

42 W 94TH ST
REAR FACADE & PENTHOUSE ADDITION

LANDMARKS PRESERVATION COMMISSION

GROVES & CO.

MAY 08, 2020



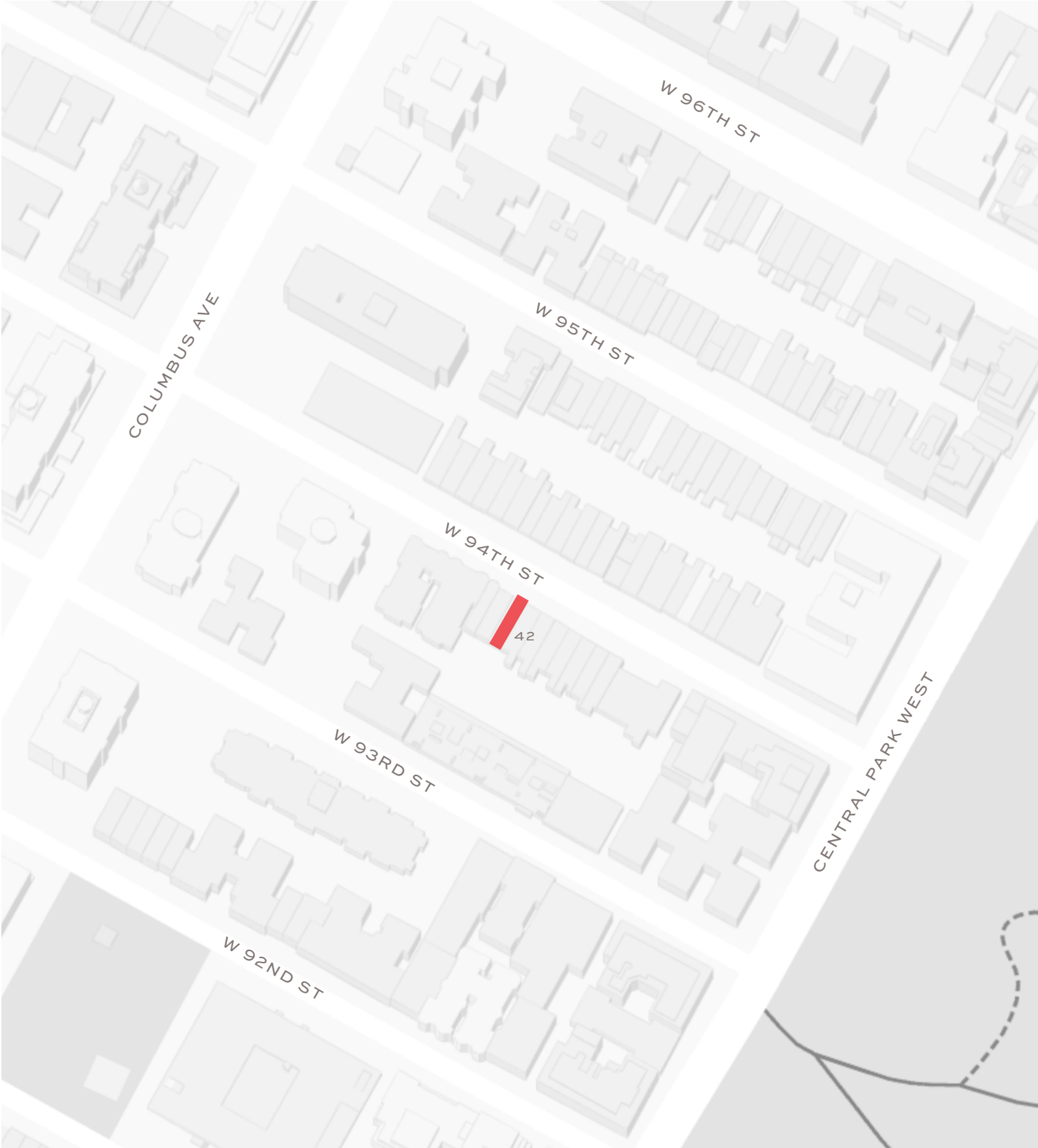
TAX PHOTO - 1940

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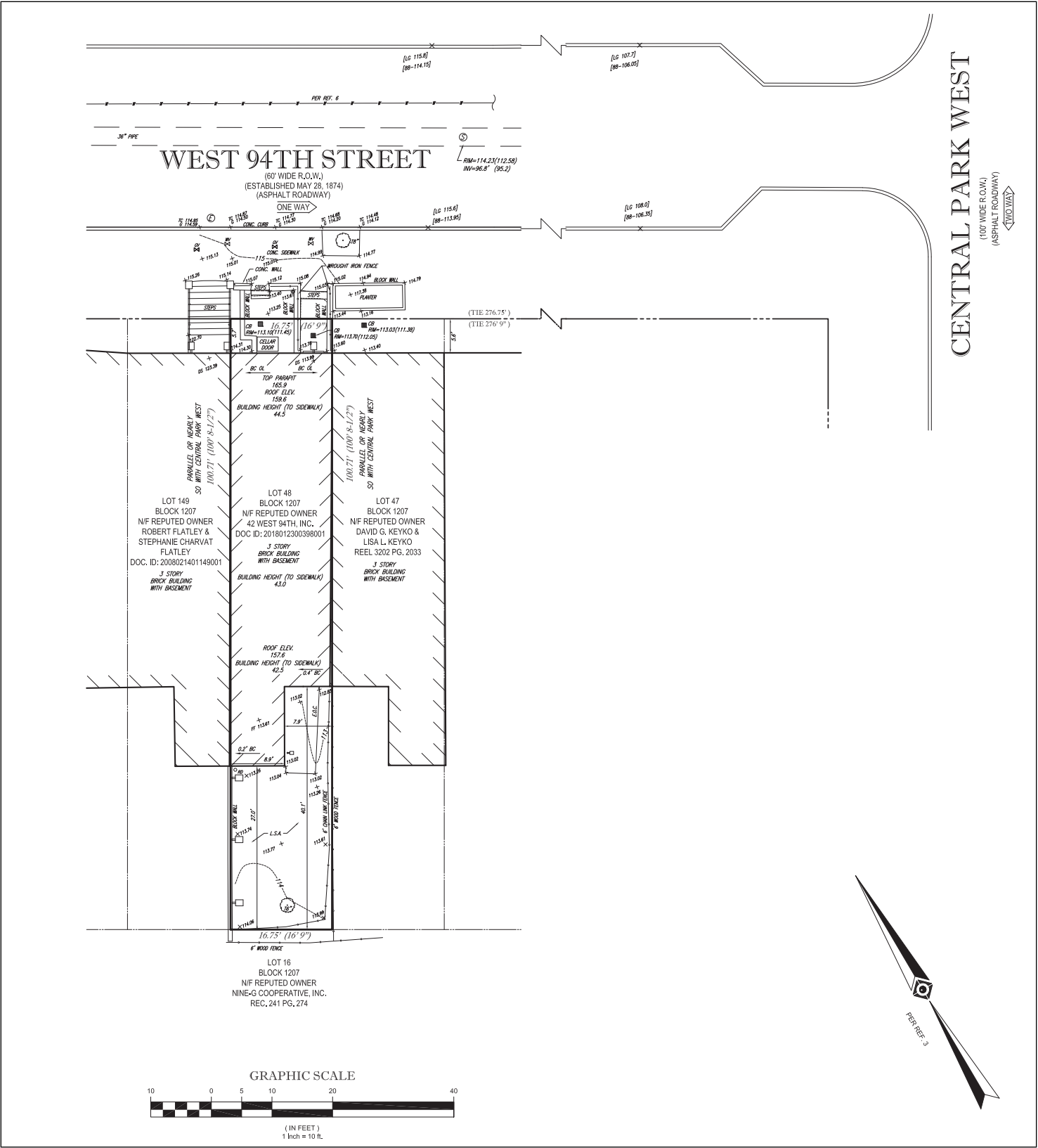
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SITE & CONTEXT





SITE MAP



SURVEY

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)

