

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

MAD

Matiz Architecture & Design
1123 Broadway, Suite 707
New York, NY 10010
T. 212 982 4613
www.MAD-NYC.com

structural engineer

Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
P:(646) 230-9900

18 WEST 75th STREET



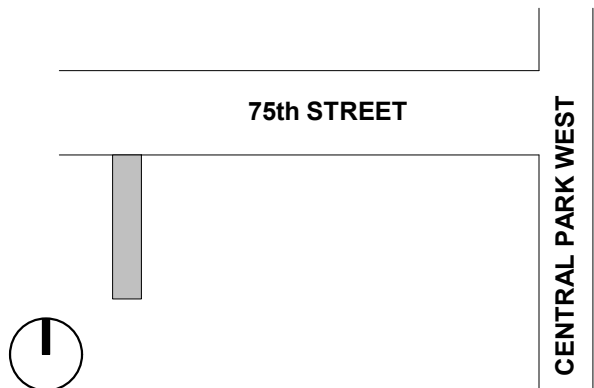
- RECONSTRUCTION OF HISTORIC MASONRY STOOP AND FRONT YARD WALL THAT WILL BE HARMONIOUS TO THE BUILDING AND BLOCK.
- INCORPORATE TYPICAL HISTORIC ELEMENTS AND DETAILS IN STOOP RECONSTRUCTION TO MAINTAIN CONSISTENCY ACROSS FRONT FACADES OF ADJACENT BUILDINGS.
- ACCOMMODATE ELEVATION CHANGE AT PARLOR FLOOR LANDING[+23"] MADE BY PREVIOUS OWNER.

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1	LPC PRESENTATION

revision date



key plan



drawing title

COVER SHEET

project number

2004

date

11/23/2020

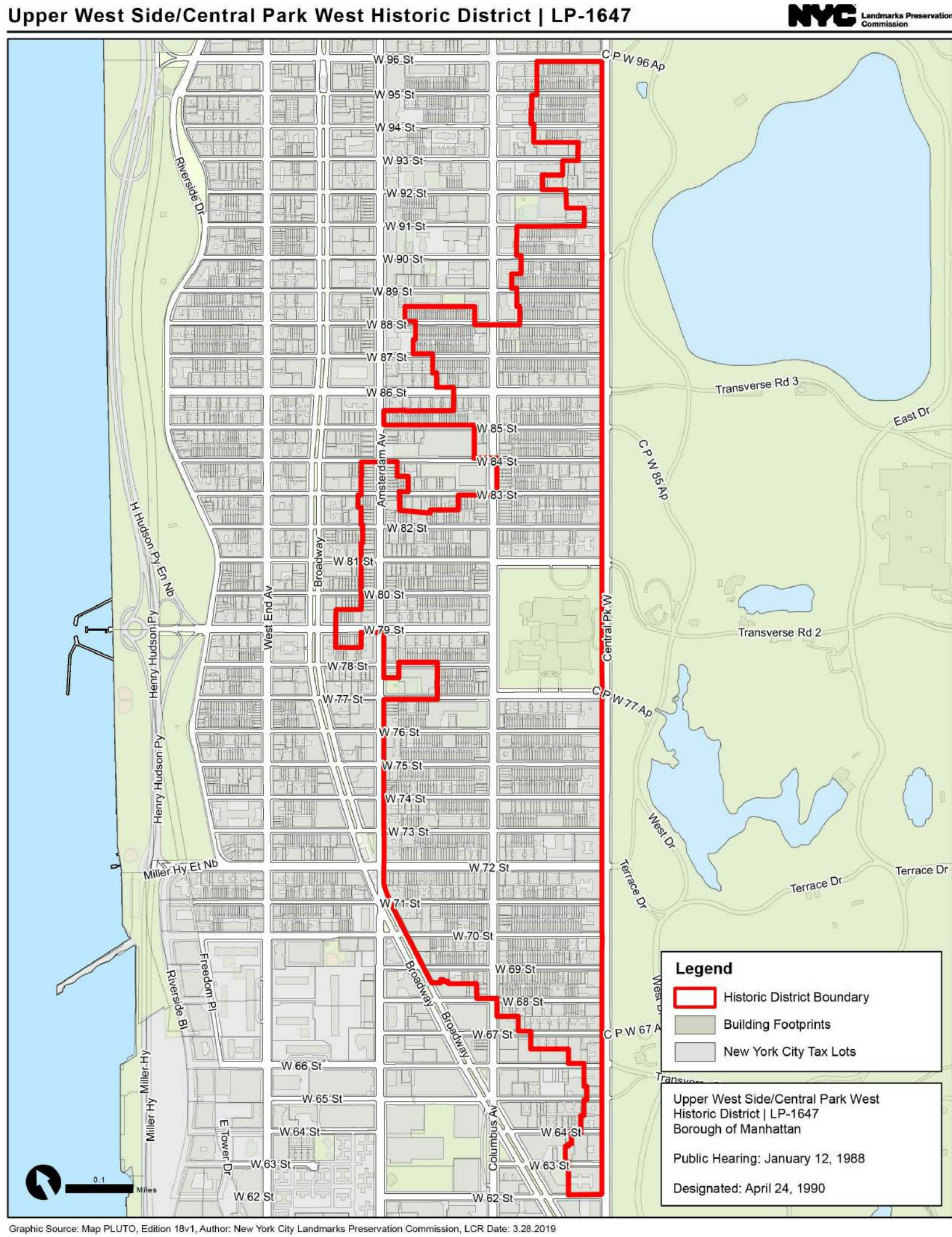
scale

12" = 1'-0"

