

## LANDMARK SUBMISSION

<u>DWG#</u>	<u>DWG TITLE</u>
LM-000	COVER SHEET
LM-001	GEOGRAPHICAL LOCATION SHEET
LM-002	CURRENT / STREET VIEW & BLOCK PLAN / LPC DESIGNATION REPORT
LM-003	HISTORIC & CURRENT STREET VIEW
LM-004	STOOP - HISTORIC / CURRENT CONDITION PHOTOS
LM-005A	HISTORIC STREET PHOTO OF ROW HOUSE TYPE B & EXISTING PHOTO OF 32
LM-005B	HISTORIC CONDITION PHOTO OF ROW HOUSE TYPE B & EXISTING PHOTO OF 30 W 75TH ST
LM-006A	EXISTING CONDITION: PHOTO OF STREET ELEVATION & STREET ELEVATION WITH SELECTED REMOVALS
LM-006B	EXISTING CONDITION OF AREAWAY
LM-007	HISTORIC CONDITION PHOTO & PROPOSED STREET ELEVATION
LM-008	STREET VIEW ILLUSTRATES NON-VISIBLE PH MOCK-UP
LM-009	ROOF MOCK-UP PHOTOS
LM-010A	REAR YARD CONTEXT PHOTO & EXISTING REAR ELEVATION
LM-010B	EXISTING REAR YARD CONDITION PHOTO & EXISTING REAR ELEVATION REMOVALS
LM-011A	PROPOSED REAR ELEVATION & REAR CONTEXT
LM-012A	SANBORN MAP ANALYSIS
LM-012B	ROOF ANALYSIS
LM-013	REAR FACADE CONTEXT
LM-014	LONGITUDINAL SECTION THROUGH EXISTING BUILDING WITH SELECTED REMOVALS
LM-015	PROPOSED LONGITUDINAL SECTION
LM-016	PROPOSED LONGITUDINAL SECTION
LM-017	EXISTING CELLAR PLAN W / SELECTED REMOVALS & PROPOSED CELLAR PLAN
LM-018	EXISTING BASEMENT PLAN W / SELECTED REMOVALS & PROPOSED BASEMENT PLAN
LM-019	EXISTING 1ST FLOOR PLAN W / SELECTED REMOVALS & PROPOSED 1ST FLOOR PLAN
LM-020	EXISTING 2ND FLOOR PLAN W / SELECTED REMOVALS & PROPOSED 2ND FLOOR PLAN
LM-021	EXISTING 3RD FLOOR PLAN W / SELECTED REMOVALS & PROPOSED 3RD FLOOR PLAN
LM-022	EXISTING 4TH FLOOR PLAN W / SELECTED REMOVALS & PROPOSED 4TH FLOOR PLAN
LM-023	EXISTING 5TH FLOOR PLAN W / SELECTED REMOVALS & PROPOSED 5TH FLOOR PLAN
LM-024	EXISTING ROOF PLAN W / SELECTED REMOVALS & PROPOSED ROOFTOP PLAN
LM-025	STOOP DETAILS
LM-026	PARTIAL ENLARGED STREET ELEVATION & PLAN
LM-027	EXISTING NON HISTORIC WINDOW ELEVATION
LM-028	PROPOSED WINDOW ELEVATION
LM-029	EXISTING WINDOW DETAILS

SHEET OF



32 WEST 75TH STREET, NEW YORK, NY 10023  
BLOCK: 1127  
LOT: 50  
ZONING MAP: 8C  
LOT AREA: 20 X 102.17 = 2043.4 SQ.FT.  
ZONE: R8B

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)

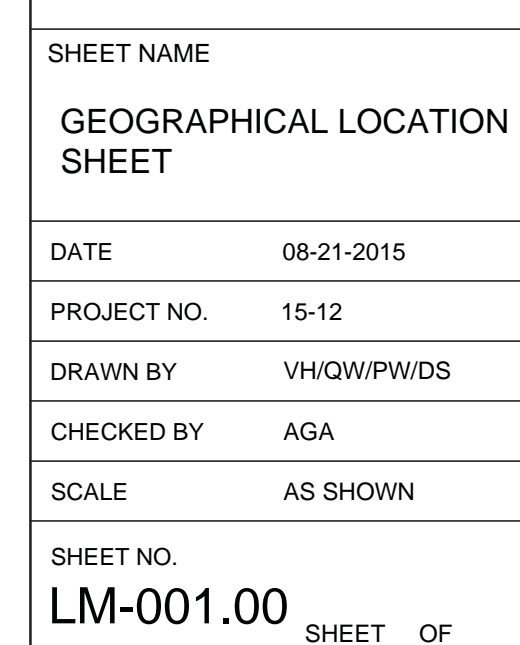
MAXIMUM LOT COVERAGE AREA - EXISTING LOT COVERAGE AREA (DEDUCTION) = 1430.4 - 1308 = +122.4(SQFT)



<p><b>ARCHITECT</b></p> <p><b>ALEXANDER GORLIN ARCHITECT LLC</b>          137 VARICK STREET          NEW YORK, NY 10013          T: 212.225.1199  <a href="http://www.gorlinarchitects.com">www.gorlinarchitects.com</a></p>	
<p><b>STRUCTURE ENGINEER</b></p> <p><b>ROMAN SOROKKO</b>          Versatile Engineering, P.C.          Tel. 917.873.0662          Fax 718.247.5943  <a href="mailto:versatile.pc@gmail.com">versatile.pc@gmail.com</a></p>	

[illegible]

DOB BARCODE





30

32

34

36

38

40

42

44

46

48



PAGE 374 - 375:  
UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT DESIGNATION REPORT -  
VOLUME III: BUILDING ENTRIES ( BY NYC LANDMARK PRESERVATION COMMISSION)

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



WEST 75TH STREET  
Between Central Park West and Columbus Avenue [South Side]  
26, 28 West 75th Street  
Tax Map Block/Lots: 1127/47, 48

ORIGINAL ROW DATA (continued)

Facade(s): Brownstone  
Number of Stories: 4 with basement  
Window Type/Material: One-over-one double-hung/Wood  
Basement Type: Raised  
Stoop Type: Unknown  
Method of Construction: Masonry bearing walls

ALTERATION(s)

No. 26 West 75th Street  
Stoop removed; basement entrance created.

No. 28 West 75th Street  
Stoop removed; basement entrance created.

30, 32, 34, 36, 38, 40, 42, 44, 46, 48 West 75th Street  
Tax Map Block/Lots: 1127/49, 50, 51, 151, 52, 53, 54, 55, 155, 56

ORIGINAL ROW DATA

DATE: 1889-90 (NB 179-1889)  
TYPE: Rowhouses (10 of 10)  
ARCHITECT: George H. Budlong  
OWNER/DEVELOPER: James T. Hall  
STYLE/ORNAMENT: Romanesque Revival  
ROW CONFIGURATION: ABCDEBA  
Facade(s): Sandstone  
Number of Stories: 4 with basement  
Windows/Doors/Decorative: One-over-one  
Basement Type: Raised  
Stoop Type: Straight and box  
Roof Type: Pitched and gabled  
Method of Construction: Masonry be

374

WEST 75TH STREET  
Between Central Park West and Columbus Avenue [South Side]  
30, 32, 34, 36, 38, 40, 42, 44, 46, 48 West 75th Street  
Tax Map Block/Lots: 1127/49, 50, 51, 151, 52, 53, 54, 55, 155, 56

ALTERATION(s)

No. 32 West 75th Street  
Facade stripped/resurfaced.  
Stop removed; basement entrance created.

No. 34 West 75th Street  
Ground story refaced.  
Stop removed; basement entrance created.

No. 36 West 75th Street  
Ground and parlor stories resurfaced.  
Stop removed; basement entrance created.

No. 40 West 75th Street  
Facade stripped/resurfaced.  
Roof terrace created.  
Stop removed; basement entrance created.

No. 42 West 75th Street  
Stop removed; basement entrance created.

No. 44 West 75th Street  
Facade stripped/resurfaced above basement.  
Roof terrace created.  
Stop removed; basement entrance created.

No. 48 West 75th Street  
Roof top addition.  
Stop removed; basement entrance created.

375

PROJECT
---------

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

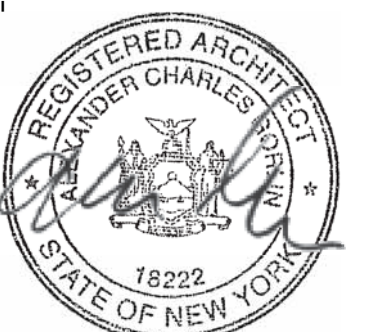
STRUCTURE ENGINEER

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE
-------------

SEA<sup>1</sup>

SHEET NAME

CURRENT / STREET VIEW &  
BLOCK PLAN / LPC  
DESIGNATION REPORT

DATE	08-21-2015
------	------------

PROJECT NO.	15-12
-------------	-------

DRAWN BY VH/QW/PW/DS

CHECKED BY	AGA
------------	-----

SCALE	AS SHOWN
-------	----------

SHEET NO.

