- PROPOSED
A-201 1/4"=1'-0"



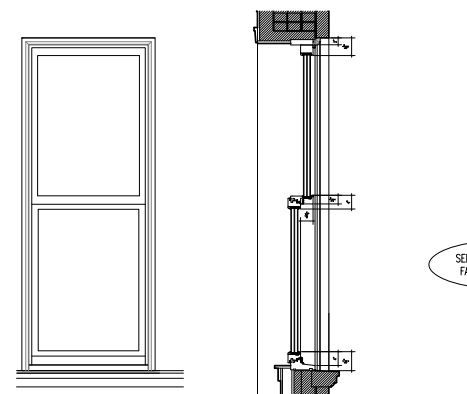
5 BASEMENT LEVEL PLAN & ELEVATION- PROPOSED
A-201 1/4"=1'-0"



6 FRONT STOOP ELEVATION- PROPOSED
A-201 1/4"=1'-0"



7 TYPICAL FACADE WINDOW- EXISTING
A-201 1/2"=1'-0"



8 TYPICAL FACADE WINDOW- PROPOSED
A-201 1/2"=1'-0"

SEE SHEET A-501.00 FOR FACADE WINDOW DETAILS

PETER BROTHERTON ARCHITECT, P.C.
153 WEST 27TH STREET, SUITE 705
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Notes & Revisions

DOB FILING SET MAY 19, 2016
BID SET AUGUST 17, 2016

RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

FRONT ELEVATION-
EXISTING AND PROPOSED

Seal & Signature

Project No. 1601
Drawn By JCJ
Check By
Drawing Number
A-201.00
Code File No.
F:



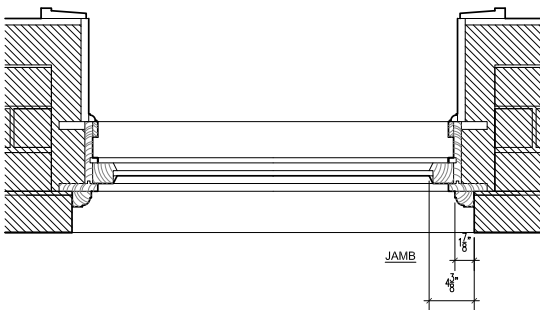
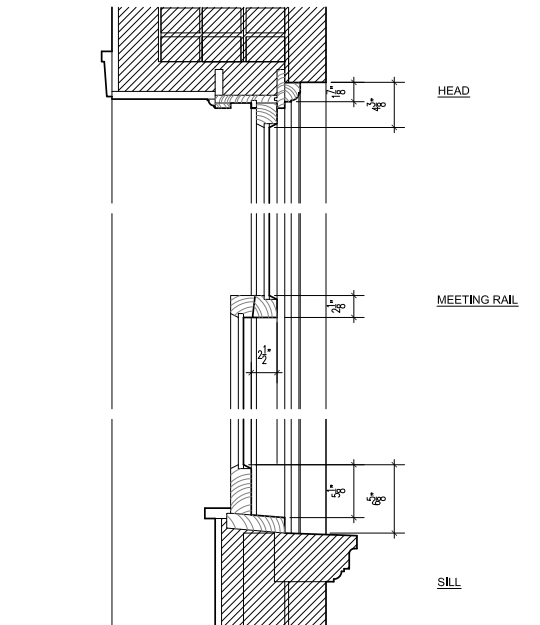
SECOND & THIRD FLOOR WINDOWS (EXISTING)



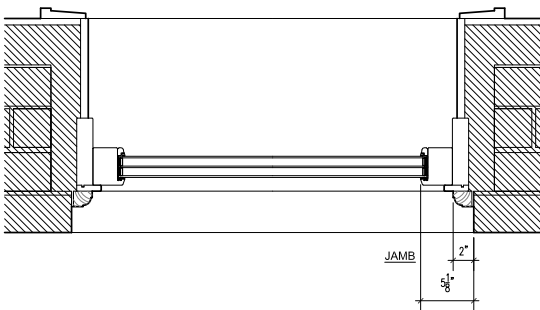
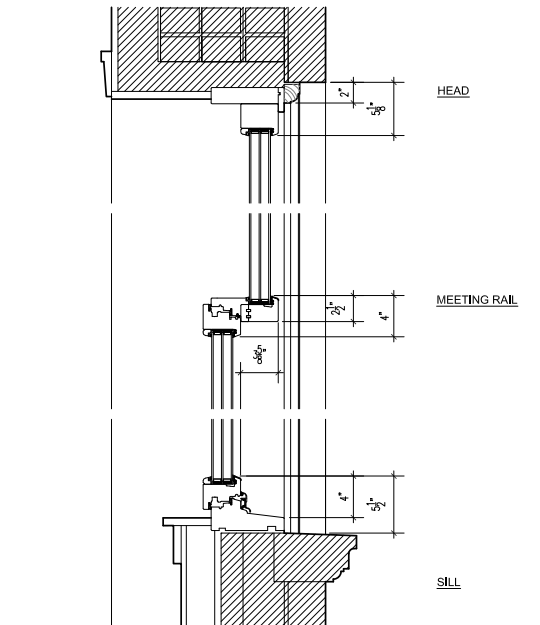
FIRST FLOOR WINDOWS (EXISTING)