LPC-01

1 of 18

MADMADMADMADMADMADMADM



21 DISTRICT MAP
NTS



20 18W75 - EXISTING CONDITION
NTS



11 BLOCK MAP
NTS



10 1940's HISTORIC TAX PHOTO OF NEIGHBORING PROPERTY SHOWING ORIGINAL STOOP, NEWELS AND WALL
NTS

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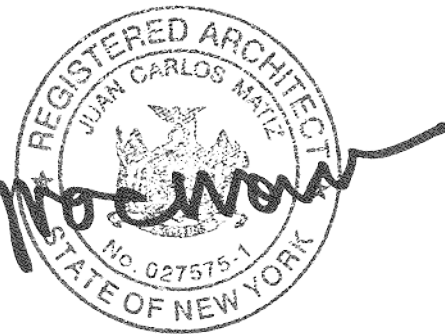
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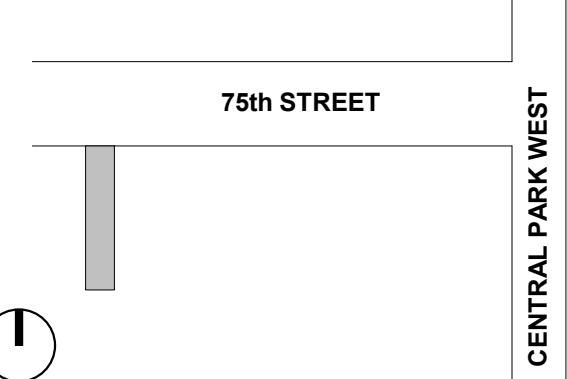
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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

HISTORIC DISTRICT MAP, BLOCK
PLAN, HISTORIC AND EXISTING
PHOTOS

project number

2004

date

11/23/2020

scale

As indicated

LPC-02

2 of 18

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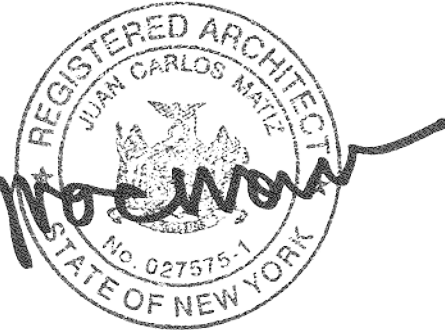
18 WEST 75th STREET

20 EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE SOUTH SIDE OF 75TH STREET
NTS



10 EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE NORTH SIDE OF 75TH STREET
NTS

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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

STREET ELEVATIONS

project number

2004

date

11/23/2020

scale

1" = 1'-0"

LPC-03



32 EXISTING CONDITION - 18 WEST 75TH ST - FRONT YARD - WALL
NTS



31 EXISTING CONDITION - 18 WEST 75TH ST - BASEMENT WALL/DETAIL
NTS



20 EXISTING CONDITION - 18 WEST 75TH ST - SIDEWALK (RED LINE REPRESENTS EXTENT OF PROPOSED FRONT MASONRY ELEMENTS)
NTS



22 EXISTING CONDITION - 18 WEST 75TH ST - BASEMENT ENTRANCE
NTS



21 EXISTING CONDITION - 18 WEST 75TH ST - FRONT YARD WALL
NTS



10 EXISTING CONDITION - 18 WEST 75TH ST - SIDEWALK AND ADJACENT PROPERTIES
NTS

18 W 75th ST

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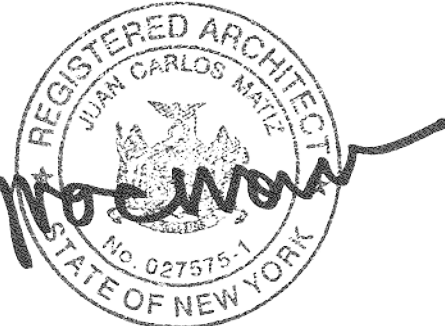
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	revision date



key plan



drawing title

EXISTING WEST 75TH STREET
STOOP & BLOCK CONDITIONS

project number

2004

date

11/23/2020

scale

3/8" = 1'-0"

