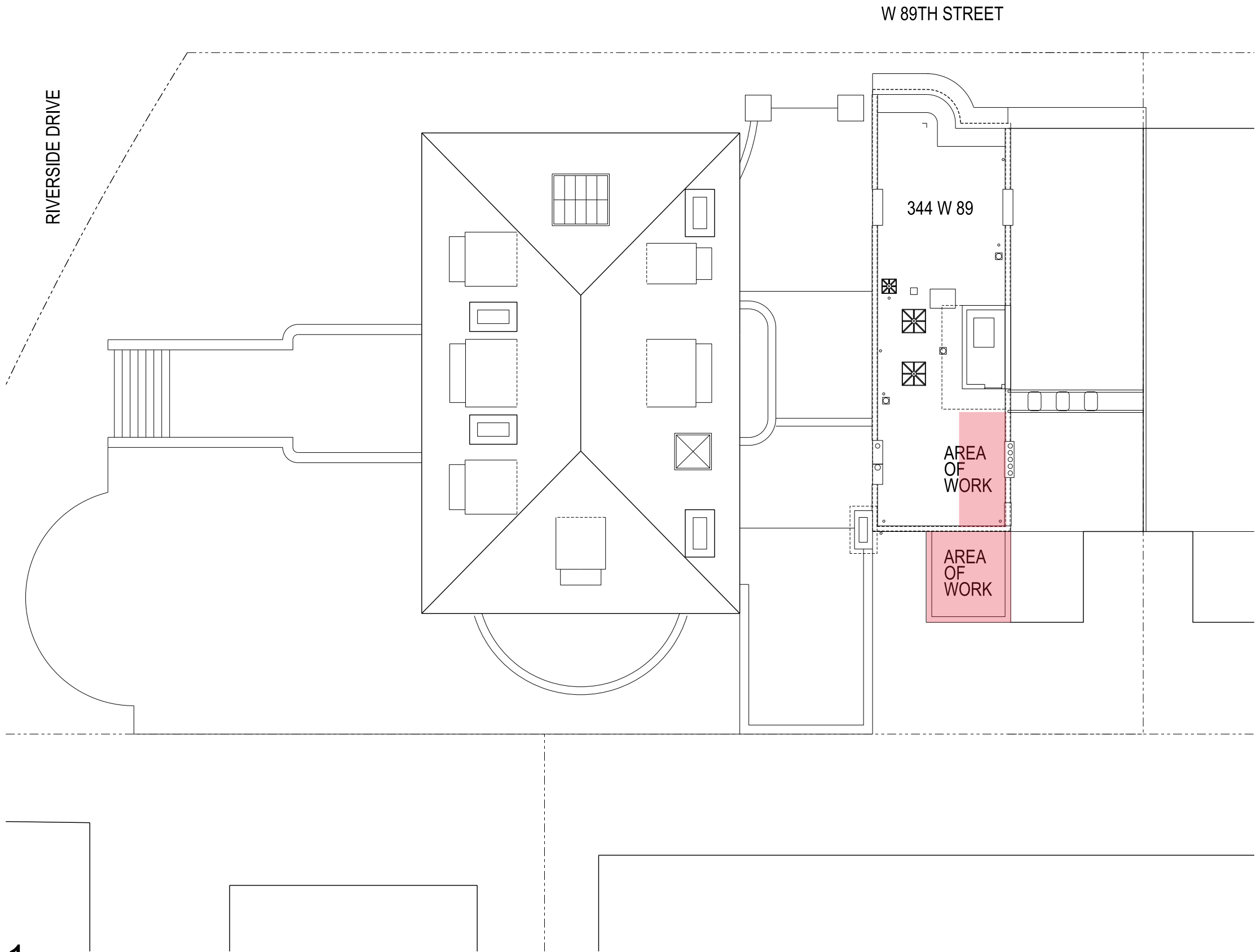


SO



1 Existing site plan

PROJECT DATA

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. (small roof garden). 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:
Muti-Family
Existing Residential Units: 10
Proposed Residential Units: 9

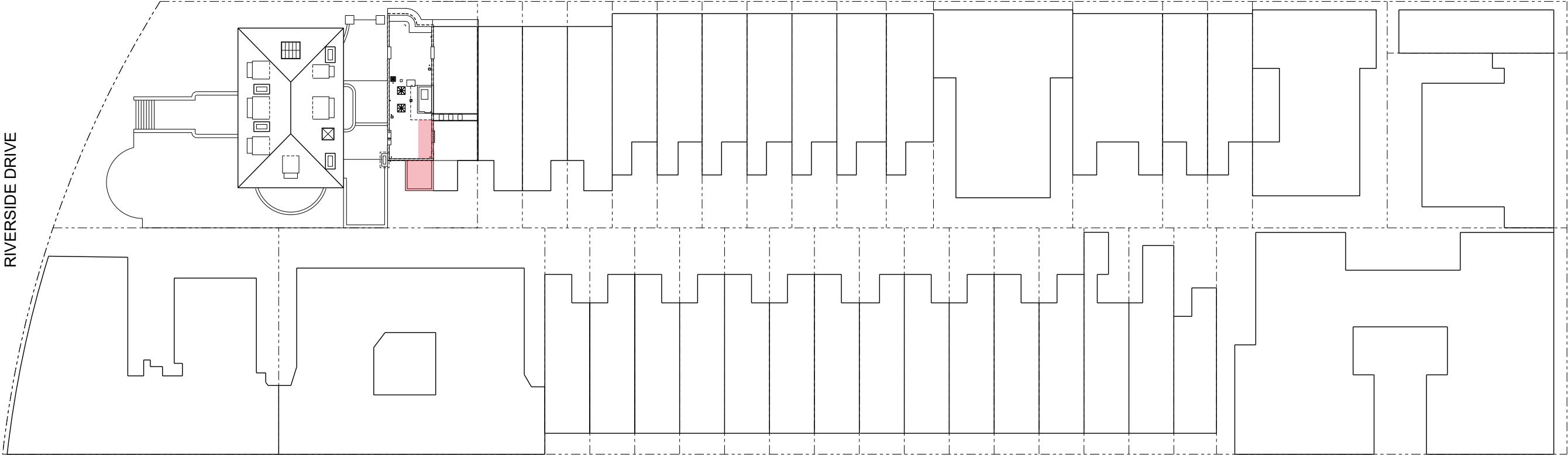
Number of Floors
Basement
Floors 01 - 04

Area of Building: 6,300 (estimated)
Year Built: 1900
Construction Classification:
Class 3 Non-Fireproof

Landmark District: Yes
Special District: Unknown

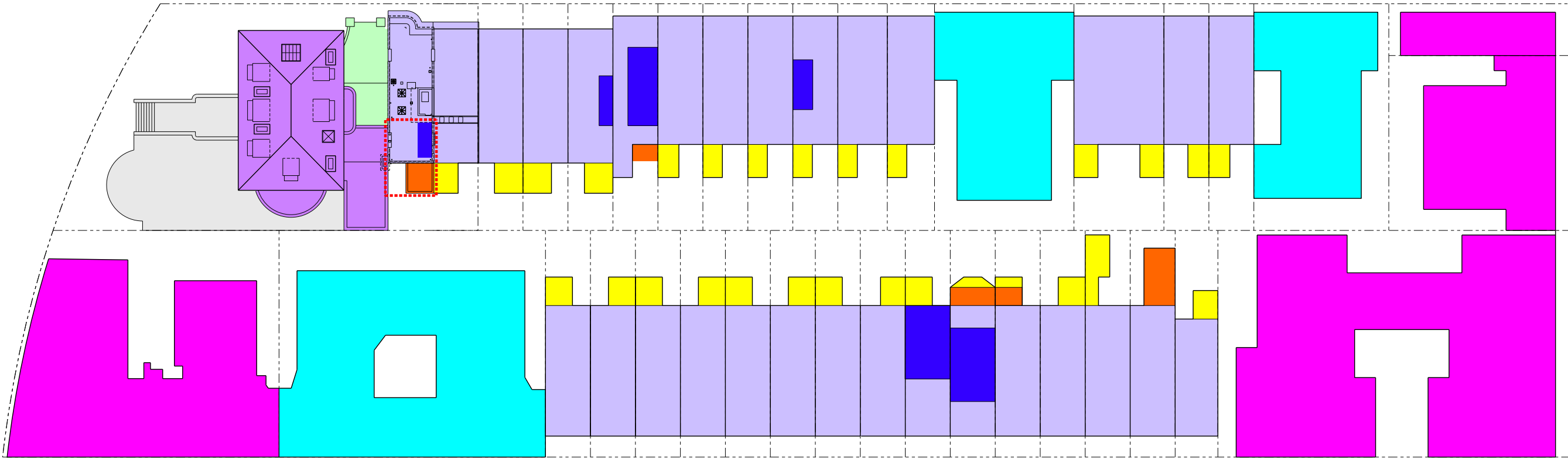
Area of Work:
Floor 03 & Floor 04 Interior (vertical extension)

Existing Use:
Floor 03: Dwelling Unit (No Change)
Floor 04: Dwelling Unit (No Change)