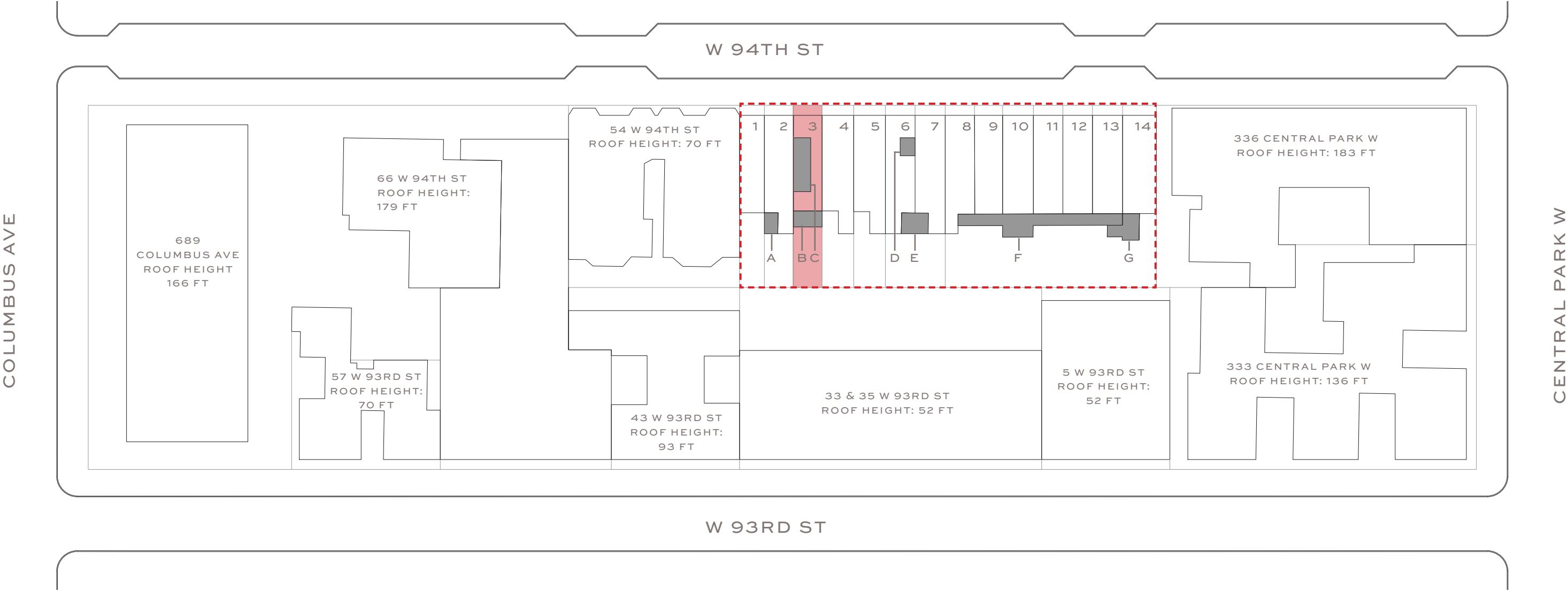
12. 24 W 94TH ST (ROOF HEIGHT 55 FT)

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



42 W 94TH ST

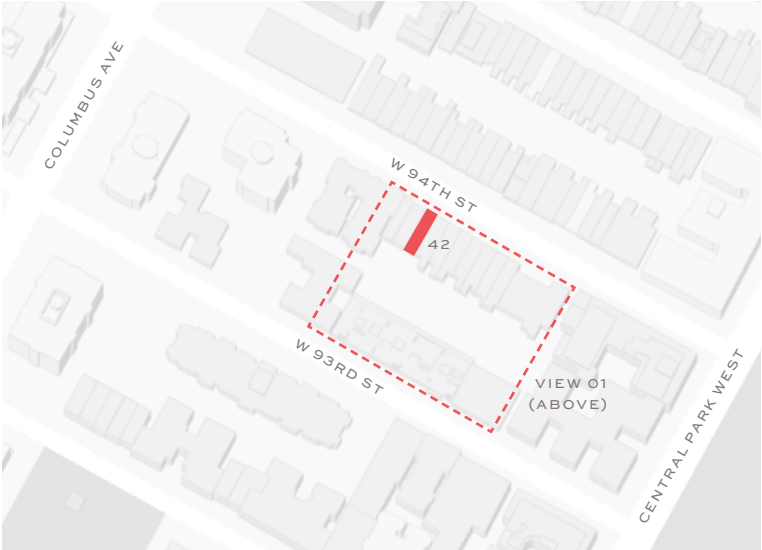


IMAGE KEY

VIEW 01 - AERIAL SHOT DIRECTLY ABOVE

42 W 94TH ST

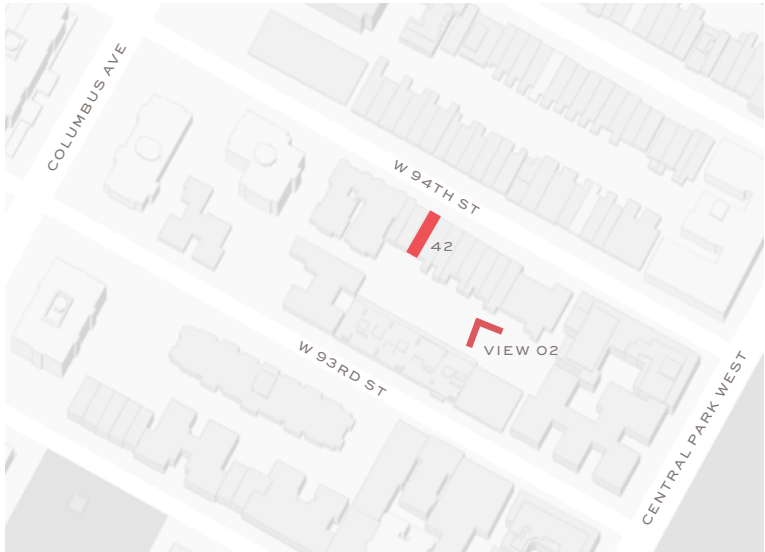


IMAGE KEY



VIEW 02 - PROJECT SITE & NEIGHBORING REAR FACADES

42 W 94TH ST

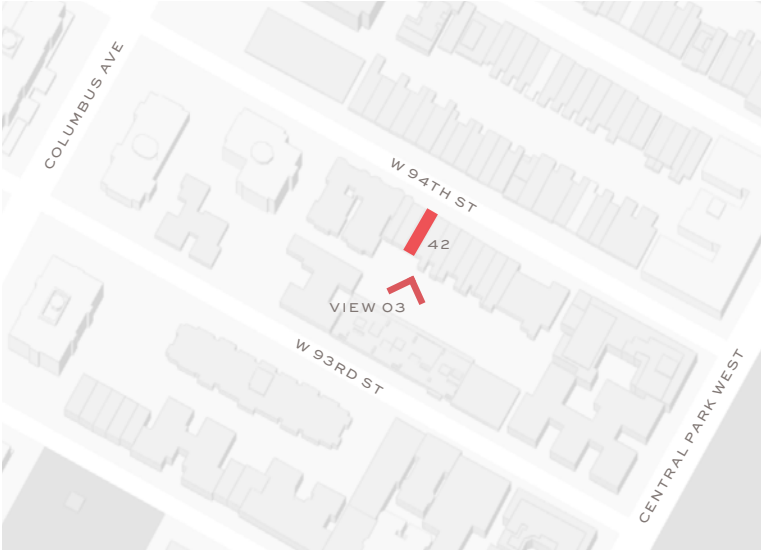


IMAGE KEY

VIEW 03 - PROJECT SITE & NEIGHBORING REAR FACADES

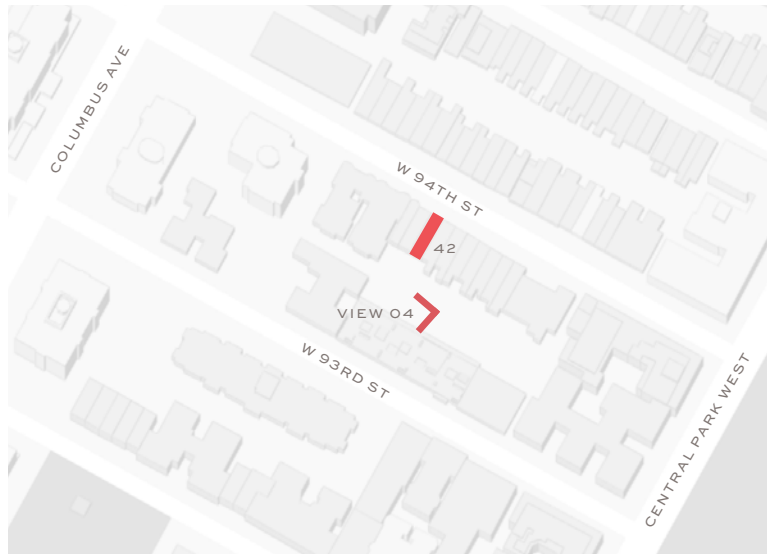


IMAGE KEY



VIEW 04 - NEIGHBORING REAR FACADES

PENTHOUSE MOCKUP



PENTHOUSE ADDITION IS NOT VISIBLE.