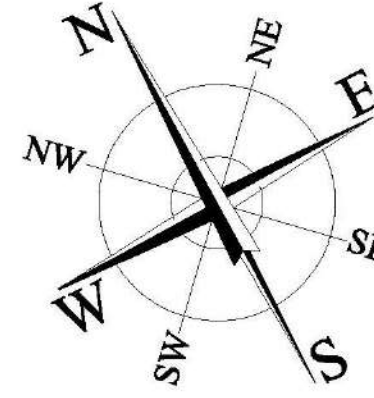
LPC-04

4 of 18

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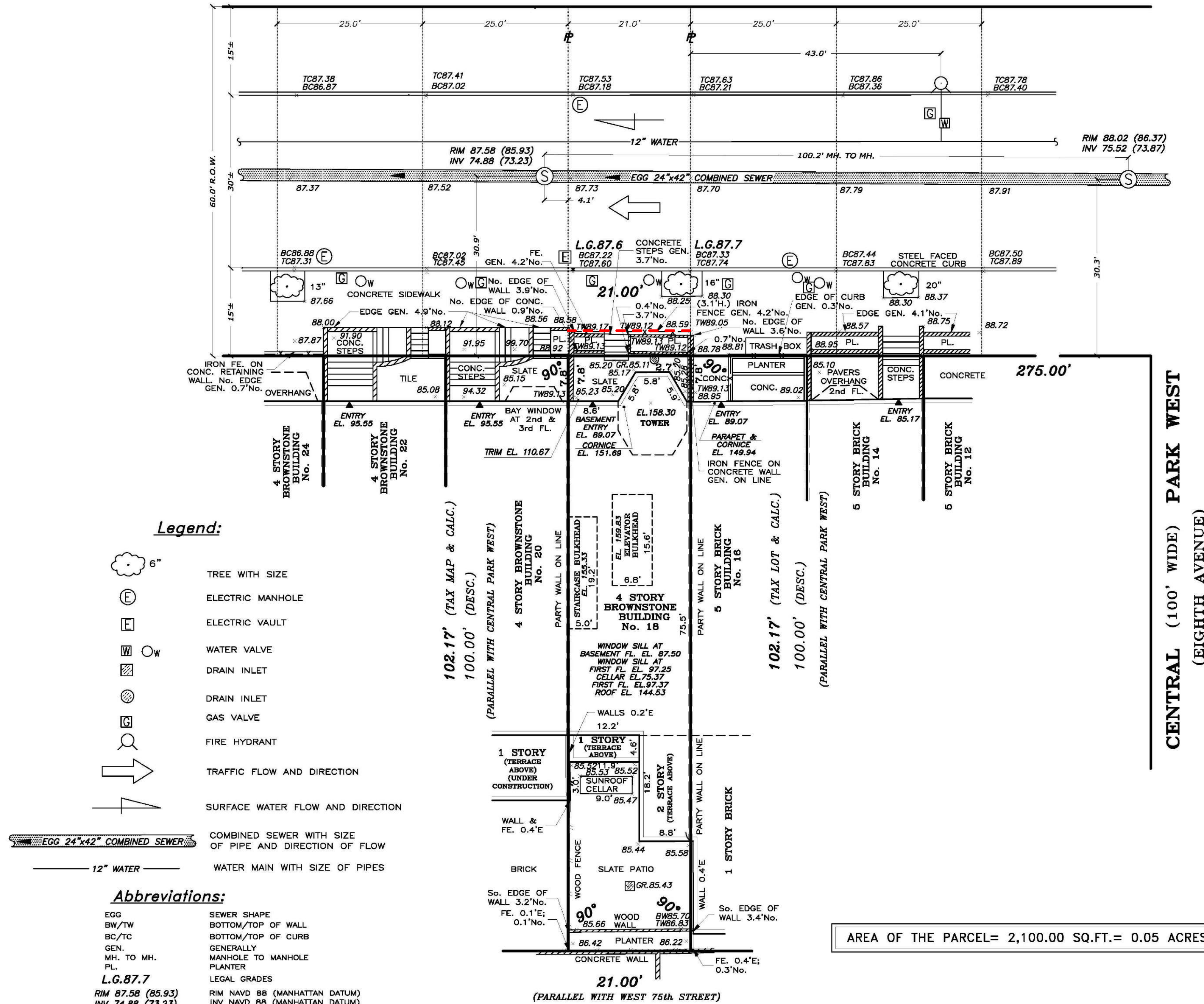
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JOB NO.: 20-48017E



PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT
EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.

WEST 75th (60' WIDE) STREET



Legend:

- 6" TREE WITH SIZE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- WATER VALVE
- DRAIN INLET
- DRAIN INLET
- GAS VALVE
- FIRE HYDRANT
- TRAFFIC FLOW AND DIRECTION
- SURFACE WATER FLOW AND DIRECTION
- COMBINED SEWER WITH SIZE OF PIPE AND DIRECTION OF FLOW
- 12" WATER
- WATER MAIN WITH SIZE OF PIPES

Abbreviations:

- EGG SEWER SHAPE
- BW/TW BOTTOM/TOP OF WALL
- BC/TC BOTTOM/TOP OF CURB
- GEN. GENERALLY
- MH. TO MH. MANHOLE TO MANHOLE
- PL. PLANTER
- L.G.87.7 LEGAL GRADES
- RIM NAVD 88 (MANHATTAN DATUM)
- INV 74.88 (73.23) INV NAVD 88 (MANHATTAN DATUM)

AREA OF THE PARCEL= 2,100.00 SQ.FT.= 0.05 ACRES

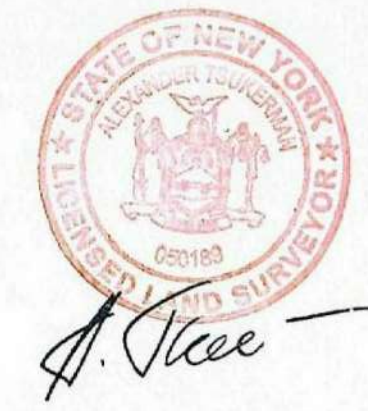
ARCHITECTURAL SURVEY
OF DESCRIBED PROPERTY

LOCATED AT:
BOROUGH OF MANHATTAN, COUNTY,
CITY AND STATE OF NEW YORK.

TAX DESIGNATION:
BLOCK: 1127, LOT: 44

SURVEYED ON: JULY 29, 2020
AMENDED ON: AUGUST 11, 2020 (MORE INFO. ADDED)

DRAWN BY: M.W. CHECKED BY: A.T.



ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189

NOTES:

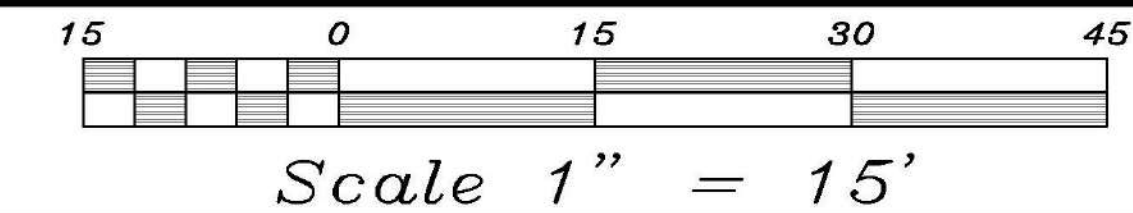
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NAVD 1988
- LEGAL GRADES SHOWN HEREON REFER TO THE TOP OF THE CURB TAKEN AT THE PROJECTION OF TO THE PROPERTY LINES.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO SUBSURFACE UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
- NO UTILITY AND/OR SUBGRADE INFORMATION OTHER THAN SEWER AND WATER IS INDICATED ON THIS SURVEY. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
- SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF MANHATTAN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS.
- SIZE OF WATER MAIN SHOWN HEREON AS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON DEP MAP.
- THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 53.
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 212-213-4090 • FAX 516-378-6649