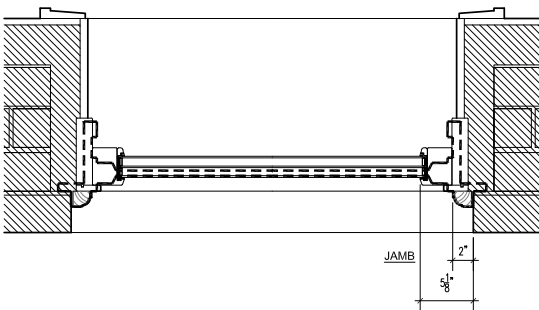
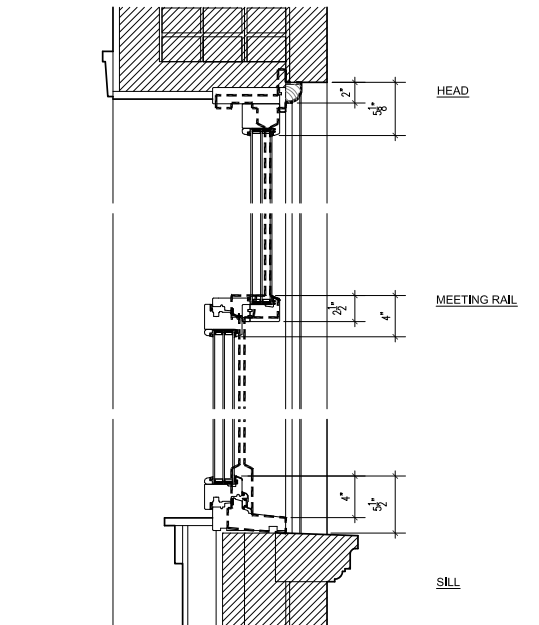
BASEMENT WINDOWS (EXISTING)



FACADE WINDOW DETAILS- EXISTING



FACADE WINDOW DETAILS- PROPOSED



FACADE WINDOW DETAILS- OVERLAY OF EXISTING OVER PROPOSED

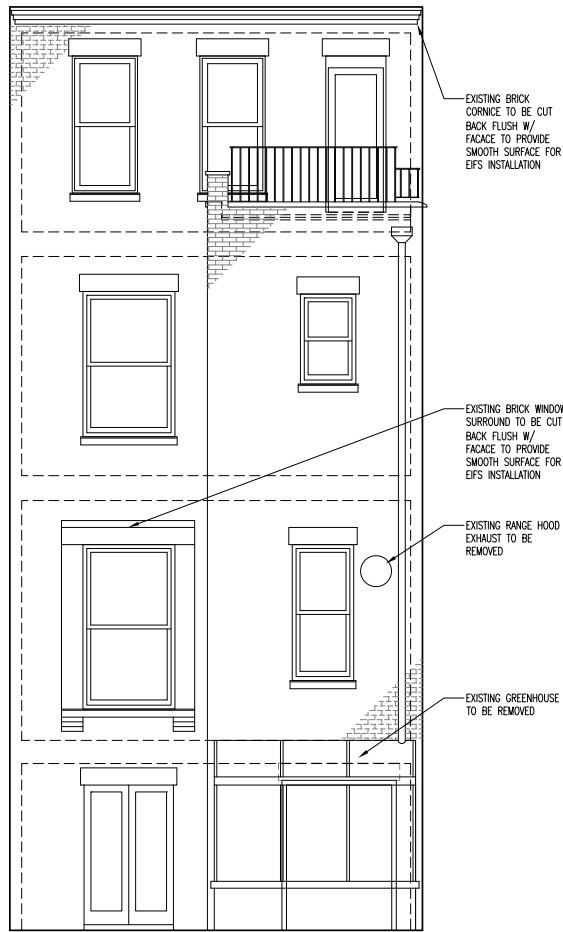
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Notes & Revisions	
DOB FILING SET	MAY 19, 2016
DOB FILING SET	JUNE 06, 2016
DOB FILING SET	JUNE 29, 2016

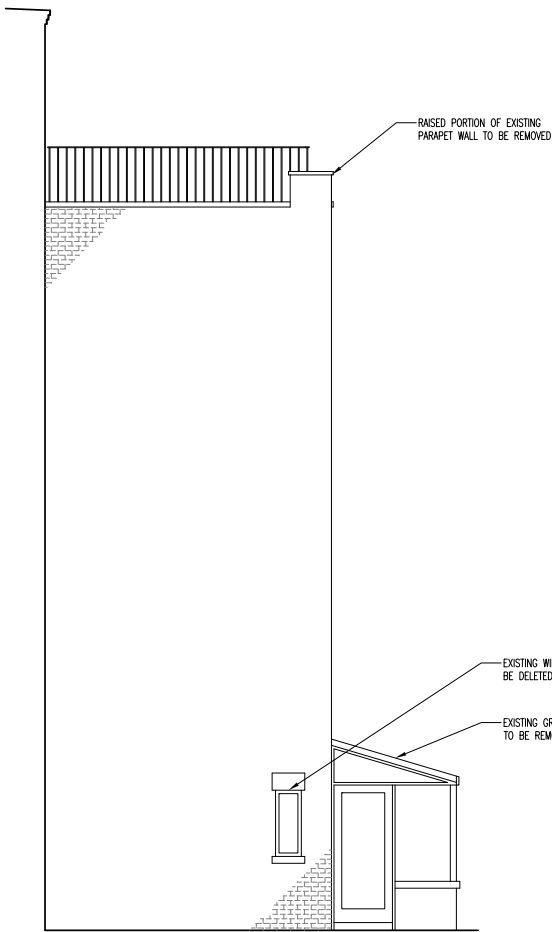
RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