LM-002.00 SHEET OF



A



CONTEXT - 32 WEST 75TH STREET

SHEET NO.  
LM-003.00

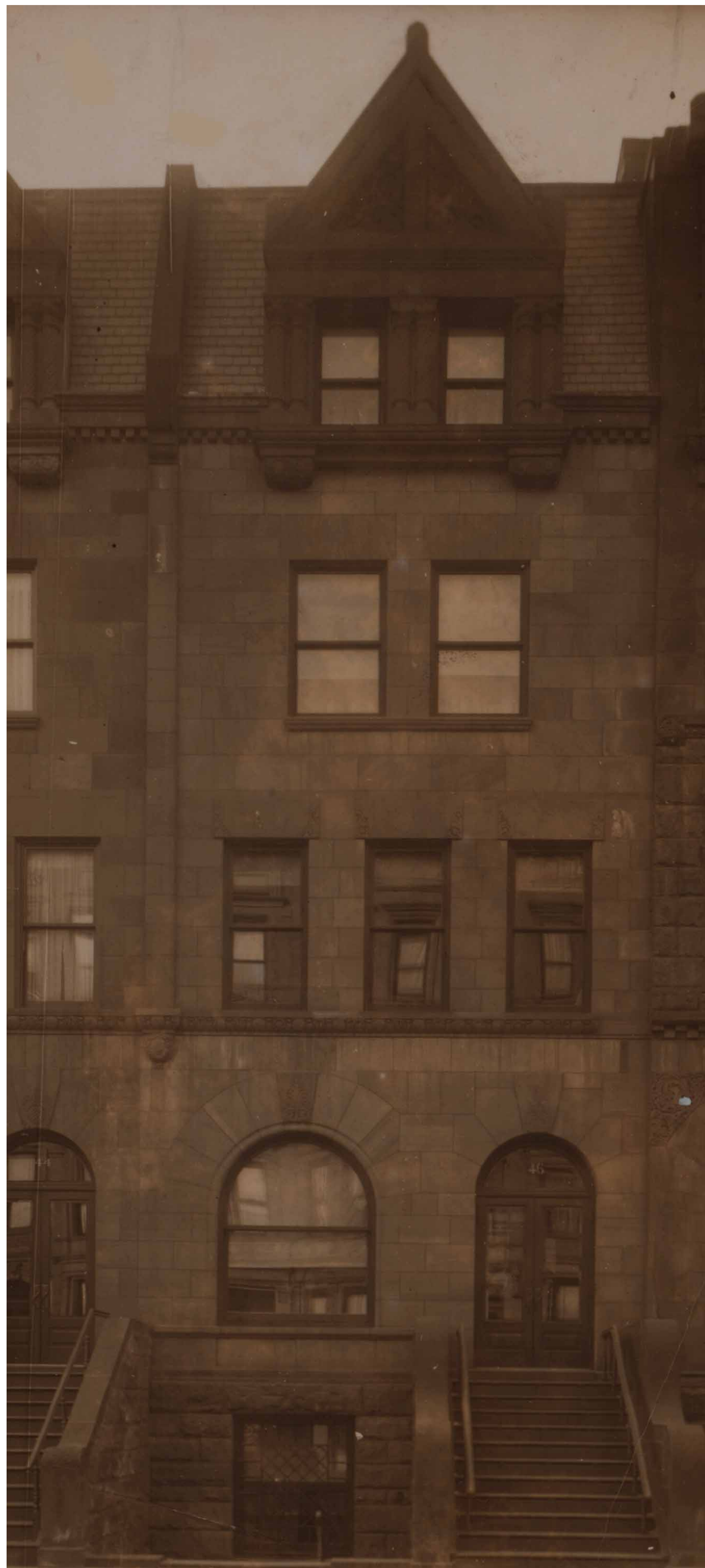












PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

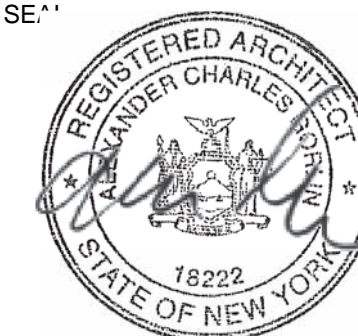
**STRUCTURE ENGINEER**

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE

SE<sup>^</sup>

SHEET NAME  
HISTORIC CONDITION  
PHOTO OF ROW HOUSE  
TYPE B & EXISTING PHOTO  
OF 30 W 75<sup>TH</sup> ST.

DATE	08-21-2015
------	------------

PROJECT NO.	15-12
-------------	-------

DRAWN BY	VH/QW/PW/DS
----------	-------------

CHECKED BY	AGA
------------	-----

SCALE	AS SHOWN
-------	----------

SHEET NO.

LM-005B.00

SHEET 0





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



LM-006A.00

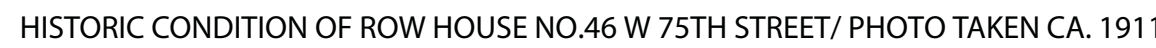
SHEET 0





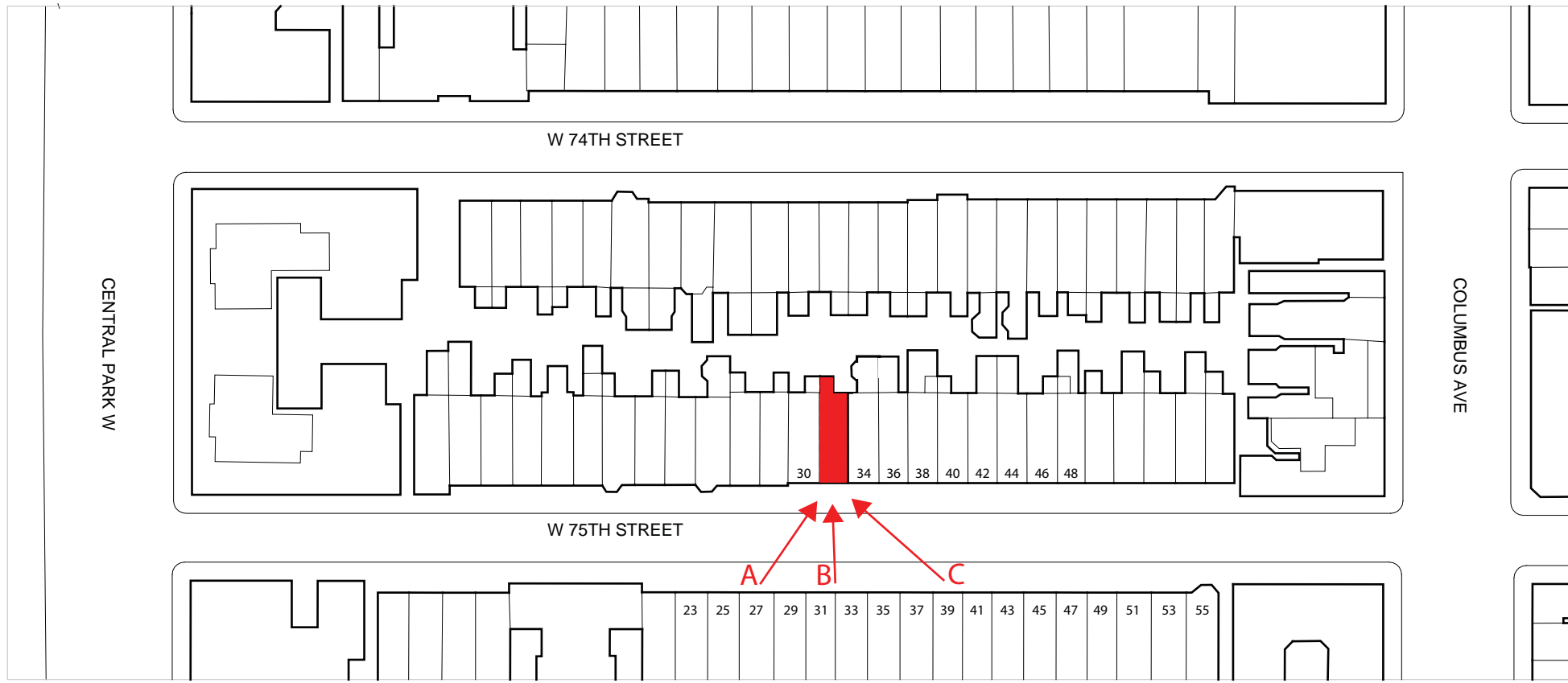
SHEET OF





LM-007.00 SHEET OF





PROJECT

UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

ALEXANDER GORLIN ARCHITECT LLC  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
www.gorlinarchitects.com

STRUCTURE ENGINEER

ROMAN SOROKKO  
Versatile Engineering, P.C.  
Tel: 917.873.0662  
Fax: 718.247.5943  
versatile.pc@gmail.com

NO.	ISSUE	DATE
01	CLIENT REVIEW	APRIL 04
02	L.P.C. SUBMISSION	FEB 03
03	L.P.C. RE-SUBMISSION	MAY 24

RESERVED FOR DOB USE ONLY

DOB BARCODE

SEAL

SHEET NAME

STREET VIEW ILLUSTRATES  
NON-VISIBALE PH MOCK-UP

DATE	08-21-2015
PROJECT NO.	15-12
DRAWN BY	VH/QW/PW/DS
CHECKED BY	AGA
SCALE	AS SHOWN

SHEET NO.

LM-008.00

SHEET OF





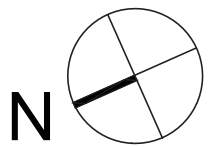
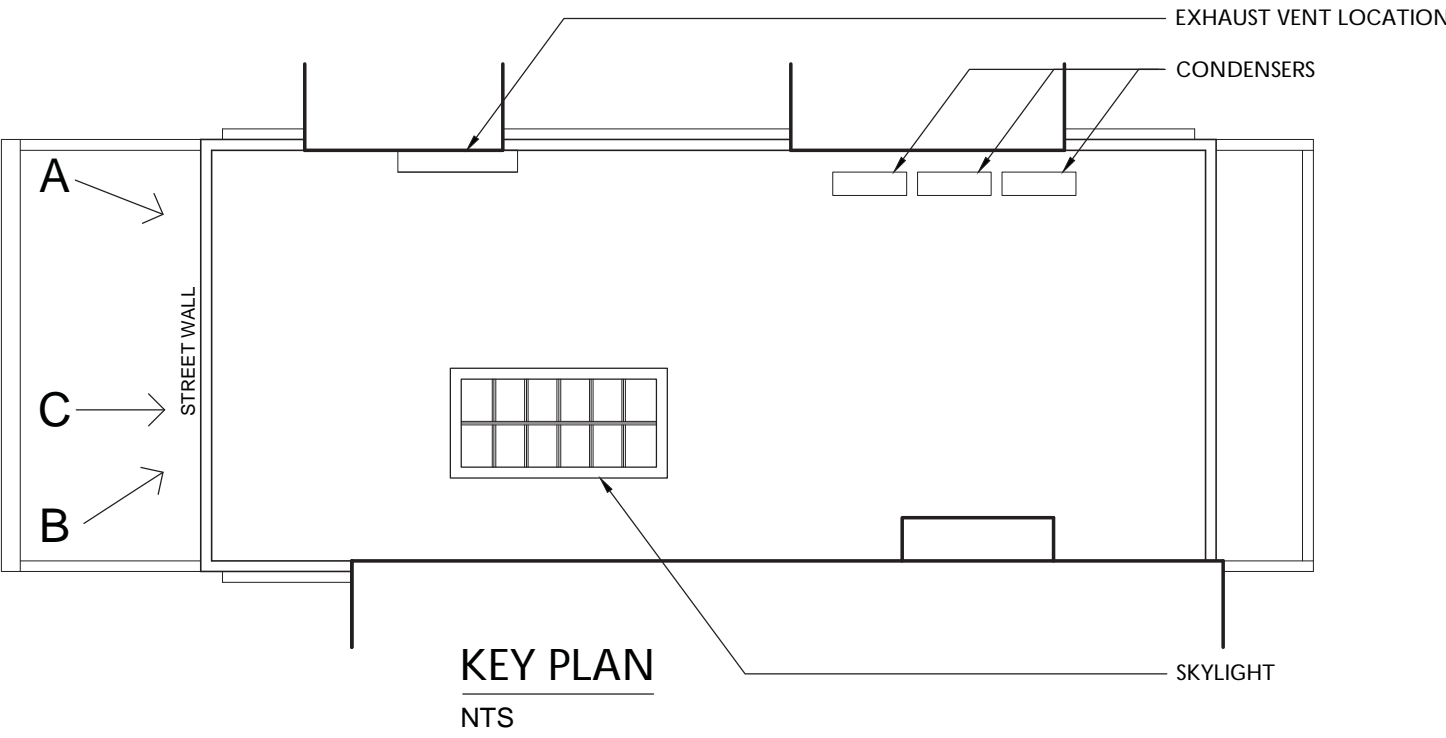
A



B



C



PROJECT

**UPPER WEST SIDE TOWNHOUSE**

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

ALEXANDER GORLIN ARCHITECT LLC  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
www.gorlinarchitects.com

STRUCTURE ENGINEER

ROMAN SOROKKO  
Versatile Engineering, P.C.  
Tel: 917.873.0662  
Fax: 718.247.5943  
versatile.pc@gmail.com

NO.	ISSUE	DATE
01	CLIENT REVIEW	APRIL 04
02	L.P.C. SUBMISSION	FEB 03
03	L.P.C. RE-SUBMISSION	MAY 24

RESERVED FOR DOB USE ONLY

DOB BARCODE



SHEET NAME

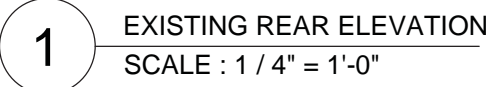
**ROOF MOCK-UP PHOTOS**

DATE	08-21-2015
PROJECT NO.	15-12
DRAWN BY	VH/QW/PW/DS
CHECKED BY	AGA
SCALE	AS SHOWN

SHEET NO.  
**LM-009.00**

SHEET OF





LM-010A.00 SHEET



Architectural elevation drawing of a building facade, showing a brick structure with multiple windows and a central entrance. The drawing includes annotations for existing features and proposed changes. The annotations are as follows:

- EXISTING CHIMNEY
- EXISTING VENT SHAFT
- EXISTING CHIMNEY
- EXISTING METAL RAILING
- EXISTING METAL RAIN LEADER & GUTTER
- EXISTING METAL SANITARY VENT STACK
- OUTLINE OF EXISTING AWNING
- EXISTING METAL RAILING
- EXISTING REAR ELL

Architectural elevation drawing of a building facade, showing a multi-story structure with a brick wall and a fire escape. The drawing includes various annotations and a legend.