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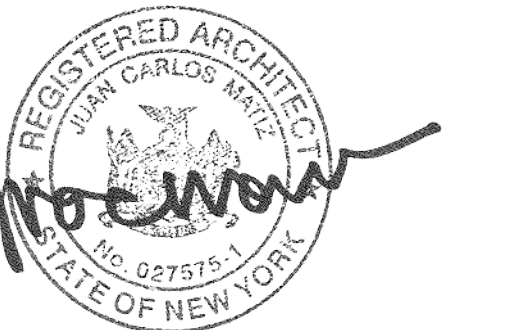
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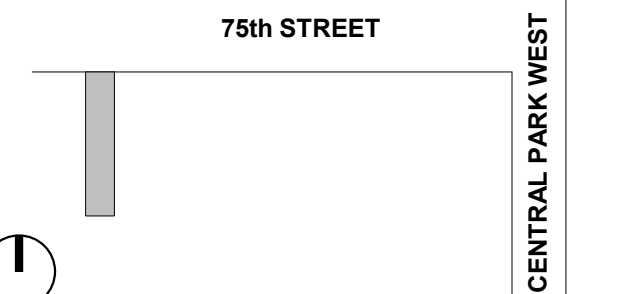
structural engineer

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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

SITE SURVEY PLAN

project number

2004

date

11/23/2020

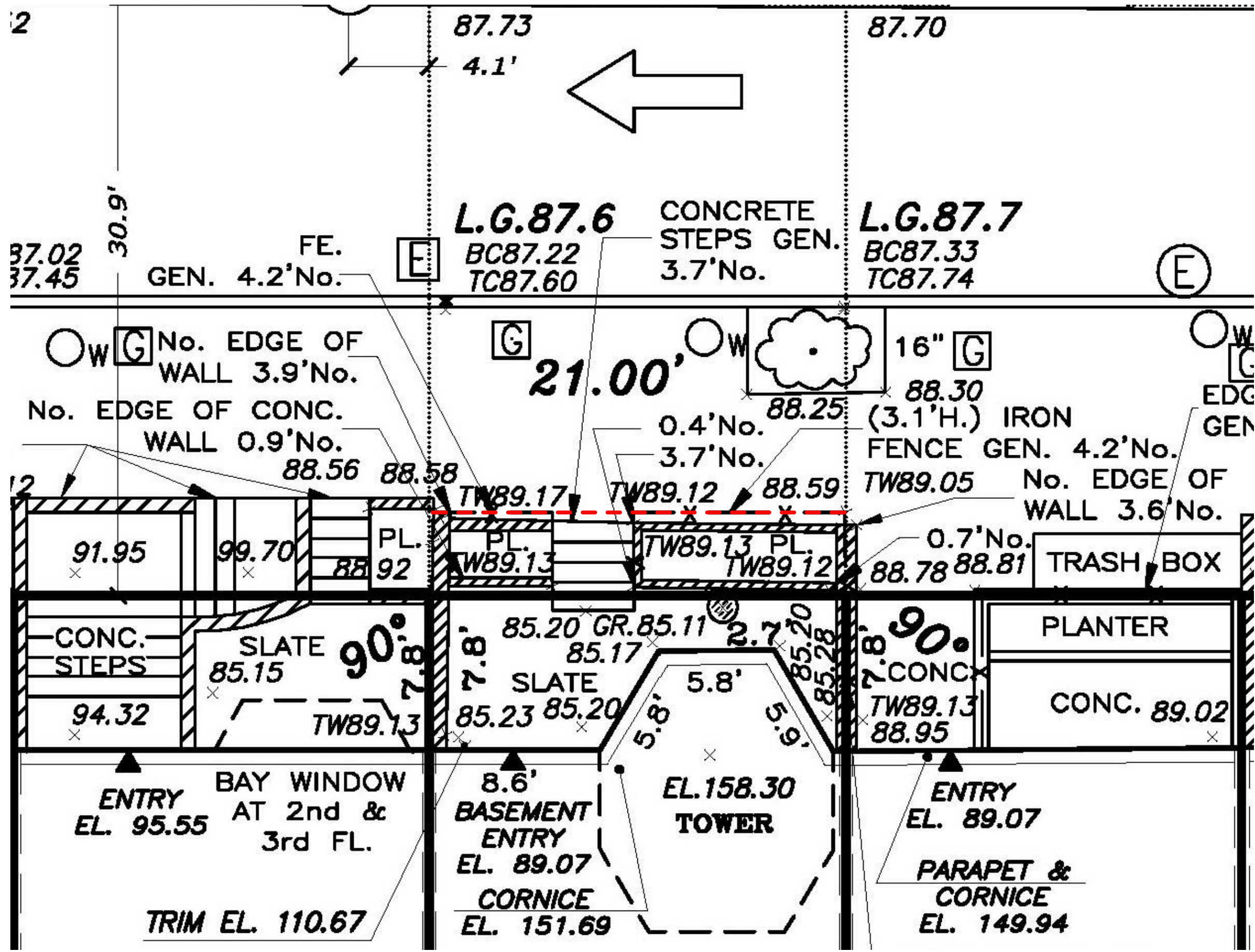
scale

12" = 1'-0"

LPC-05

5 of 18

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22 SITE SURVEY PLAN - CROPPED
12" = 1'-0"

PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.



