SITE INFORMATION
32 WEST 75TH STREET, NEW YORK, NY 10023
BLOCK: 1127
LOT: 50
LOT AREA: 20' X 102.17 = 2043.4 SQ.FT.
ZONE: R8B

ZONING ANALYSIS
LOT AREA = 20' X 102.17 = 2043.4 SQFT
REGULATION MAXIMUM FLOOR AREA = 2043.4 X 4.0 (FAR) = 8173.6 SQFT
REGULATION MAXIMUM LOT COVERAGE AREA = 2043 X 70% = 1430.38 SQFT
EXISTING LOT COVERAGE AREA = (8'-11" X 11'-9") + (20' X 60'-3") = 1308 SQFT
EXISTING FLOOR AREA:
GROUND FLOOR = 2F = 3F = 1308 SQFT
4F = 1204 SQFT
5F = 1174 SQFT
TOTAL EXISTING FLOOR AREA = (1308 X 3) + 1204 + 1174 = 6302 SQFT
EXISTING COVERAGE RATIO = 1308 / 2043.4 = 64% (<70% REGULATION MAXIMUM)
MAXIMUM FLOOR AREA - EXISTING FLOOR AREA (DEDUCTIONS) = 8173.6 - 6302 = +1871.6 (SQFT)
MAXIMUM LOT COVERAGE AREA - EXISTING LOT COVERAGE AREA (DEDUCTION) = 1430.4 - 1308 = +122.4 (SQFT)

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GEOGRAPHICAL LOCATION
32 WEST 75TH STREET, NY, NY 10023 - EXISTING CONDITION
UPPER WEST SIDE-CENTRAL PARK WEST-HISTORIC DISTRICT MAP

SHEET INFORMATION
1
11/1
N
32 WEST 75TH STREET
32 WEST 75TH STREET - EXISTING CONDITION

APPROVED BY
ARCHITECT
STRUCTURE ENGINEER

DRAWN BY
ALEXANDER GORLIN ARCHITECT LLC
VERSATILE ENGINEERING, P.C.

CHECKED BY
ALEXANDER GORLIN ARCHITECT LLC
VERSATILE ENGINEERING, P.C.

DATE OF ISSUE
APRIL 04
FEB 03
MAY 24
08-21-2015

SHEET NO.
LM-001.00

PROJECT
UPPER WEST SIDE TOWNHOUSE
32 WEST 75TH STREET
NEW YORK, NY 10023
CONTEXT - 32 WEST 75TH STREET

UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT DESIGNATION REPORT -
30-48 WEST 75TH STREET WERE A GROUP OF BUILDINGS CONSTRUCTED IN 1889-1990 IN THE ROMANESQUE REVIVAL STYLE.

OUTLINING HISTORIC ALTERNATIONS TO 32 WEST 75TH STREET & NEIGHBORING BUILDINGS. ALTERNATIONS INCLUDE REMOVAL OF STOOP.

VOLUME III: BUILDING ENTRIES (BY NYC LANDMARK PRESERVATION COMMISSION)

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AS SHOWN

SHEET NAME

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DOB BARCODE

UPPER WEST SIDE
TOWNHOUSE
PROJECT
32 WEST 75TH STREET
NEW YORK, NY 10023

APRIL 0401 CLIENT REVIEW
FEB 0302 L.P.C. SUBMISSION
MAY 24 08-21-2015

VH/QW/PW/DS
AGA

CURRENT / STREET VIEW &
BLOCK PLAN / LPC
DESIGNATION REPORT

LM-002.00
ROW CONFIGURATION A B B C D X E X B A

30 32 34 36 38 40 42 44 46 48

CONTEXT - 32 WEST 75TH STREET

ROW CONFIGURATION A B B C D X E X B A

30 32 34 36 38 40 42 44 46 48

CONTEXT - 32 WEST 75TH STREET

ROW CONFIGURATION A B B C D X E X B A

30 32 34 36 38 40 42 44 46 48

CONTEXT - 32 WEST 75TH STREET
81. HISTORIC IMAGE ON WEST 75TH STREET PHOTO TAKEN CA. 1936

CONDITION OF STOOPS IN CA. 1936

82. EXISTING CONDITION ON WEST 75TH STREET PHOTO TAKEN 01/2016

CONDITION OF STOOPS 01/2016 NOTE: ONLY NO. 30, 40, 44 & 48 WEST 75TH STREET CURRENTLY HAVE STOOPS
HISTORIC CONDITION OF ROW HOUSE NO.46 WEST 75TH STREET / PHOTO TAKEN CA.1911

