



319 W. 84TH ST. - 1940 TAX PHOTO



319 W 84TH ST. - CURRENT



BLOCK PLAN

DRAWING LIST

PRESENTATION

LPC.01	Title Sheet
LPC.02	Front Facade Photos of Adjacent Buildings
LPC.03	Block Plan & Building Heights
LPC.04	Axonometric View of Existing Rear Facade
LPC.05	Axonometric View of Proposed Rear Facade
LPC.06	Axonometric View of Proposed Roof Extension - Rear
LPC.07	Axonometric View of Proposed Roof Extension - Front
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APPX.02	Existing Rear Facade Photos
APPX.03	Front Facade Elevations - Existing & Proposed
APPX.04	Proposed Front Door
APPX.05	Proposed Exterior Lighting
APPX.06	Proposed Window Details
APPX.07	Existing Floor Plans



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Title Sheet

Drawing No.
LPC.01



NO. 335

NO. 333

NO. 331

NO. 329

NO. 327

NO. 325

NO. 323

NO. 321

NO. 319

A

B

A

B

A

B

A



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Front Facade Photos of Adjacent Buildings

Drawing No.
LPC.02

WEST 85TH ST.

RIVERSIDE DR.

WEST END AVE.

WEST 84TH ST.

(A)

(B)

(C)

(D)

(E)

120

357

355

353

351

349

347

345

343

341

339

337

335

333

331

329

327

325

323

321

319

317

315

313

311

309

307

420'

19'

200'

2'-10 1/2"

BUILDING STORIES

EXISTING



PROPOSED



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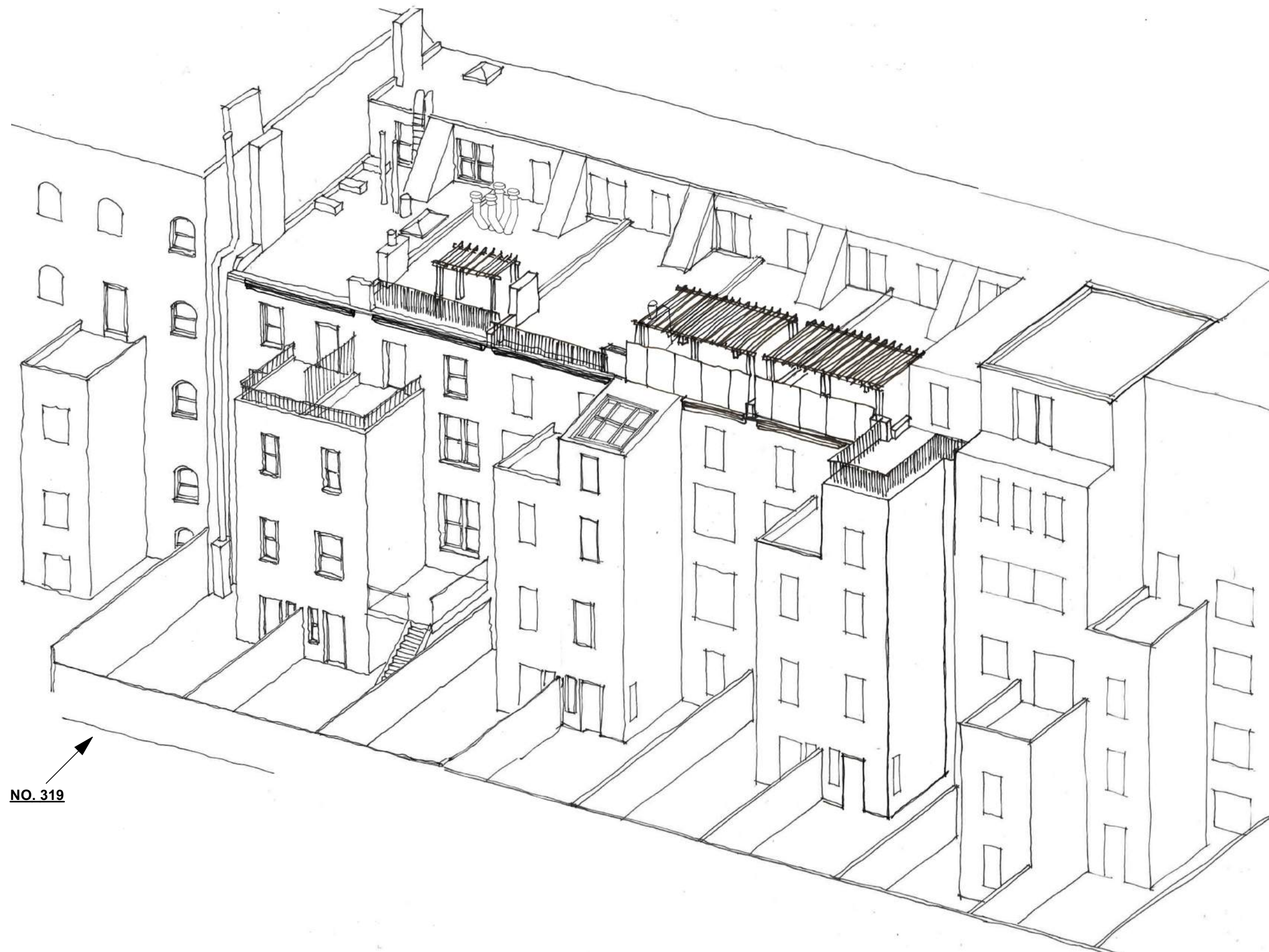
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Block Plan & Building Heights

Drawing No.

LPC.03



NO. 319

AXONOMETRIC VIEW OF EXISTING REAR FACADE



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Axonometric View of Existing Rear Facade

Drawing No.

LPC.04



NO. 319

AXONOMETRIC VIEW OF PROPOSED REAR FACADE



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Axonometric View of Proposed Rear Facade

Drawing No.

LPC.05

NEW BULK HEAD W/STUCCO
FINISH

NEW BLACK PAINTED
GALVANIZED STEEL
GUARDRAIL

NEW EXHAUST

EXISTING FLUE TO BE
REPAIRED OR REPLACED AS
NECESSARY

NEW EXT. WALL W/ STUCCO
FINISH

NEW GUTTER & BRICK
CORNICE TO MATCH EXISTING

NEW BRICK WALLS TO MATCH
ADJACENT SISTER BUILDING

NEW SKYLIGHTS

EXISTING PARAPET

EXISTING INACTIVE NEIGHBOR
CHIMNEY

EXISTING NEIGHBOR EXHAUSTS/
FLUES TO BE RELOCATED IF
NECESSARY

NEW EXT. WALL W/ STUCCO FINISH

EXISTING INACTIVE CHIMNEY TO
REMAIN



ROOF ADDITION & REAR FACADE



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Drawing No.