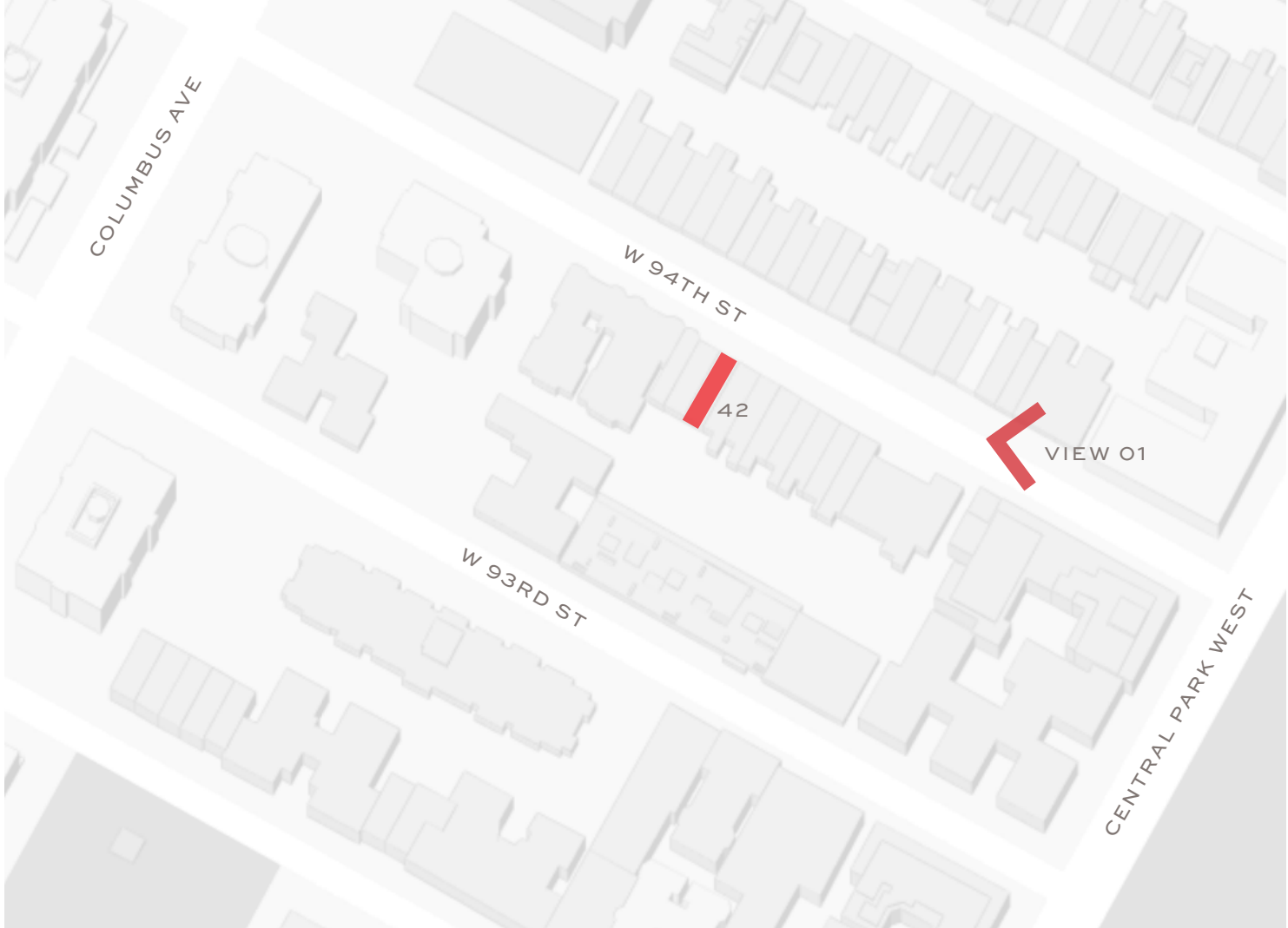


IMAGE KEY



VIEW 01

PENTHOUSE ADDITION IS NOT VISIBLE.

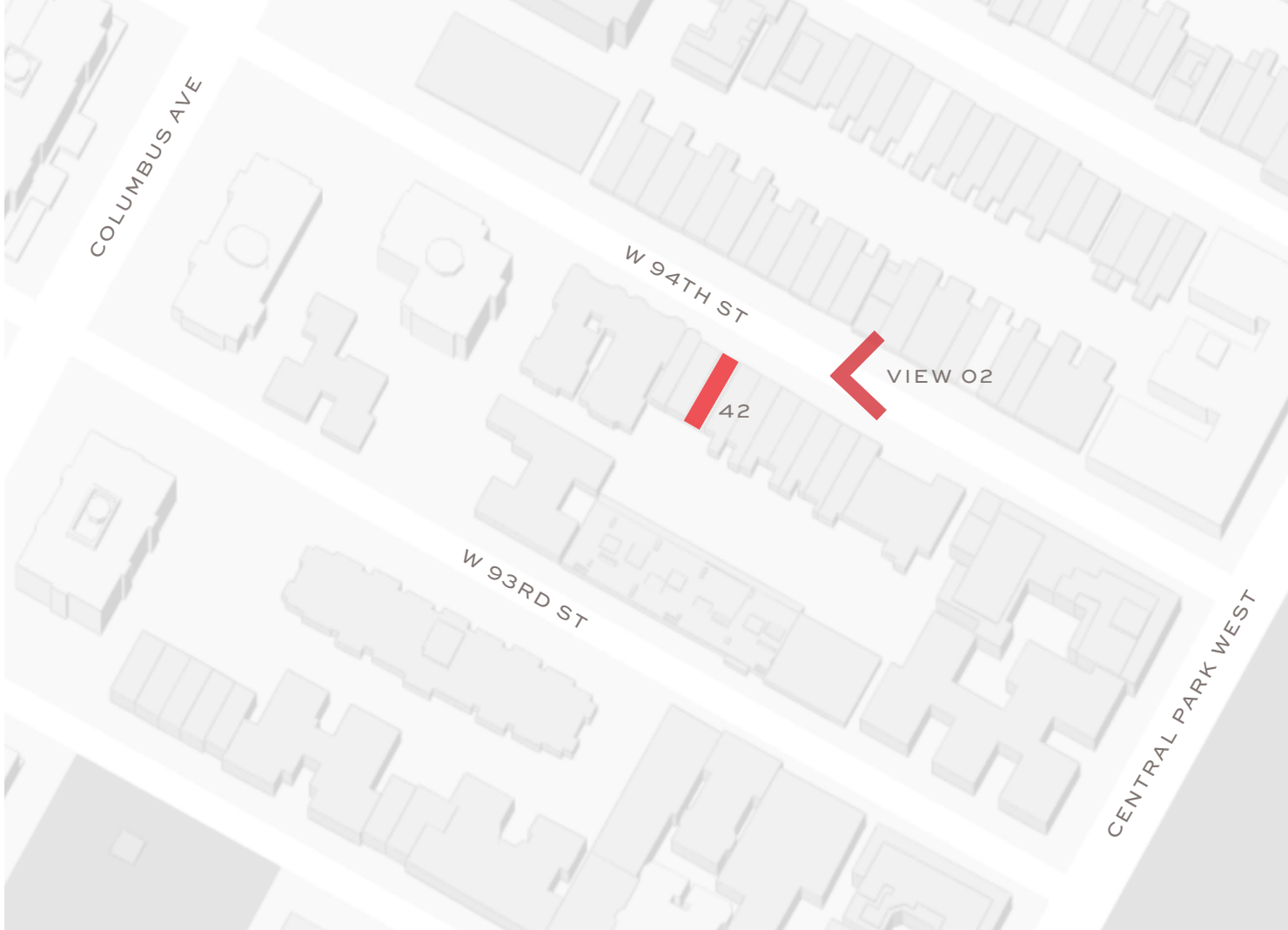


IMAGE KEY



VIEW 02

PENTHOUSE ADDITION IS
NOT VISIBLE.