EXISTING CONDITION OF ROW HOUSE NO.32 WEST 75TH STREET / PHOTO TAKEN 01/2016
REMOVE NON-HISTORIC ALUMINUM WINDOWS
EXISTING MASONRY OPENING TO BE ENLARGED TO MATCH DIMENSIONS OF 30 W 75TH STREET (REFER TO LM-026)

REMOVE NON-HISTORIC ENTRANCE DOOR

REMOVE NON-HISTORIC WINDOW & GRILLE

EXISTING ROOF LEADER & GUTTER TO BE REMOVED AND REPLACED WITH NEW COPPER LEADER & GUTTER MATCHING EXISTING CONDITION

REMOVE NON-HISTORIC METAL AND GLASS LIGHT FIXTURE

MODIFY EXISTING MASONRY OPENING BY LOWERING SILL OF EXISTING WINDOW

REMOVE NON-HISTORIC MULTI-LIGHT WOOD WINDOWS AND TRANSOMS AT THE PARLOR FLOOR

REMOVE NON-HISTORIC ALUMINUM WINDOWS

EXISTING MASONRY OPENING TO BE ENLARGED TO ALIGN WITH MASONRY OPENING ABOVE

EXISTING ADJACENT BUILDING EL. TOP OF CURB +0'-0" = 86.485 ON TOPO

EL. BOTTOM OF CURB - 0'-3 2/3" = 86.18 ON TOPO

EL. CONCRETE AREAWAY -3'-3" = 83.25 ON TOPO

EL. BASEMENT -3'-1" = 83.55 ON TOPO

EL. T.O. PARAPET - 58'-1" = 144.58 ON TOPO

EL. FIRST FLOOR +7'-0"

EL. SECOND FLOOR +19'-8"

EL. THIRD FLOOR +30'-8"

EL. FOURTH FLOOR +41'-8"

EL. 2 STORY DECK +30'-8"

EL. T.O. ROOF 52'-4"

EL. REAR YARD -3'-1" = 83.55 ON TOPO

EXISTING STREET ELEVATION 03

EXISTING CONDITION PHOTO OF 32 W 75TH STREET

STREET ELEVATION - SELECTED REMOVALS 04

EXISTING CONDITION PHOTO OF 32 W 75TH STREET
EXISTING ADJACENT BUILDING

NEW ONE OVER ONE, DOUBLE HUNG WOOD WINDOWS WITH INSULATING GLASS. WINDOW FINISHED TO MATCH HISTORIC WINDOWS.

FABRICATE AND INSTALL NEW CAST STONE STOOP AND CHEEK WALLS. MATCH EXISTING CONDITION AT NO.38 WEST 75TH STREET. COLOR OF CAST STONE TO MATCH BASEMENT, PARLOR FLOOR AND GABLE AT FIFTH FLOOR.

EXISTING RAILING TO BE SALVAGED AND REUSED (REFER TO PHOTOGRAPHS ON SHEET 02/LM-005A) AND DRAWINGS ON LM-006B. STRIP EXISTING FINISH, PREPARE, PRIME AND PAINT HISTORIC METAL RAILING TO MATCH HISTORIC COLOR.

TOP OF CURB +0'-0" = 86.485 ON TOPO

BOTTOM OF CURB - 0'-3 2/3" = 86.18 ON TOPO

BASEMENT / CONCRETE AREAWAY -4'-2" = 83.25 ON TOPO

REAR YARD -3'-1" = 83.55 ON TOPO

FIRST FLOOR +7'-0" EL.

SECOND FLOOR +19'-8" EL.

THIRD FLOOR +30'-8" EL.

FOURTH FLOOR +41'-8" EL.

CELLAR 19'-0" EL.

PERPENDICULAR DISTANCES IN FEET AND INCHES

NEW DOORS PAINTED TO MATCH WINDOWS BELOW.

NEW ZINC PARAPET. HEIGHT OF PARAPET TO MATCH HEIGHT OF ADJ. NEIGHBORS (NOT VISIBLE FROM STREET)

EXISTING PAINTED CORNICE TO REMAIN. PATCH, REPAIR, PREPARE, PRIME AND PAINT.

CONCEALED RADIANT HEATING ELEMENT TO BE PROVIDED BELOW SURFACE OF STEPS.

RESTORE SANDSTONE RUSTICATION ABOVE ENTRY DOOR & WINDOW. SANDSTONE FINISH & JOINT PATTERN TO MATCH EXISTING CONDITION AT 30 W 75TH STREET. REFER TO PHOTO 02/LM-005B COLOR TO MATCH SANDSTONE GABLE AT 5TH FLOOR OF 32 W 75TH STREET.