**Annotations (Left Side):**

- CHIMNEY
- VENT SHAFT
- CHIMNEY
- METAL RAILING
- METAL RAIN GUTTER
- METAL VENT STACK
- F EXISTING
- METAL RAILING
- REAR ELL

**Annotations (Right Side):**

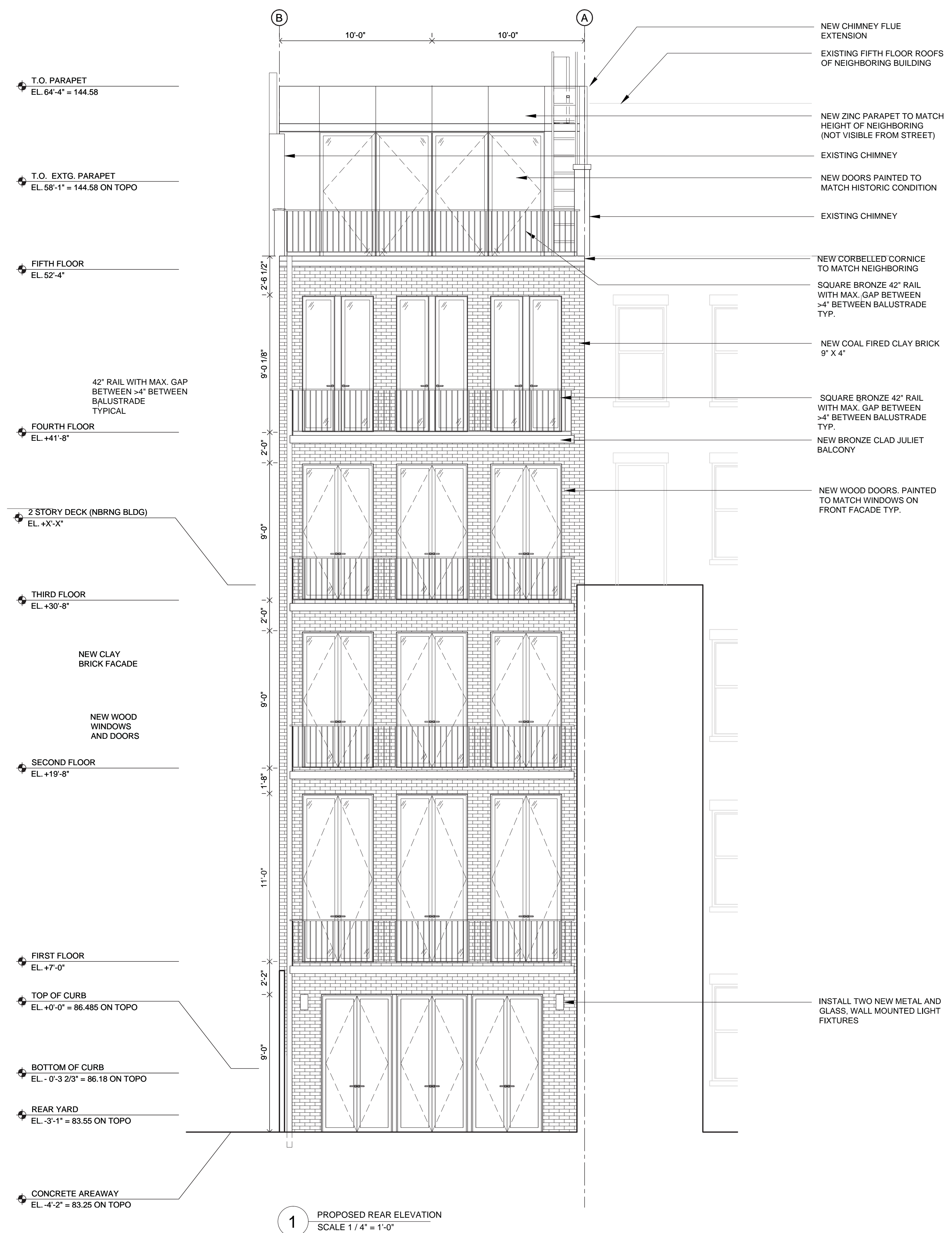
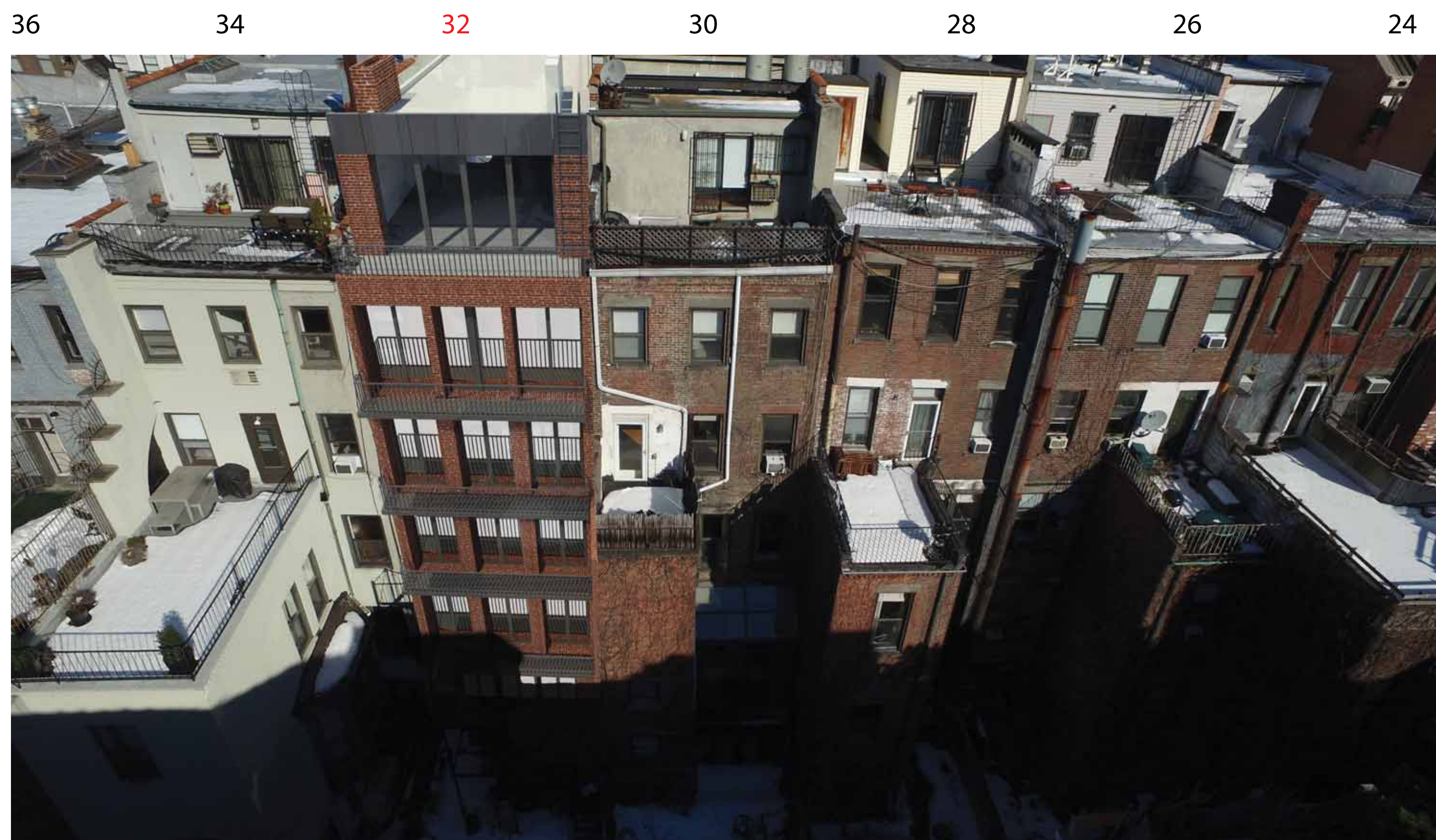
- EXISTING FIFTH FLOOR ROOFS OF NEIGHBORING BUILDING
- REMOVE EXISTING BULKHEAD
- REMOVE EXISTING VENT SHAFT
- EXISTING CHIMNEYS TO REMAIN
- REMOVE EXISTING RAILING
- REMOVE EXISTING RAIN LEADER & GUTTER
- REMOVE NON-HISTORIC ALUMINUM WINDOWS
- REMOVE EXISTING SANITARY VENT PIPE
- REMOVE EXTERIOR BRICK WALL. REFER TO LM-011A FOR PROPOSED ELEVATION
- REMOVE ALUMINUM WINDOWS & WOOD DOOR TYP.
- REMOVE FIRE ESCAPE (TYP.)
- REMOVE EXTERIOR BRICK WALL
- REMOVE EXISTING ELL / BRICK WALL

**Legend:**

- REAR WALL(S) TO BE REMOVED

SHEET OF





PROJECT

# UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

## STRUCTURE ENGINEER

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE

SEAL



SHEET NAME

### PROPOSED REAR ELEVATION & REAR CONTEXT

DATE 08-21-2015

PROJECT NO. 15-12

DRAWN BY VH/QW/PW/DS

CHECKED BY AGA

SCALE AS SHOWN

SHEET NO.