FACADE PICTURES & DETAILS

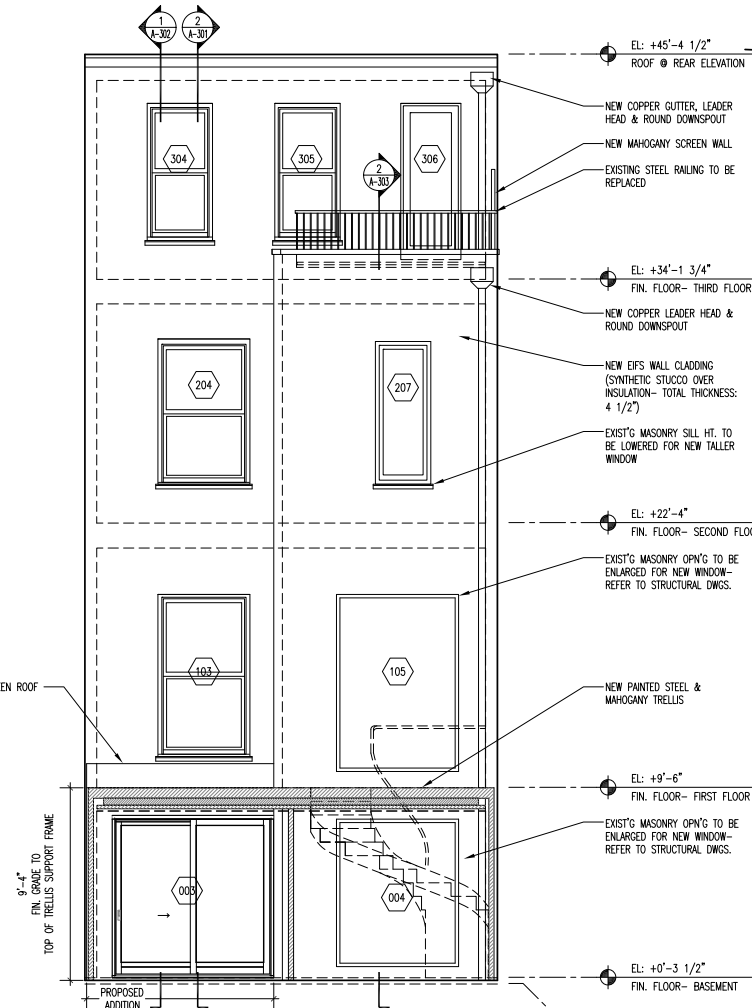
Seal & Signature	
Project No.	1601
Drawn By	JCJ
Check By	
Drawing Number	
G-101.00	
Scale File No.	



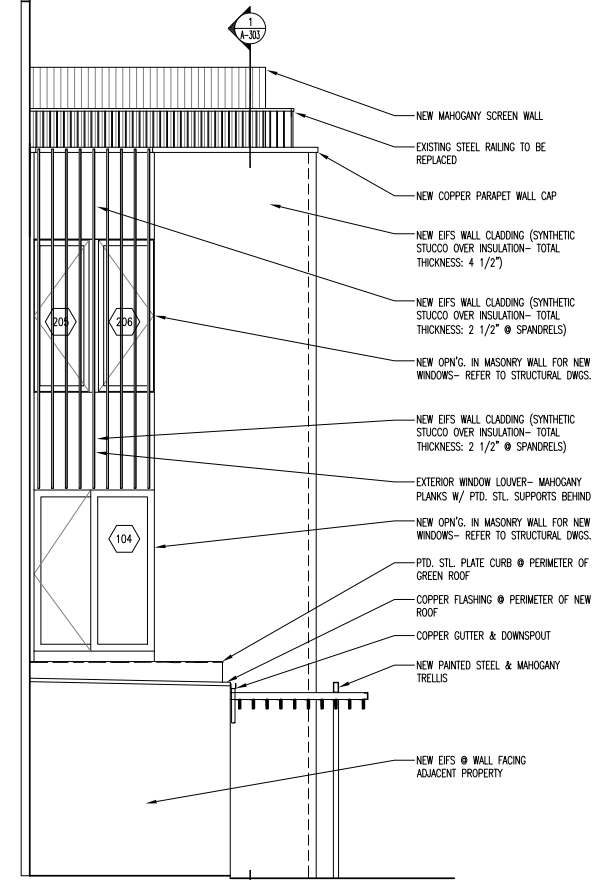
1
A-202
REAR (NORTH) ELEVATION- EXISTING
1/4"=1'-0"



2
A-202
EAST ELEVATION- EXISTING
1/4"=1'-0"



3
A-202
REAR (NORTH) ELEVATION- PROPOSED
1/4"=1'-0"



4
A-202
EAST ELEVATION- PROPOSED
1/4"=1'-0"

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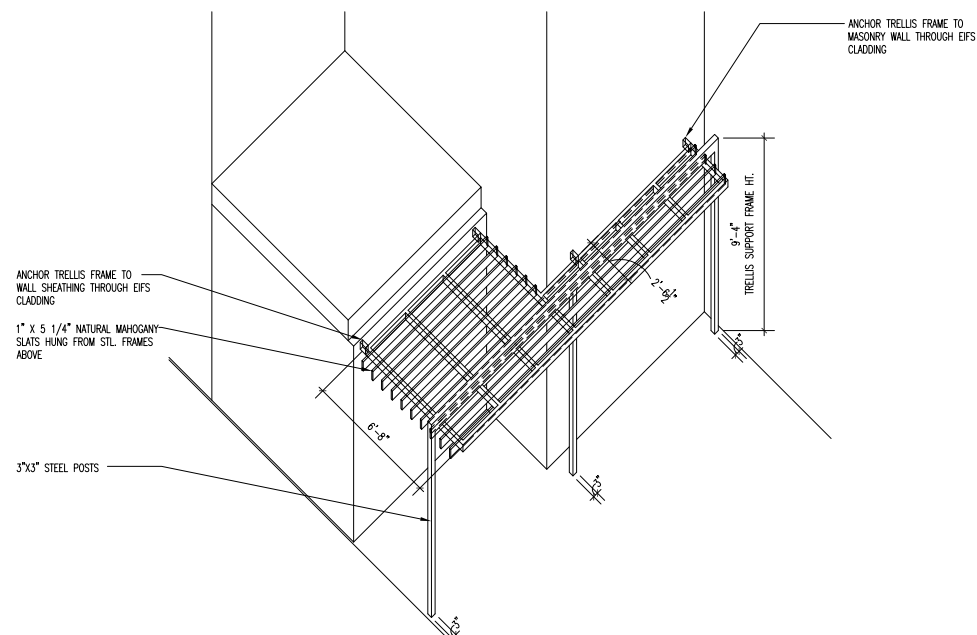
DOB FILING SET MAY 19, 2016
BID SET AUGUST 17, 2016

RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

REAR ELEVATION-
EXISTING AND PROPOSED

Seal & Signature

Project No. 1601
Drawn By JCJ
Check By
Drawing Number
A-202.00
Code File No.



