42 W 94TH ST
REAR FACADE & PENTHOUSE ADDITION
LANDMARKS PRESERVATION COMMISSION
GROVES & CO.
MAY 08, 2020
SITE & CONTEXT
**TOWNHOUSE ROW**

1. 46 W 94TH ST (ROOF HEIGHT 45 FT)
2. 44 W 94TH ST (ROOF HEIGHT 45 FT)
3. **42 W 94TH ST (ROOF HEIGHT 45 FT)**
4. 40 W 94TH ST (ROOF HEIGHT 45 FT)
5. 38 W 94TH ST (ROOF HEIGHT 55 FT)
6. 36 W 94TH ST (ROOF HEIGHT 55 FT)
7. 34 W 94TH ST (ROOF HEIGHT 55 FT)
8. 32 W 94TH ST (ROOF HEIGHT 55 FT)
9. 30 W 94TH ST (ROOF HEIGHT 55 FT)
10. 28 W 94TH ST (ROOF HEIGHT 55 FT)
11. 26 W 94TH ST (ROOF HEIGHT 55 FT)
12. 24 W 94TH ST (ROOF HEIGHT 55 FT)
13. 22 W 94TH ST (ROOF HEIGHT 55 FT)
14. 20 W 94TH ST (ROOF HEIGHT 55 FT)

**EXISTING & PROPOSED ADDITIONS**

A. EXISTING REAR ADDITION HEIGHT 15 FT
B. PROPOSED REAR ADDITION HEIGHT 33 FT
C. PROPOSED PENTHOUSE ADDITION HEIGHT 55 FT
D. EXISTING ROOF ADDITION HEIGHT 65 FT
E. EXISTING REAR ADDITION HEIGHT 25 FT
F. EXISTING REAR ADDITION HEIGHT 55 FT
G. EXISTING REAR ADDITION HEIGHT 65 FT

---

**Diagram**

- **COLUMBUS AVE**
  - 689 COLUMBUS AVE (ROOF HEIGHT 166 FT)
  - 66 W 94TH ST (ROOF HEIGHT 70 FT)
  - 67 W 93RD ST (ROOF HEIGHT 70 FT)

- **W 94TH ST**
  - 54 W 94TH ST (ROOF HEIGHT 70 FT)
  - 43 W 93RD ST (ROOF HEIGHT 52 FT)

- **W 93RD ST**
  - 33 & 35 W 93RD ST (ROOF HEIGHT 52 FT)

- **CENTRAL PARK W**
  - 333 CENTRAL PARK W (ROOF HEIGHT 136 FT)
  - 335 CENTRAL PARK W (ROOF HEIGHT 183 FT)

**Details**

- **33 & 35 W 93RD ST**
  - Existing height: 70 FT
  - Proposed height: 52 FT

- **689 COLUMBUS AVE**
  - Existing height: 166 FT

- **66 W 94TH ST**
  - Existing height: 70 FT

- **54 W 94TH ST**
  - Existing height: 70 FT

- **43 W 93RD ST**
  - Existing height: 52 FT

- **33 & 35 W 93RD ST**
  - Existing height: 52 FT

- **CENTRAL PARK W**
  - 333 CENTRAL PARK W (ROOF HEIGHT 136 FT)

- **335 CENTRAL PARK W**
  - Proposed height: 183 FT
VIEW 02 - PROJECT SITE & NEIGHBORING REAR FACADES

IMAGE KEY

42 W 94TH ST - LANDMARKS PRESENTATION
GROVES & CO., 235 WEST 30TH STREET, 2ND FL, NEW YORK NY 10001 T 212 929 5221 GROVESANDCO.COM

PHOTOGRAPHS (ADDITIONS & CONTEXT)
MAY 08, 2020 P. 8
42 W 94TH ST - LANDMARKS PRESENTATION
GROVES & CO., 236 WEST 30TH STREET 2ND FL. NEW YORK NY 10001 T 212-929-5221 GROVESANDCO.COM

PHOTOGRAPHS (ADDITIONS & CONTEXT)
MAY 08, 2020  P.9

VIEW 03 - PROJECT SITE & NEIGHBORING REAR FACADES

IMAGE KEY
VIEW 04 - NEIGHBORING REAR FACADES
PENTHOUSE MOCKUP
PENTHOUSE ADDITION IS NOT visible.
PENTHOUSE ADDITION IS NOT VISIBLE.
PENTHOUSE ADDITION IS NOT VISIBLE.
PENTHOUSE ADDITION IS NOT VISIBLE.
DRAWINGS & RENDERINGS
Glass and metal rear facade  
(Paint Color: Flat Grey)

Brick spandrels to align with doors & windows

Brick parapet & facade surround to match neighboring context  
(Mortar mix to match existing)

Penthouse addition with standing seam metal exterior cladding  
(Paint Color: Flat Grey)

Mechanical equipment & fireplace flues

Staircase / balcony with metal treads, stringer & railings  
(Paint Color: Flat Grey)

GROVES & CO. | 236 West 30th Street | 2nd Fl. New York NY 10001 T 212 929 5221 grovesandco.com

42 W 94TH ST - LANDMARKS PRESENTATION
PROPOSED REAR ELEVATION
MAY 08, 2020 P.19
PROPOSED BUILDING SECTION DETAIL

COPING & DECKING DETAIL

- 3" STONE COPING WITH ANCHOR
- CAP FLASHING WITH SEALANT
- BRICK FACADE
- REINF. BOND BEAM, SSD
COPING & DECKING DETAIL

- 2” X 2” X 1/8” THK STL TUBE, PTD GREY
- 3/4” X 2” X 1/8” THK STL TUBE, PTD GREY
- 3” STONE COPING WITH ANCHOR
- CAP FLASHING WITH SEALANT
- BRICK FACADE
- CONCEALED ANCOR PLATES WITH MOUNTING FLANGES
- REINF. BOND BEAM, SSD
COPING & DECKING DETAIL

MTL GUARDRAIL, PTD GREY, 42” - FROM HIGHEST POINT OF ROOF DECK
2” X 2” X 1/8” THK STL TUBE

3/4” X 2” X 1/8” THK STL TUBE, PTD GREY

3/4” X 2” X 1/8” THK STL TUBE, PTD GREY

CONCEALED ANCHOR PLATES WITH MOUNTING FLANGES
2X6 MTL. STUD @16” O.C.

RIGID INSULATION, SLOPE TO DRAIN
PROPOSED REAR FACADE RENDERING

- **Brick Facade** (to match existing)
- **Ipe Fencing**
- **Metal & Glass Windows**
- **New PH Addition** at roof level
- **New Metal Staircase** from 1st floor to basement level
STANDING SEAM METAL CLADDING (PAINT COLOR: FLAT GREY)

CLASS A FIRE-RATED DECKING

ROOFTOP MECHANICAL EQUIPMENT AND FIREPLACE FLUES

METAL GUARDRAIL (PAINT COLOR: FLAT GREY)

SKYLIGHT

LADDER FOR ROOFTOP MECHANICAL ACCESS

EXISTING MANSARD AND CORNICE TO REMAIN. TO BE REPAIRED AND RESTORED AS NEEDED