LM-011A.00

SHEET OF



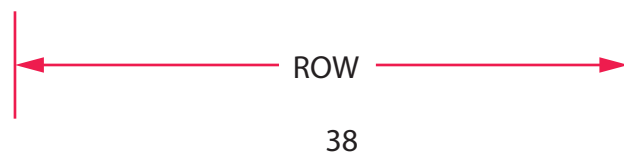
48

ROW



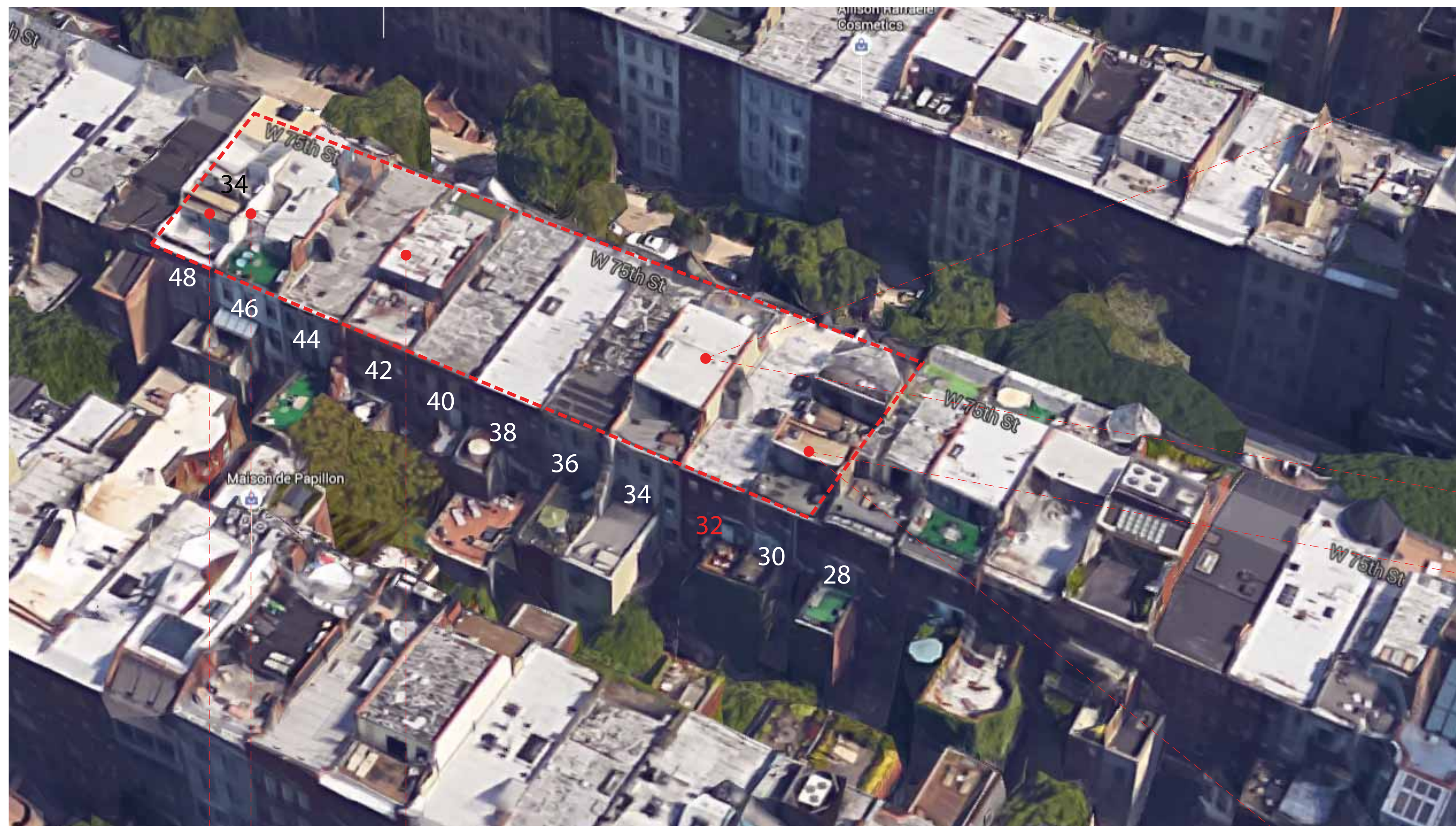
← ROW →

38



SHEET OF





EXISTING FIFTH FLOOR ADDITIONS AT NO.42, 46, 48



REAR CONTEXT OF 32 WEST 75TH STREET



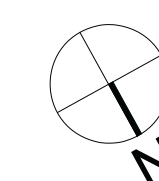
EXISTING ROOFTOP OF 32 WEST 75TH STREET



EXISTING ROOFTOP OF 32 WEST 75TH STREET



## EXISTING CONTEXT



PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

STRUCTURE ENGINEER

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE
-------------

SEAL



SHEET NAME

## ROOF ANALYSIS

DATE	08-21-2015
------	------------

PROJECT NO.	15-12
-------------	-------

DRAWN BY	VH/QW/PW/DS
----------	-------------

CHECKED BY	AGA
------------	-----

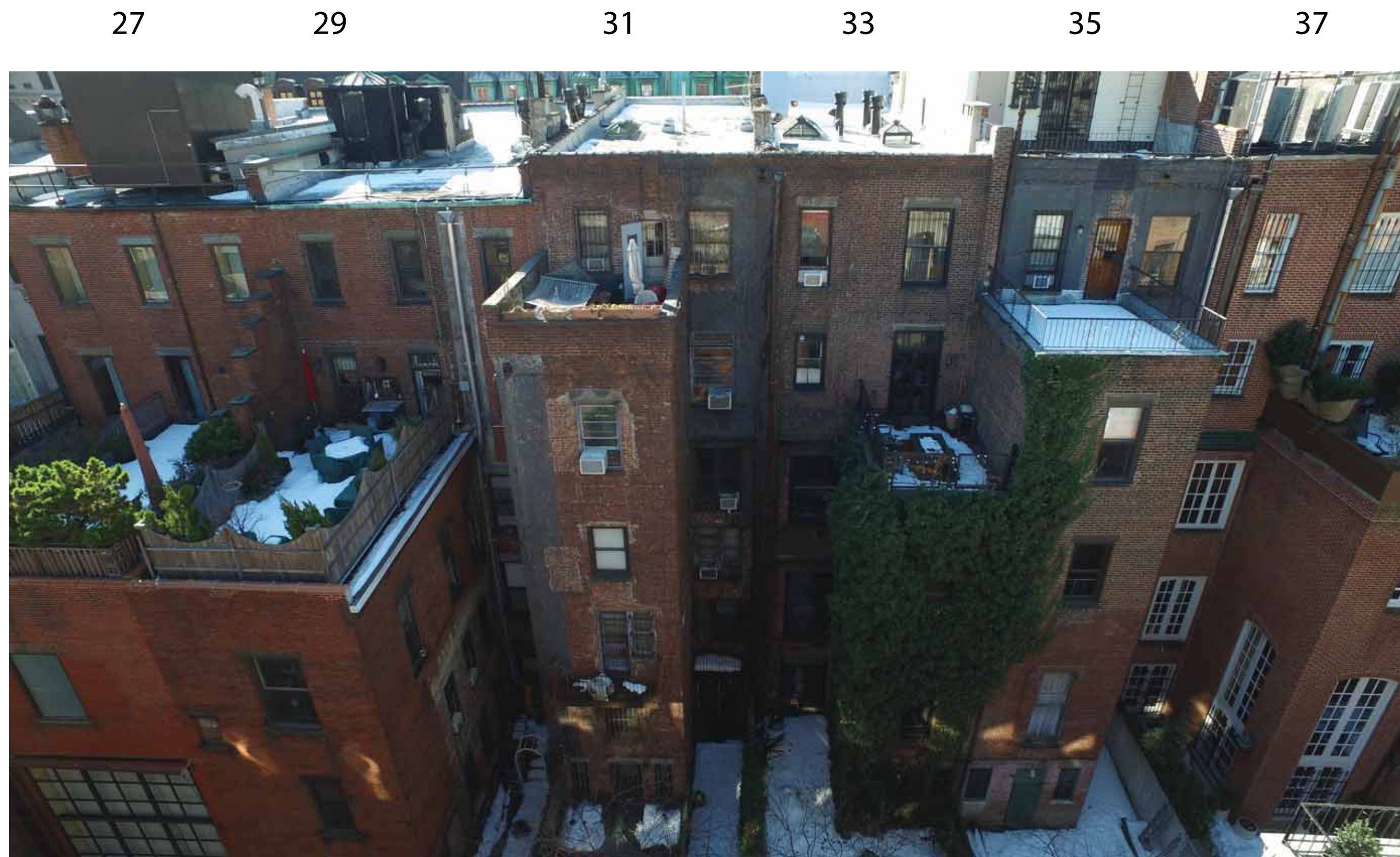
SCALE	AS SHOWN
-------	----------

SHEET NO.