5
A-202
TRELLIS- AXONOMETRIC VIEW
1/4"=1'-0"



FRONT FACADE @ 103RD STREET (EXISTING)



REAR FACADE (EXISTING)



SECOND & THIRD FLOOR WINDOWS (EXISTING)



FIRST FLOOR WINDOWS (EXISTING)



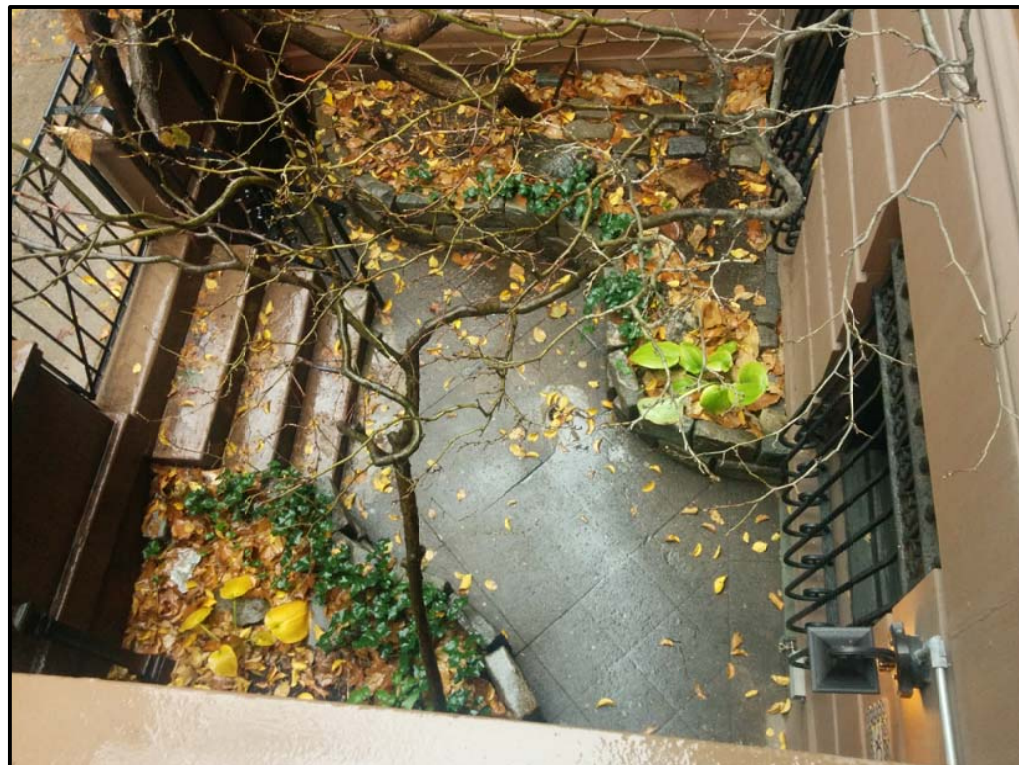
BASEMENT WINDOWS (EXISTING)



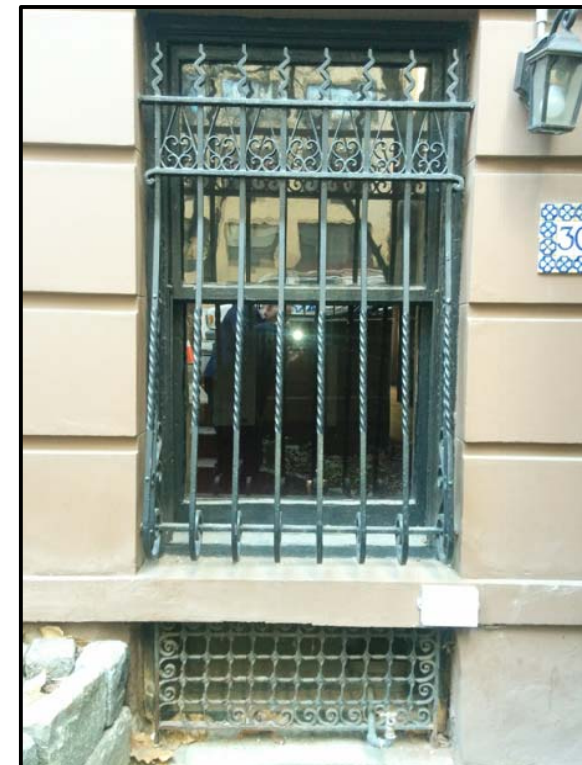
FRONT GARDEN (EXISTING)



FRONT GARDEN (EXISTING)



FRONT GARDEN (EXISTING)



FRONT GARDEN (EXISTING)