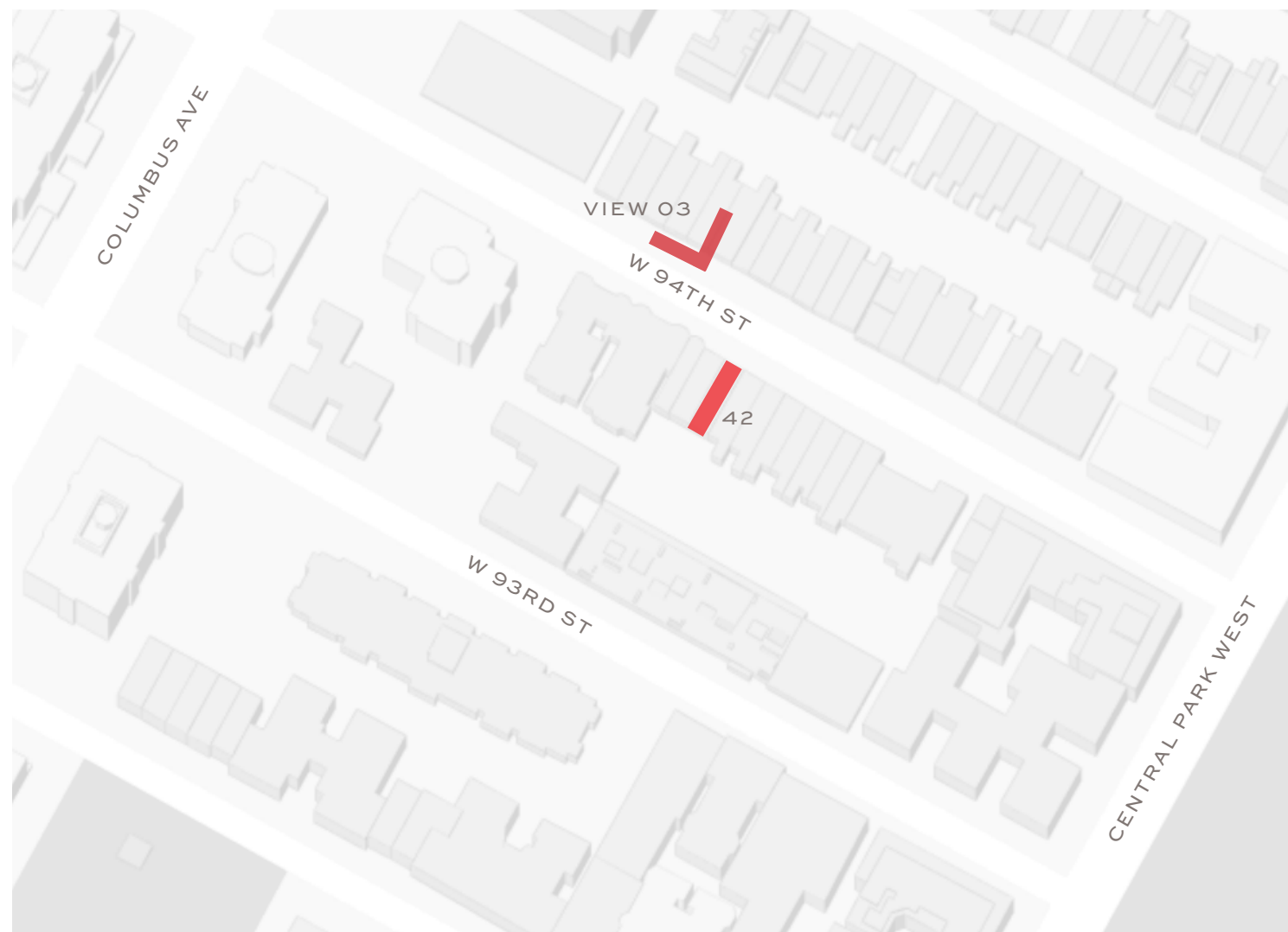


IMAGE KEY



VIEW 03

PENTHOUSE ADDITION IS NOT VISIBLE.

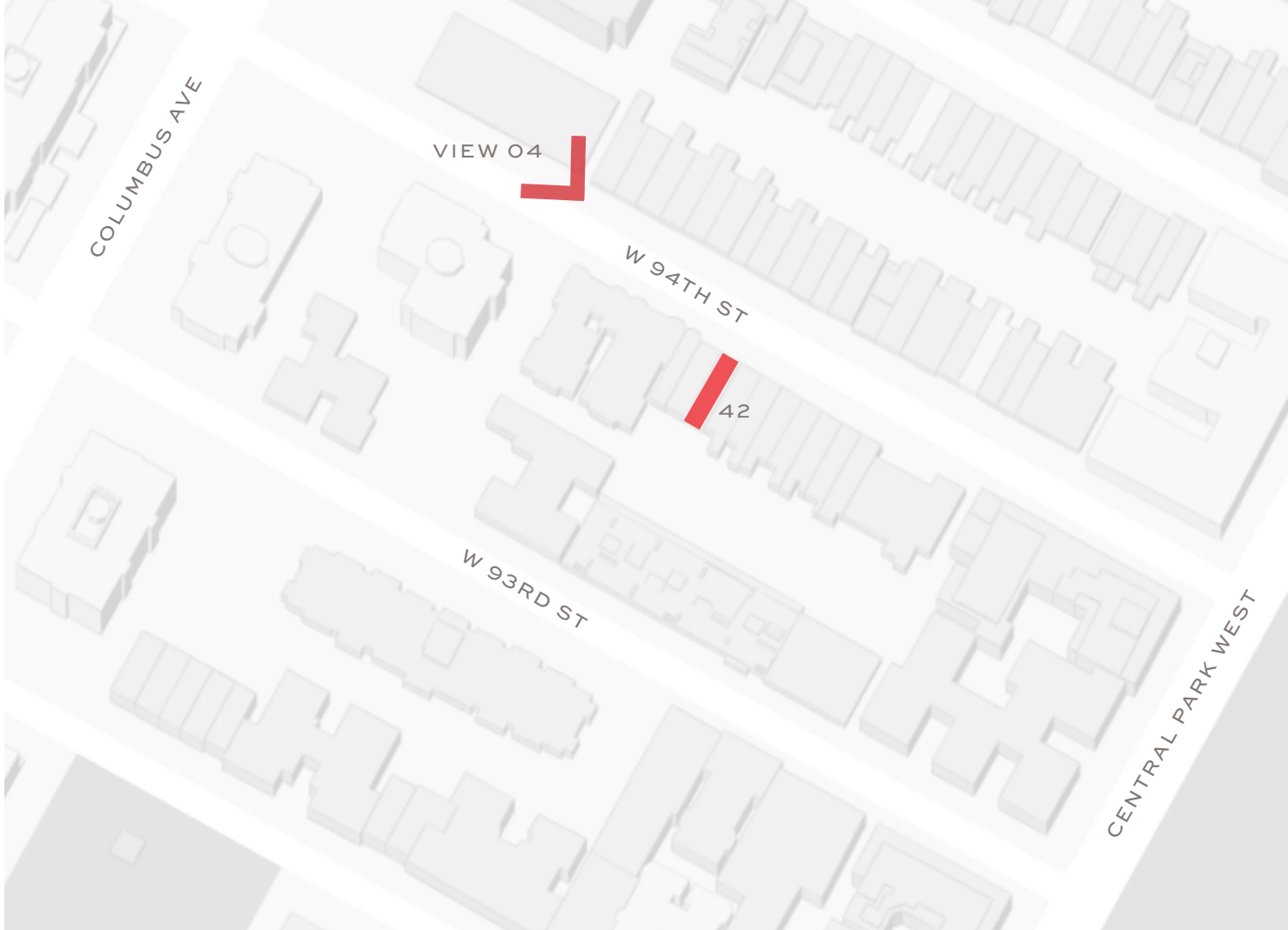


IMAGE KEY



VIEW 04

DRAWINGS & RENDERINGS



42 W 94TH ST - LANDMARKS PRESENTATION

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EXISTING REAR ELEVATION

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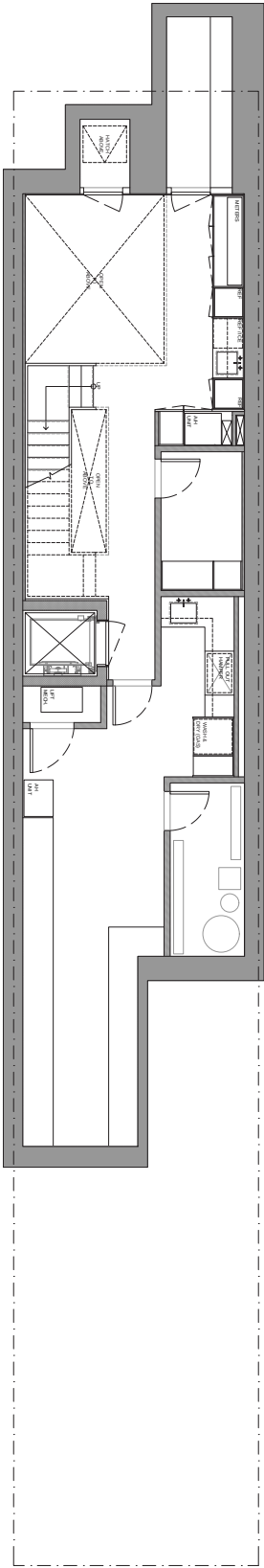