Axonometric View of Proposed Roof Extension - Rear

LPC.06

EXISTING FLUE TO BE
REPAIRED OR
REPLACED AS NECESSARY

NEW EXHAUST

NEW BLACK PAINTED
GALVANIZED STEEL
GUARDRAILS

EXTENDING EXISTING
NEIGHBOR CHIMNEY

NEW EXT. WALL W/ STUCCO
FINISH

NEW BULK HEAD W/STUCCO
FINISH

PROPOSED WALL MOUNTED
CONDENSING UNITS

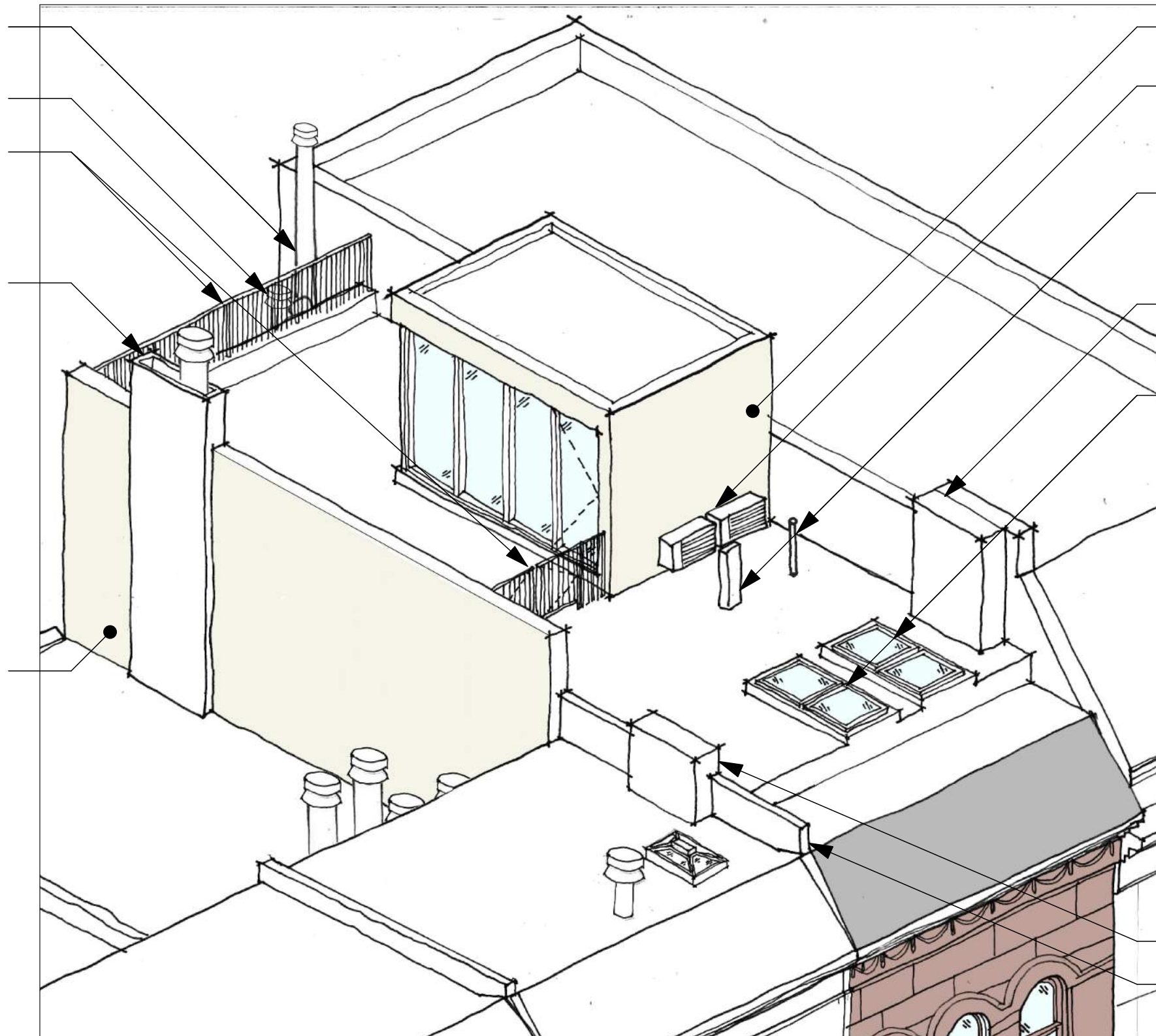
NEW EXHAUSTS

EXISTING INACTIVE CHIMNEY TO REMAIN

NEW SKYLIGHTS

EXISTING NEIGHBOR INACTIVE
CHIMNEY TO REMAIN

EXISTING PARAPET



ROOF ADDITION & FRONT FACADE



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Drawing No.

Axonometric View of Proposed Roof Extension - Front

LPC.07



MOCK UP OF PROPOSED ROOFTOP ADDITION FROM SOUTH



MOCK UP OF PROPOSED ROOFTOP ADDITION FROM MASTER DECK



MOCK UP OF PROPOSED ROOFTOP ADDITION FROM WEST



REAR FACADE W/ROOF MOCK UP



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Photos of Proposed Rooftop Addition Mockup

Drawing No.

LPC.08



ROOF TOP MOCK-UP NOT VISIBLE FROM THE STREET
(PHOTOS TAKEN AFTER ROOF TOP MOCK UP)



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



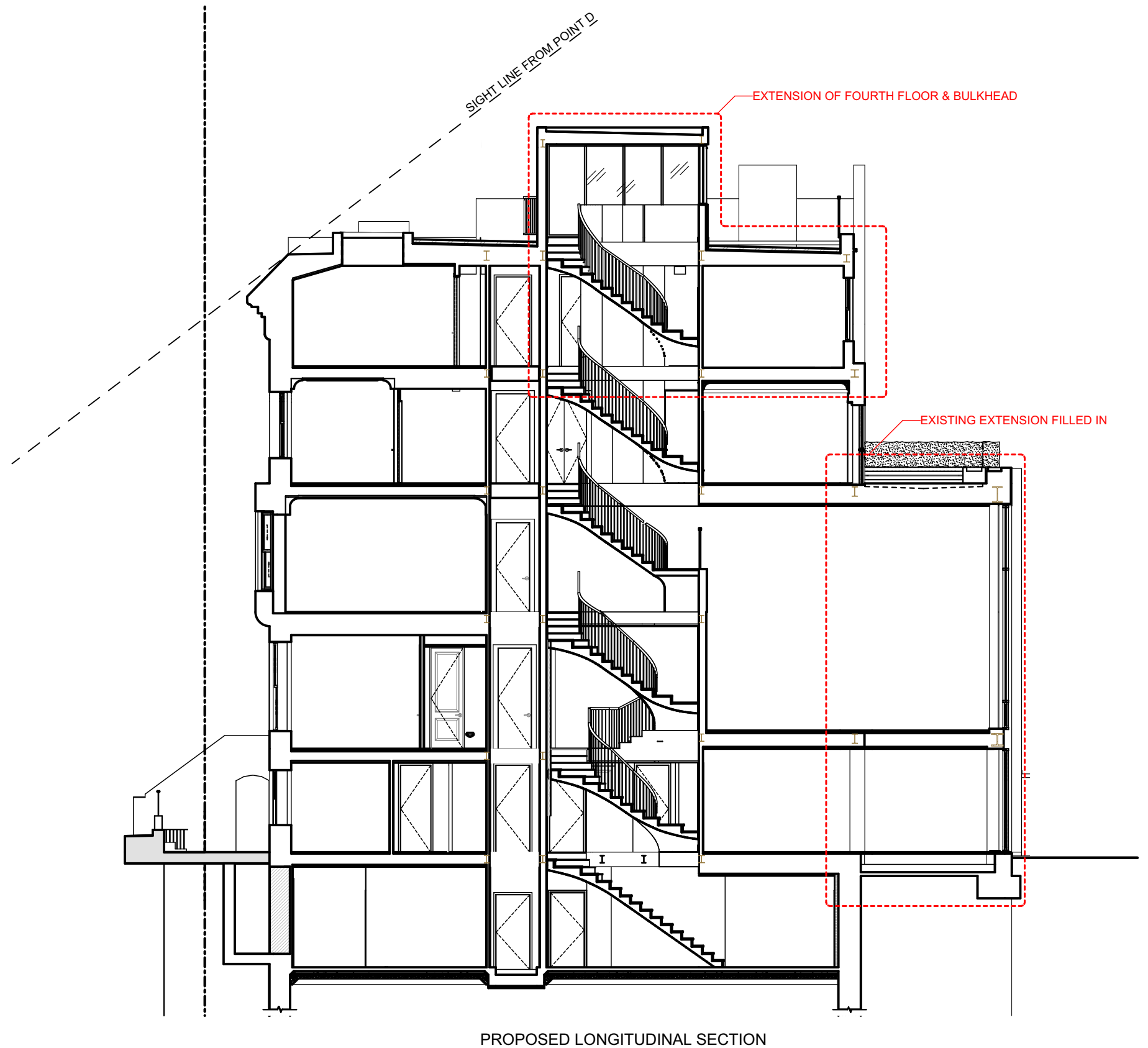
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Project Visibility

Drawing No.