21 20w75 - ADJACENT BUILDING - EXPANSIVE STOOP
NTS



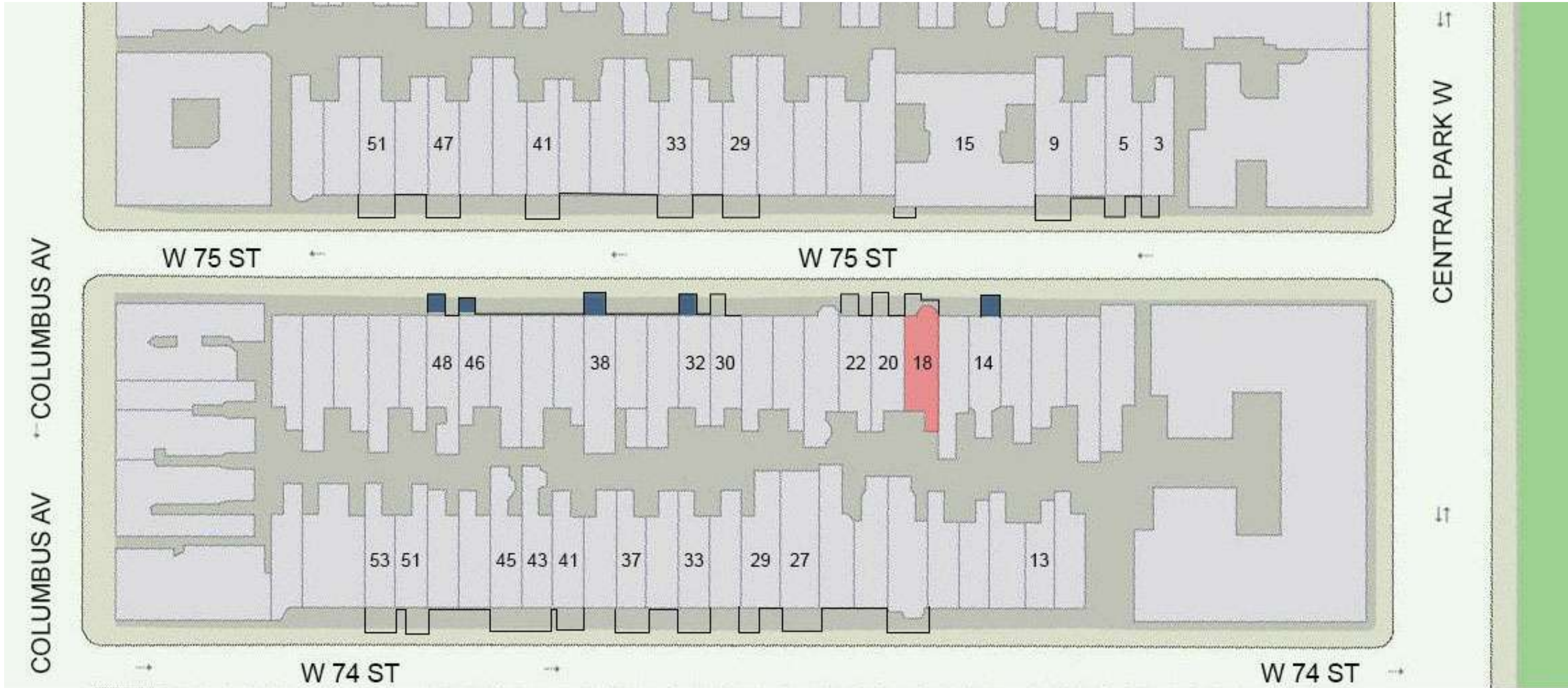
20 22w75 - STOOP EXTENDS OUT INTO SIDEWALK
NTS



12 38w75 - STRAIGHT STOOP ON SOUTH SIDE OF BLOCK
NTS



11 38w75
NTS



LEGEND



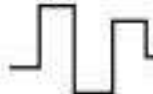
PROPERTY WITH STRAIGHT STOOP



18 W 75TH



STREET ADDRESS #

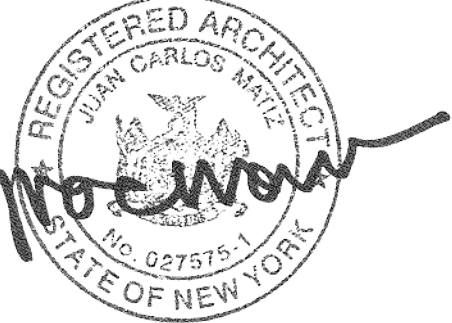


LINE OF STOOP VARIATIONS (APPROX.)