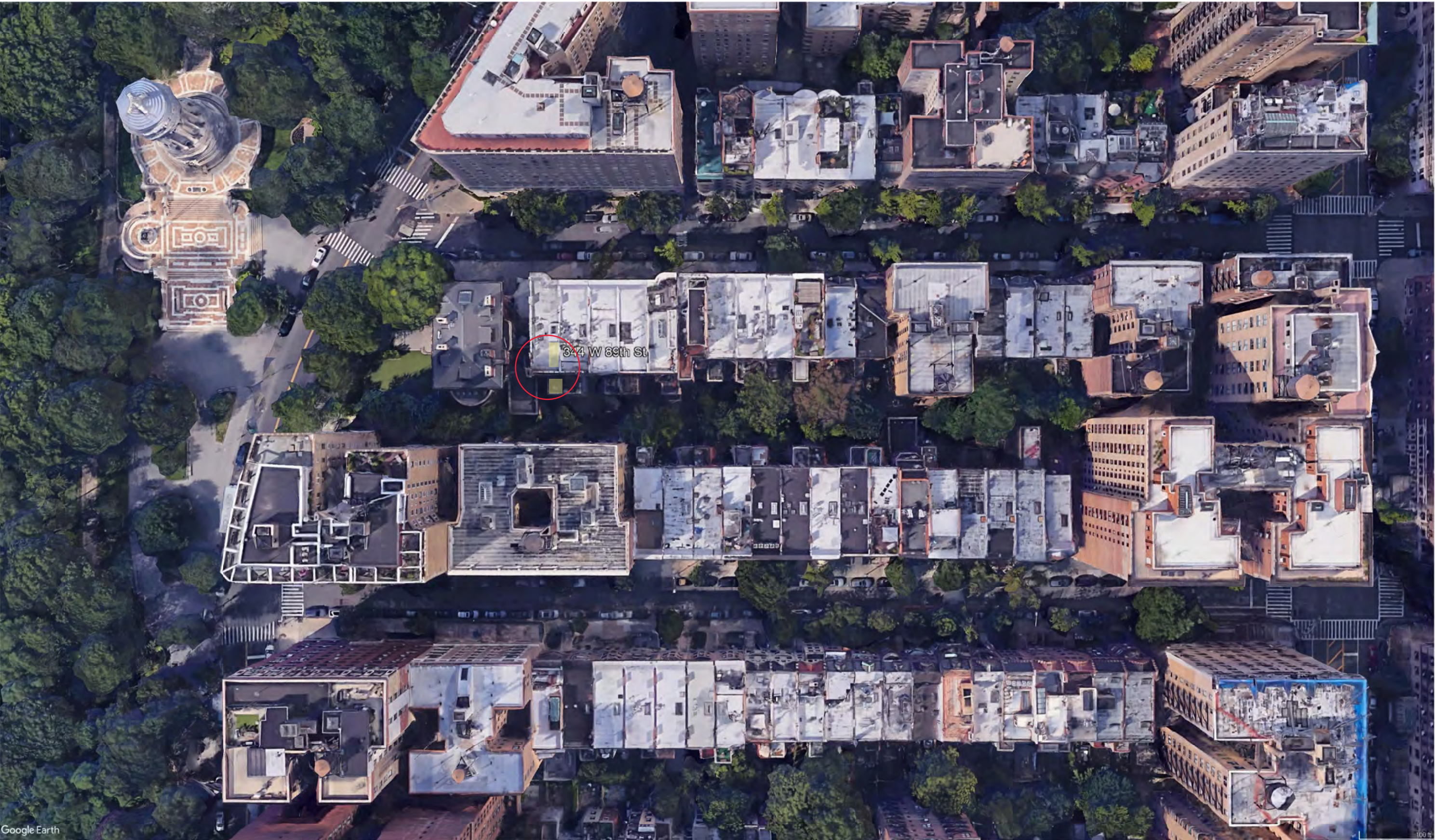


so

1 Existing site plan



so



344 WEST 89TH ST
08.12.2019

SATELLITE PHOTOGRAPH

LANDMARKS REVIEW
© sean obrien architecture

so



so



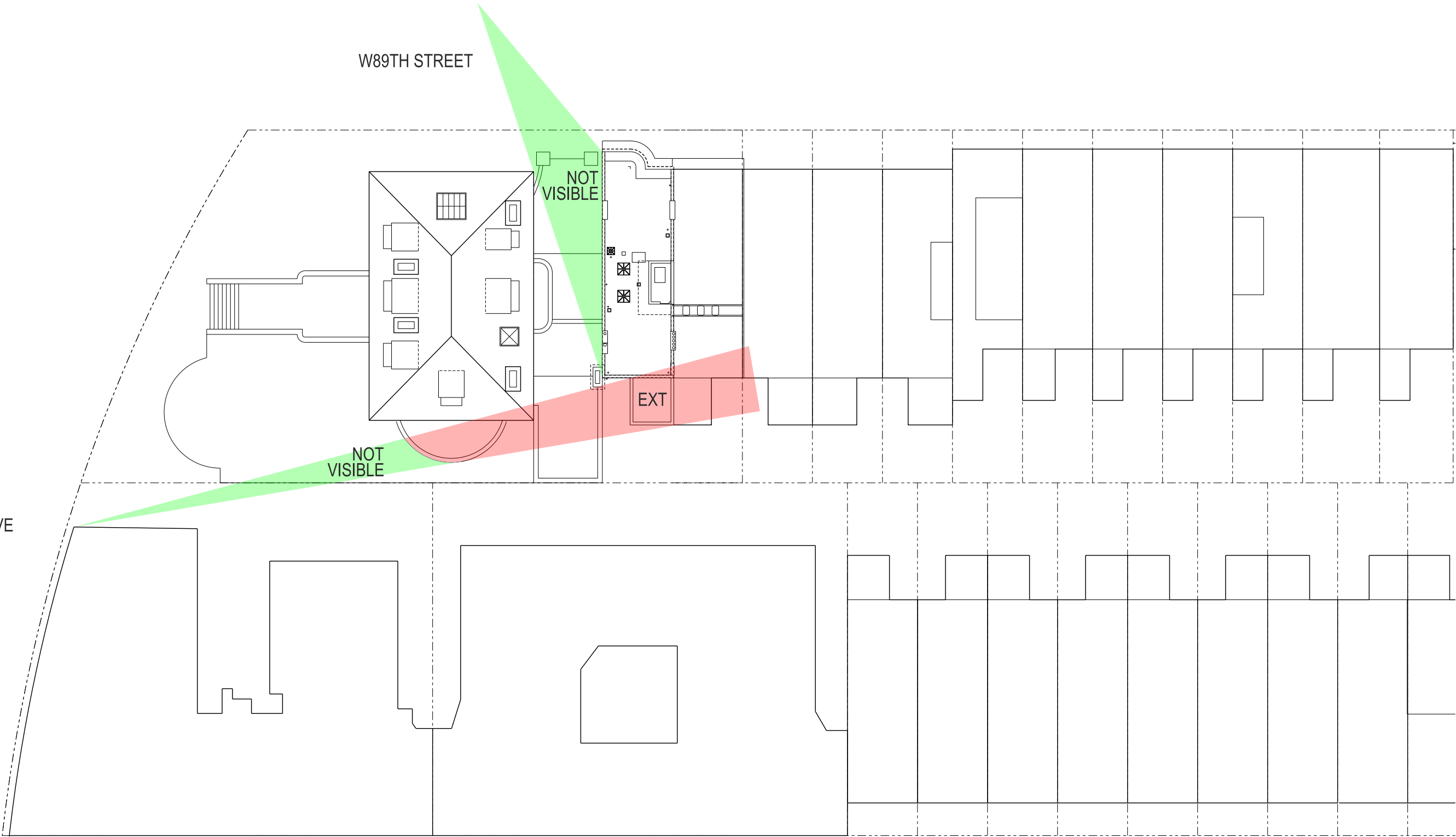
344 WEST 89TH ST
08.12.2019

SATELLITE PHOTOGRAPH

so

RIVERSIDE DRIVE

W89TH STREET



1 Existing site plan

so



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



2 View from intersection of W89th and Riverside (rear extension not visible)

so



1 View from Riverside Drive mid-block (rear extension not visible)

so



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)