LPC.09



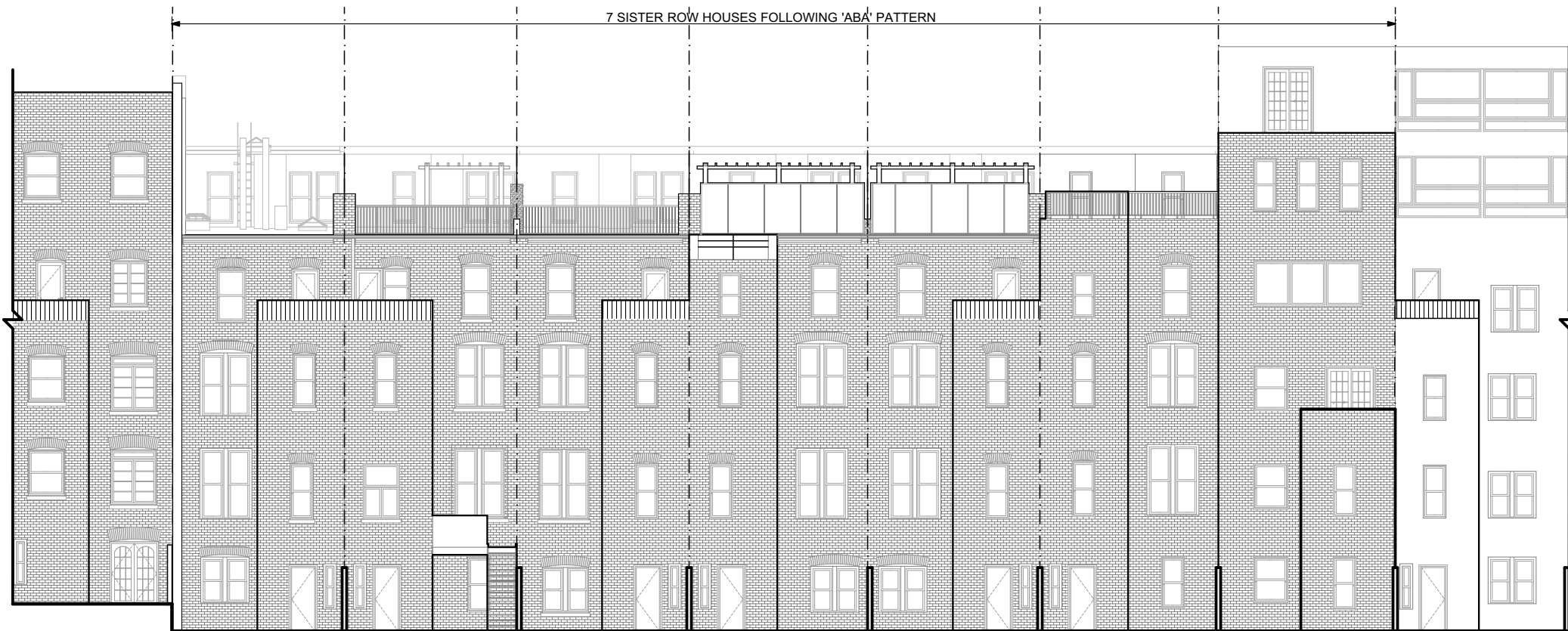
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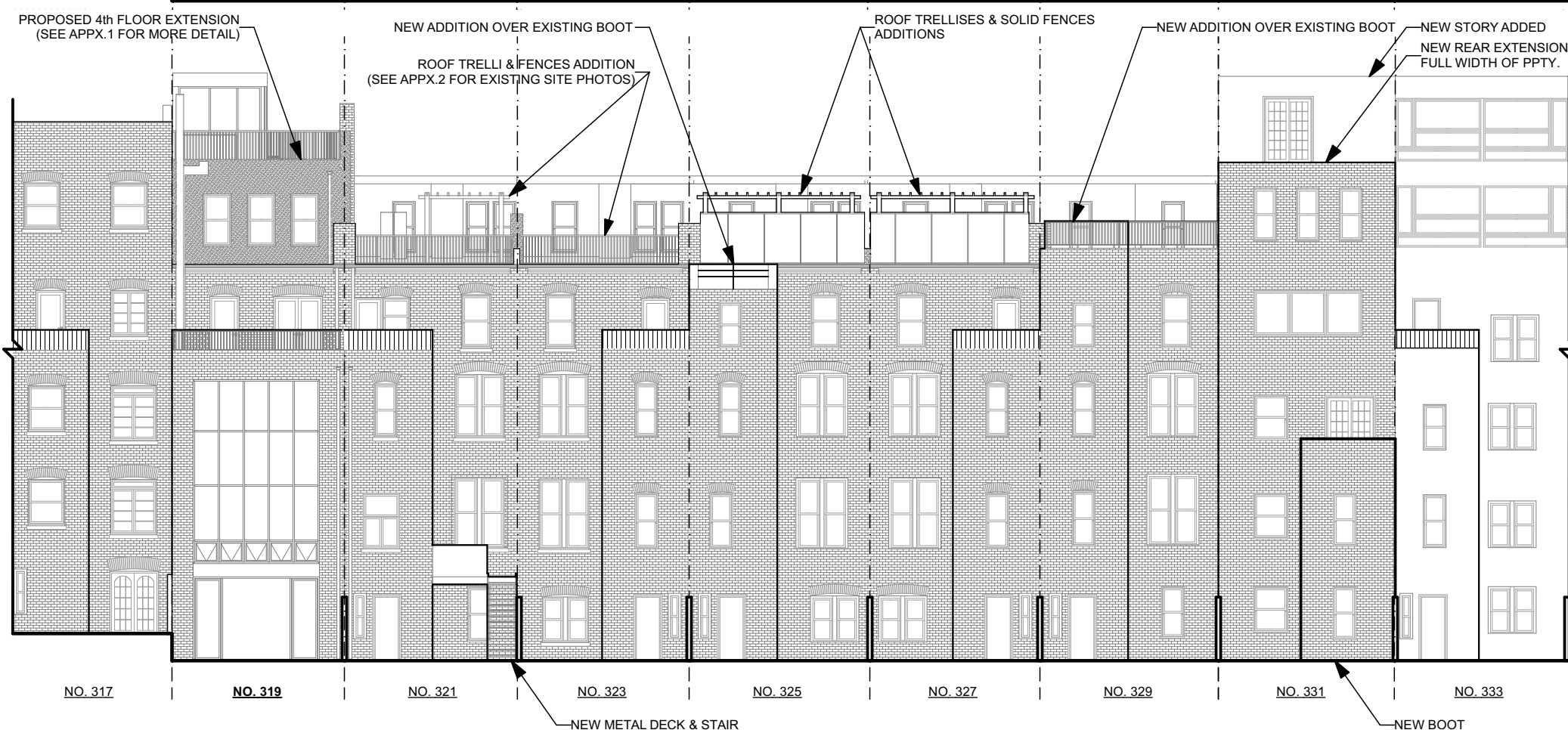
Proposed Longitudinal Section

Drawing No.

LPC.10



EXISTING REAR BLOCK ELEVATION



PROPOSED REAR BLOCK ELEVATION



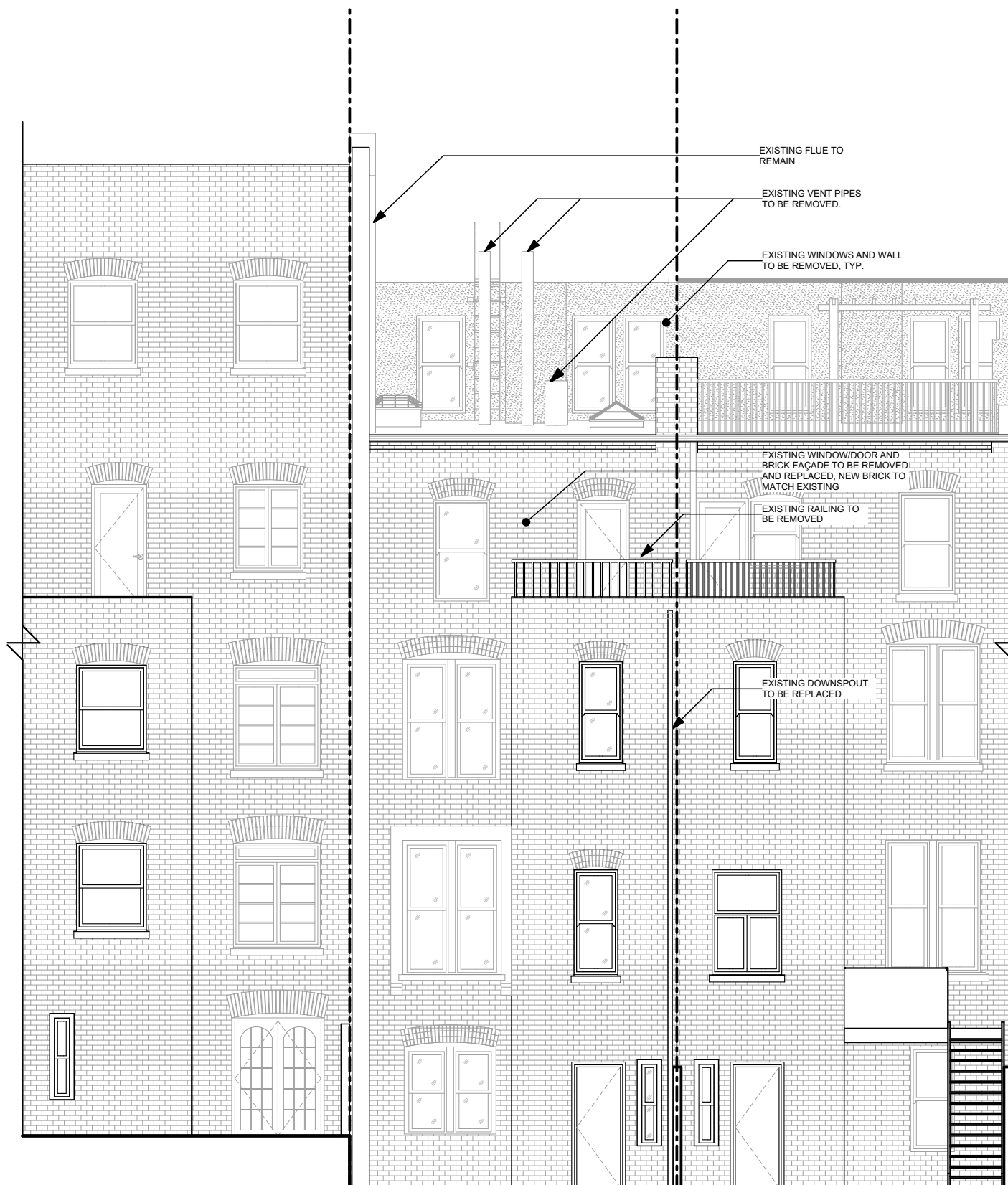
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Existing & Proposed Rear Elevation

Drawing No.