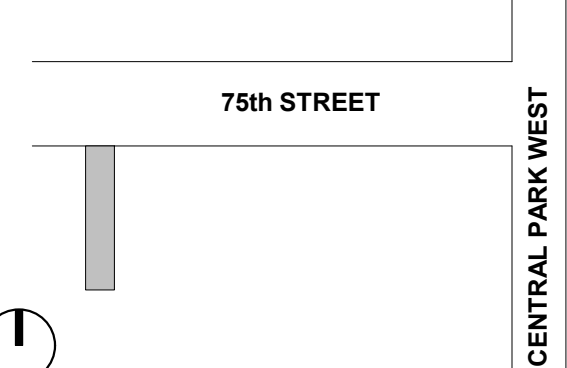
10 BLOCK-MAP
NTS

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revision date



key plan



drawing title

BLOCK MAP AND PRECEDENT PHOTOS

project number

2004

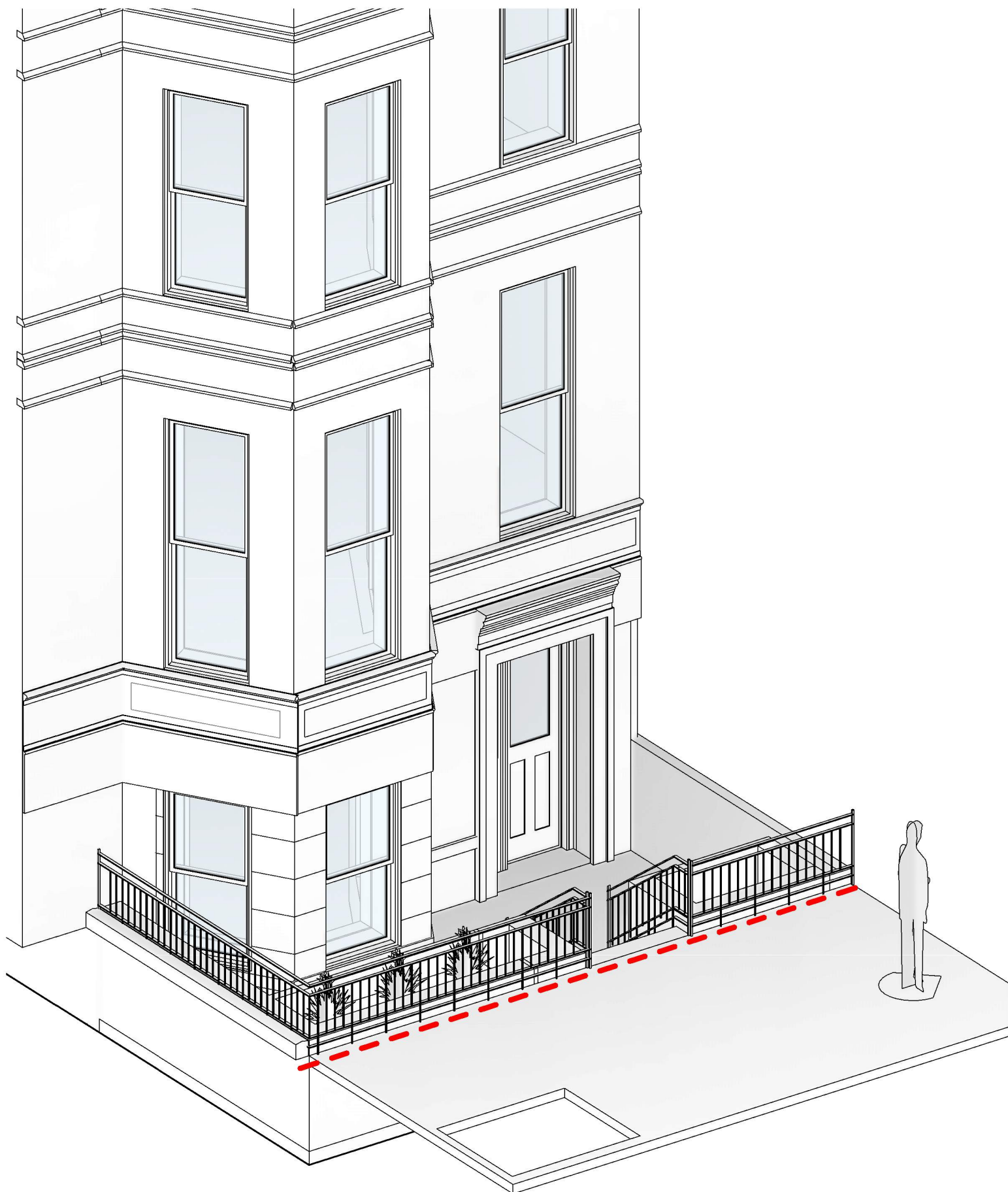
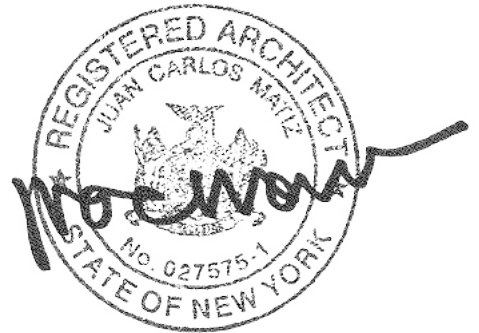
date

11/23/2020

scale

As indicated

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1	LPC PRESENTATION	12/08/2020
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MAINTAIN CONSISTENT
TREATMENT OF FRONT
FACADE