NEW HVAC CONDENSER EQUIPMENT BEYOND. (NOT VISIBLE FROM STREET).

NEW SKYLIGHT BEYOND (NOT VISIBLE FROM STREET)

NEW METAL LADDER TO ROOF

NOTE:
1- AT LOCATIONS WHERE DELAMINATED AND MISSING MASONRY OCCUR AND AT WINDOW SURROUNDS, COLONETTES, AND GABLE, PERFORM COMPOSITE PATCH & REPAIRS. FINISH TO MATCH HISTORIC SANDSTONE PROFILES, TEXTURE, AND APPEARANCE AT 30 W 75TH STREET.
2- AT AREAS OF MISSING MASONRY, INSTALL COMPOSITE REPAIR MORTAR TO MATCH ADJACENT STONE IN COLOR, TEXTURE AND TOOLING.
3- PREPARE, PRIME AND PAINT ROOF CORNICE.
4- RESTORE/REPLACE COPPER GUTTERS, DRAINS, LEADERS AND FLASHINGS.
5- REPAIR OR PROVIDE COPPER DRIP EDGES AT PROJECTING BAND COURSES AND CORNICE.
6- PERFORM PAINT ANALYSIS TO DETERMINE HISTORIC FINISHES FOR METAL AND WOOD ELEMENTS.
EXISTING FIFTH FLOOR ROOFS OF NEIGHBORING BUILDING

REMOVE EXISTING ELL / BRICK WALL

REMOVE FIRE ESCAPE (TYP.)

REMOVE ALUMINUM WINDOWS & WOOD DOOR TYP.

REMOVE NON-HISTORIC ALUMINUM WINDOWS

REMOVE EXTERIOR BRICK WALL. REFER TO LM-011A FOR PROPOSED ELEVATION

REMOVE EXTERIOR BRICK WALL

REMOVE EXISTING BULKHEAD

REMOVE EXISTING VENT SHAFT

REMOVE EXISTING RAILING

EXISTING CHIMNEYS TO REMAIN

REMOVE EXISTING SANITARY VENT PIPE

REMOVE EXISTING RAIN LEADER & GUTTER

REAR WALL(S) TO BE REMOVED

EXISTING REAR ELEVATION & EXISTING METAL RAILING

EXISTING METAL RAILING

EXISTING METAL RAILING

EXISTING REAR ELL

EXISTING REAR YARD PHOTOS & EXISTING REAR ELEVATION & REAR ELEVATION REMOVAL

01. PHOTO OF EXISTING REAR YARD. PHOTO TAKEN 01/2016

2. EXISTING REAR ELEVATION

3. PROPOSED ELEVATION REDRAWN

SCALE: 1/4" = 1'-0"
EXISTING METAL RAILING TO BE REMOVED
EXISTING BRICK WALL TO BE REMOVED
ALL OF THE EXISTING NON-HISTORIC WOOD STOCKADE FENCE ENCLOSING REAR YARD OF 32 W 75TH STREET SHALL BE REMOVED
STOOP AT NO. 30 W. 75TH ST. BEYOND EXISTING CHIMNEY PENTHOUSE OF NO. 30 W. 75TH STREET BEYOND EXISTING METAL RAILING TO BE CAREFULLY REMOVED AND STORED FOR REUSE

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PROJECT NUMBER
15-12

DATE
08-21-2015

SCALE
3 / 16" = 1'-0"
EXISTING AREAWAY TO BE REMOVED.

EXISTING BASEMENT TO BE REMODELED, INCORPORATING AND INTEGRATING WITH NEW.

PARTIALLY REMOVE EXISTING EXTERIOR WALL. INCREASE WIDTH OF 10'-0" PER ELEVATION.

REPLACE EXISTING FLAT ROOF WITH A SLIGHTLY PITCHED CASTLE ROOF.

PARTIALLY REMOVE EXISTING EXTERIOR WALL. INCREASE WIDTH OF ROOF OVER EXISTING EXTERIOR WALL.

REMOVE EXISTING BRICK MASONRY AND REPLACE ELEVATOR SHAFT AND PUSH AND BLOCK.

EXISTING AREAWAY TO BE REMOVED.

PARTIALLY REMOVE EXISTING EXTERIOR WALL. INCREASE WIDTH OF ROOF OVER EXISTING EXTERIOR WALL.

REMOVE EXISTING CONCRETE PLANTER.

REMOVE EXISTING CONCRETE SURFACE. EXCAVATE GRADE BELOW. REFER TO A-301 FOR NEW LEVEL.