LPC.11



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



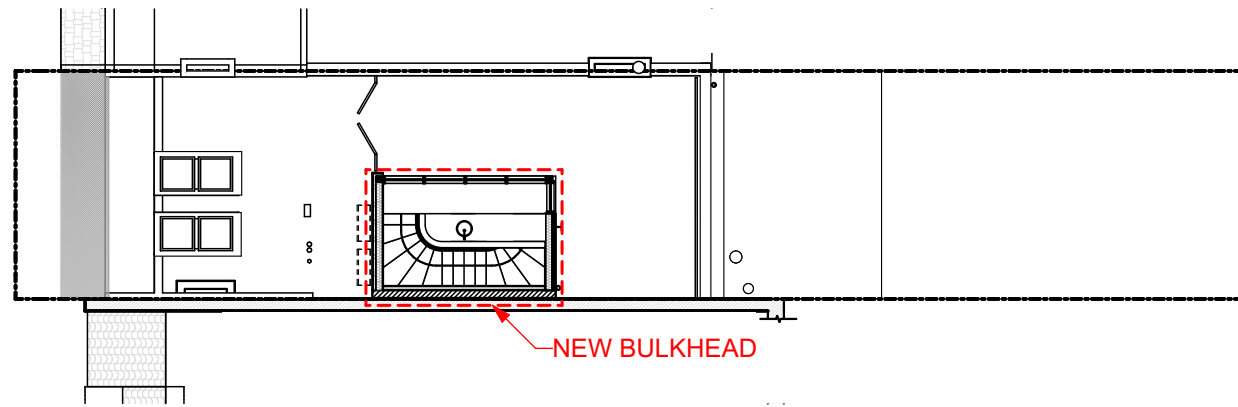
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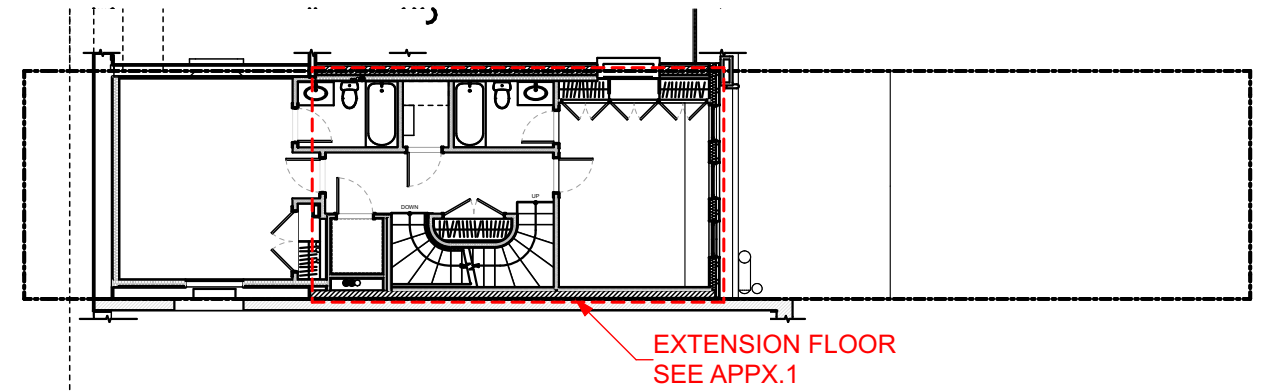
Rear Elevation - Existing & Proposed

Drawing No.

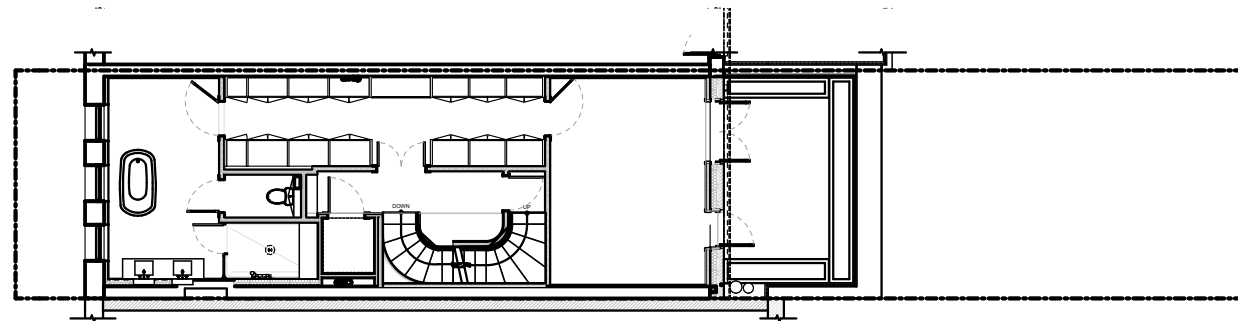
LPC.12



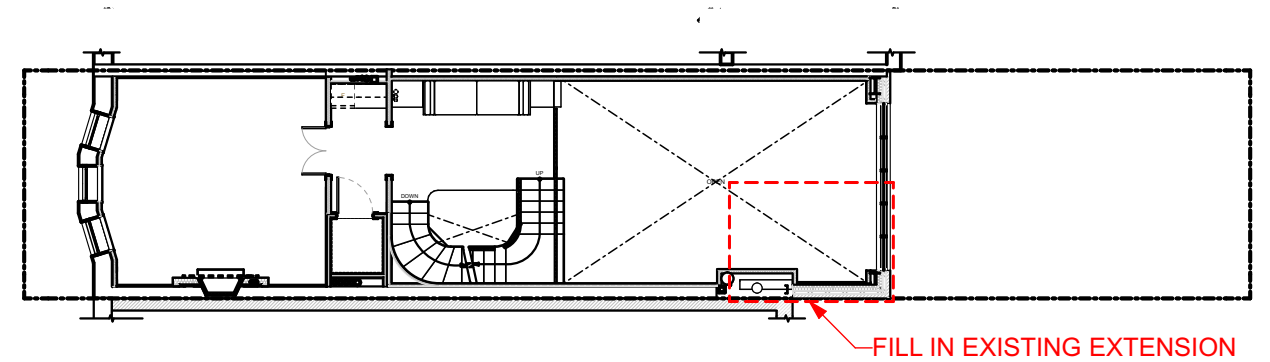
PROPOSED ROOF



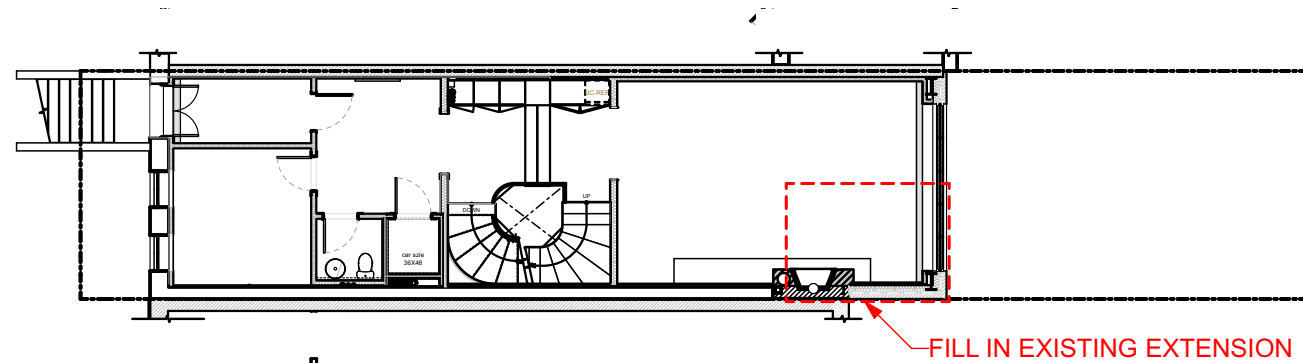
FOURTH FLOOR PLAN



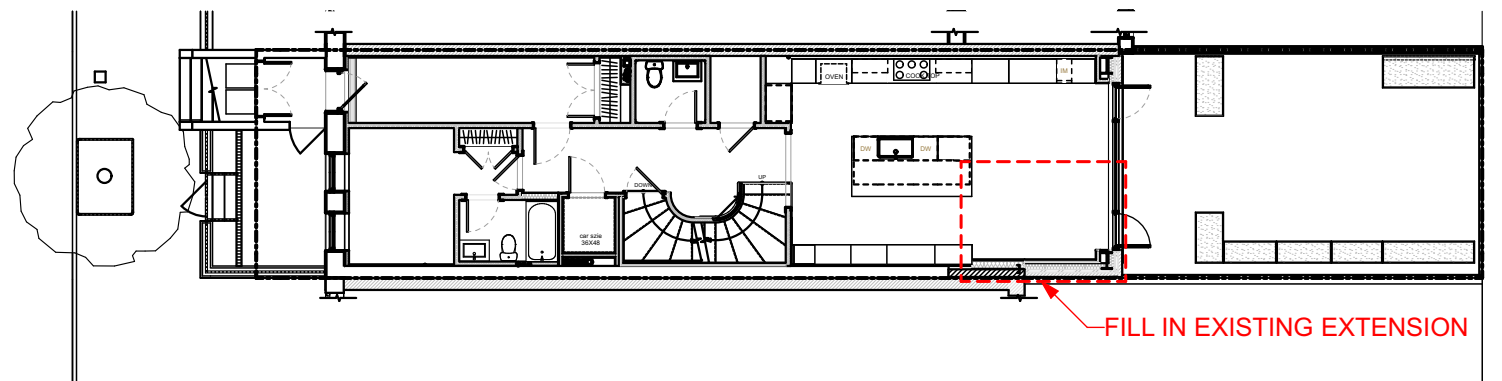
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