BROWNSTONE COLUMNS
AND MASONRY ENTRANCE
ARCHITECTURAL
ELEMENTS

MASONRY NEWEL POST
BASED ON HISTORIC
PHOTOS/PRECEDENTS

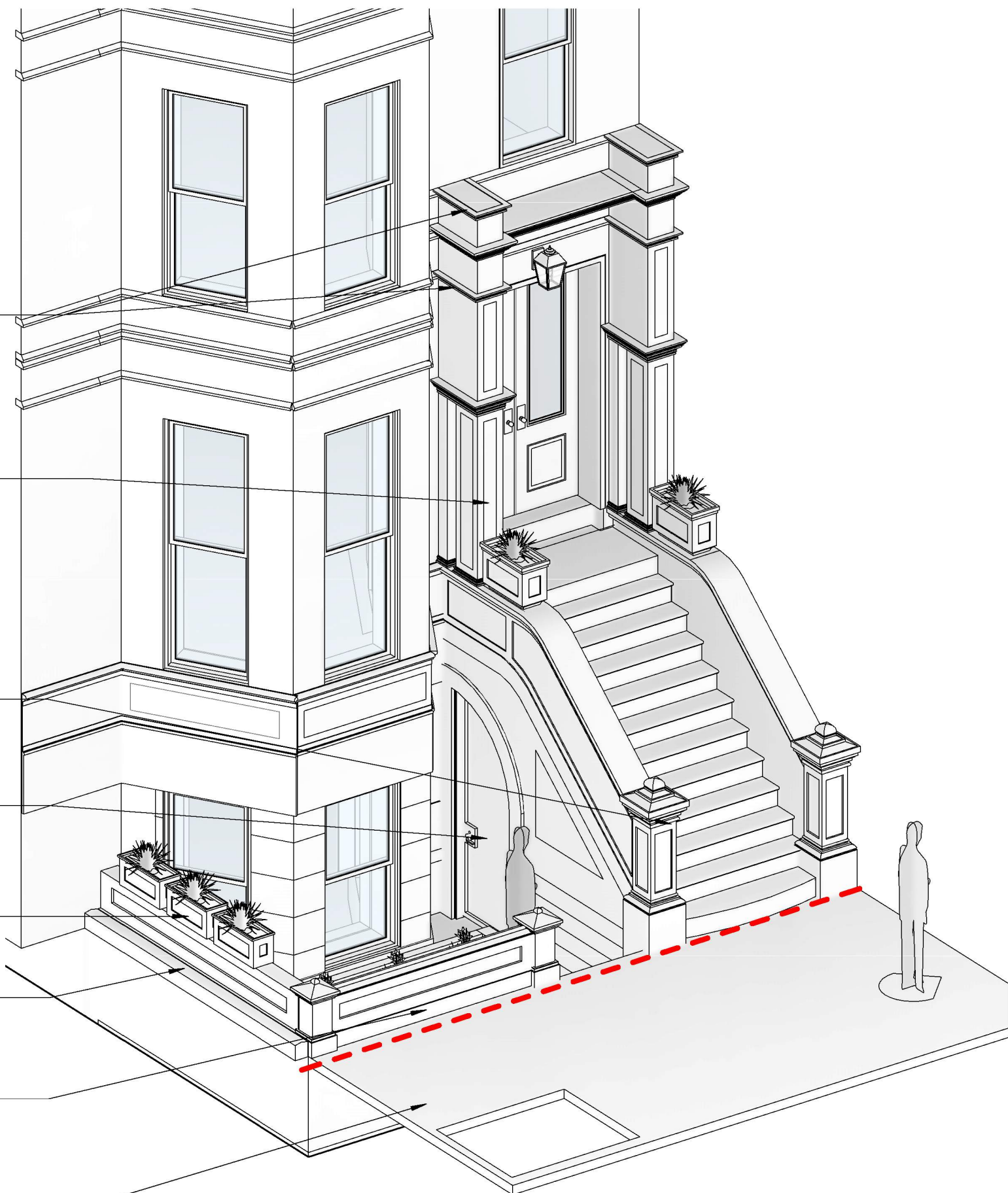
BASEMENT ENTRANCE
BASED ON HISTORIC
PHOTOS/PRECEDENTS

PROPOSED PLANTER
AND YARD WALL

EXISTING CURB OUTSIDE
OF PROPERTY LINE TO
REMAIN

EXIST CURB REFINISHED
TO MATCH WITH NEW
FRONT YARD WALL ON
TOP

EXISTING SIDEWALK



**PROPOSED RESTORATION WORK
AT 18 WEST 75TH STREET:**

- RECREATE THE MASONRY STOOP BASED ON ELEMENTS AND DETAILS FROM THE 1940'S HISTORIC TAX PHOTO AND NEIGHBORHOOD PRECEDENTS.
- SUBSTANTIVE MASONRY NEWELS AT SIDEWALK LEVEL WITHIN EXISTING FRONT YARD LINE. RED DOTTED LINE REPRESENTS EXTENT OF PROPOSED IMPROVEMENTS, APPROX. 7" LESS THAN NEIGHBOR TO WEST. SEE SURVEY LPC - 05.
- RECREATE MASONRY ABOVE EXISTING FRONT YARD CURB.
- RESTORE DOORWAY, MASONRY COLUMNS AND SURROUNDS AT PARLOR FLOOR ENTRANCE TO MAINTAIN CONSISTENCY IN FACADE TREATMENTS ACROSS FRONT BLOCK ELEVATION, WHILE ACCOMODATING PARLOR AND LANDING ELEVATION VARIATION.
- SURFACE DETAIL TO MATCH THE EXISTING AT THE BASEMENT LEVEL AND ACROSS FACADE.
- BASEMENT ENTRANCE UNDER RECREATED STOOP, PAINTED BLACK LOCKABLE GATE WITH GLASS.

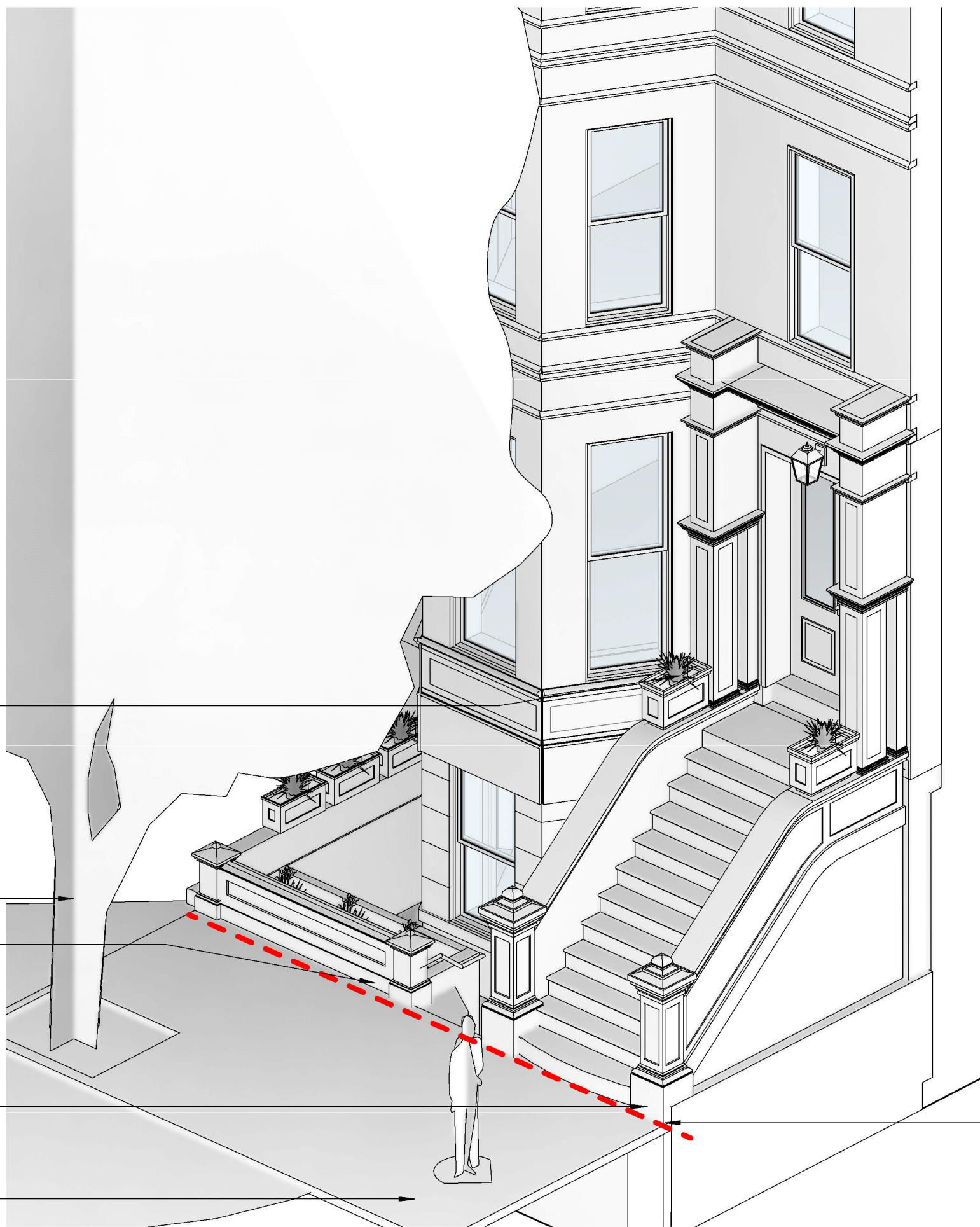
ARCHITECTURAL
PRECEDENTS AND
DECORATIVE ELEMENTS
TO MAINTAIN
CONSISTENCY ACROSS
BLOCK ELEVATION