PHOTOS

PANORAMA VIEWS FROM REAR YARD



VIEW OF 9 STORY BUILDING
DIRECTLY TO NORTH



VIEW TO NORTHEAST FROM
REAR YARD



VIEW TO EAST FROM REAR YARD



BLDG. TO EAST



BLDG. TO EAST



REAR FACADE



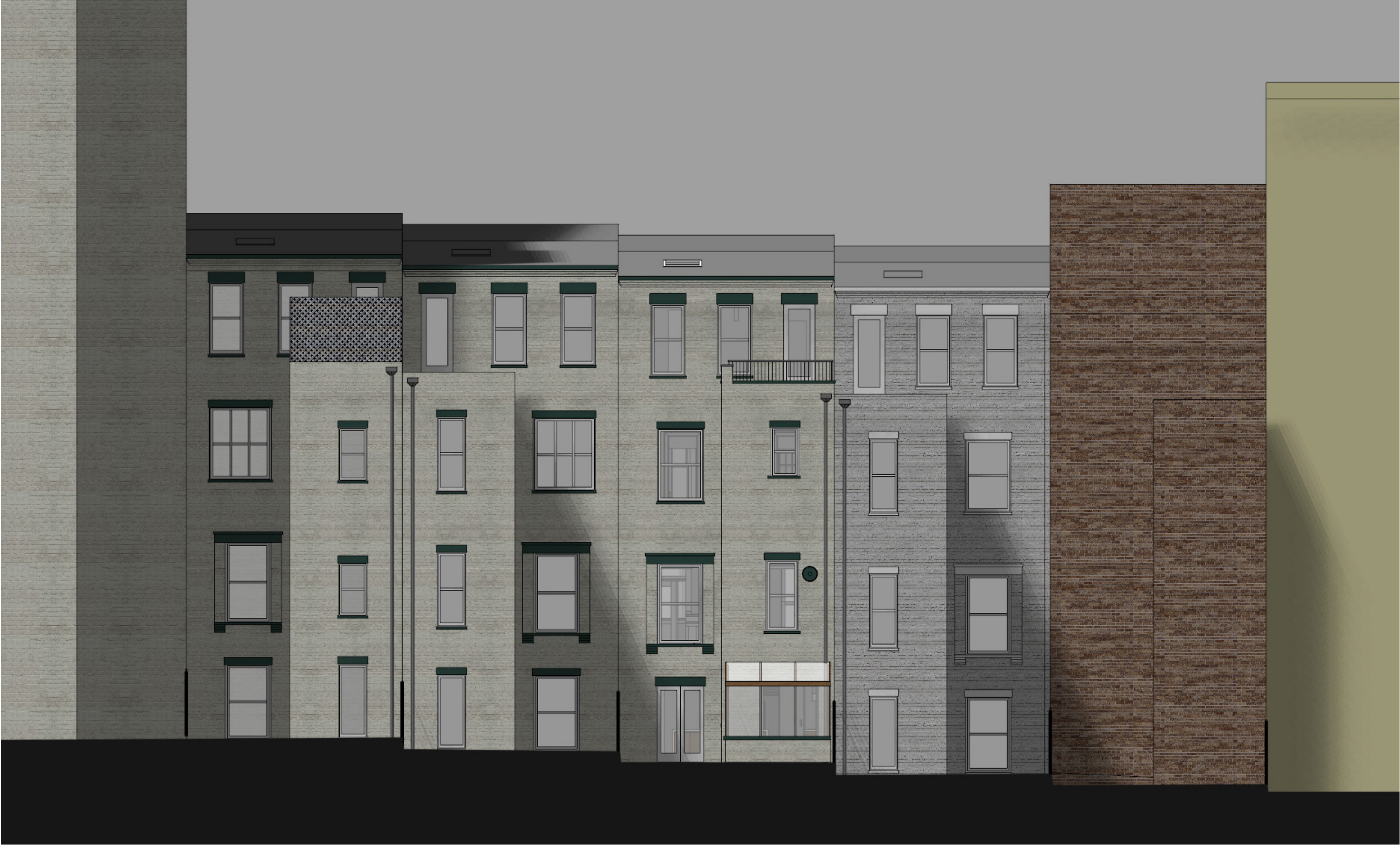
REAR FACADE & BLDG. TO WEST