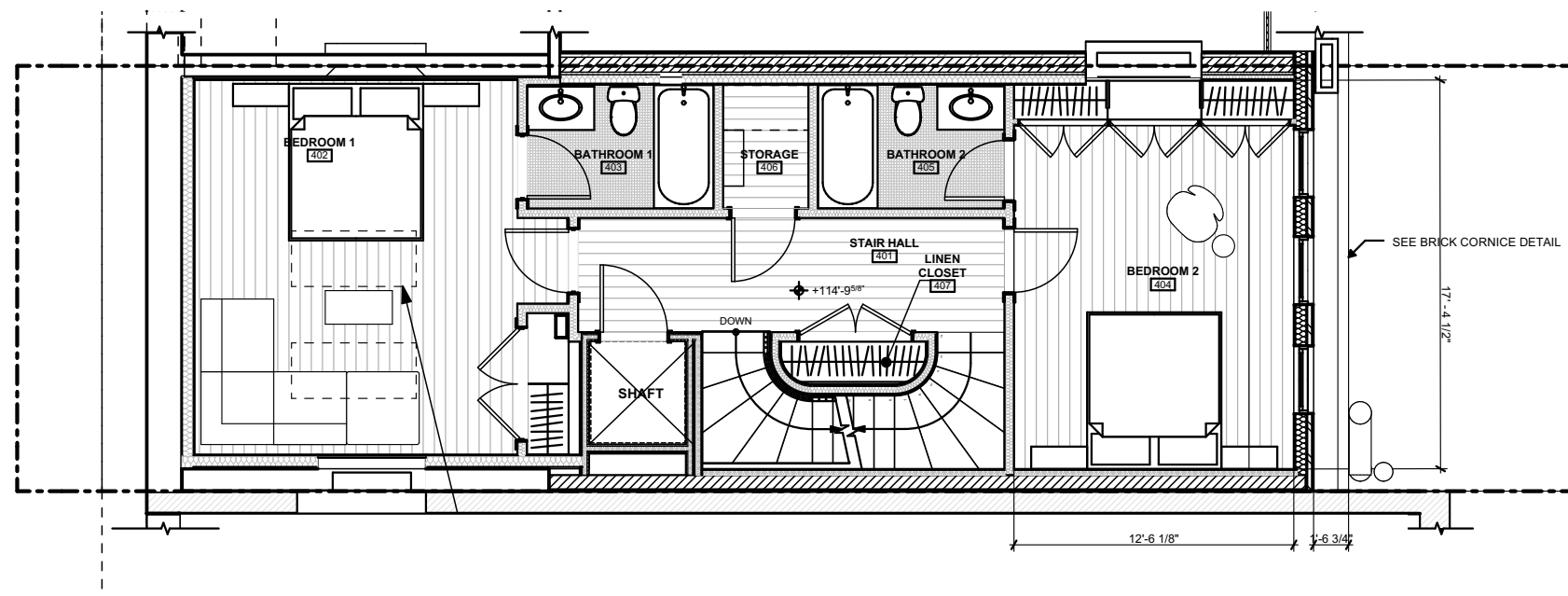
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Proposed Floor Plans

Drawing No.

LPC.13



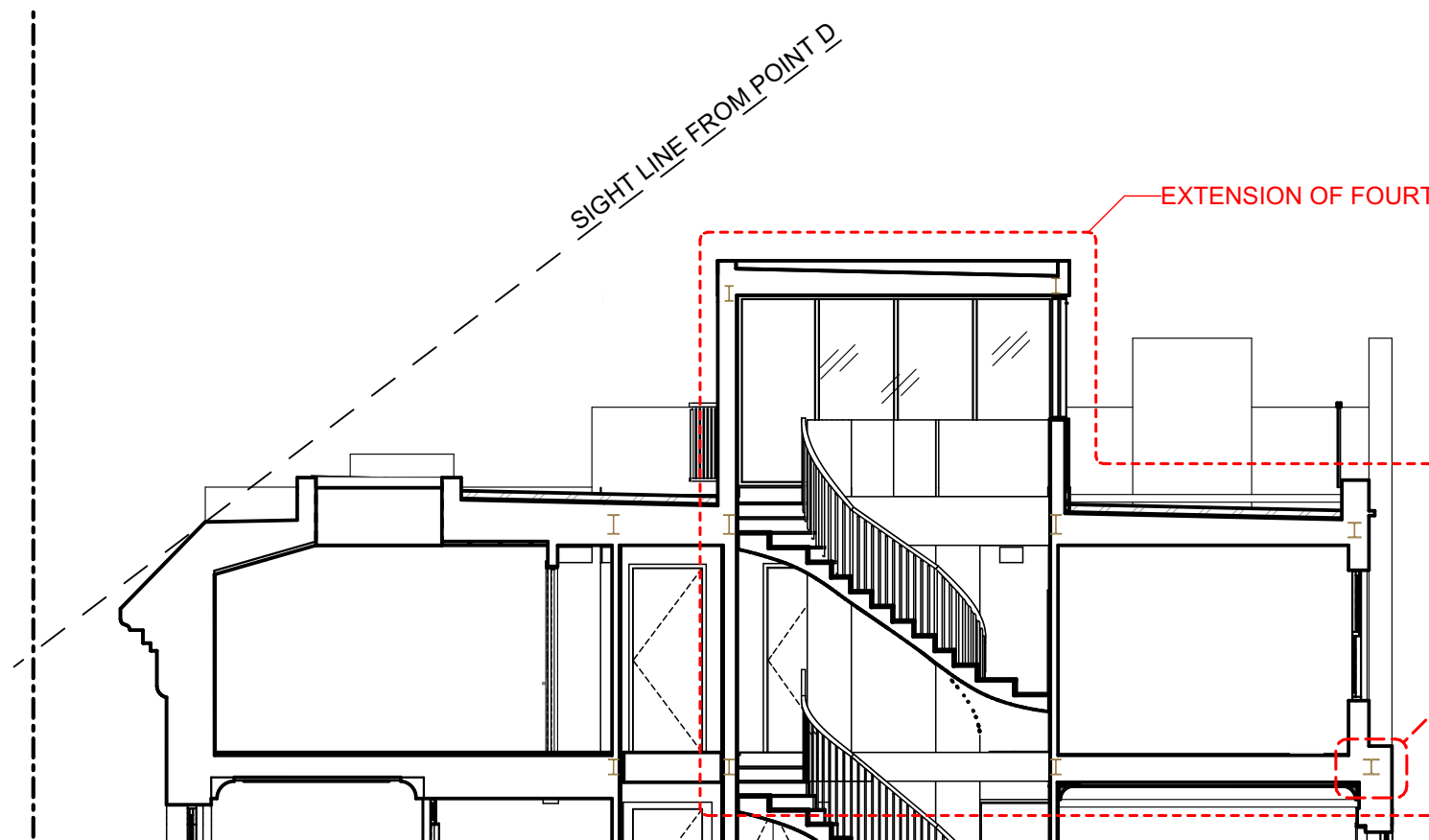
Proposed Floor Plan

1/8" = 1'-0"



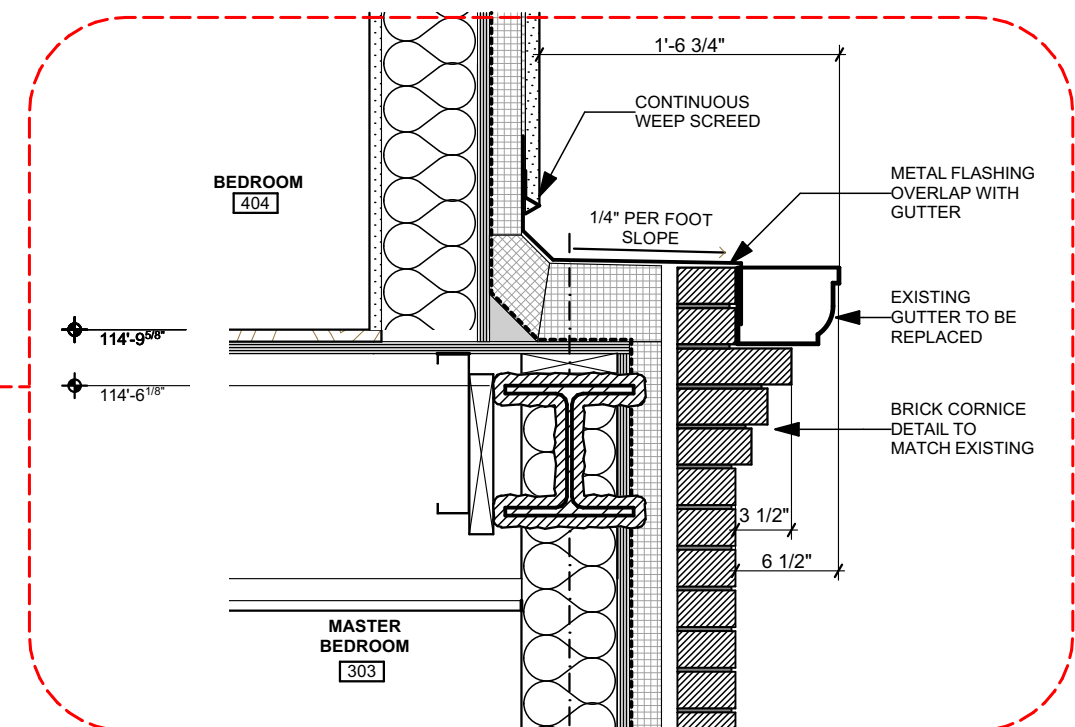
SIGHT LINE FROM POINT D

EXTENSION OF FOURTH FLOOR & BULKHEAD



Proposed section at 4th fl.