42 W 94TH ST - LANDMARKS PRESENTATION

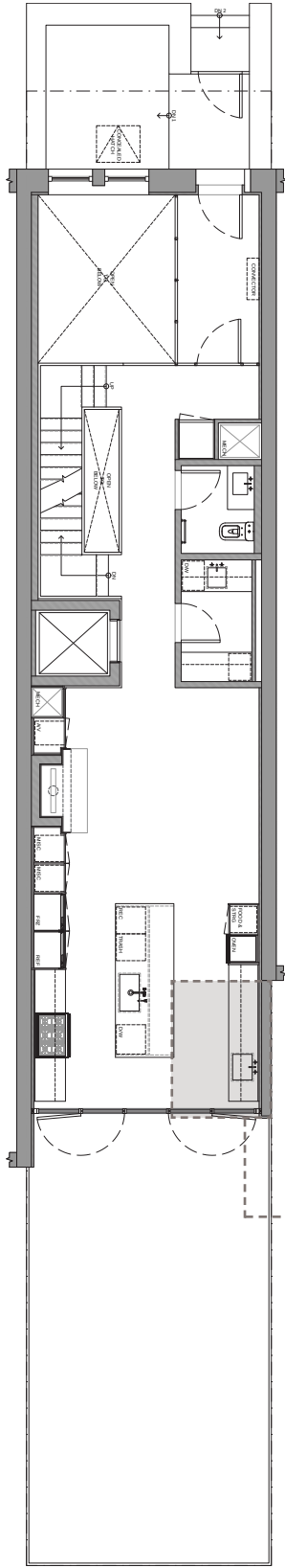
GROVES & CO. 236 WEST 30TH STREET 2ND FL NEW YORK NY 10001 T 212 929 5221 GROVESANDCO.COM

PROPOSED REAR ELEVATION

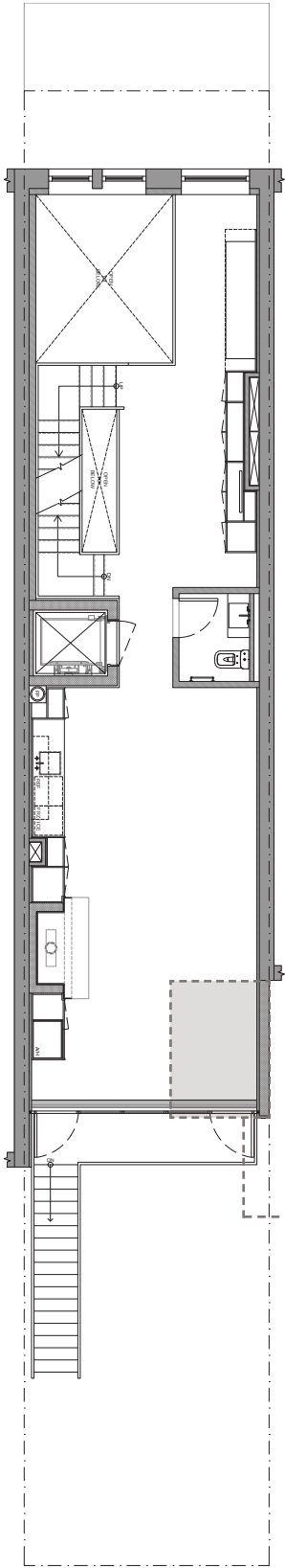
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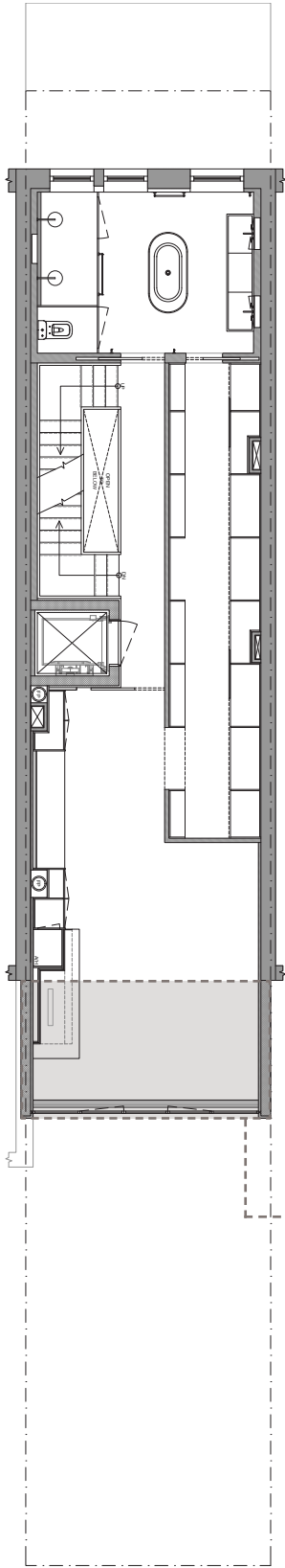
CELLAR
- 11'-0"



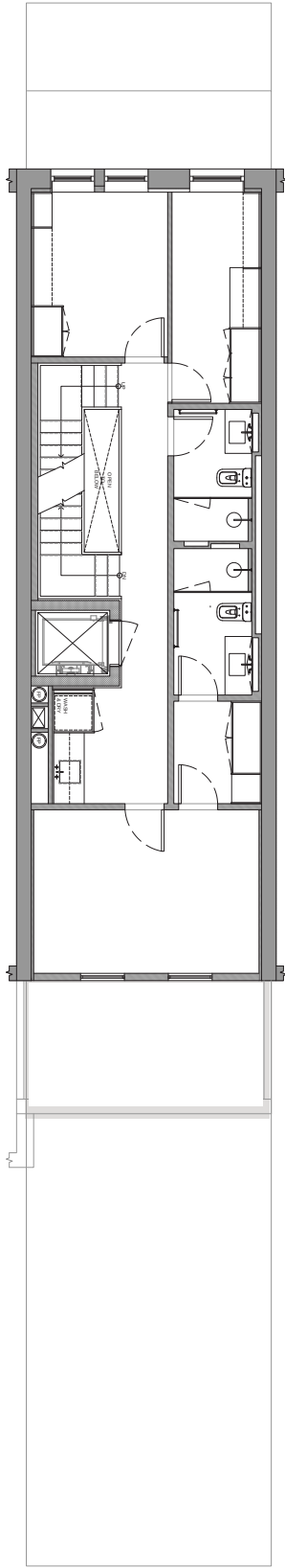
BASEMENT
- 0'-10"



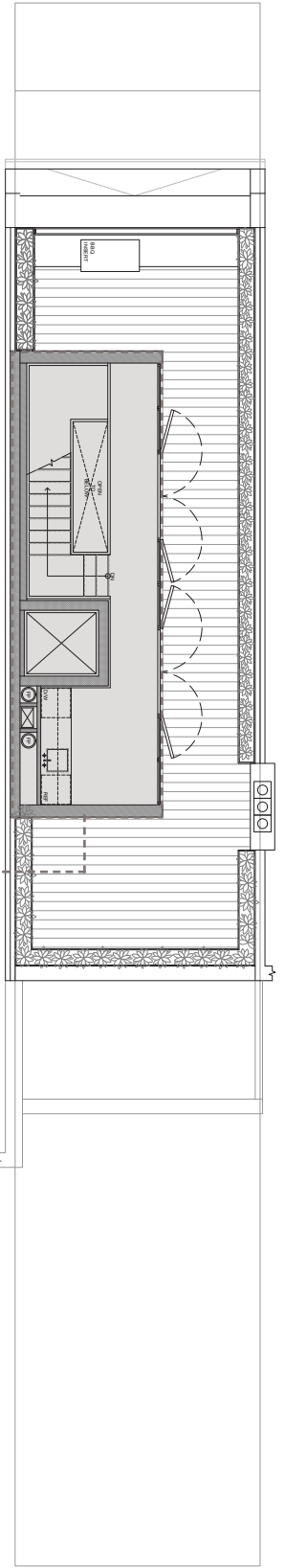
1ST FLOOR
9'-4"