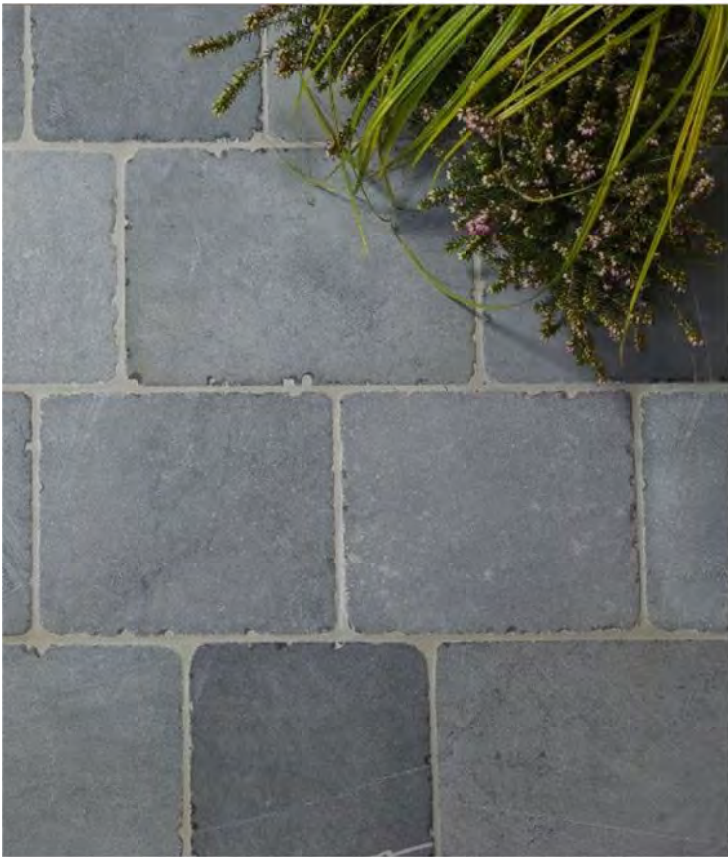
3rd & 4th floor windows to remain



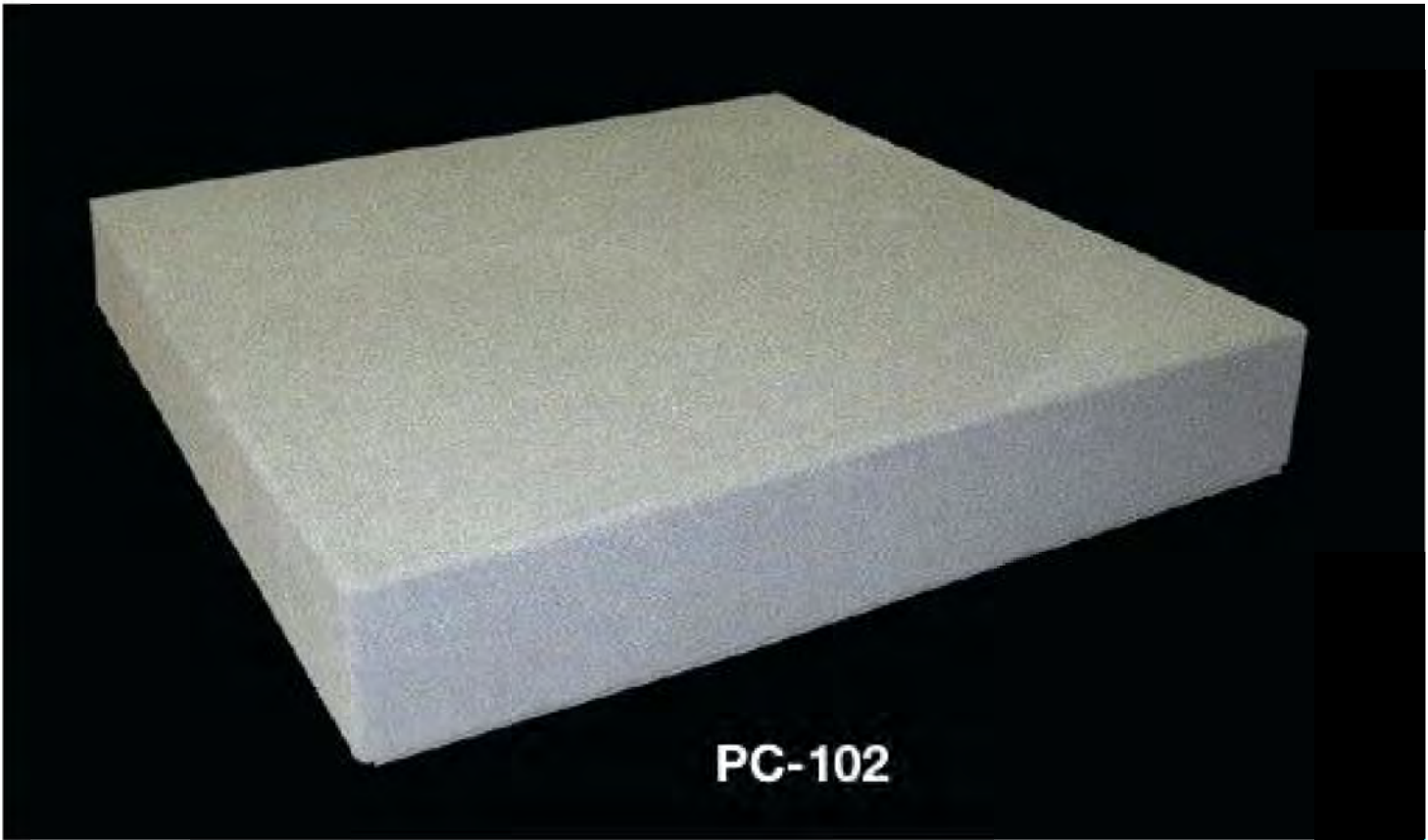
Existing 4th floor window to be replaced with door



View of basement & 1st floor to remain



Slate Roof on New Extension



Precast / Limestone Parapet Cap



Black Guard Rail on New Extension

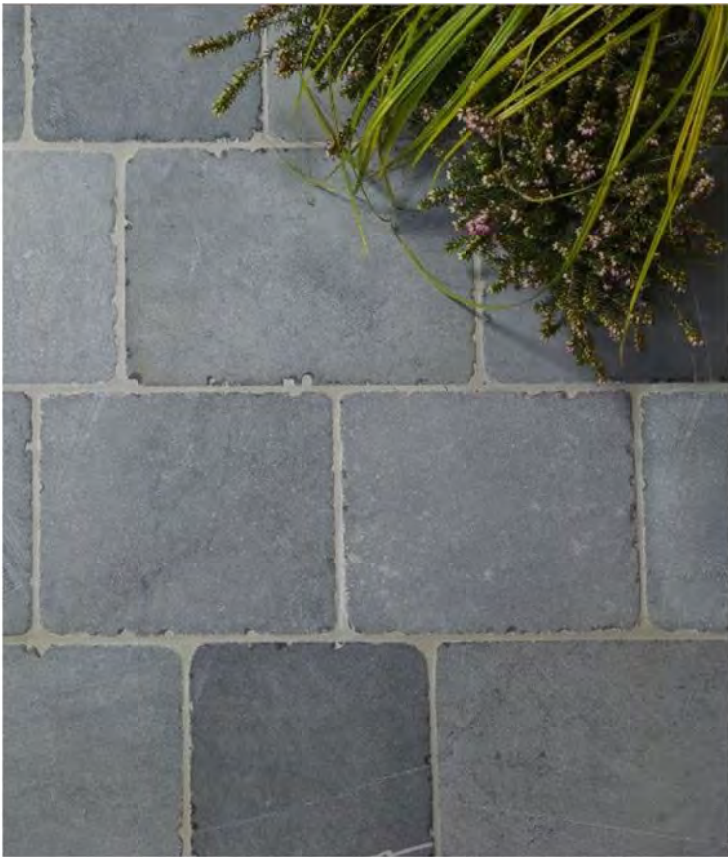


Reclaimed Brick to Match Existing (Chiefs Used Bricks)



Aluminum Clad Patio Door (4th floor roof access)