1/8" = 1'-0"



Brick Cornice Detail

1" = 1'-0"



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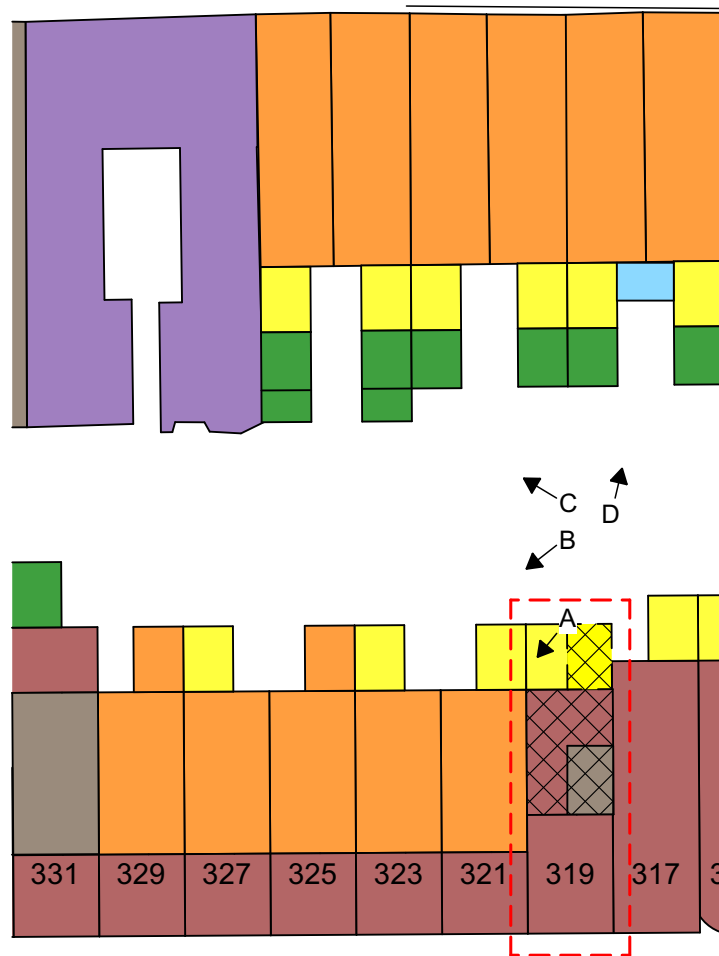
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Drawing No.

4th Floor Extension

APPX.01



VIEW A: EXISTING REAR ROOF BRICK CORNICE LINE



VIEW B: NO.321 BACK YARD



VIEW C: NEIGHBOR REAR ADDITION



VIEW D: NEIGHBOR REAR ADDITION



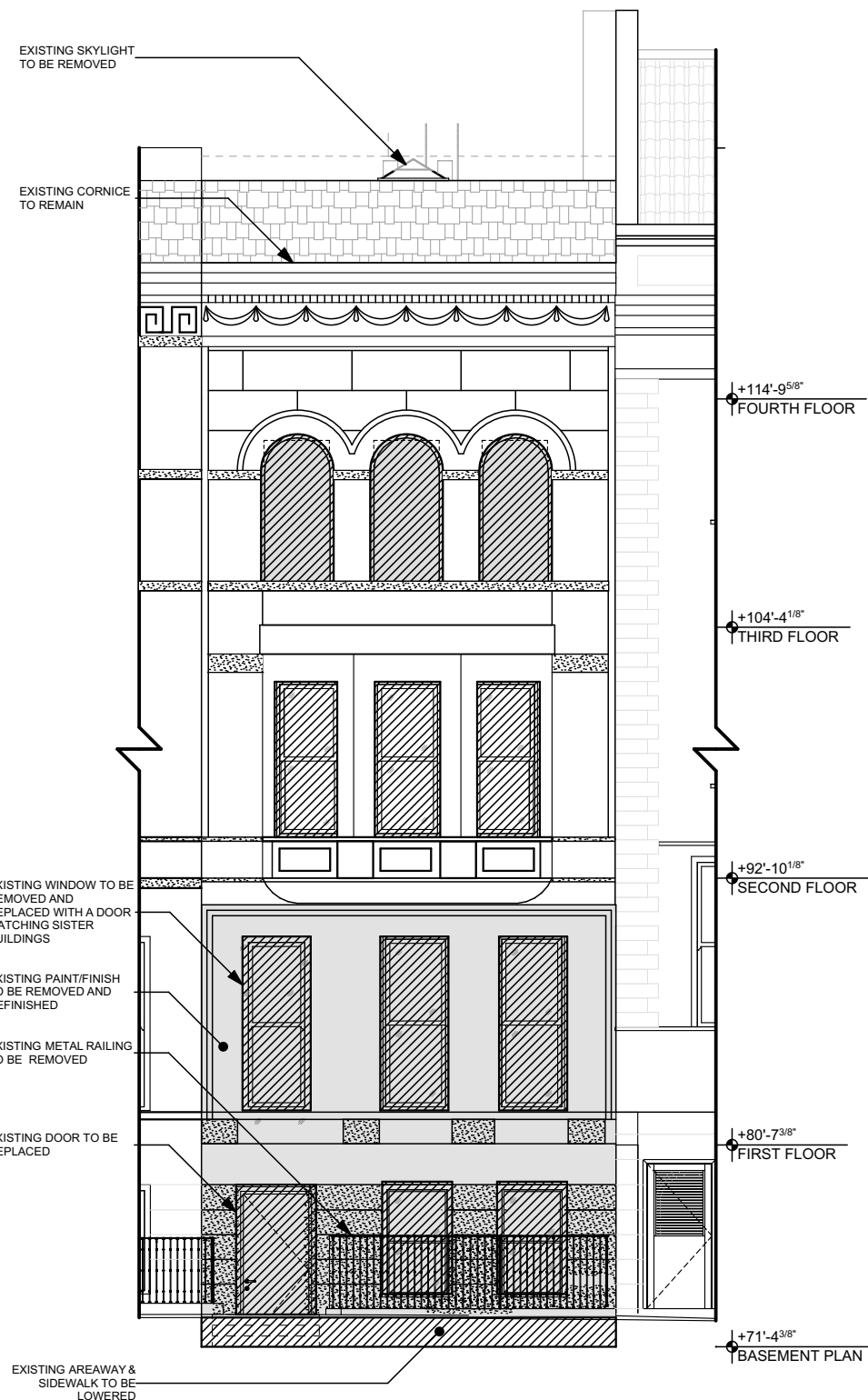
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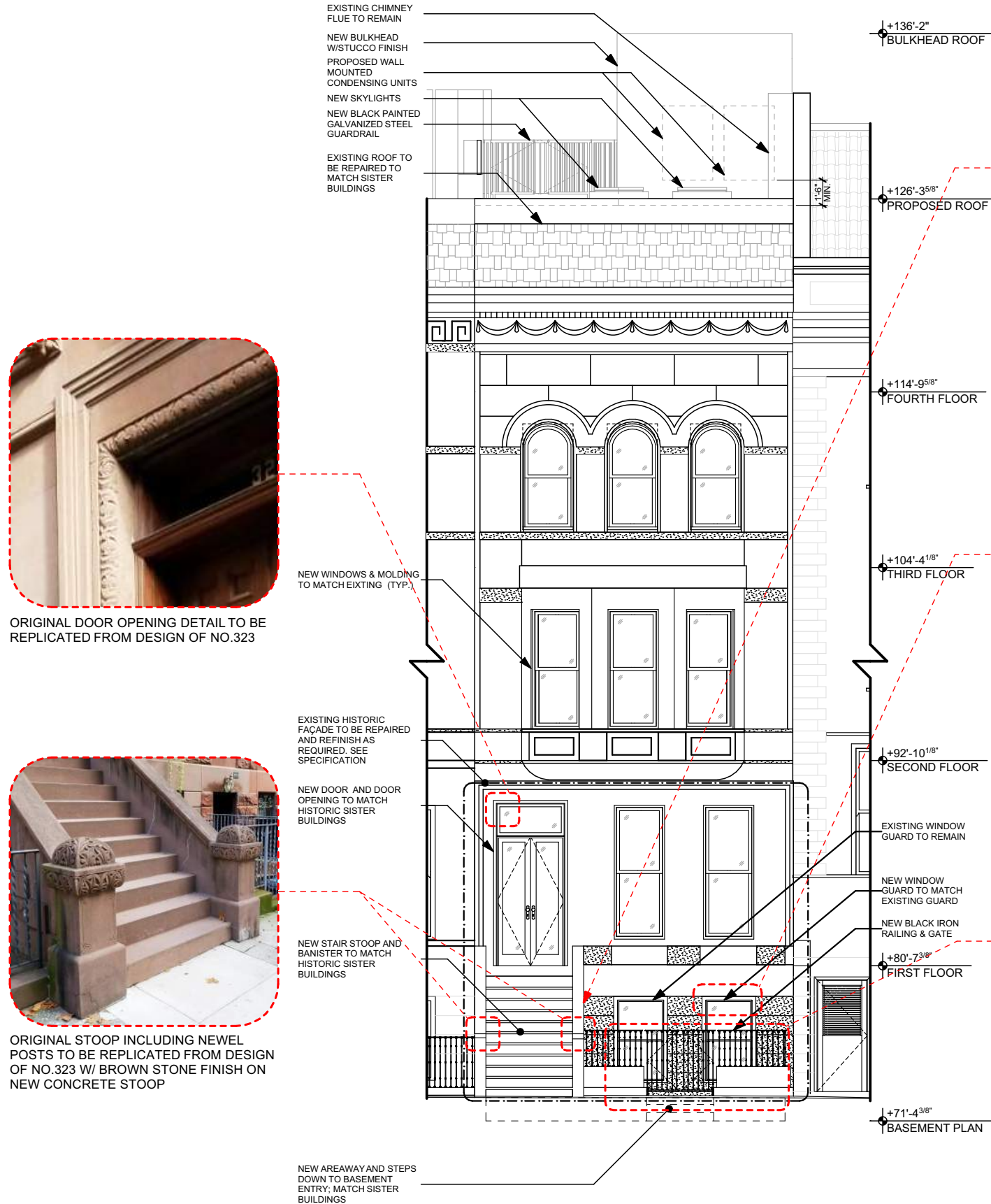
Existing Rear Facade Photos

Drawing No.