LM-012B.00

00 SHEET OF

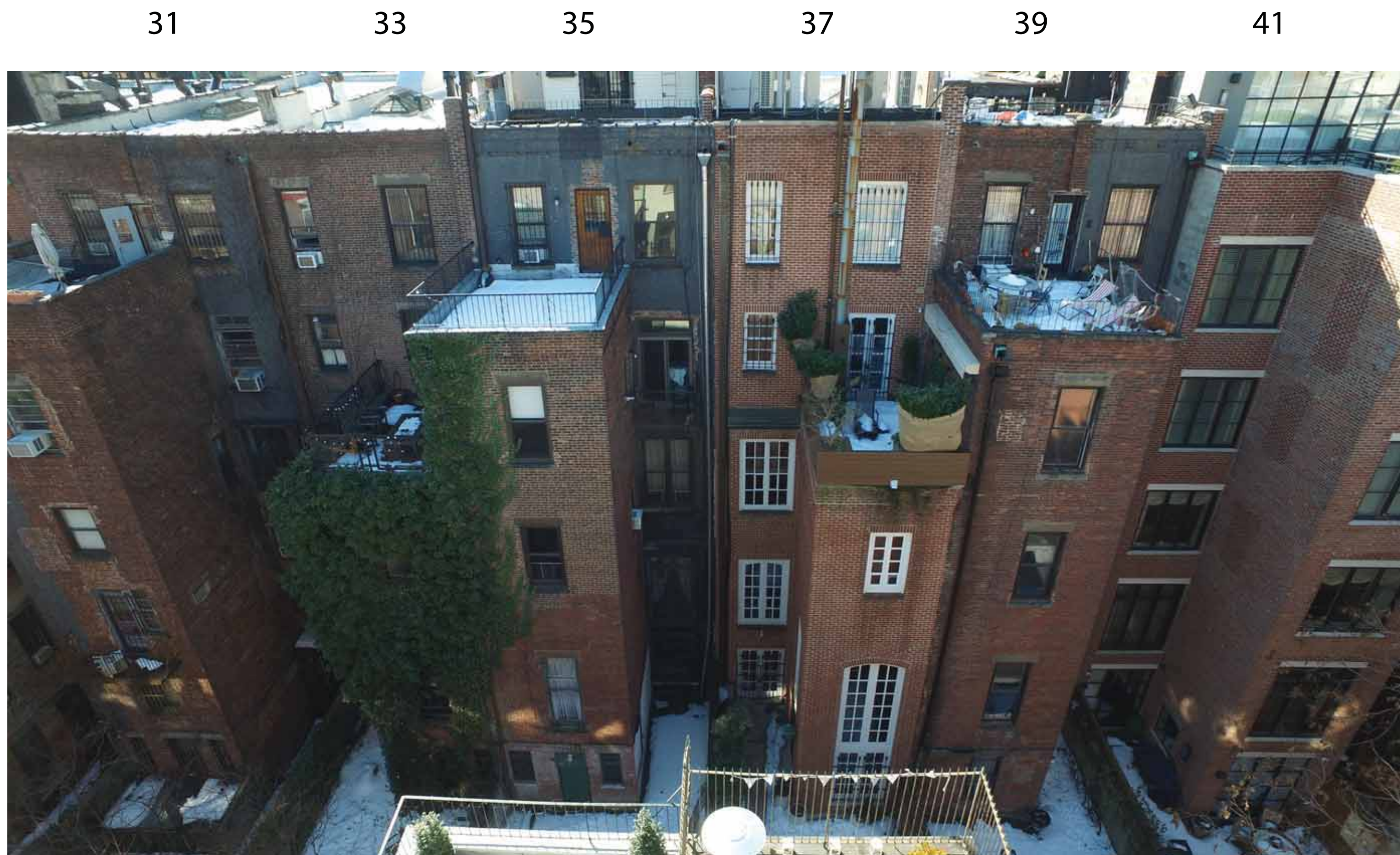




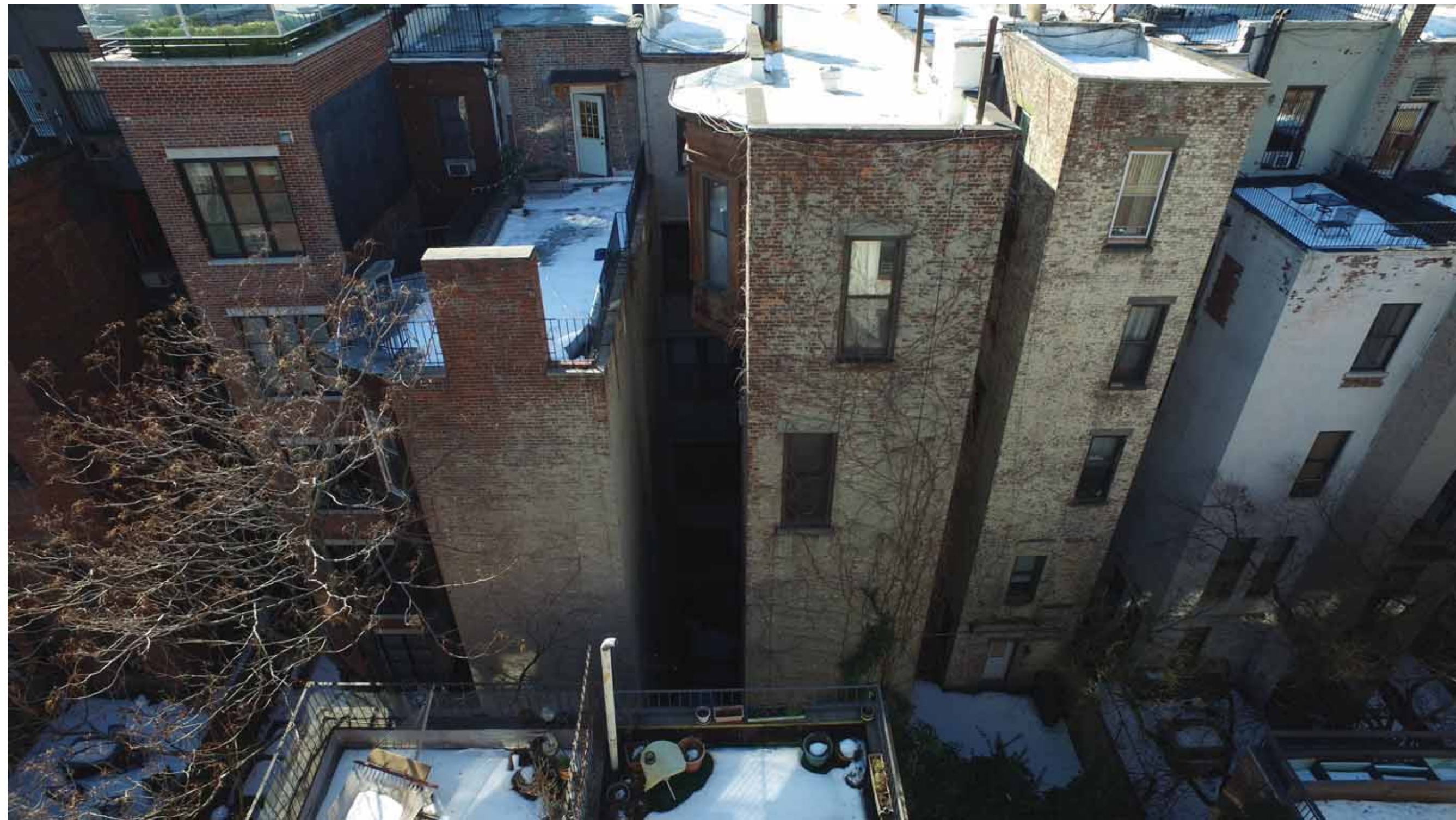
REAR CONTEXT OF WEST 74TH STREET - NO.27 29 31 33 35 37



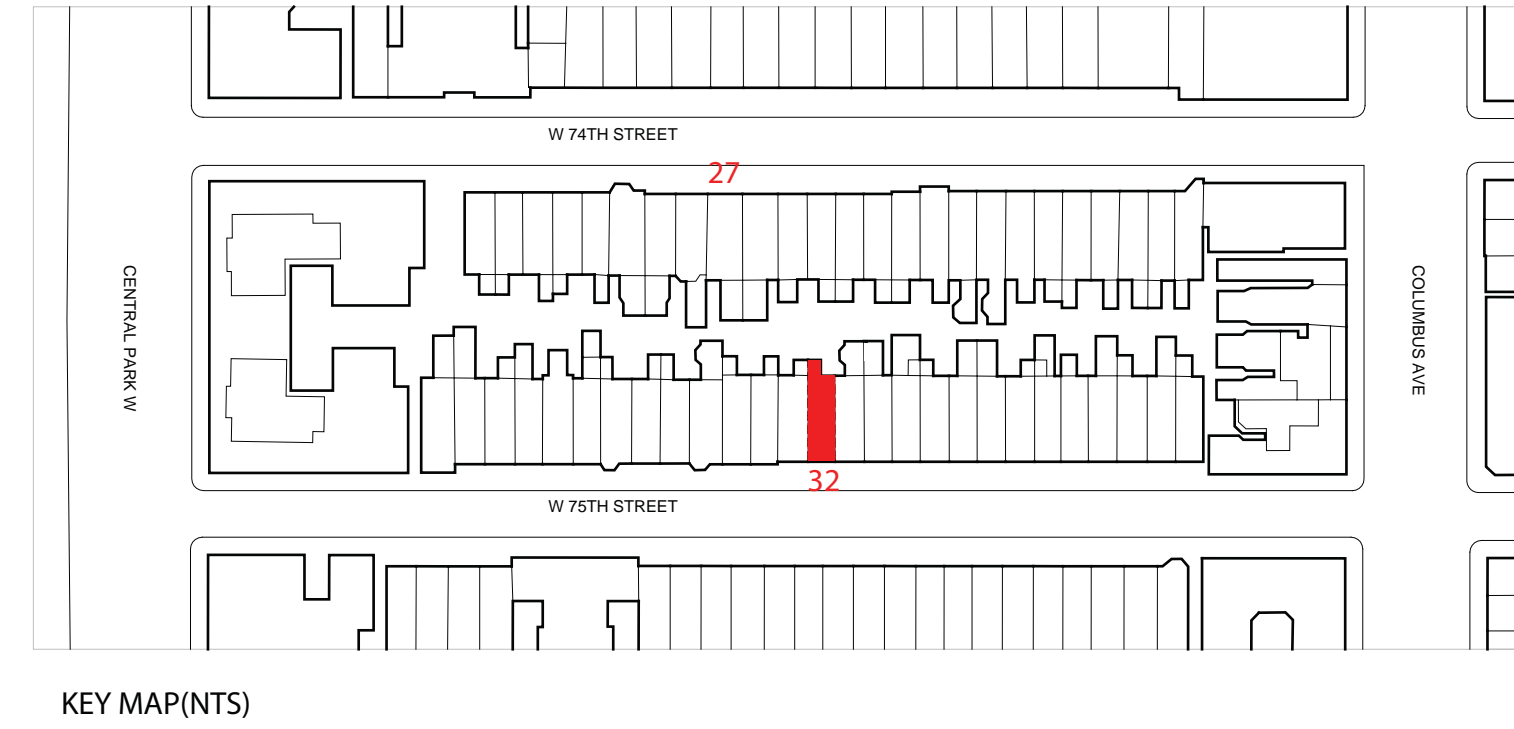
REAR CONTEXT OF WEST 74TH STREET - NO.37 39 41



REAR CONTEXT OF WEST 74TH STREET - NO.31 33 35 37 39 41



REAR CONTEXT OF WEST 74TH STREET - NO.41 43 45 47 49



PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

## STRUCTURE ENGINEER

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE

SEAL



SHEET NAME

## REAR FACADE CONTEXT

DATE	08-21-2015
PROJECT NO.	15-12
DRAWN BY	VH/QW/PW/DS
CHECKED BY	AGA
SCALE	AS SHOWN

SHEET NO.

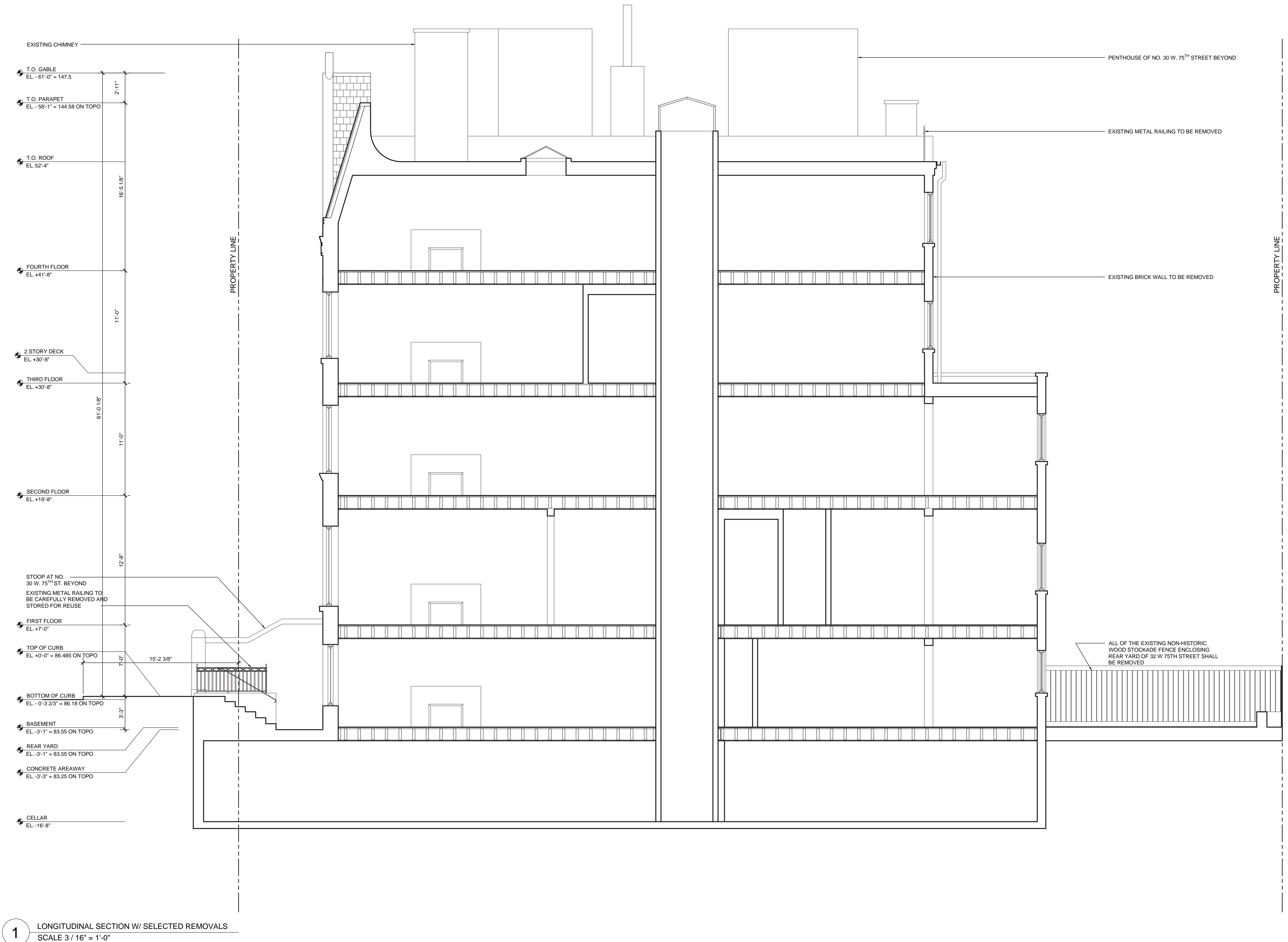
LM-013.00 SHEET OF



## UPPER WEST SIDE TOWNHOUSE

[illegible]