so



Slate Roof on New Extension



Galvanized Metal Fascia



Black Metal Doors on Bulkhead



Black Guard Rail on New Extension



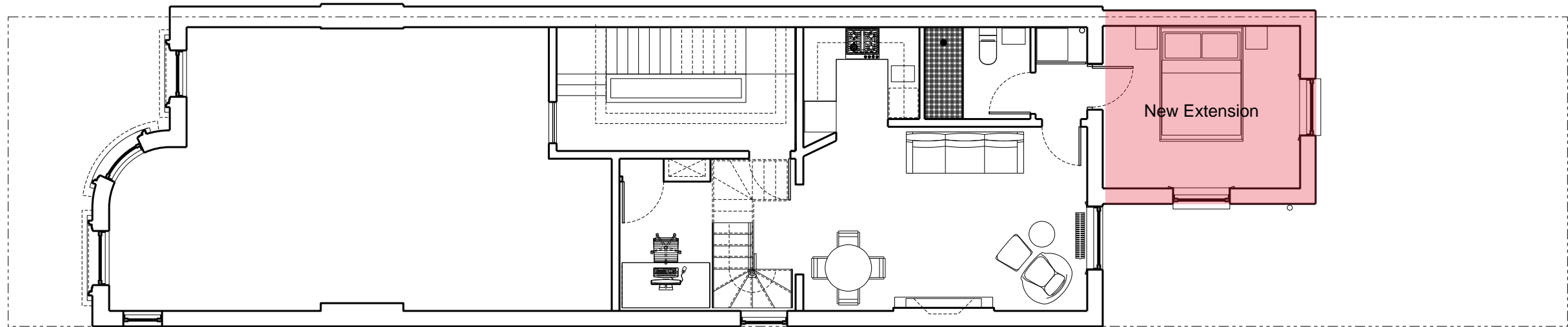
IPE Wood



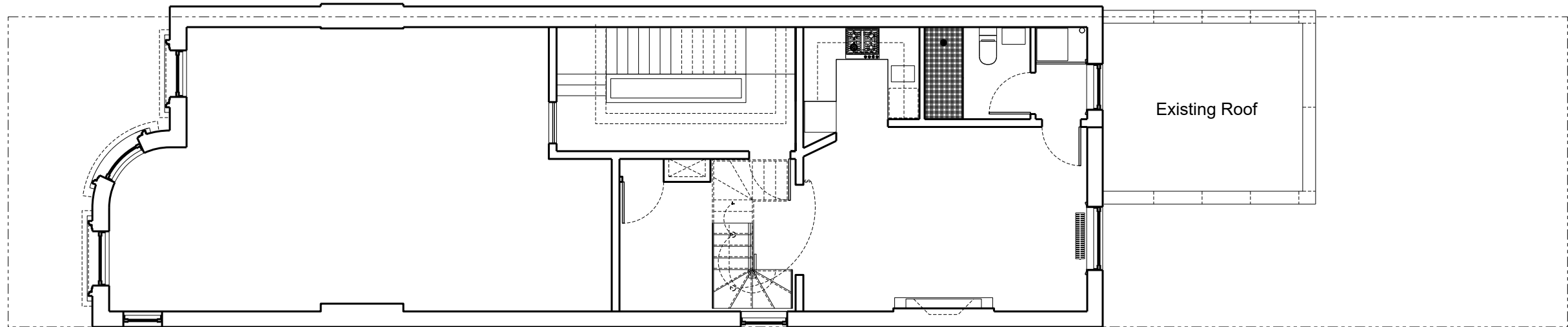
Painted White Brick on Demising Wall



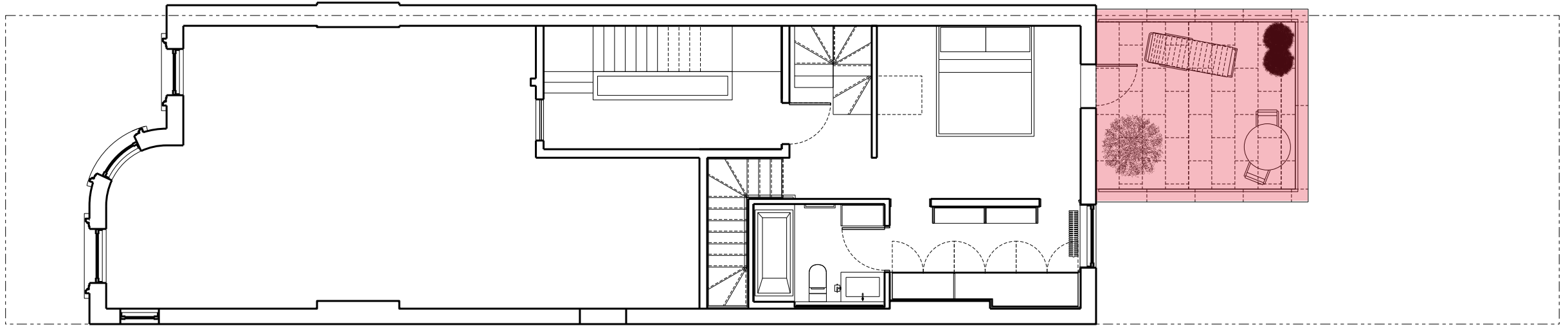
Small Roof Garden



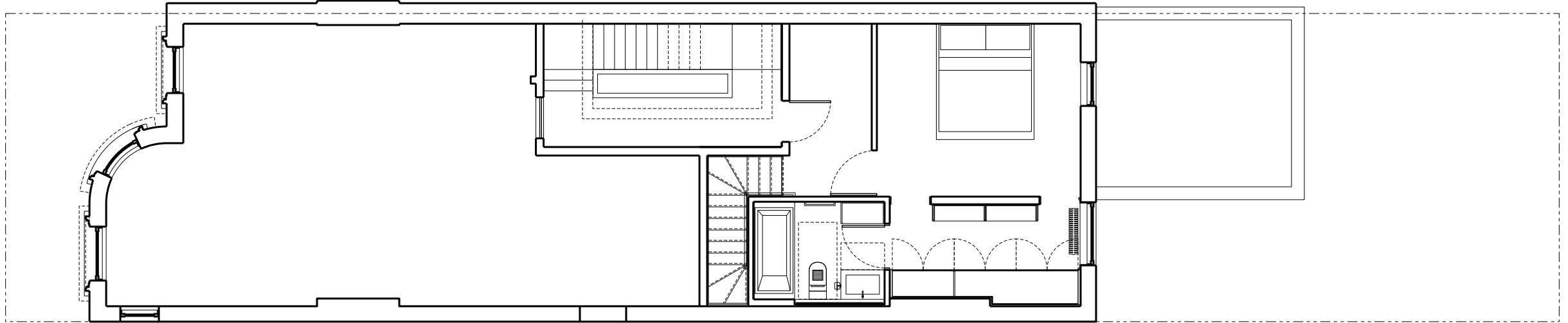
so 1 Proposed third floor plan



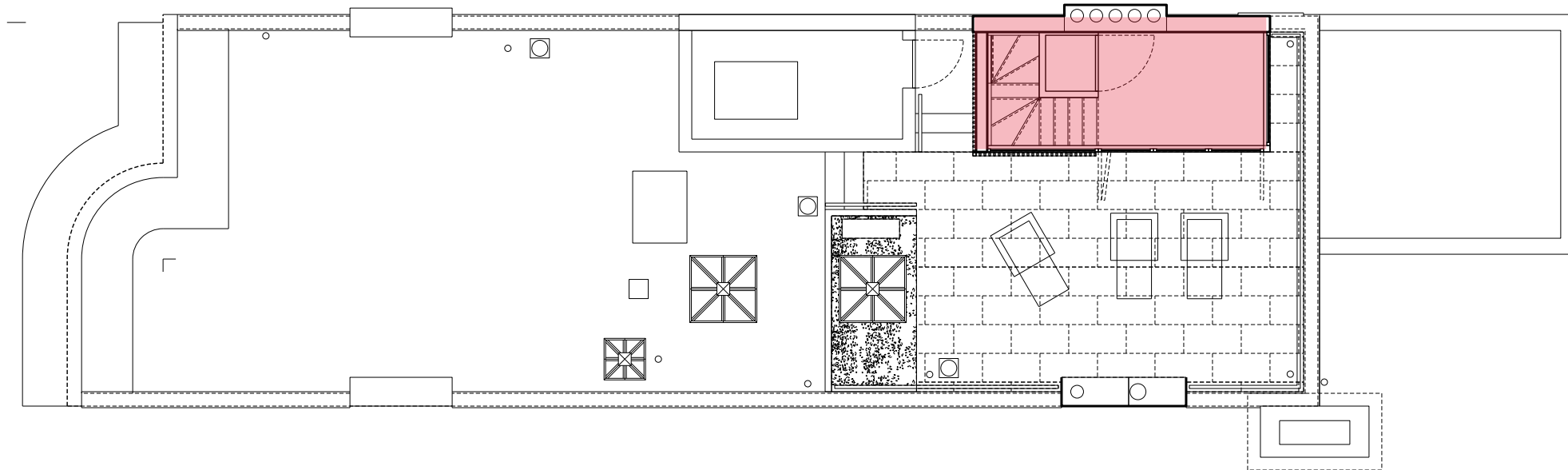
2 Existing third floor plan



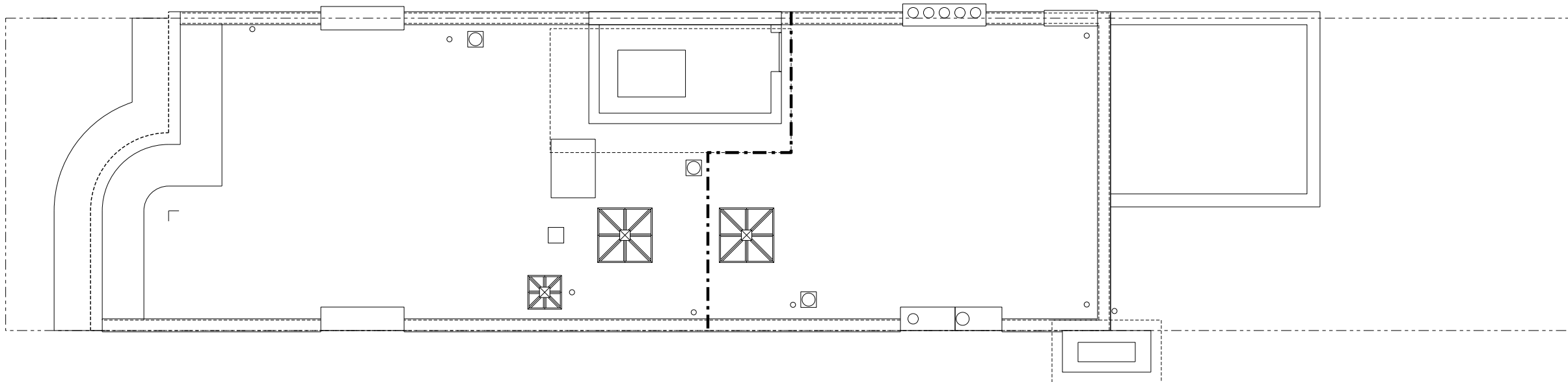
so **1** Proposed fourth floor plan