APPX.02



EXISTING FRONT ELEVATION 1/8" = 1'-0"



PROPOSED FRONT ELEVATION 1/8" = 1'-0"



ORIGINAL METAL GATE TO BE REPLICATED



ORIGINAL METAL WINDOW GUARD TO BE REPLICATED FROM THE DESIGN OF EXISTING GUARD ON WINDOW TO THE LEFT



ORIGINAL BROWN STONE CURB & KNEE WALL TO BE REPLICATED FROM THE DESIGN OF NO.323



ORIGINAL DOOR OPENING DETAIL TO BE REPLICATED FROM DESIGN OF NO.323



ORIGINAL STOOP INCLUDING NEWEL POSTS TO BE REPLICATED FROM DESIGN OF NO.323 W/ BROWN STONE FINISH ON NEW CONCRETE STOOP



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Front Facade Elevations - Existing & Proposed

Drawing No.

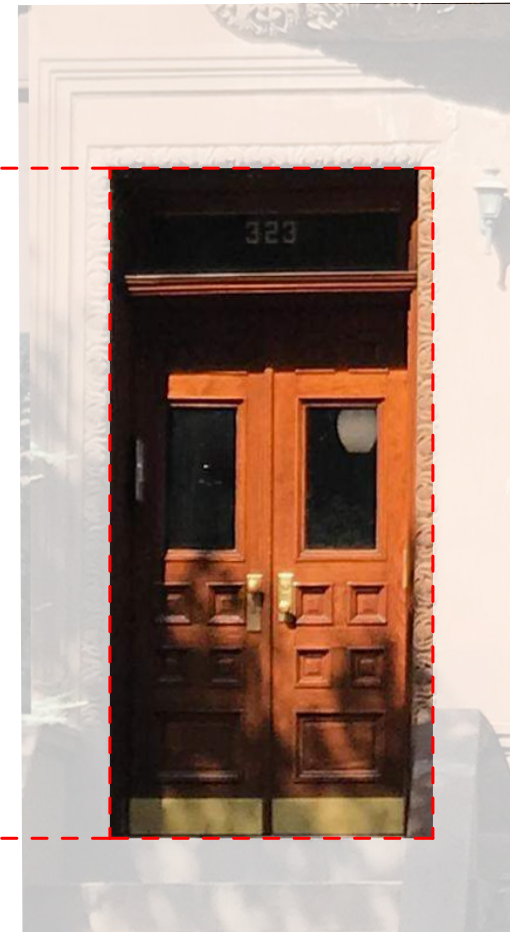
APPX.03



EXISTING FACADE - NO. 319



EXISTING FRONT DOOR



FRONT DOOR TO MATCH
DESIGN AT NO. 321



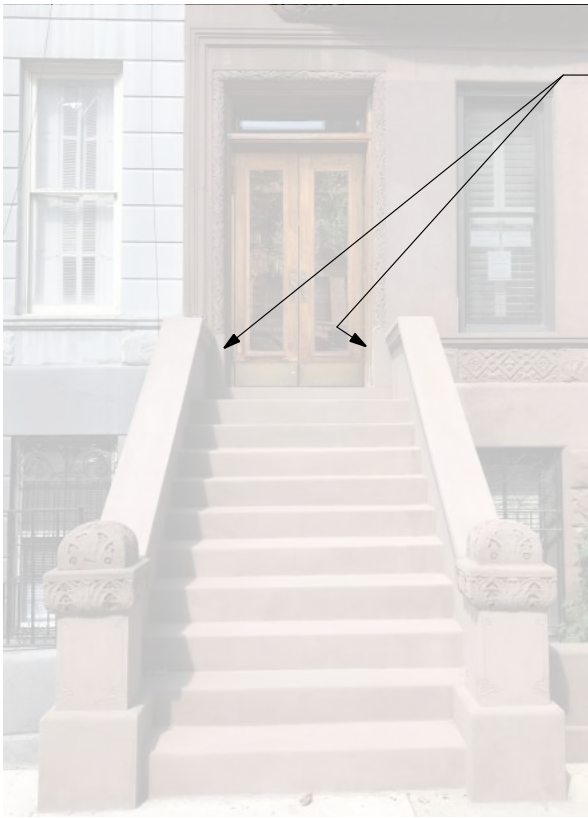
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Proposed Front Door

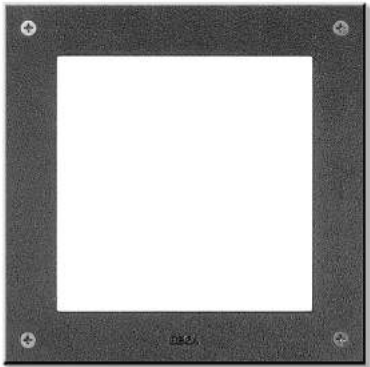
Drawing No.

APPX.04

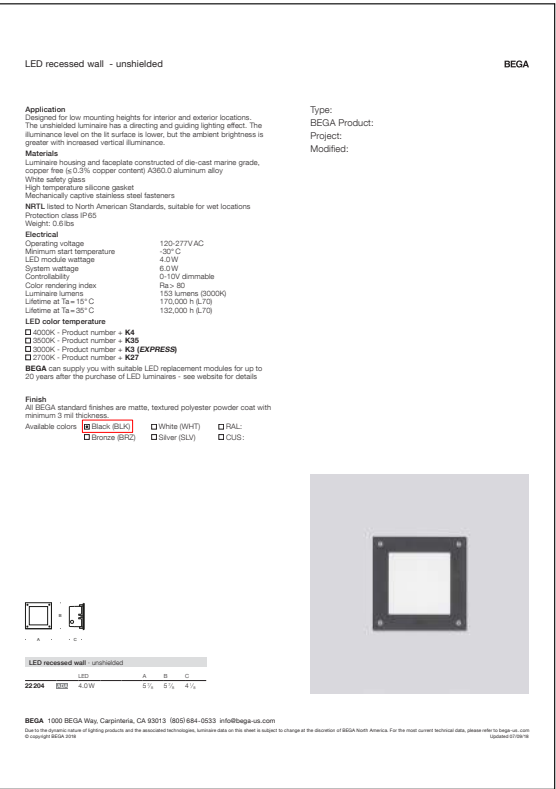


E1: RECESSED WALL FIXTURE
ON THE INSIDE FACES OF DOOR JAMB

PROPOSED E1 FIXTURE LOCATION



PROPOSED E1 FIXTURE



PROPOSED E1 FIXTURE CUT SHEET

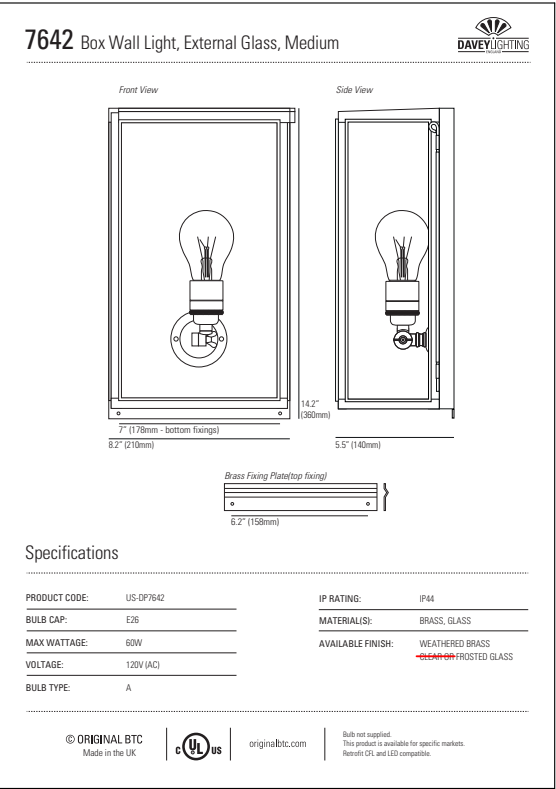


E2: WALL MOUNTED
LIGHTING FIXTURE ABOVE
NEW GATE

PROPOSED E2 FIXTURE LOCATION



PROPOSED E2 FIXTURE



PROPOSED E2 FIXTURE CUT SHEET



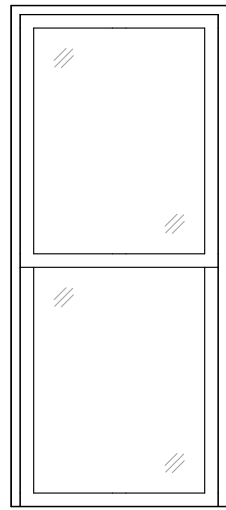
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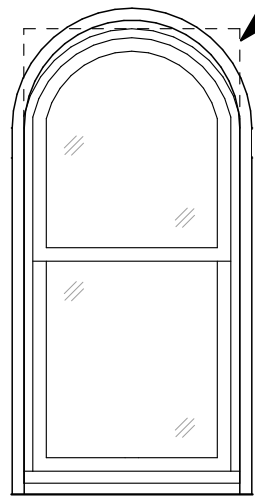
Proposed Exterior Lighting

Drawing No.