2ND FLOOR
21'-2"



3RD FLOOR
32'-2"



PENTHOUSE
44'-0"

NEW REAR
ADDITION

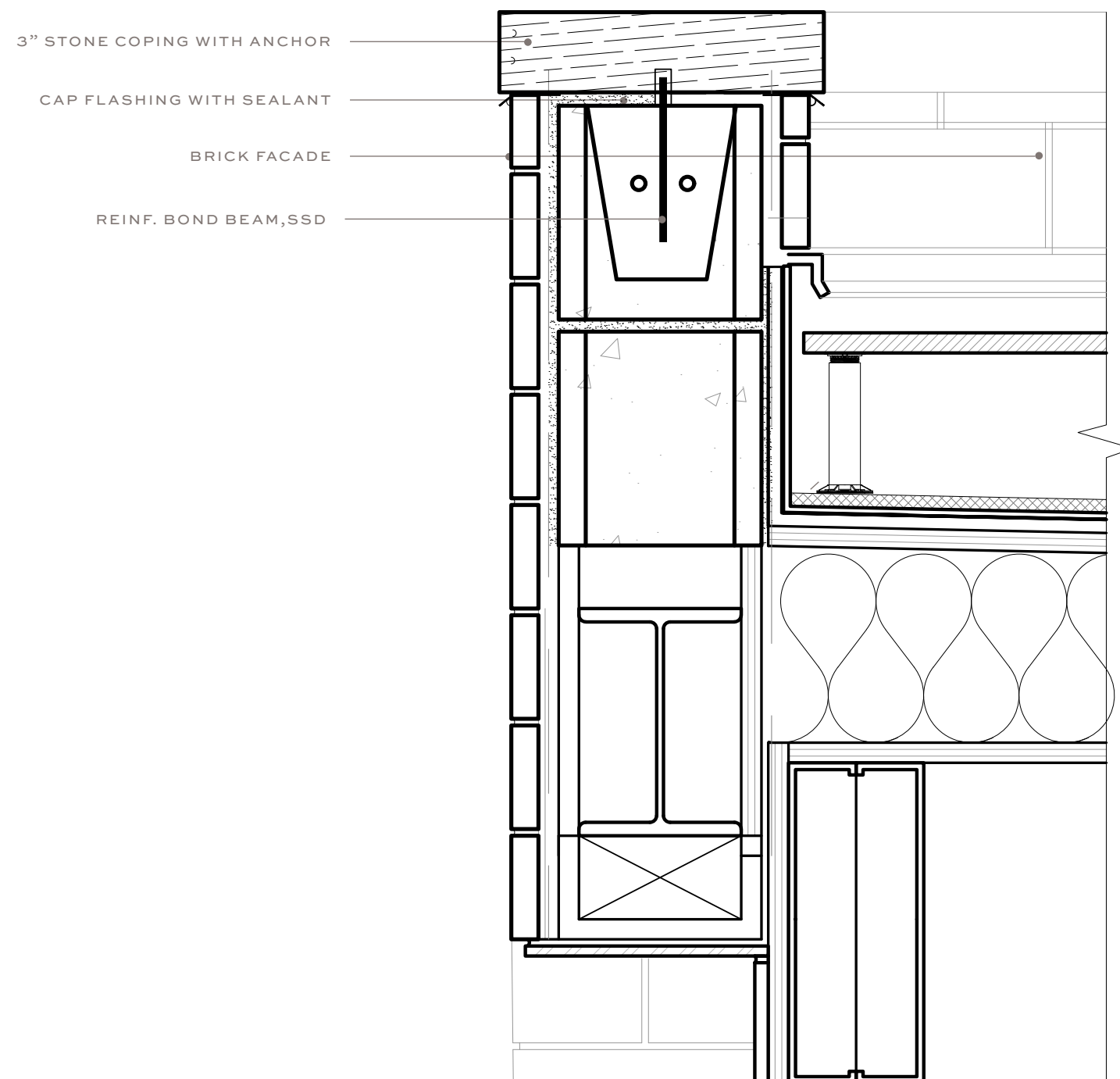
NEW REAR
ADDITION

NEW REAR
ADDITION

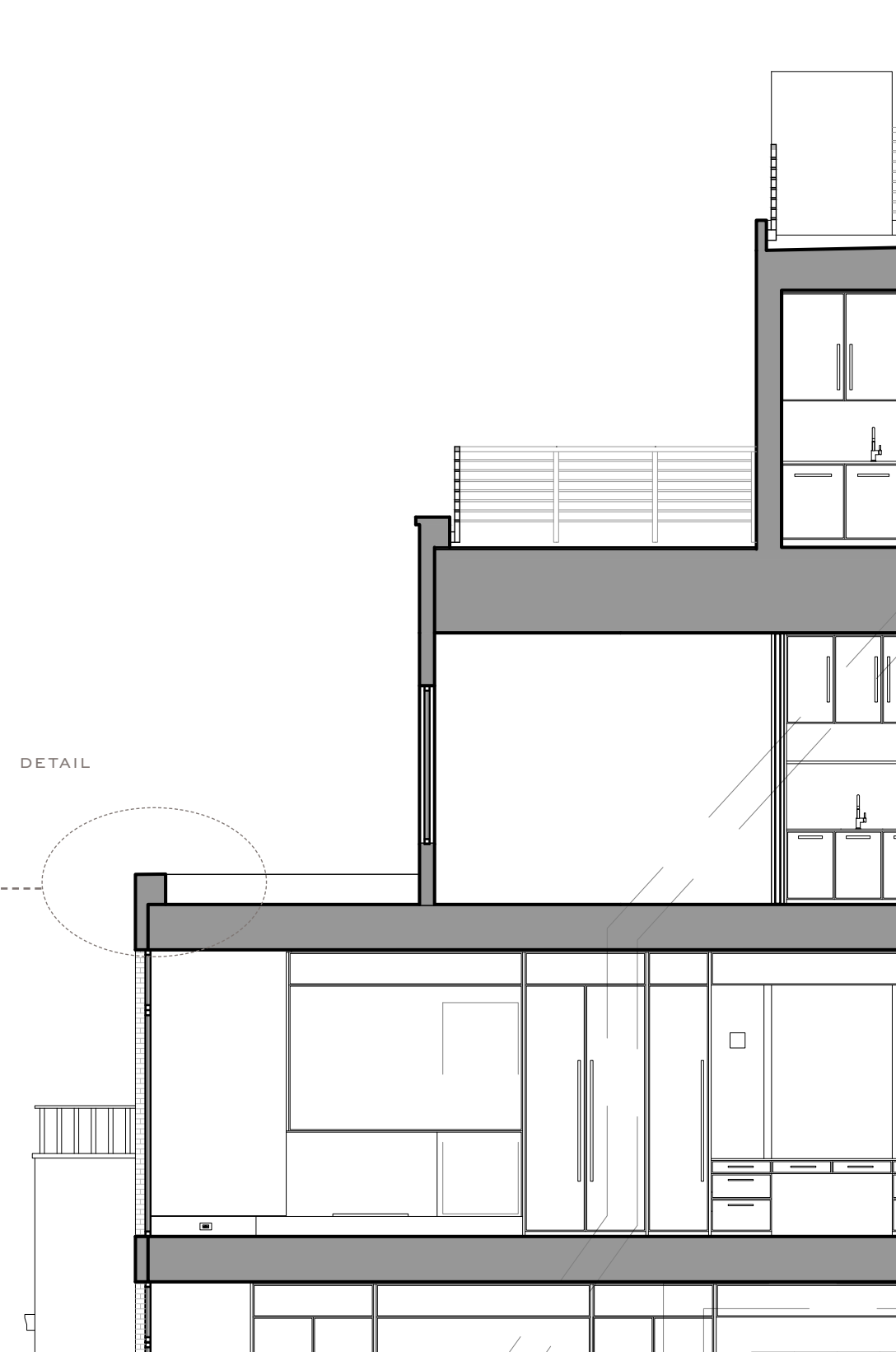
NEW
PENTHOUSE
ADDITION



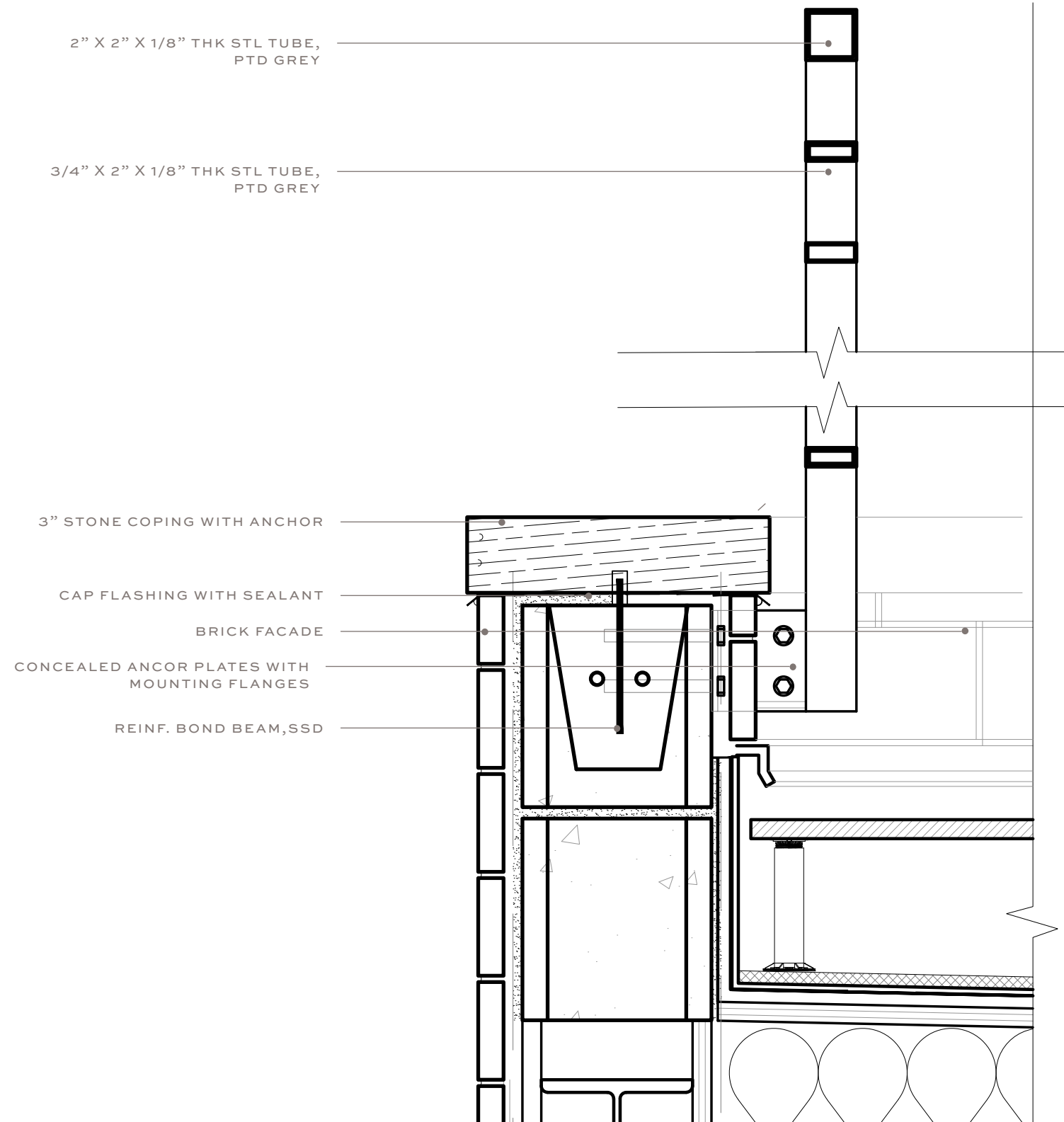




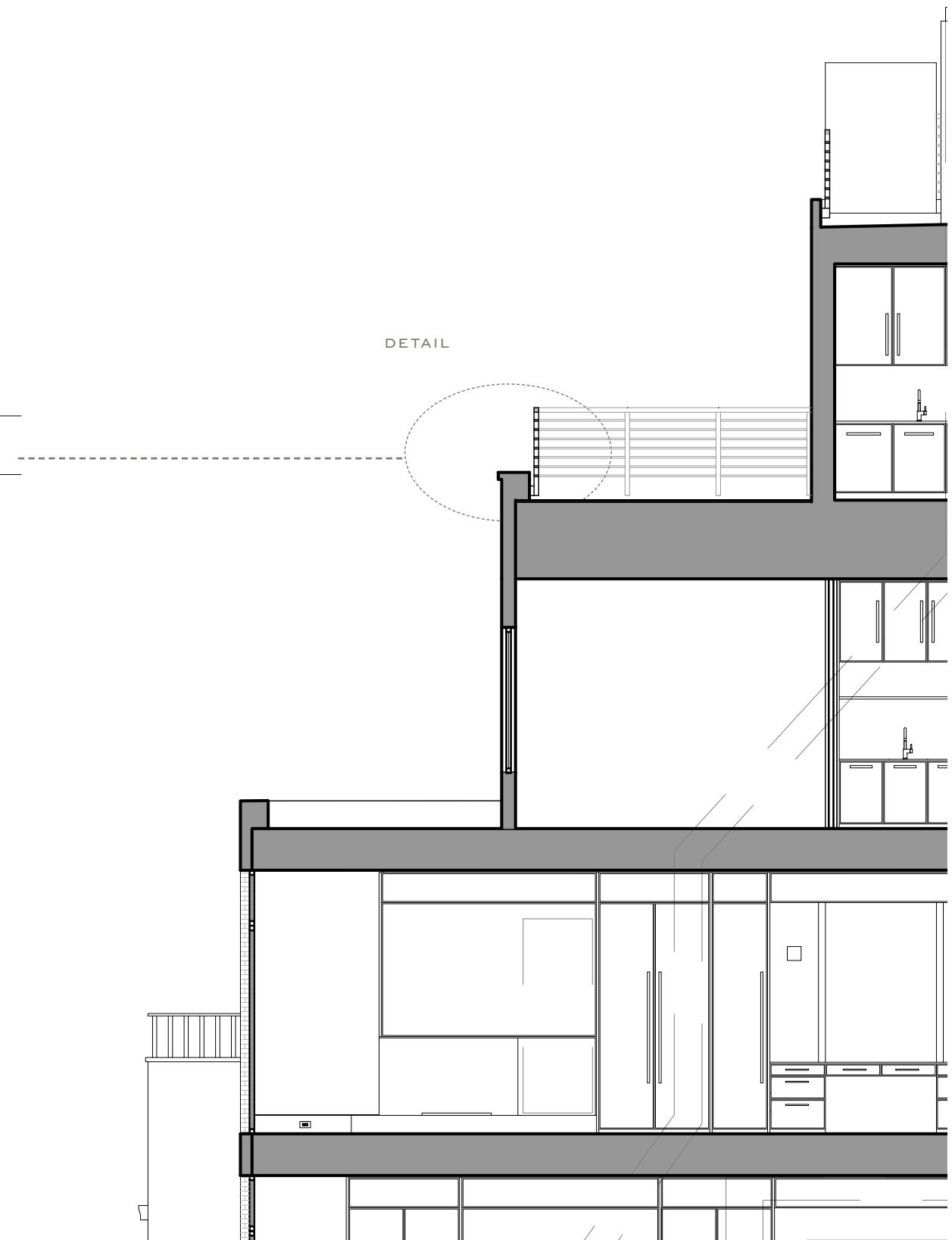