2 Existing fourth floor plan



so 1 proposed roof plan

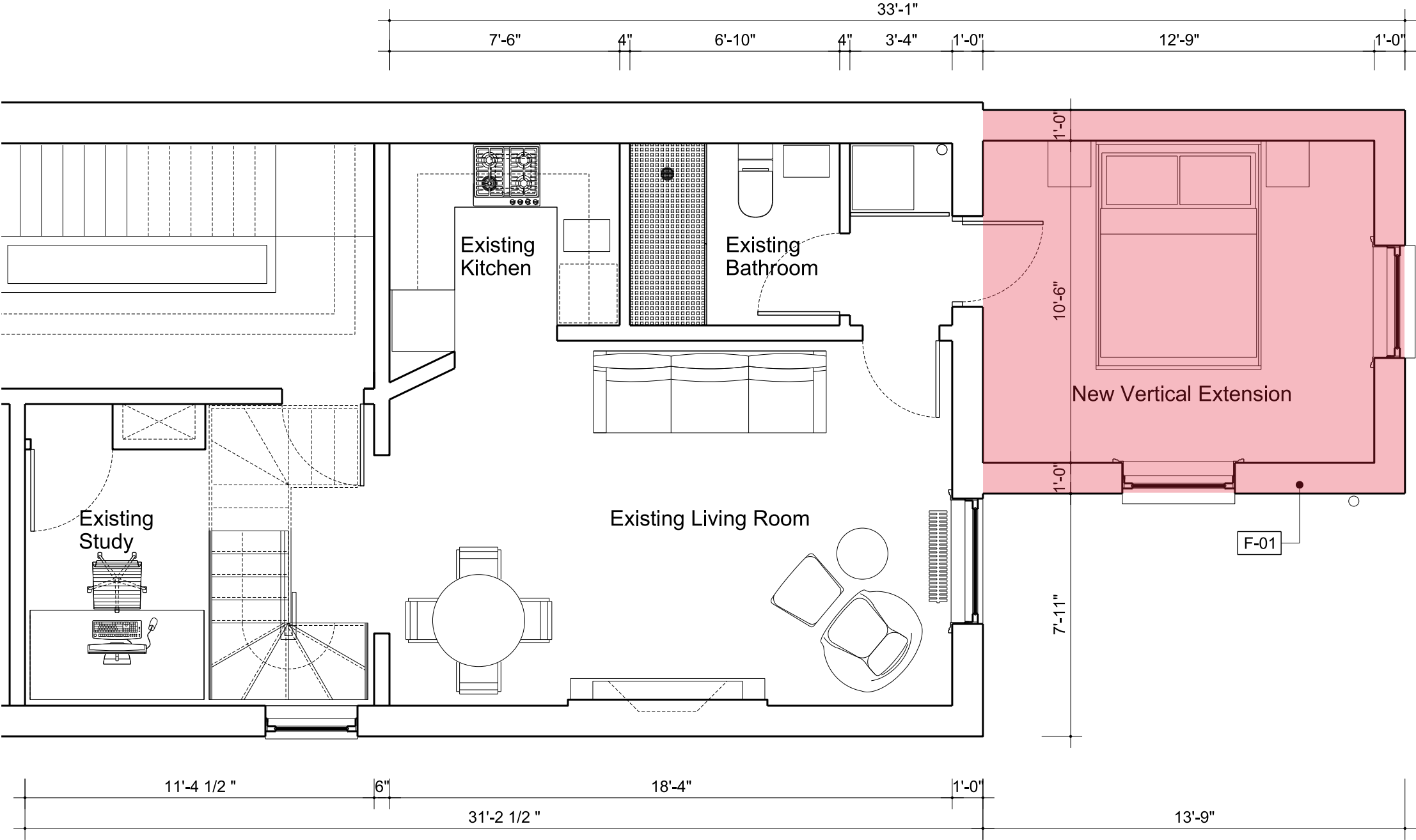


2 existing roof plan

NOTES

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

SO

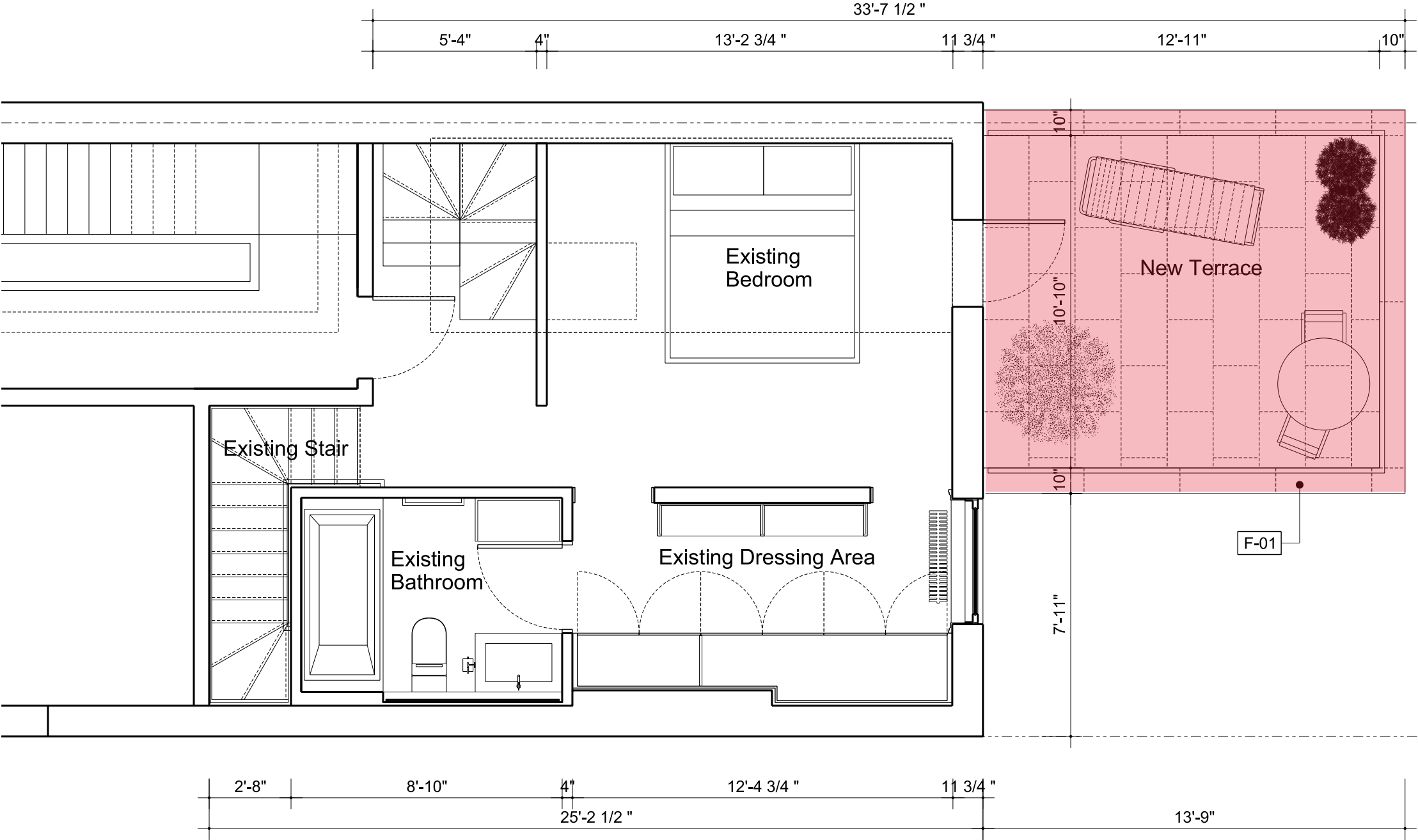


1 enlarged third floor plan

NOTES

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

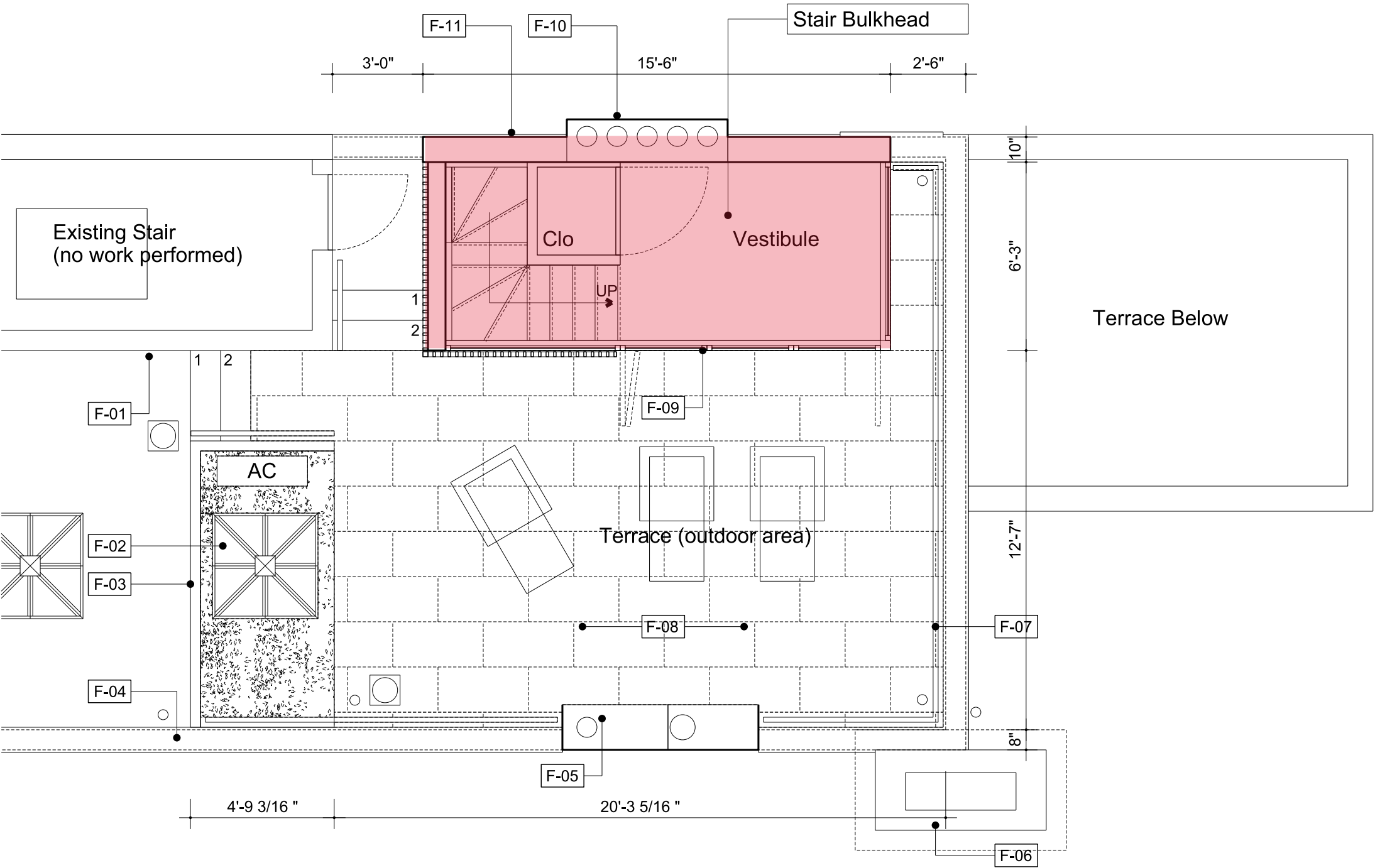
SO



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-conditiner, skylight, and planting area
- F-04 Exising 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.