APPX.05

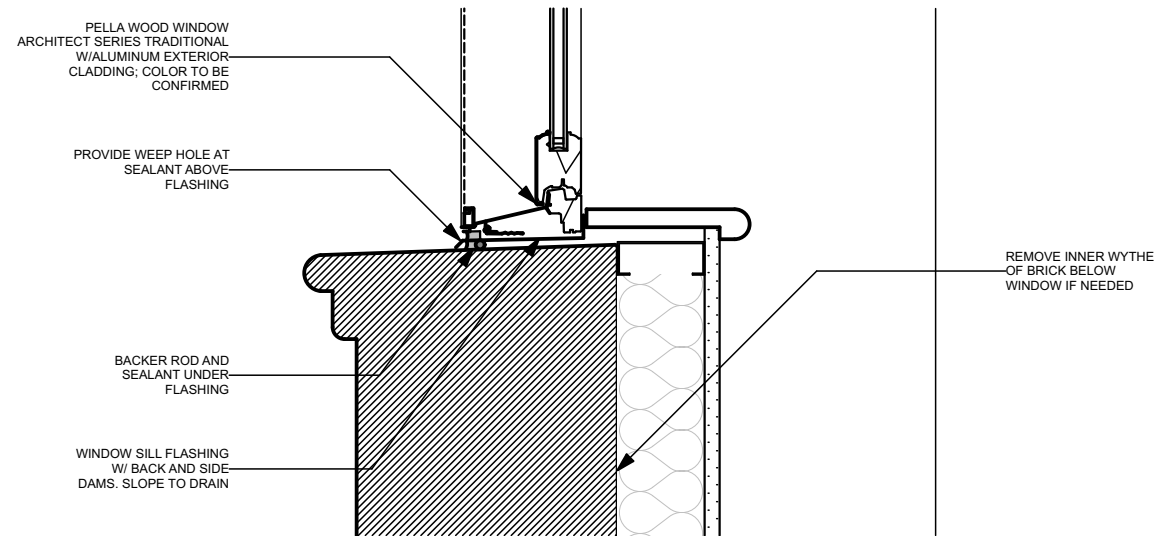
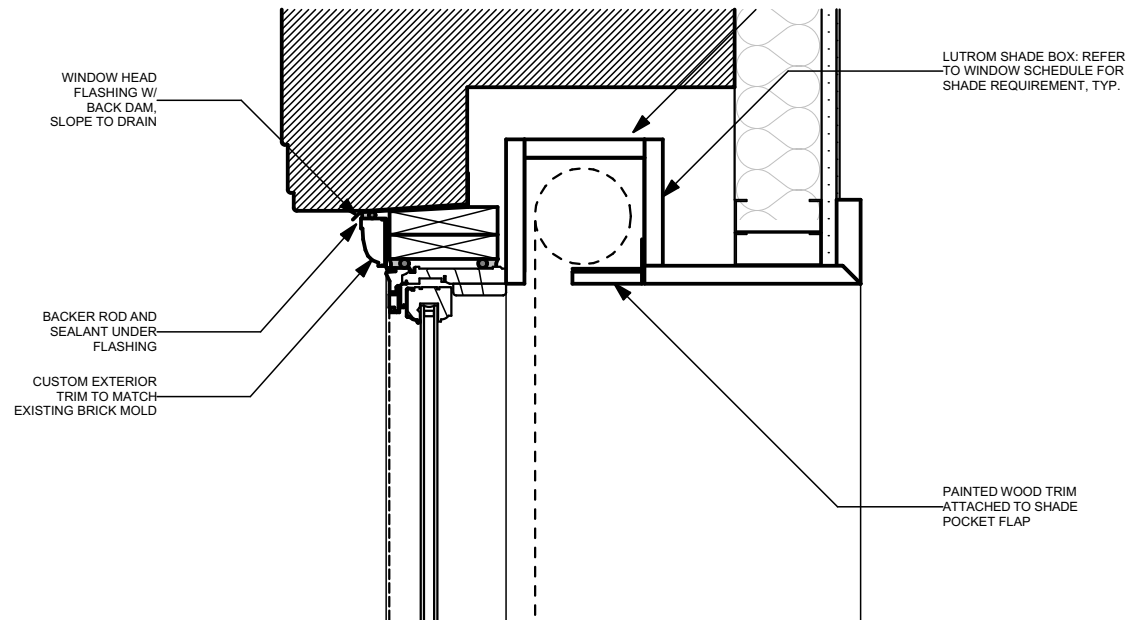


TYPICAL WIN. ELE.



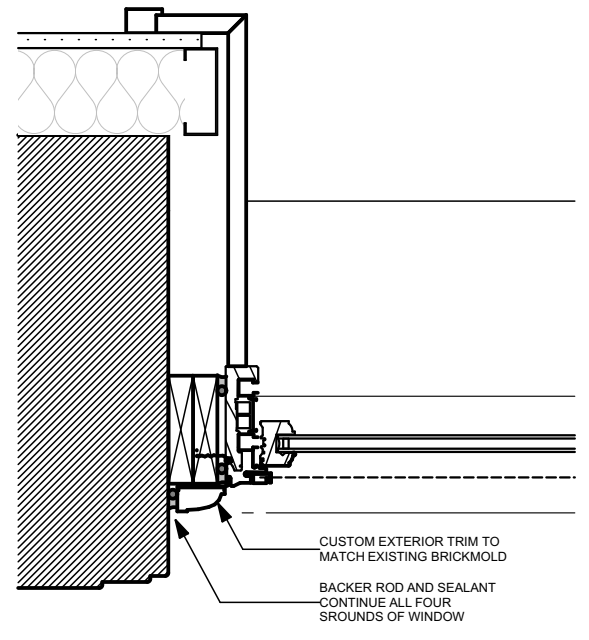
WIN. ELE. ON 3RD FL

TYPICAL WINDOW W/
CURVED PANEL



TYPICAL WIN. SECTION DETAIL

1 1/2" = 1'-0"



TYPICAL WIN. JAMB DETAIL

1 1/2" = 1'-0"



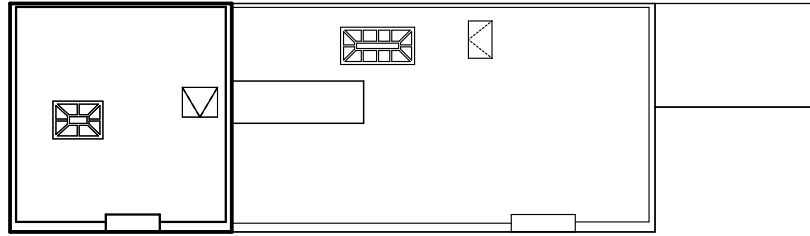
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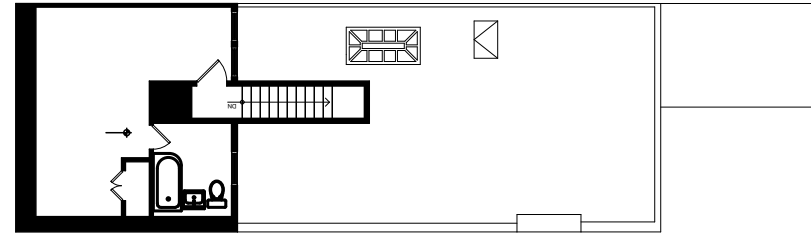
Proposed Window Details

Drawing No.

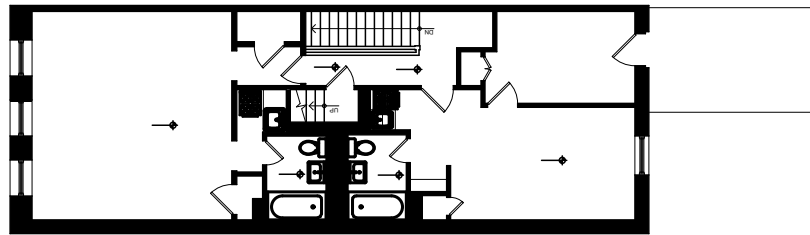
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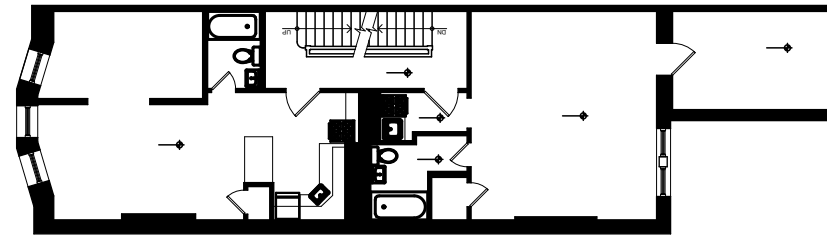
EXISTING ROOF PLAN



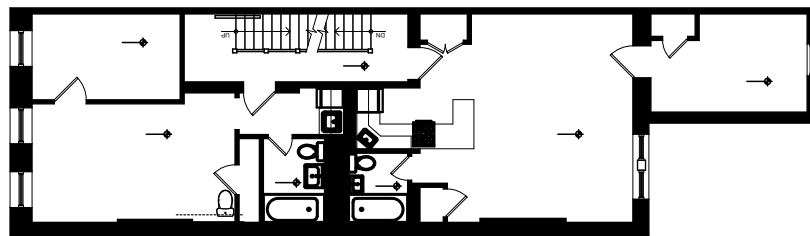
EXISTING FOURTH FLOOR PLAN



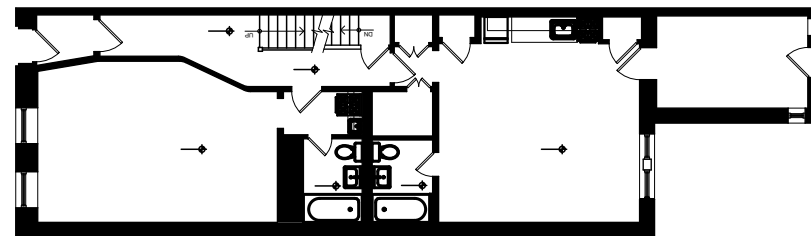
EXISTING THIRD FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT PLAN



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Existing Floor Plans

Drawing No.

APPX.07