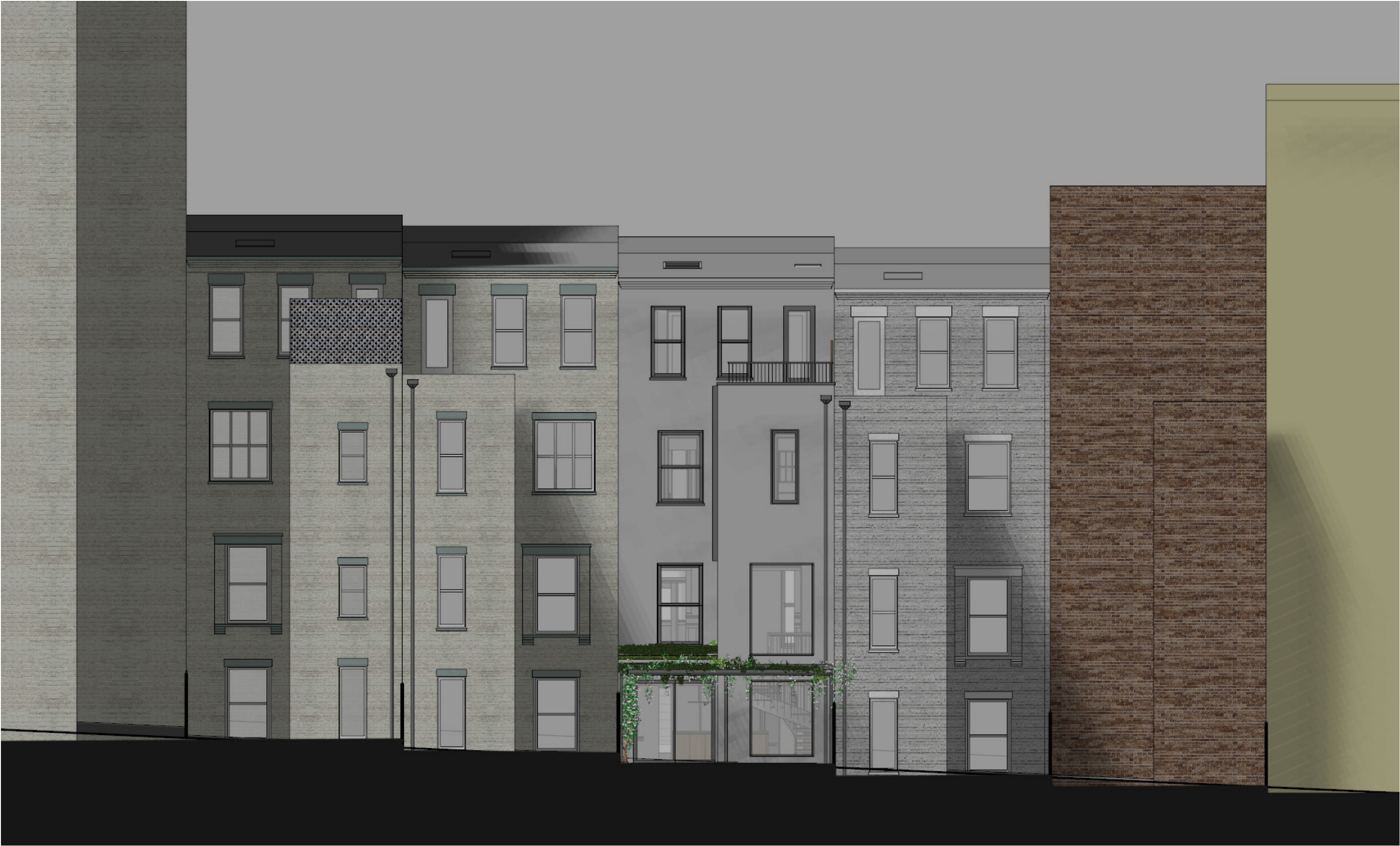


BLDG. TO WEST



BLDG. TO WEST

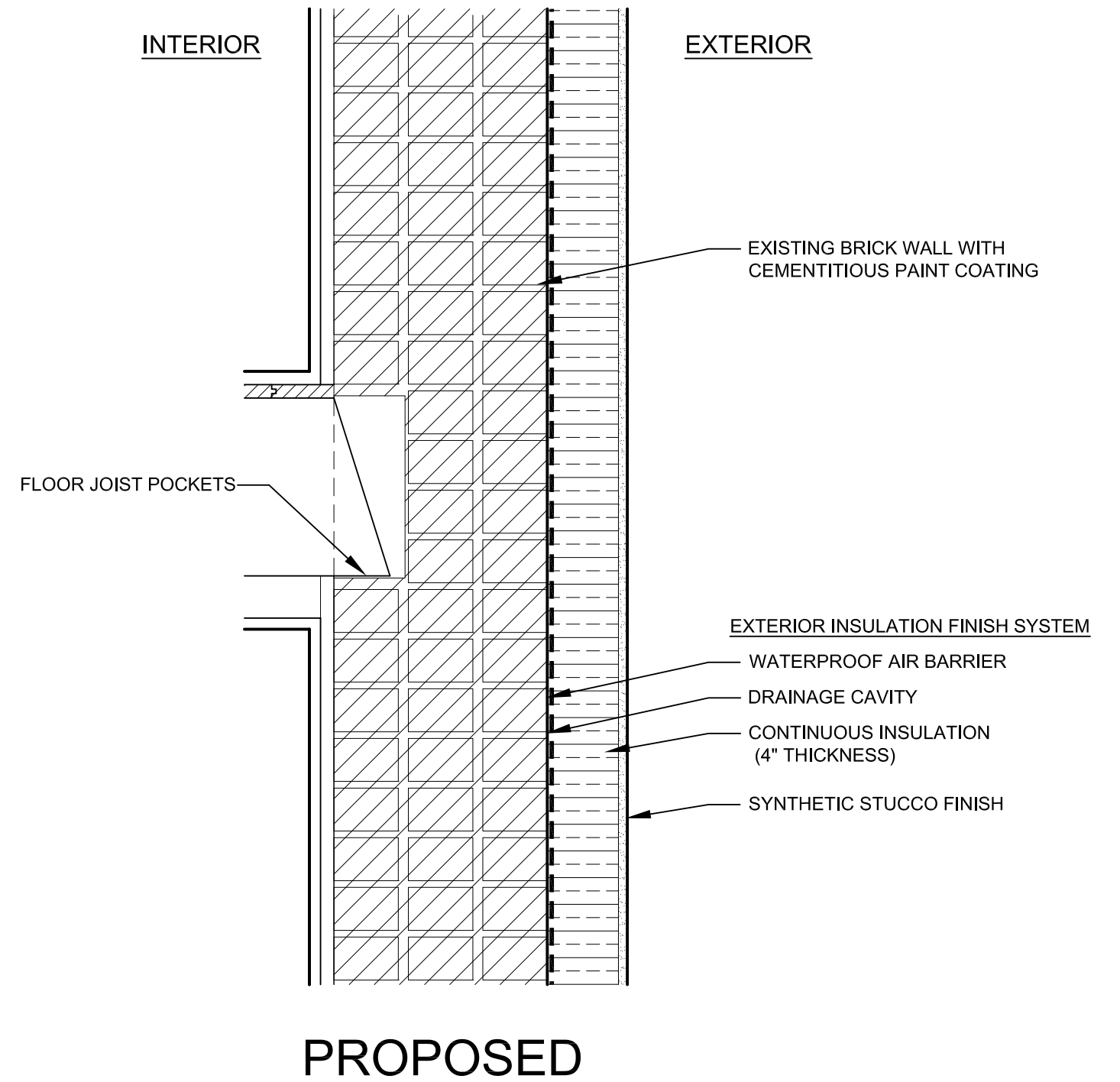
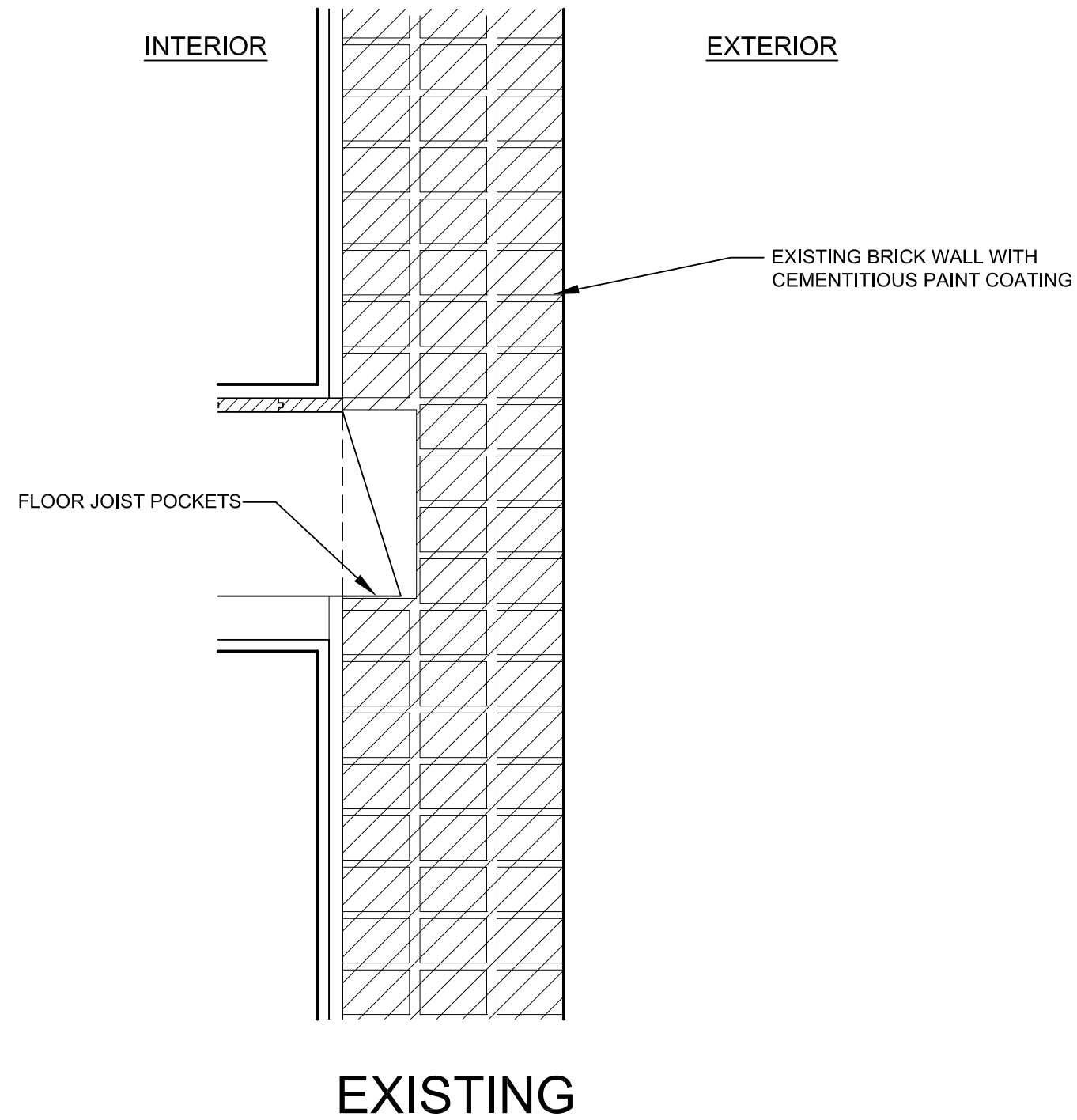