EXCAVATE AREAWAY.

PARTIALLY REMOVE EXISTING WALL. REFER TO DWG. LM-007.

REMOVE EXISTING FIREPLACE INCLUDING HEARTH AND BUILDOUT."
LIGHTING:

SALVAGED AREAWAY RAILING:
EXISTING RAILING TO BE SALVAGED AND REUSED (REFER TO PHOTOGRAPHS ON SHEET 02/LM-005A) AND DRAWINGS ON LM-006B. STRIP EXISTING FINISH, PREPARE, PRIME AND PAINT HISTORIC METAL RAILING TO MATCH HISTORIC COLOR.

NEW STEPS
NEW CHEEKWALL
NEWEL POST
CAST STONE PROFILE TO MATCH 46 W 75TH STREET. COLOR TO MATCH BASEMENT, PARLOR FLOOR AND GA
AT 32 W 75TH STREET.

RETAINING WALL
EXISTING 2'-6" STEPS
CAST STONE TREADS, WITH BULLNOSE EDGING TO MATCH HISTORIC CONDITION. COLOR - REFER TO NOTE NO. 1 BELOW.

VESTIBULE / STORAGE 6"
NEW COPING AND CHEEKWALLS:
CAST STONE COPING & CHEEKWALLS TO MATCH HISTORIC CONDITION AT 46 W 75TH STREET

NOTE:
1- COLOR OF CAST STONE TO MATCH COLOR OF GABLE OF FIFTH FLOOR AT 32 W 75TH STREET.

NEW FLOATING METAL HAND RAIL & BRACKETS:
RAILING TO BE PREPARED, PRIMED AND FINISHED TO MATCH AREAWAY RAILING

NEW BLUE STONE BASE:
BLUE STONE BASE TO MATCH EXISTING / HISTORIC CONDITION

NEW CAST STONE VENEER:
STONE VENEER TO MATCH EXISTING / HISTORIC CONDITION

STOOP DETAIL
LM-025.00
NEW BULLNOSE STEPS
5 R 7" EA.

LINE OF STOOP
AT 30 W 75TH STREET
AREAWAY
NEW BLUESTONE PAVERS
SLOPED TO DRAIN AS REQUIRED.

CAST STONE TO MATCH STEPS AT MAIN STOOP
SALVAGED AND REUSED METAL RAILING

NEW AREA
DRAIN
NEW CAST STONE LANDING
NEW CAST STONE THRESHOLD
NEW NEWEL POST
CAST STONE PROFILE TO MATCH 46 W 75TH STREET.
COLOR TO MATCH BASEMENT, PARLOR FLOOR AND FIFTH FLOOR GABLE AT 32 W 75TH STREET.

NEW FLANKING WALL
MATCH EXISTING CURB
LM-026
LM-026
LM-026

NEW COPING
CAST STONE COPING & CHEEKWALLS TO MATCH HISTORIC CONDITION AT 46 W 75TH STREET

NEW LANDING
CAST STONE MATCH HISTORIC CONDITION AT 38 W 75TH STREET.
COLOR OF CAST STONE TO MATCH BASEMENT, PARLOR FLOOR AND GABLE AT FIFTH FLOOR.

NEW COPING
RE-CREATE SANDSTONE RUSTICATION, JOINT AND COURSING PATTERNS AT BASEMENT AND PARLOR FLOOR, AND RE-CREATE DECORATIVE RUSTICATED SURROUNDS AT ENTRANCE DOOR AND WINDOW TO MATCH HISTORIC CONDITION AT 30 W 75TH STREET.
SANDSTONE MASONRY REPAIRS TO MATCH HISTORIC SANDSTONE.
COLOR TO MATCH GABLE AT FIFTH FLOOR OF 32 W 75TH STREET.

NEW LIGHT FIXTURES:
INSTALL NEW WALL MOUNTED, METAL AND GLASS, LIGHT FIXTURES. FINISH TBD.

NEW METAL GATE:
DETAIL AND FINISH OF GATE TO MATCH HISTORIC RAILING AT 32 W 75TH STREET.

EXISTING RAILING TO BE SALVAGED AND REUSED (REFER TO PHOTOGRAPHS ON SHEET 02/LM-005A) AND DRAWINGS ON LM-006B. STRIP EXISTING FINISH, PREPARE, PRIME AND PAINT HISTORIC METAL RAILING TO MATCH HISTORIC COLOR.

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ENLARGED ELEVATION 02
STOOP SECTION 03
PARTIAL ENLARGED STREET ELEVATION & PLAN
AREAWAY PLAN 01

ENLARGED FAMILY"