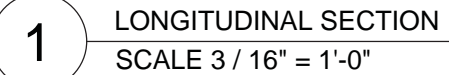
SHEET OF



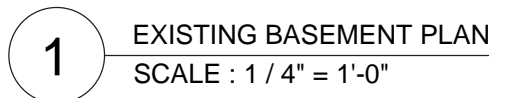


## UPPER WEST SIDE TOWNHOUSE

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

SHEET OF




SHEET OF



## UPPER WEST SIDE TOWNHOUSE

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

SHEET OF

N 



## UPPER WEST SIDE TOWNHOUSE

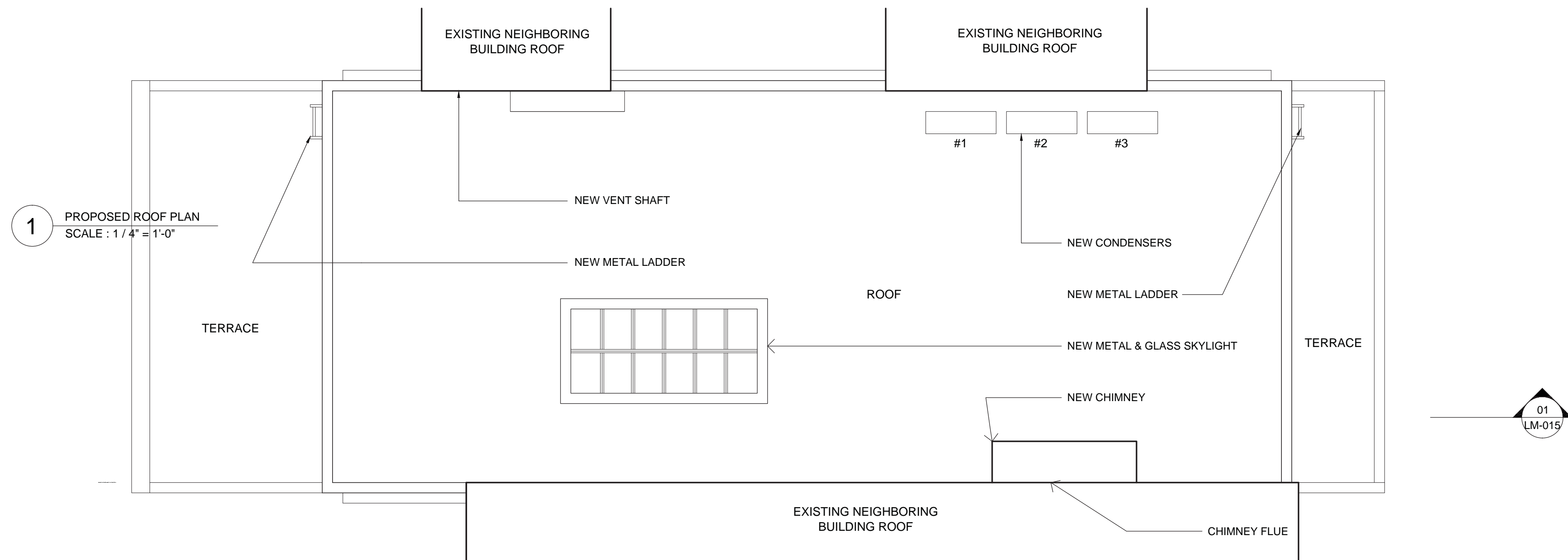
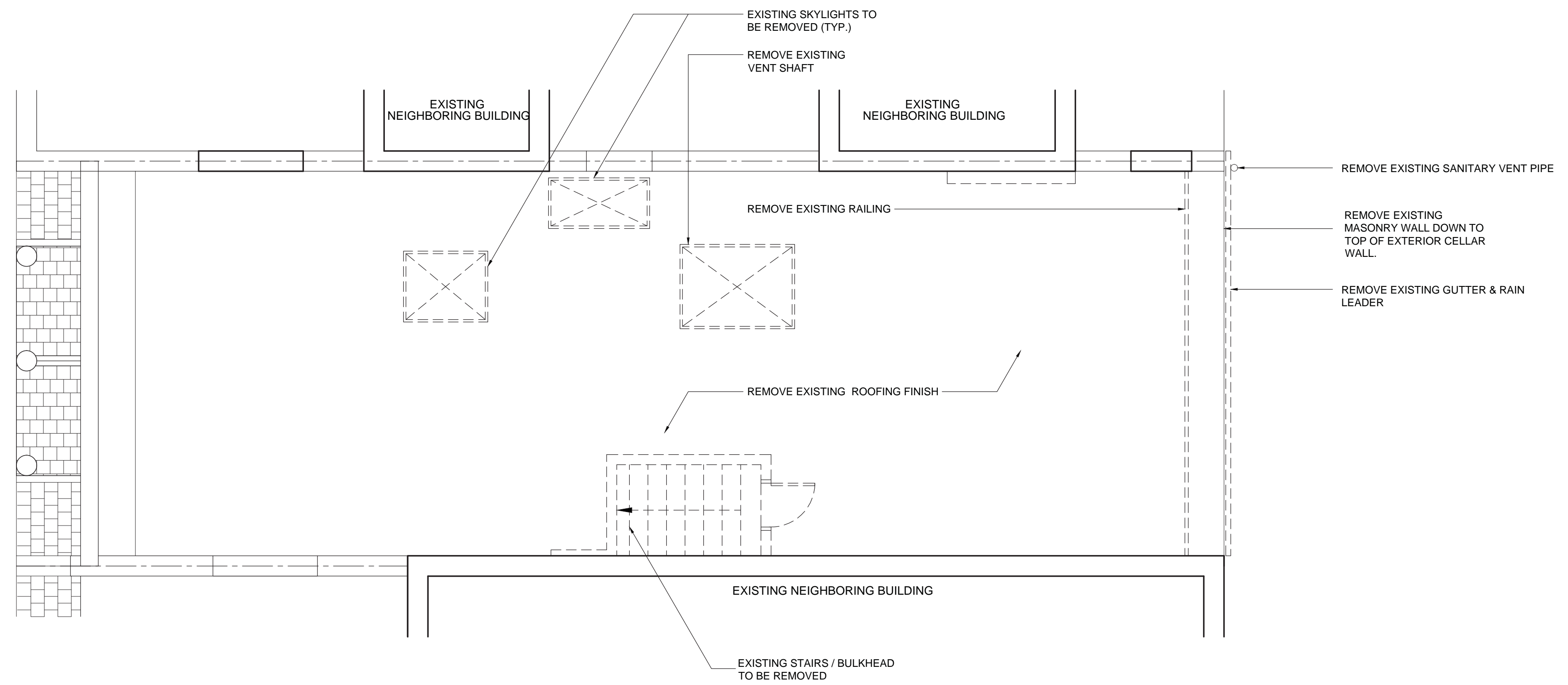
**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