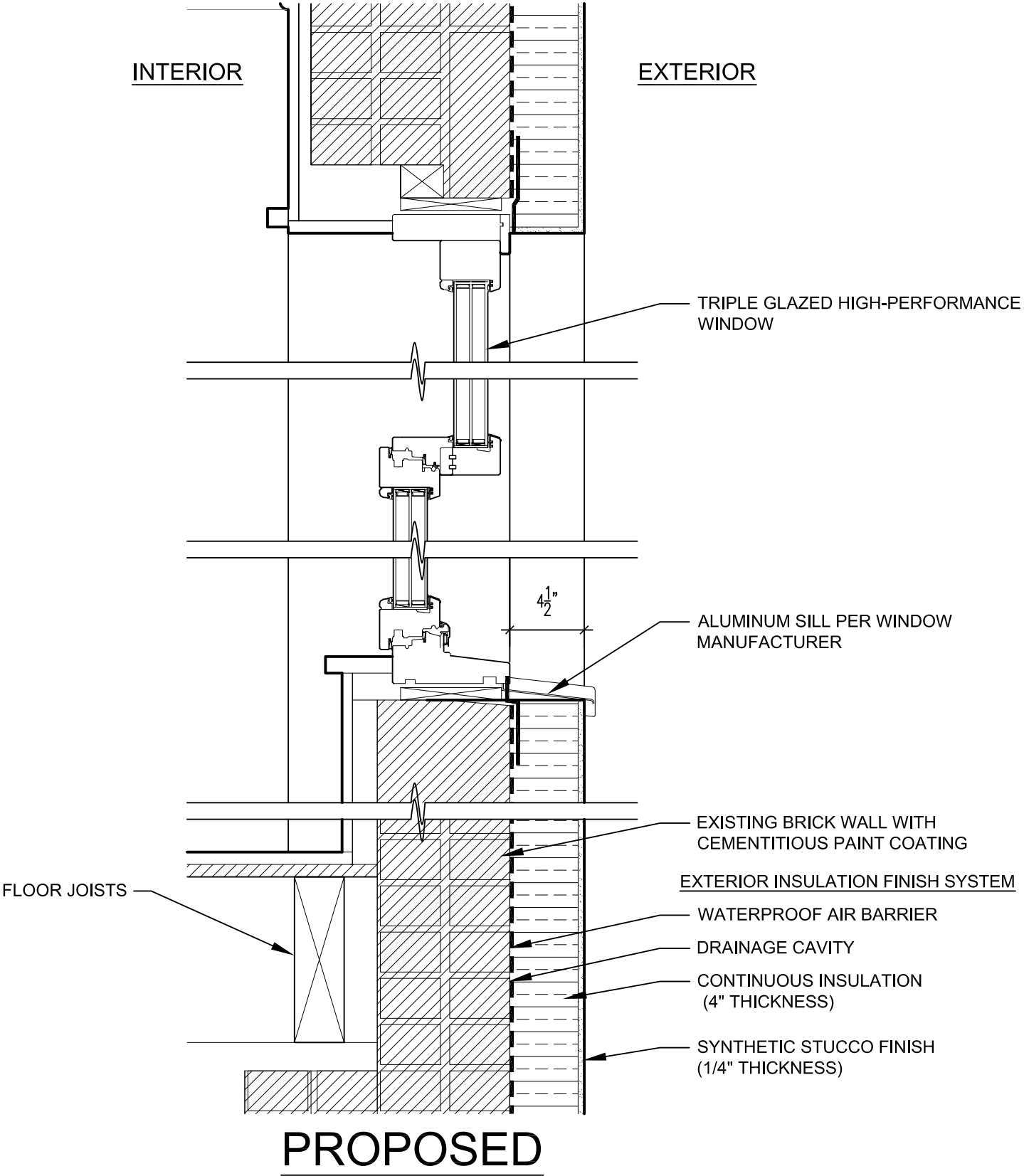
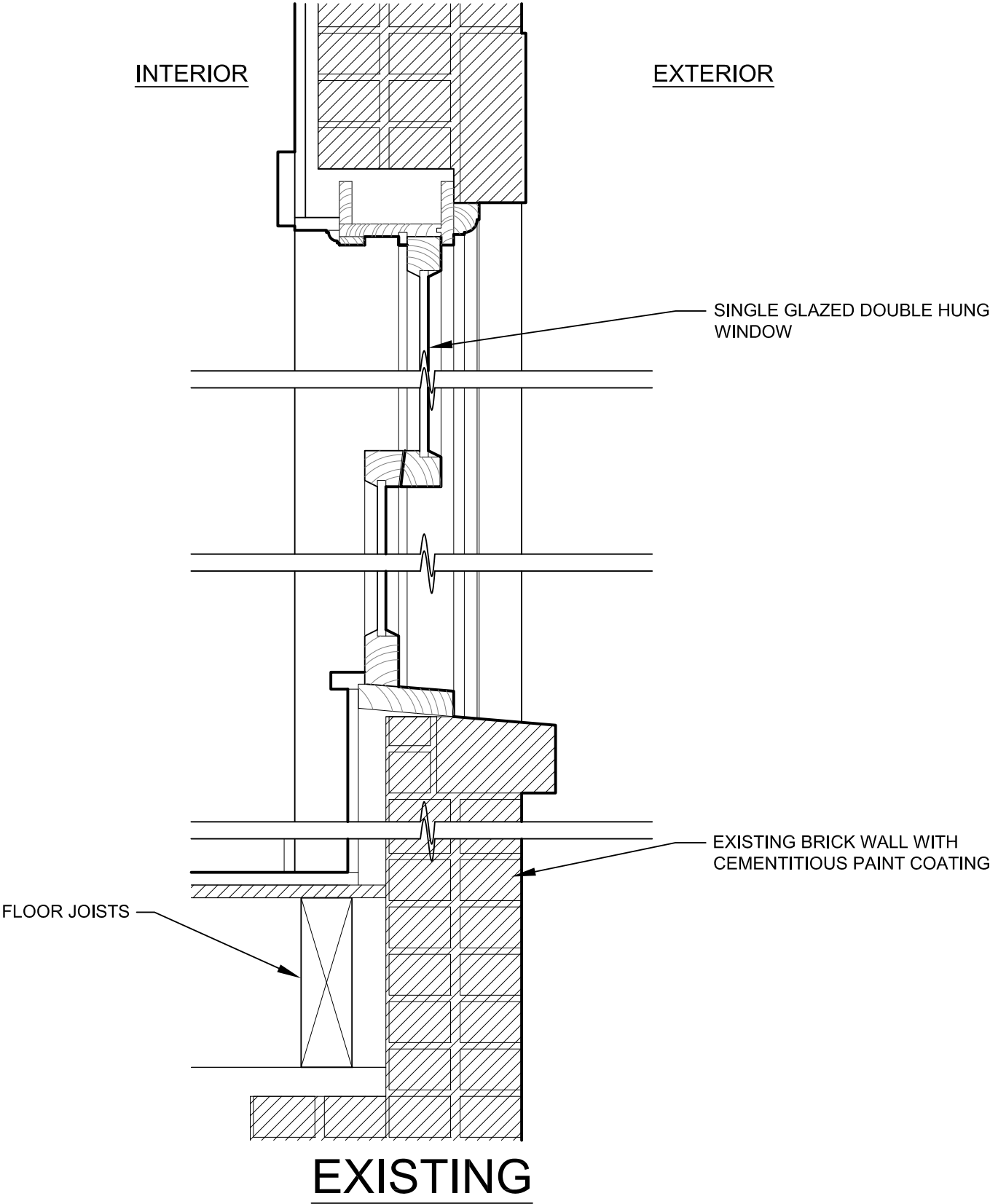
WALL DETAILS

WEST WALL OF EXISTING ADDITION- EXISTING VS. PROPOSED



WALL DETAILS

NORTH (REAR) FACADE- EXISTING VS. PROPOSED



PHOTOS
EXAMPLES OF SYNTHETIC
STUCCO FINISH

