This application is for a one floor extension on a portion of the building located in rear yard. The extension will add a small room to an existing dwelling unit on the third floor.

The roof of this extension will be accessible from the fourth floor dwelling unit. An existing window on the fourth floor will be replaced with a door to provide access to the new roof garden.

Owner:
344 West 89th street

Address:
344 West 89th Street
New York, NY 10024

Cross Streets:
West End Avenue & Riverside Drive

Block: 1250
Lot: 60
Zoning: R8
Zoning Map: 5D

Land Use:
Multifamily Walk-up Buildings

Building Classification:
Multi-Family

Existing Residential Units: 10
Proposed Residential Units: 9

Number of Floors
Basement
Floors 01 - 04

Area of Building: 6,300 (estimated)
Year Built: 1900

Construction Classification:
Class 3 Non-Fireproof

Landmark District: Yes
Special District: Unknown

Area of Work:
Floor 03 & Floor 04 Interior (vertical extension)

Existing Use:
Floor 03: Dwelling Unit (No Change)
Floor 04: Dwelling Unit (No Change)
1 stories + basement
2 stories + basement
3 stories + basement
3.5 stories + basement
4 stories + basement
5 stories + basement
9 stories + basement
+9 stories + basement

Existing site plan
Existing site plan

W89TH STREET

RIVERSIDE DRIVE

NOT VISIBLE

Visible

EXT
View from street showing side of structure (rear extension not visible)

View from intersection of W89th and Riverside (rear extension not visible)
View from Riverside Drive mid-block (rear extension not visible)
Existing 2nd & 3rd floor windows to remain

View of windows on floors 1st - 4th floor to remain

Existing roof guard rail to be replaced with steel guard rail (painted black)

3rd & 4th floor windows to remain

Existing 4th floor window to be replaced with door

View of basement & 1st floor to remain
Slate Roof on New Extension

Precast / Limestone Parapet Cap

Reclaimed Brick to Match Existing (Chiefs Used Bricks)

Black Guard Rail on New Extension

Aluminum Clad Patio Door (4th floor roof access)
Black Guard Rail on New Extension
Slate Roof on New Extension
IPE Wood
Galvanized Metal Fascia
Proposed Materials Roof Bulkhead
Black Metal Doors on Bulkhead
Painted White Brick on Demising Wall
Small Roof Garden
Proposed third floor plan

Existing third floor plan
1 Proposed fourth floor plan

2 Existing fourth floor plan
1. proposed roof plan

2. existing roof plan
NOTES

F-01 New Vertical Extension. Construction will be masonry load bearing walls consistent with existing construction.

1 enlarged third floor plan
NOTES

F-01 New Vertical Extension. Construction will be masonry load bearing walls consistent with existing construction.

1 enlarged fourth floor plan
NOTES

F-01 Existing stair bulkhead to remain. No work performed.
F-02 Existing skylight. Extend curb to align with surface of new walking surface.
F-03 42" screen wall to enclose air-conditioner, skylight, and planting area.
F-04 Existing parapet to remain. No work performed.
F-05 Existing chimney. Flue to extend vertically if chimney is active.
F-06 Existing chimney from neighboring building. No work performed.
F-07 New guard-rail mounted. Paint black.
F-08 New terrace surface. New walking surface shall be constructed above existing roof to maintain drainage.
F-09 New stair bulk for apartment below.
F-10 Existing chimney. Extend vertically to height of stair bulkhead.
F-11 2hr-rated wall construction.

1  enlarged roof terrace plan
Existing south elevation (rear yard)

Proposed south elevation (rear yard)

LANDMARKS REVIEW

344 WEST 89TH ST
01.10.2020
ELEVATIONS

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1 Existing street elevation

2 Proposed street elevation (No Work)
View of Adjacent Properties

View from rear yard

View of Apartment Building to the South

View from rear yard
ELEVATIONS

1 View from corner

2 View from corner
View from across street

View from across street
1. View from across street

2. View from across street
View of mock-up from main roof

View of mock-up from lower roof
View of proposed bulkhead (left) and guardrail (right)

The bulkhead if framed with wood. The proposed height is to the orange fabric. The fabric for the guardrail is wrapped around existing black vents.

View from street corner. Only the guardrail is visible.
View from street corner (cropped). Note that only the guardrail is visible

The proposed guardrail will be black metal and will not be as visible as the orange fabric. Please refer to the roof photo for reference.

View from park. The guardrail and the very top of the bulkhead is visible.

In this image, the orange fabric and bulkhead overlap. The majority of the visibility is the guardrail. Please refer to the cropped image below.
View from park (cropped).

Note the orange fabric for the guardrail wraps around the black vent. Approximately 12" of the orange fabric for the bulkhead is visible.

Green Arrow = Bulkhead, Blue Arrow = Guardrail