LM-023.00 SHEET OF

2 PROPOSED 5TH FLOOR PLAN  
SCALE : 1 / 4" = 1'-0"







PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

**STRUCTURE ENGINEER**

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE

SEAL



SHEET NAME

EXISTING ROOF FL W /  
SELECTED REMOVALS &  
PROPOSED ROOF PLAN

DATE 08-21-2015

PROJECT NO. 15-12

DRAWN BY VH/QW/PW/DS

CHECKED BY AGA

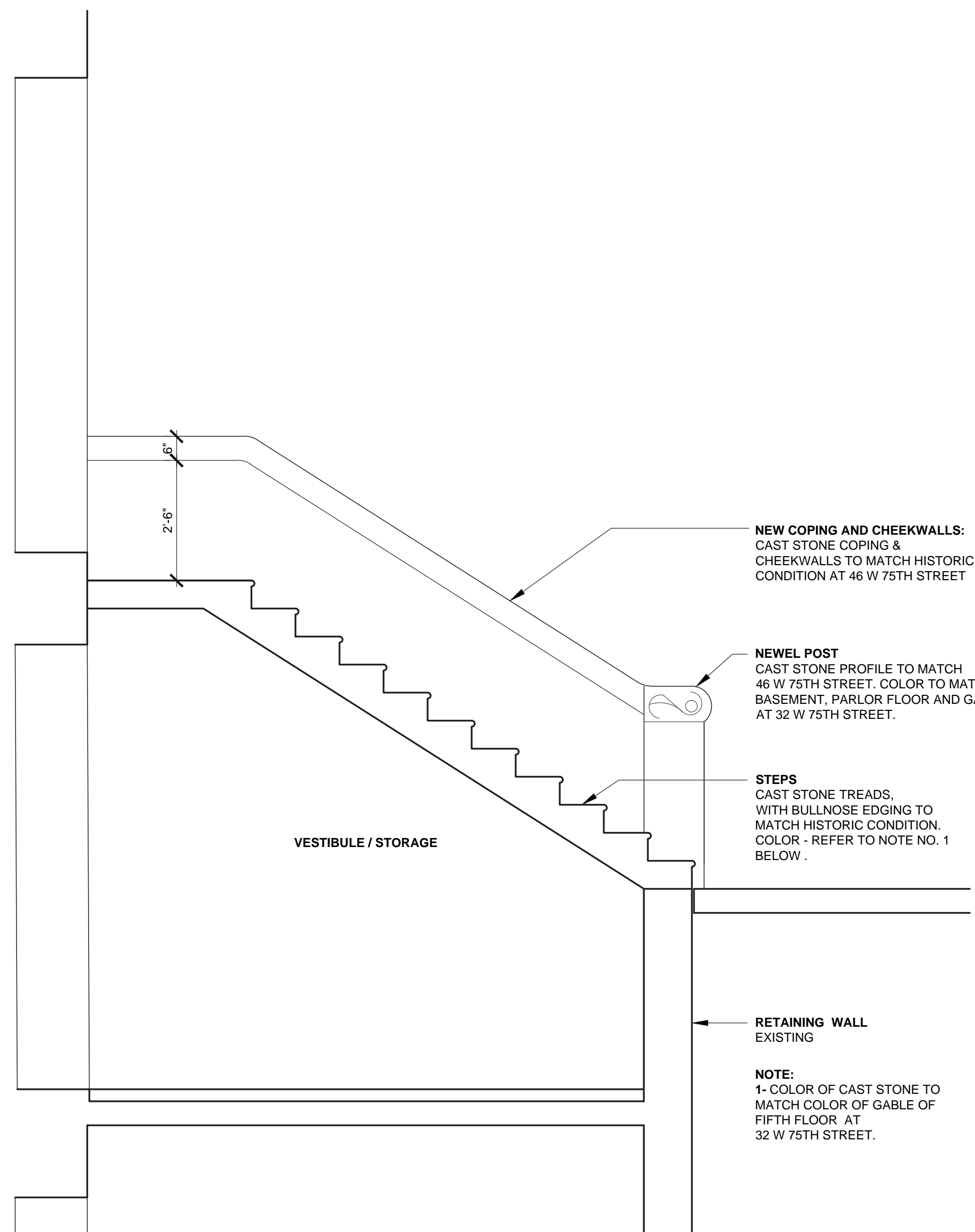
SCALE AS SHOWN

SHEET NO. \_\_\_\_\_

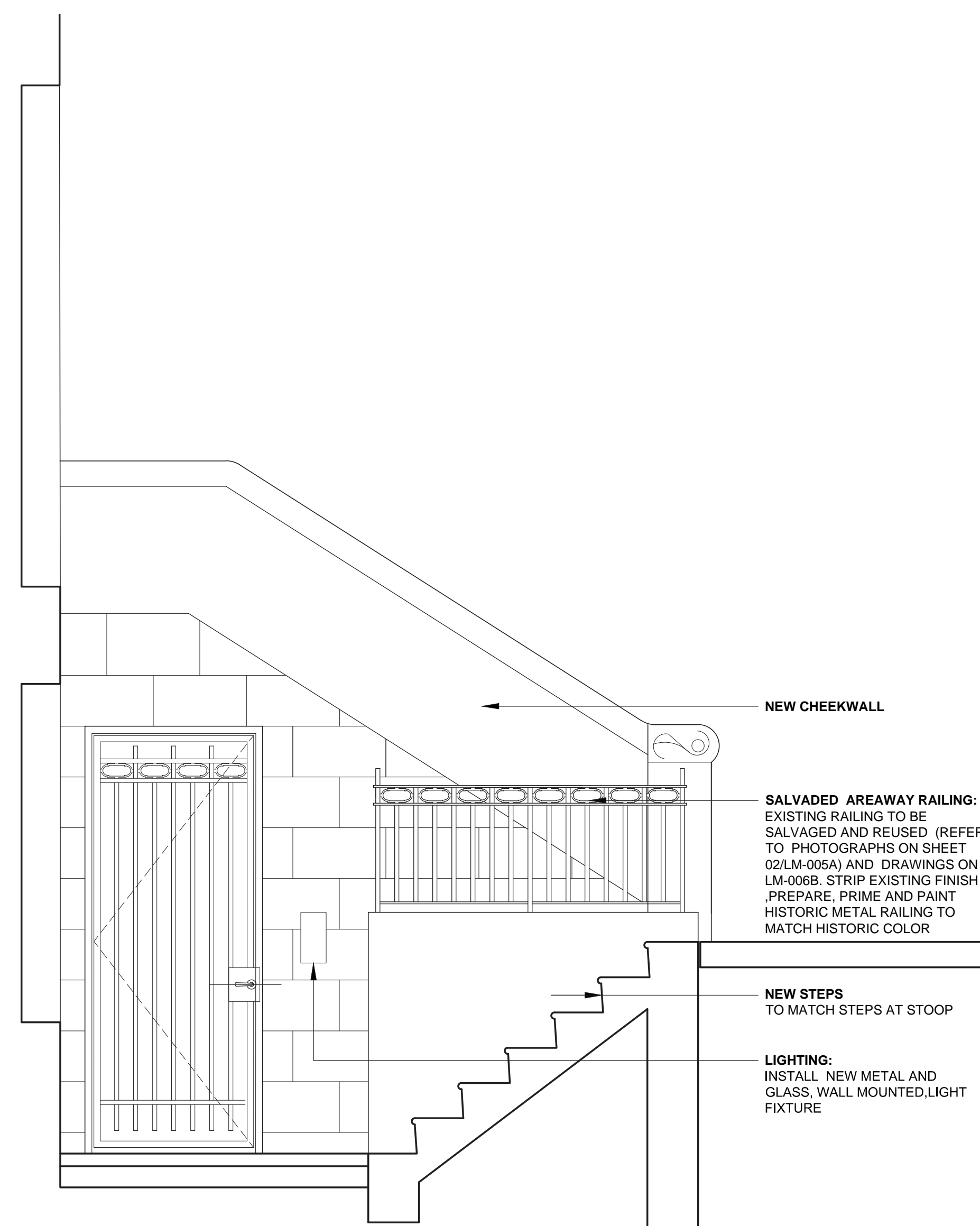
SHEET NO.  
LM-024.00

SHEET OF

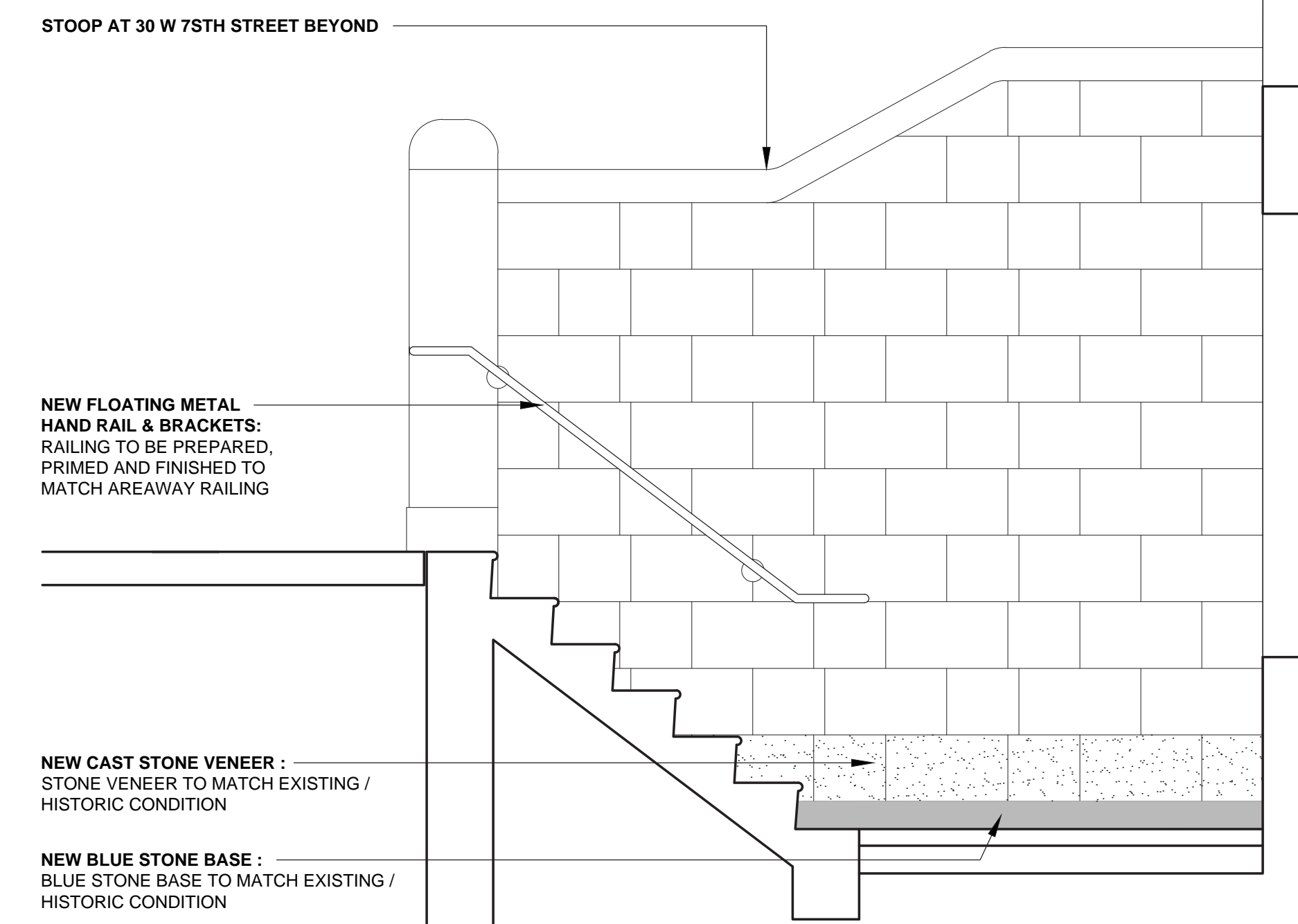




01 SECTION THROUGH STOOP  
1/2" = 1'-0"



02 SECTION THROUGH EXTERIOR STAIRS  
1/2" = 1'-0"



03 SECTION THROUGH EXTERIOR STAIRS  
1/2" = 1'-0"

PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

**ALEXANDER GORLIN ARCHITECT LLC**  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
[www.gorlinarchitects.com](http://www.gorlinarchitects.com)

**STRUCTURE ENGINEER**

**ROMAN SOROKKO**  
Versatile Engineering, P.C.  
Tel. 917.873.0662  
Fax 718.247.5943  
versatile.pc@gmail.com

[illegible]