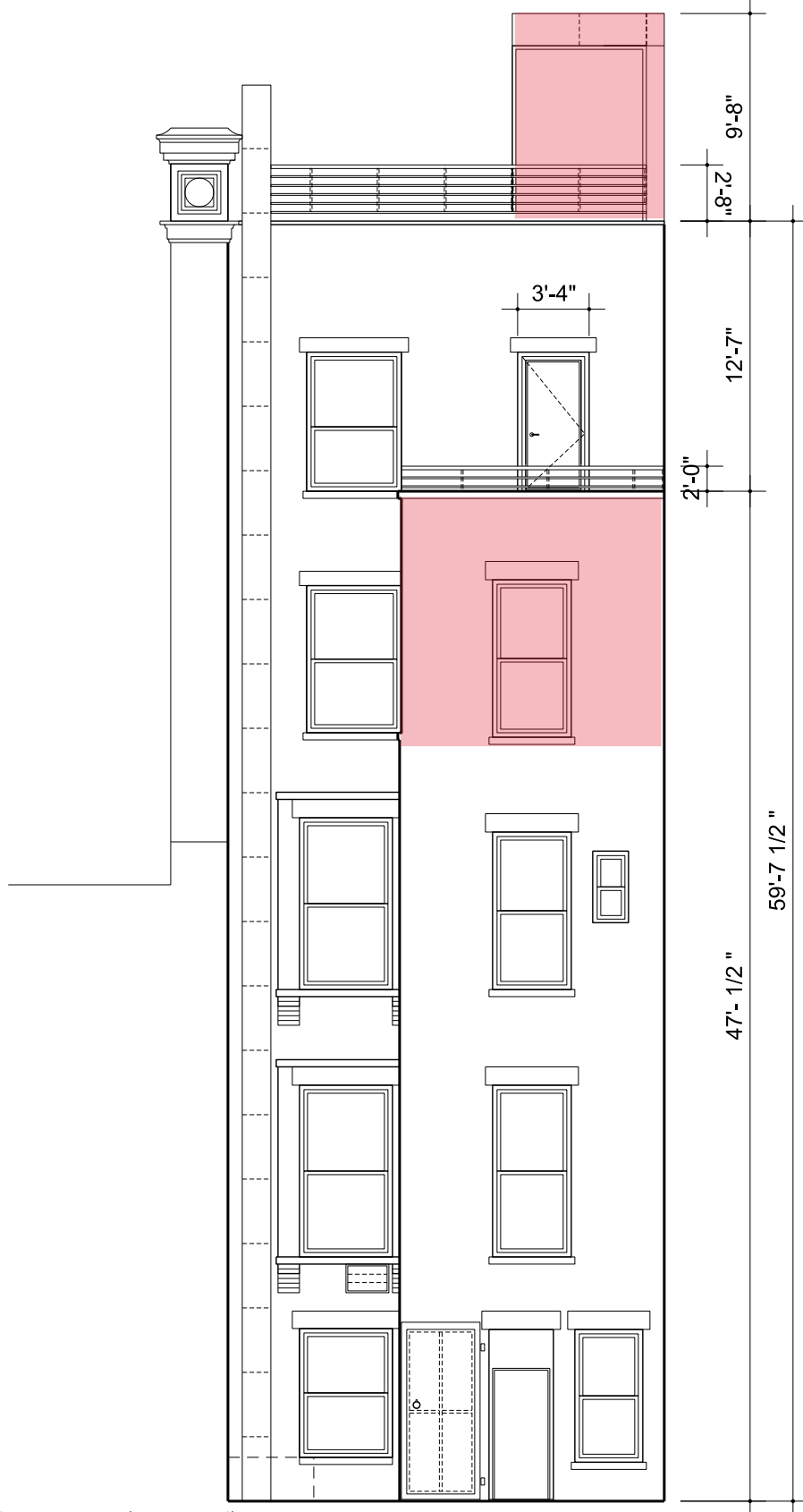


1 enlarged roof terrace plan

so

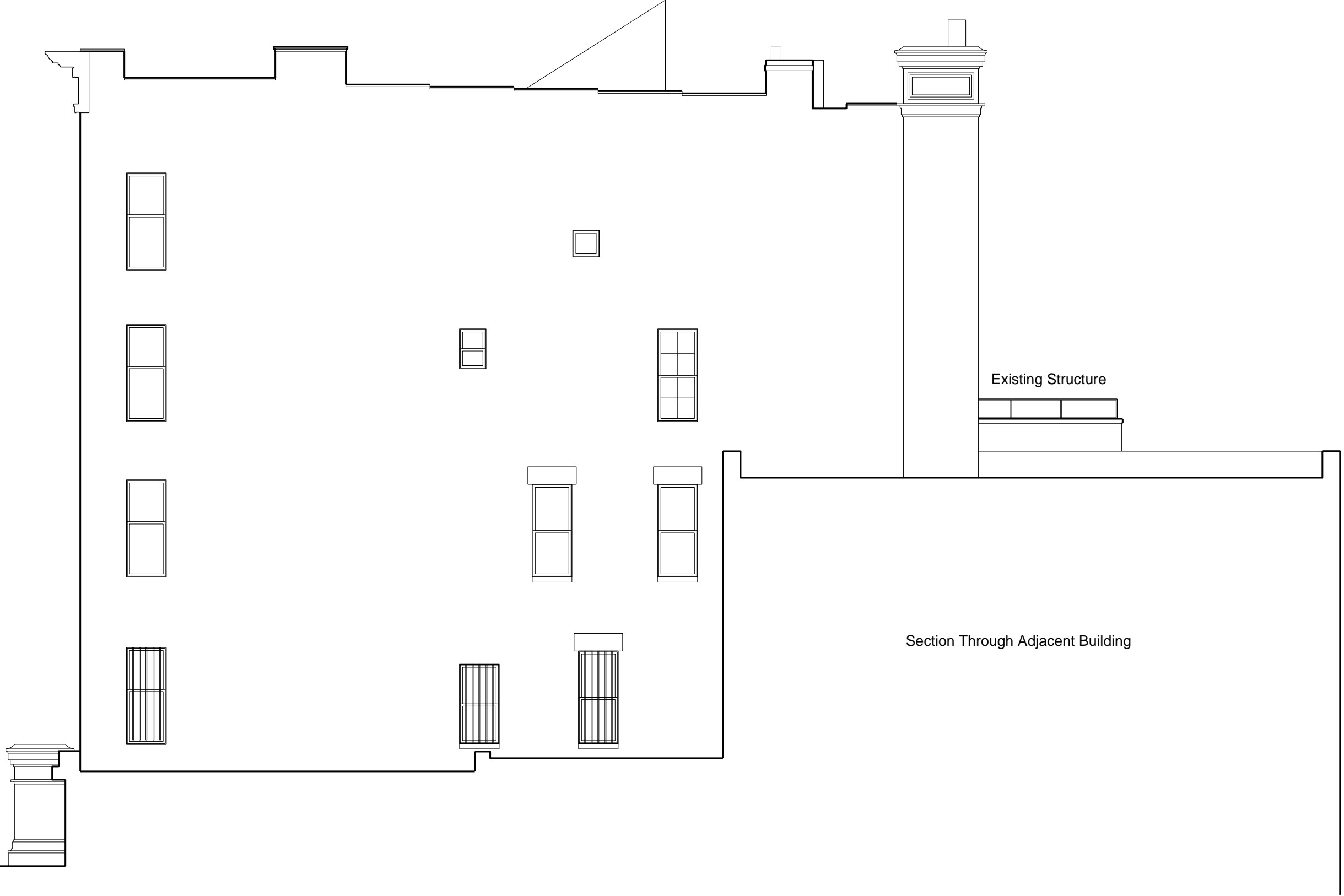


1 Existing south elevation (rear yard)



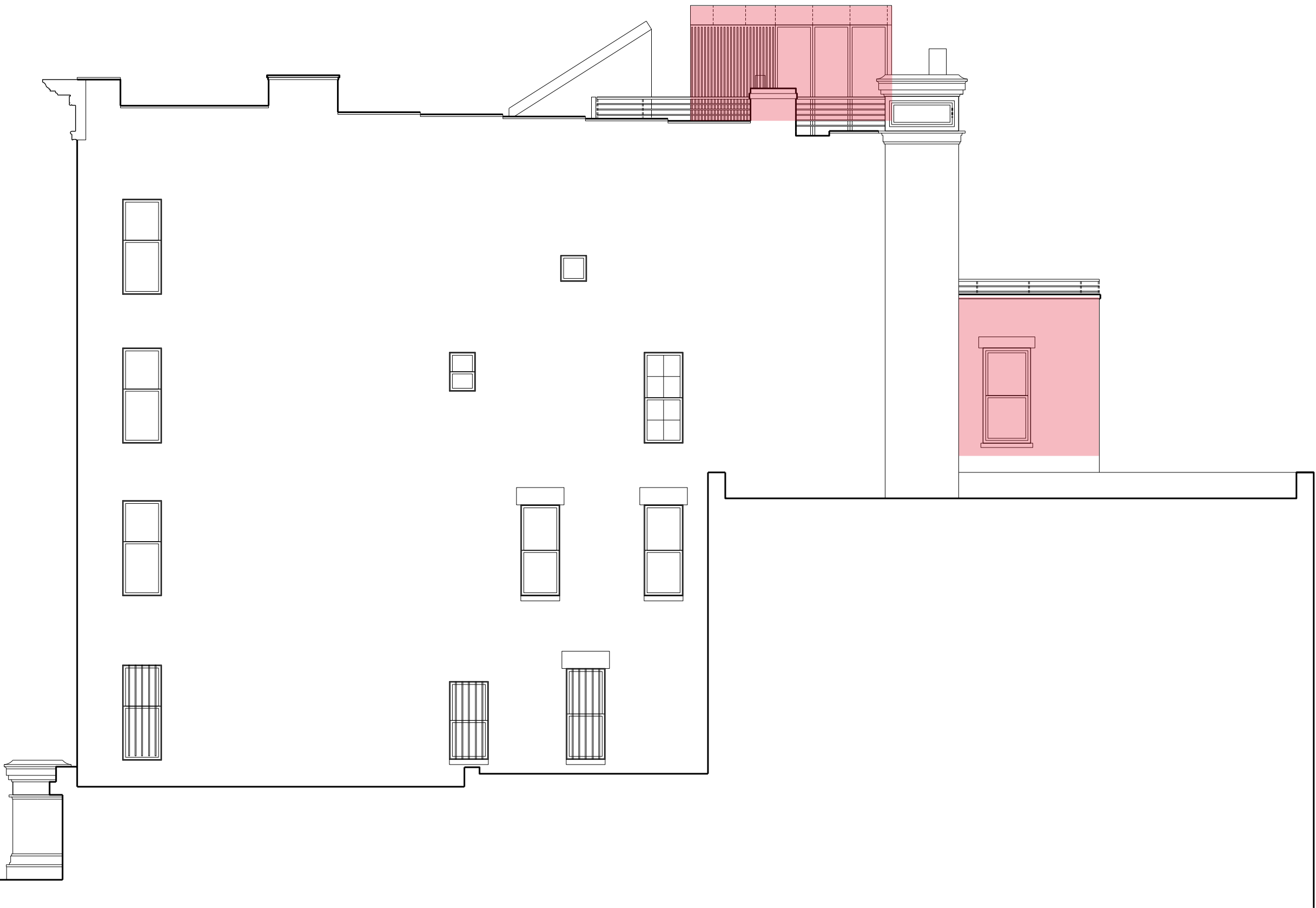
2 Proposed south elevation (rear yard)

so



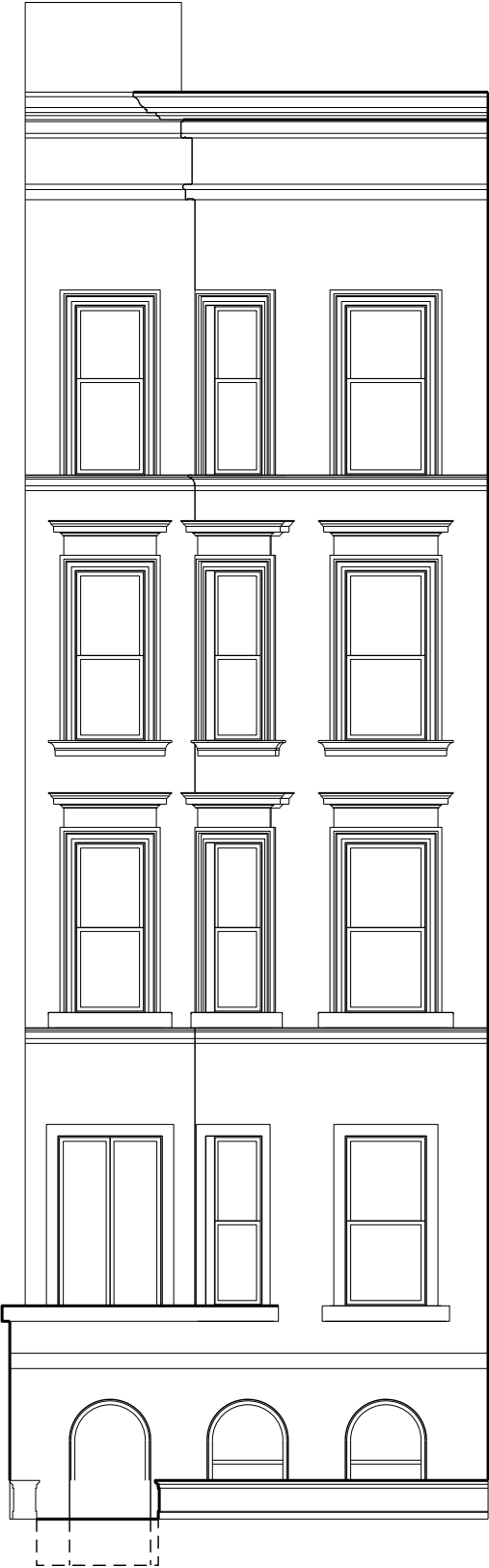
1 Existing west elevation

so



1 Proposed west elevation

so



1 Existing street elevation