COPING & DECKING DETAIL



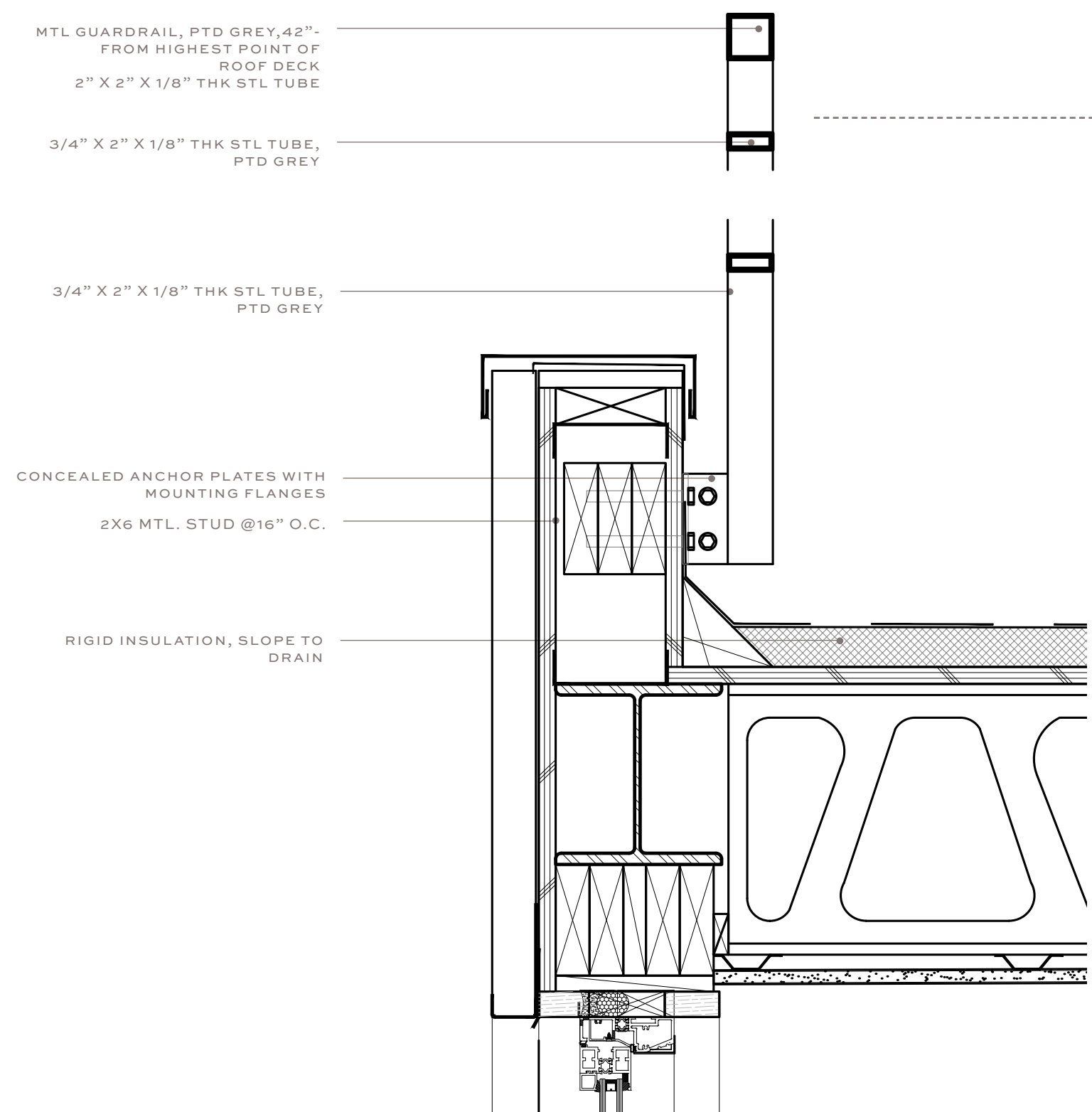
DETAIL



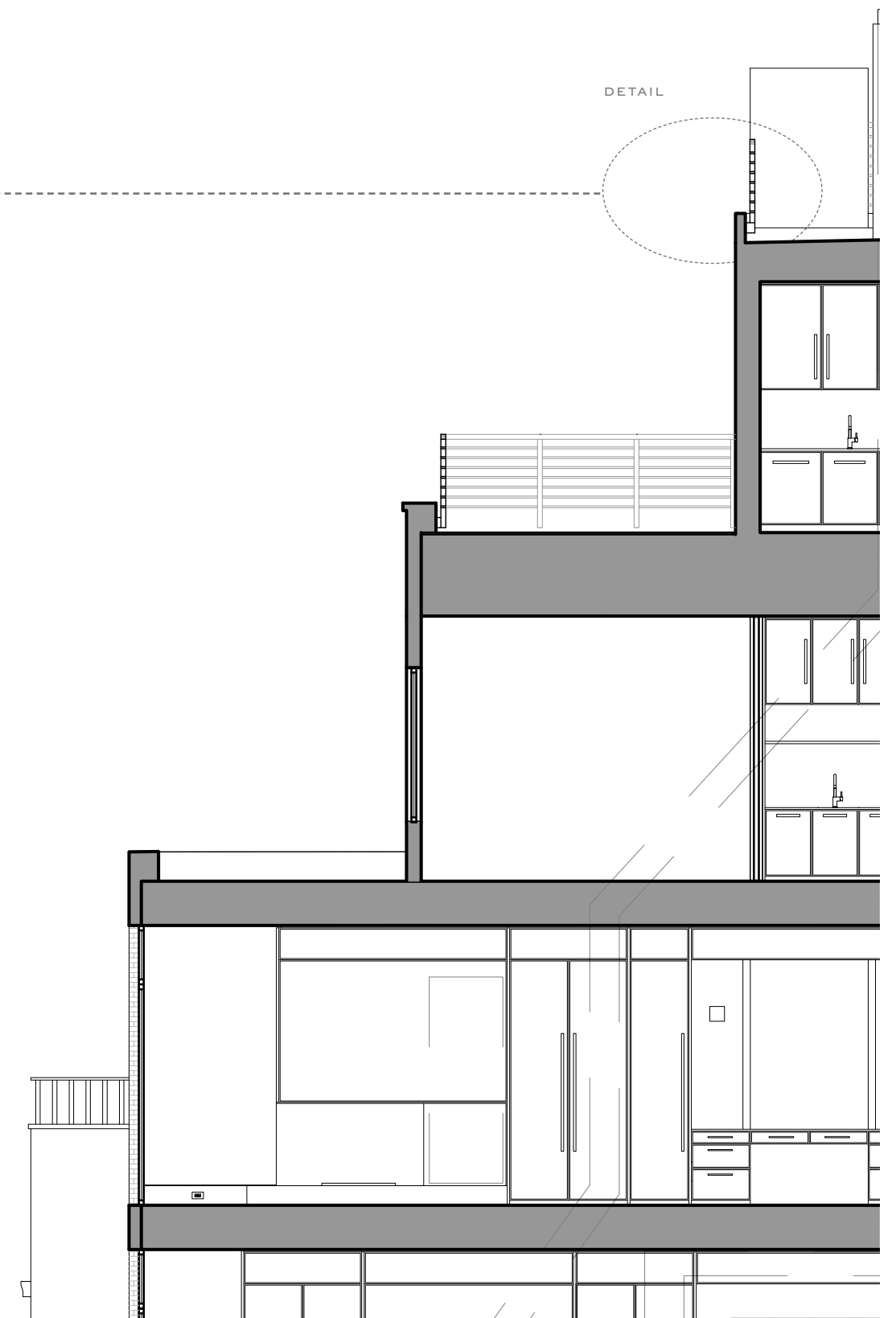
COPING & DECKING DETAIL



PROPOSED BUILDING SECTION DETAIL



COPING & DECKING DETAIL



PROPOSED BUILDING SECTION DETAIL
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EXISTING REAR FACADE RENDERING

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BRICK FACADE
(TO MATCH EXISTING)



METAL & GLASS WINDOWS



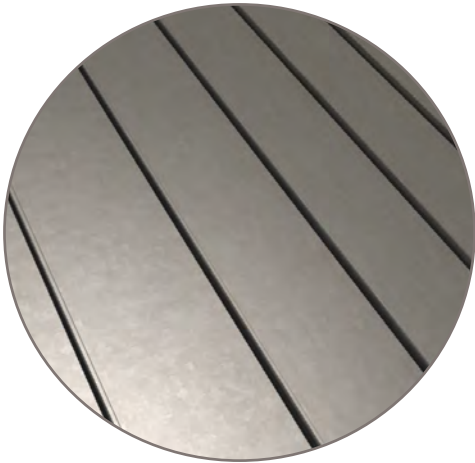
IPE FENCING



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

GROVES & CO.