RESERVED FOR DOB USE ONLY

DOB BARCODE

SE M



SHEET NAME
------------

STOOP DETAIL

DATE	08-21-2015
------	------------

PROJECT NO.	15-12
-------------	-------

DRAWN BY	VH/QW/PW/DS
----------	-------------

CHECKED BY	AGA
------------	-----

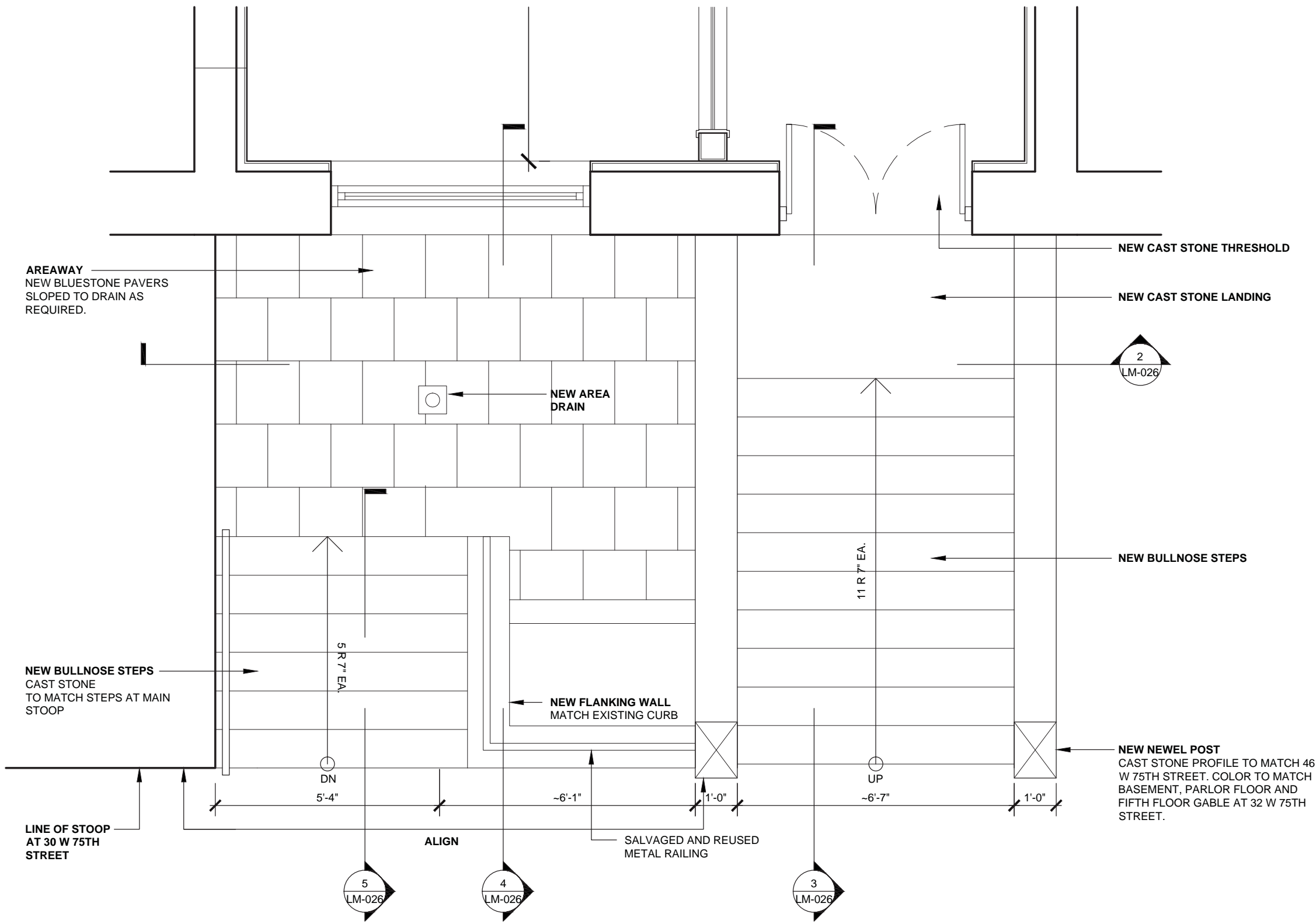
SCALE AS SHOWN

SHEET NO.

LM-025.00

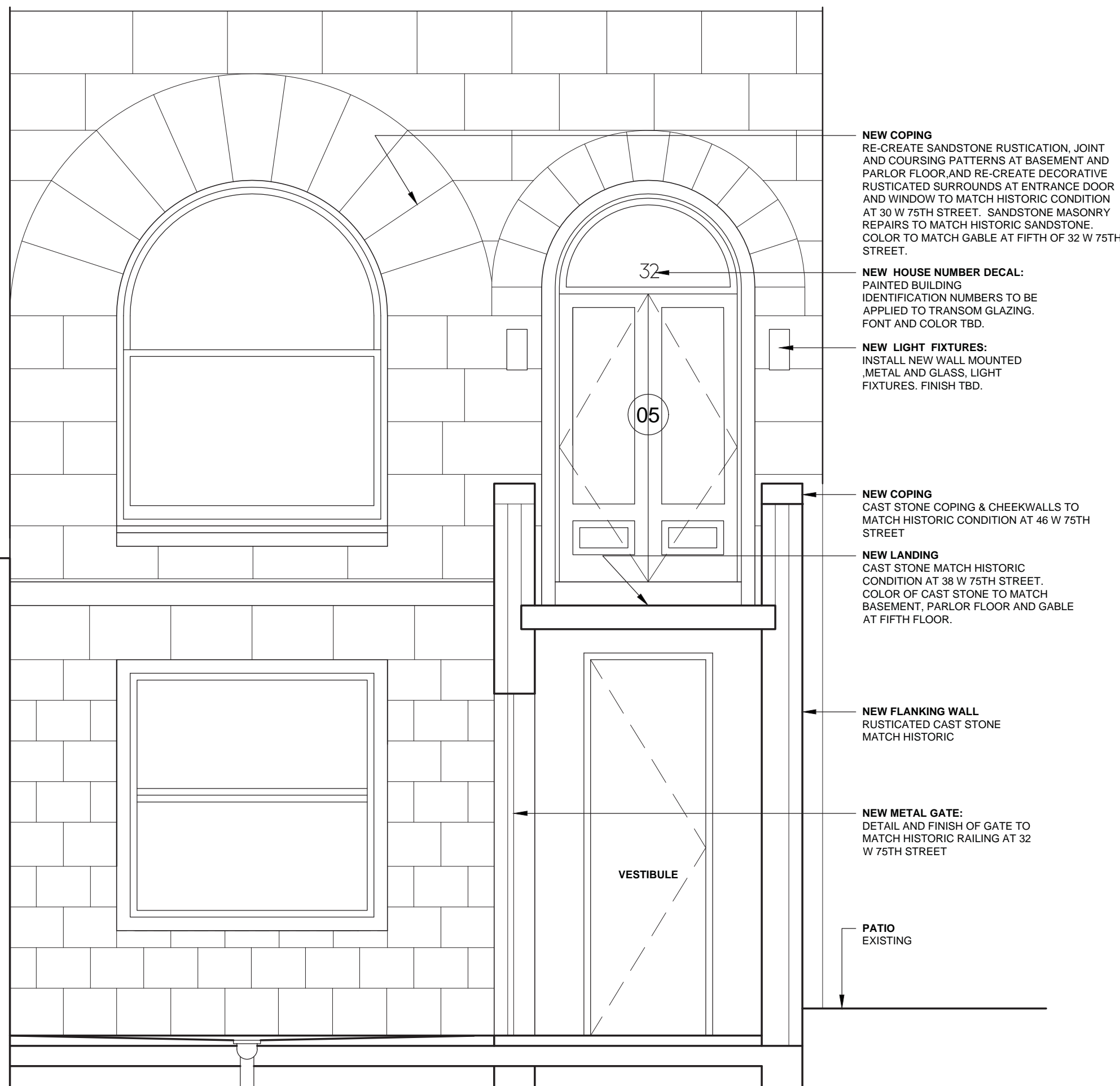
SHEET 0





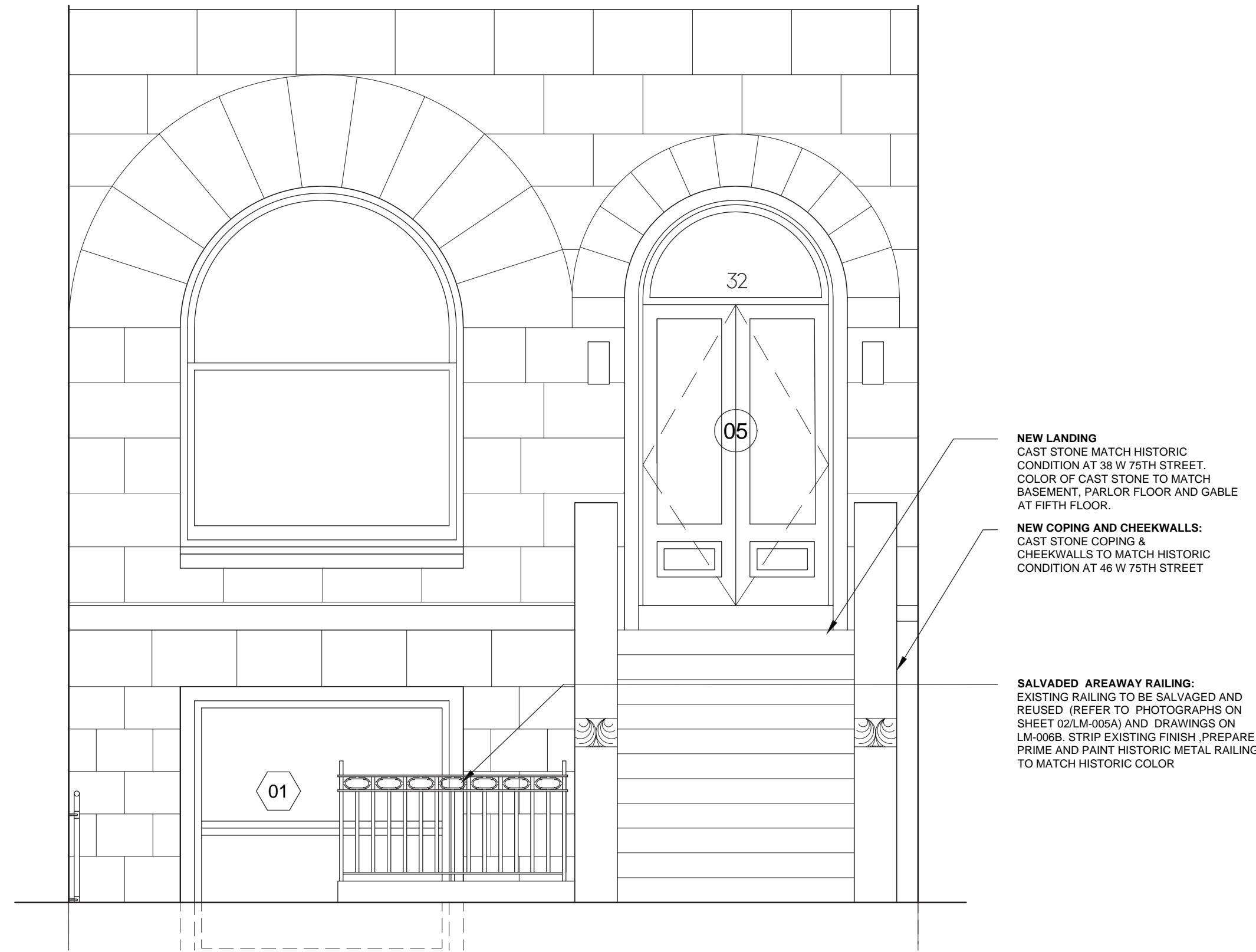
## 01 AREAWAY PLAN

3/8" = 1'-0"



## 02 ENLARGED ELEVATION

3/8" = 1'-0"



## 03 STOOP SECTION

3/8" = 1'-0"

PROJECT

## UPPER WEST SIDE TOWNHOUSE

32 WEST 75TH STREET  
NEW YORK, NY 10023

ARCHITECT

ALEXANDER GORLIN ARCHITECT LLC  
137 VARICK STREET  
NEW YORK, NY 10013  
T: 212.229.1199  
www.gorlinarchitects.com

STRUCTURE ENGINEER

ROMAN SOROKKO  
Versatile Engineering, P.C.  
Tel: 917.873.0662  
Fax: 718.247.5943  
versatile.pc@gmail.com

NO.	ISSUE	DATE
01	CLIENT REVIEW	APRIL 04
02	L.P.C. SUBMISSION	FEB 03
03	L.P.C. RE-SUBMISSION	MAY 24

RESERVED FOR DOB USE ONLY

DOB BARCODE

SEAL



SHEET NAME

PARTIAL ENLARGED  
STREET ELEVATION & PLAN

DATE 08-21-2015

PROJECT NO. 15-12

DRAWN BY VH/QW/PW/DS

CHECKED BY AGA

SCALE AS SHOWN

SHEET NO.

LM-026.00

SHEET OF