2 Proposed street elevation (No Work)

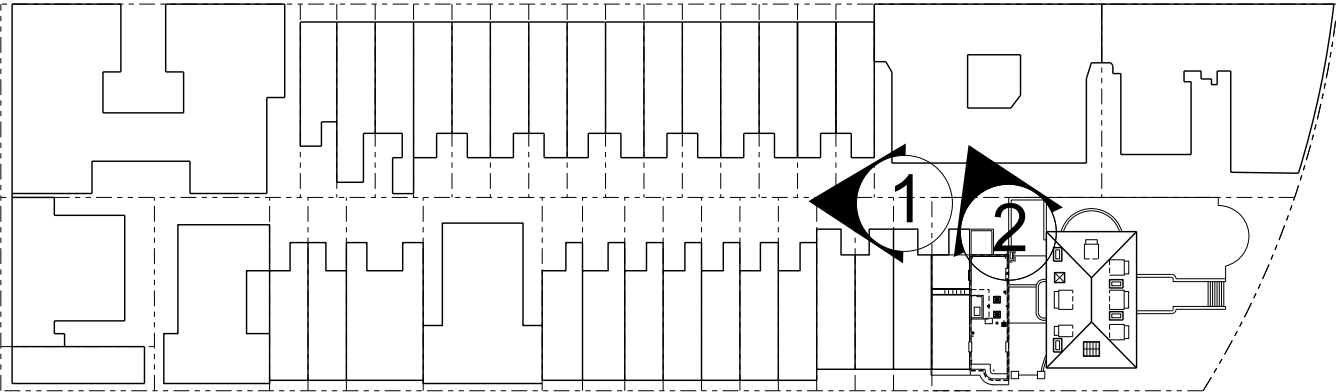
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View of Adjacent Properties



View of Apartment Building to the South



1 View from rear yard

2 View from rear yard

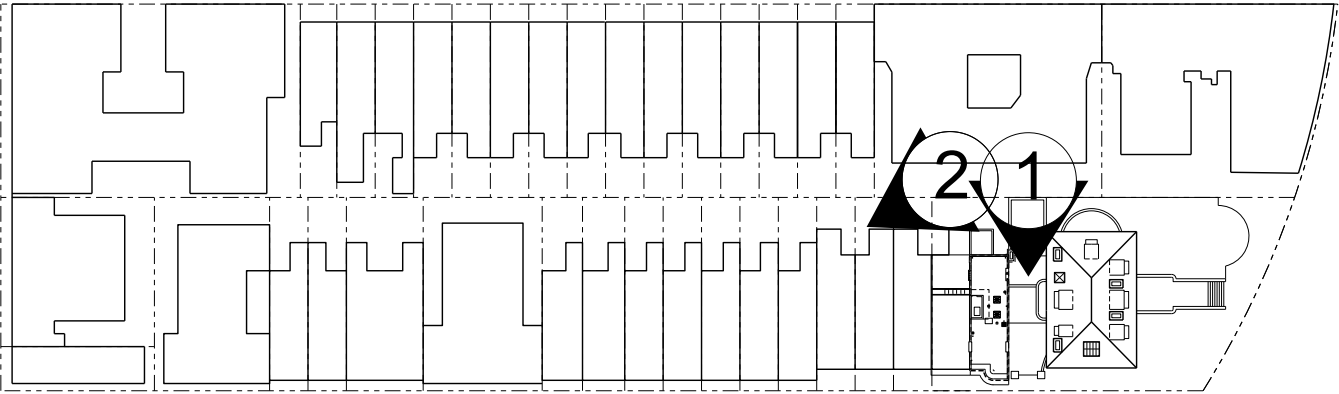
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View of Existing Structure (New Extension Located Above)



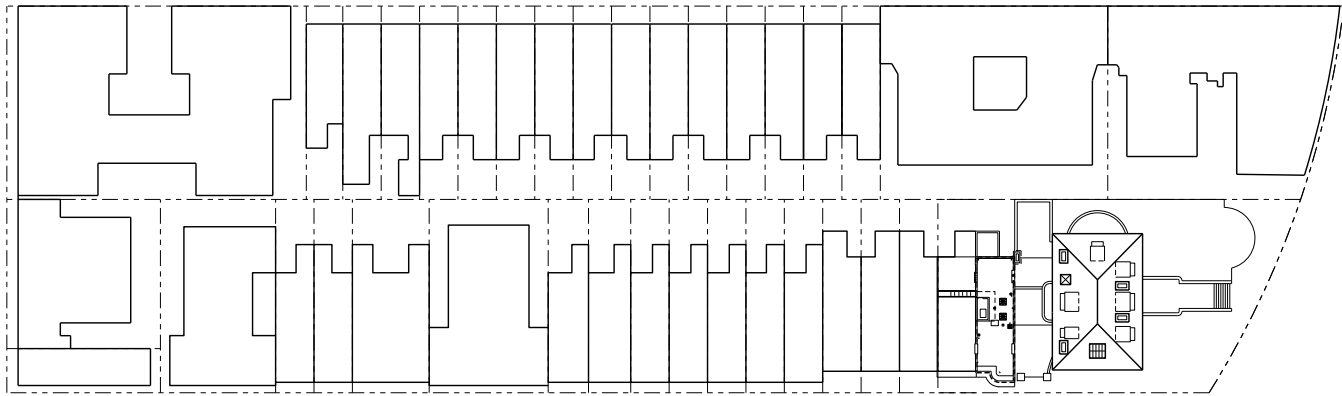
View of Adjacent Properties



1 View from rear yard

2 View from rear yard

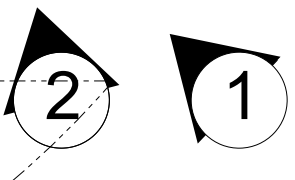
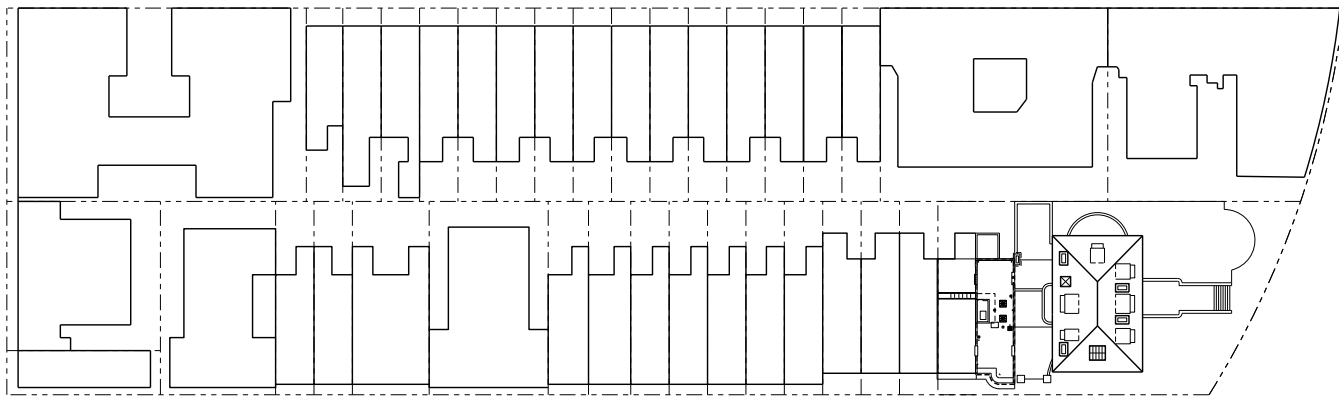
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1 View from corner

2 View from mid-block

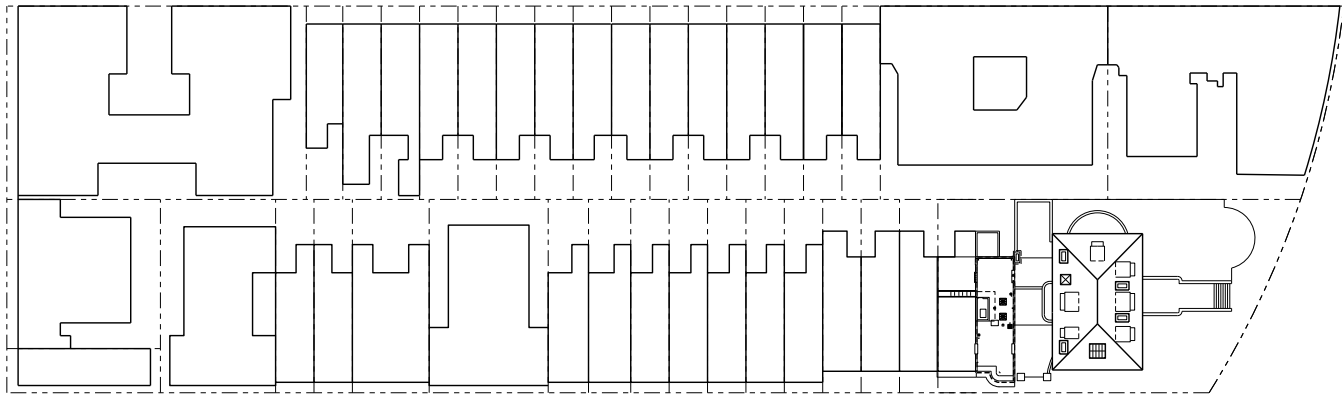
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1 View from corner

2 View from corner

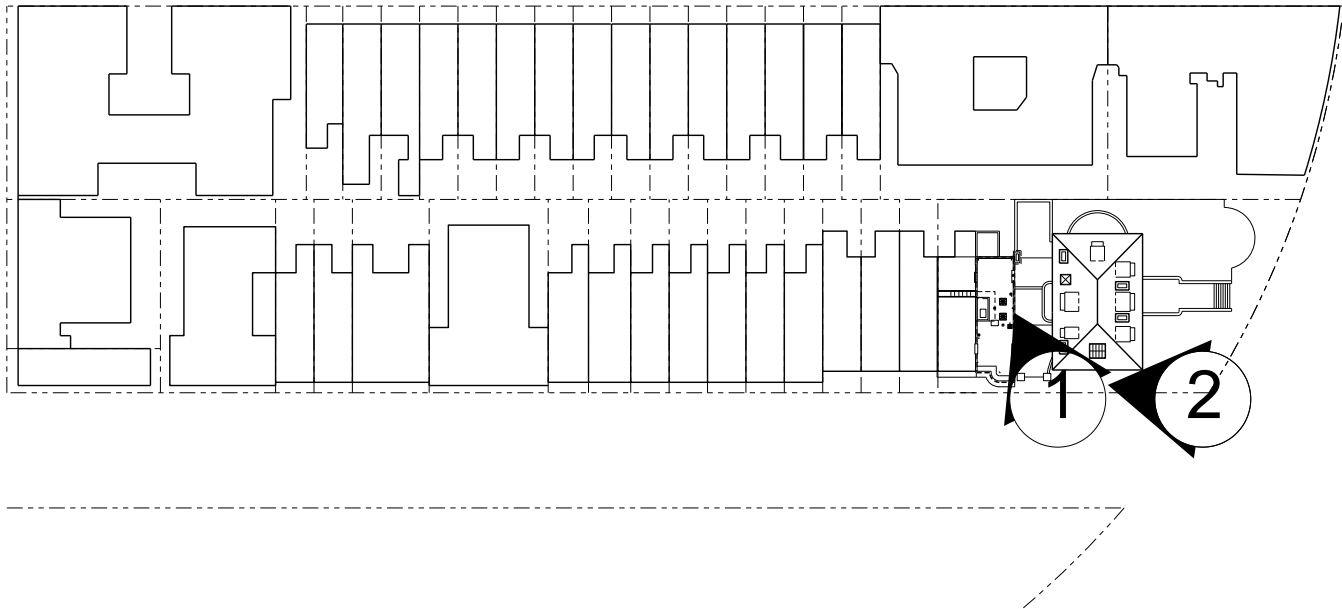
so



1 View from accross street

2 View from accross street

so



1 View from accross street

2 View from accross street

so



1 View from roof of proposed construction



2 View from roof of proposed construction

so



1 View of mock-up from main roof



2 View of mock-up from lower roof

so



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

so



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

so



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