EX. TREE

MASONRY FRONT
YARD WALL OVER
EXISTING CURB.
DECORATIVE PANEL TO
MATCH TAX PHOTO

HISTORIC MASONRY
NEWELS

EXISTING SIDEWALK



PROPOSED FRONT YARD
IMPROVEMENTS SHALL
NOT EXTEND BEYOND
THE EXTENT OF
EXISTING FRONT YARD.



EXISTING NORTHERLY
EXTENT OF EXISTING
FENCED FRONT YARD.

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DECORATIVE ELEMENTS TO MATCH HISTORIC TAX PHOTO IN SCALE AND PROPORTION

11 EXTERIOR VIEW - HISTORIC
12" = 1'-0"



PROPOSED FRONT YARD
IMPROVEMENTS SHALL
NOT EXTEND BEYOND
THE EXTENT OF
EXISTING FRONT YARD.

10 EXTERIOR VIEW - PROPOSED

18 W 75th ST

location

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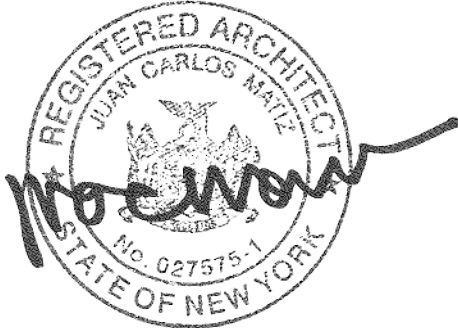
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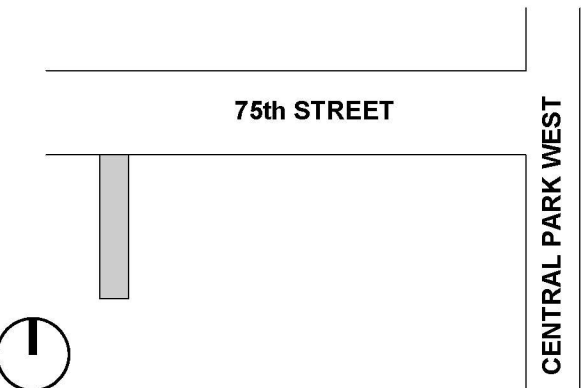
structural engineer

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	revision date



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drawing title

EXTERIOR VIEW - HISTORIC AND
PROPOSED

project number

2004

date

11/23/2020

scale

12" = 1'-0"

LPC-08

8 of 18

MADMADMADMADMADMADM



23 EXISTING BROWNSTONE DETAILS - 18 W 75 ST
NTS



22 EXISTING DETAILS - 20 W 75 ST
NTS



21 EXISTING DETAILS - 20 W 75 ST
NTS



20 EXISTING DETAILS - 20 W 75 ST
NTS



EXISTING NORTHERLY
EXTENT OF EXISTING
FENCED FRONT YARD.

12 FRONT VIEW EXISTING



PROPOSED FRONT YARD
IMPROVEMENTS SHALL NOT
EXTEND BEYOND THE EXTENT
OF EXISTING FRONT YARD.

11 FRONT VIEW PROPOSED



10 EXISTING DETAILS - 20 W 75 ST
NTS

18 W 75th ST

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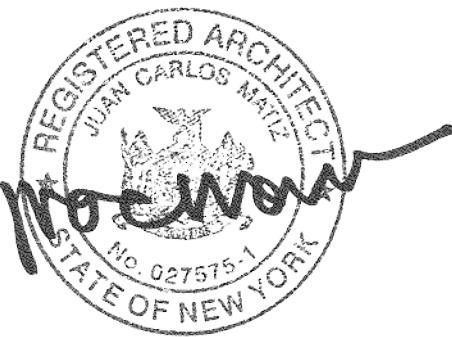
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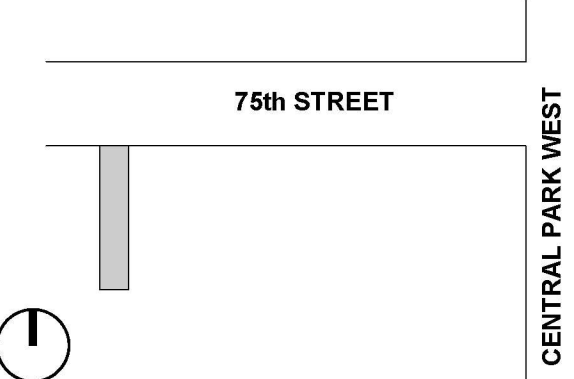
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	revision date



key plan



drawing title

EXISTING AND PROPOSED
CONDITION AND DETAILS
PHOTOS

project number

2004

date

11/23/2020

scale

1/2" = 1'-0"

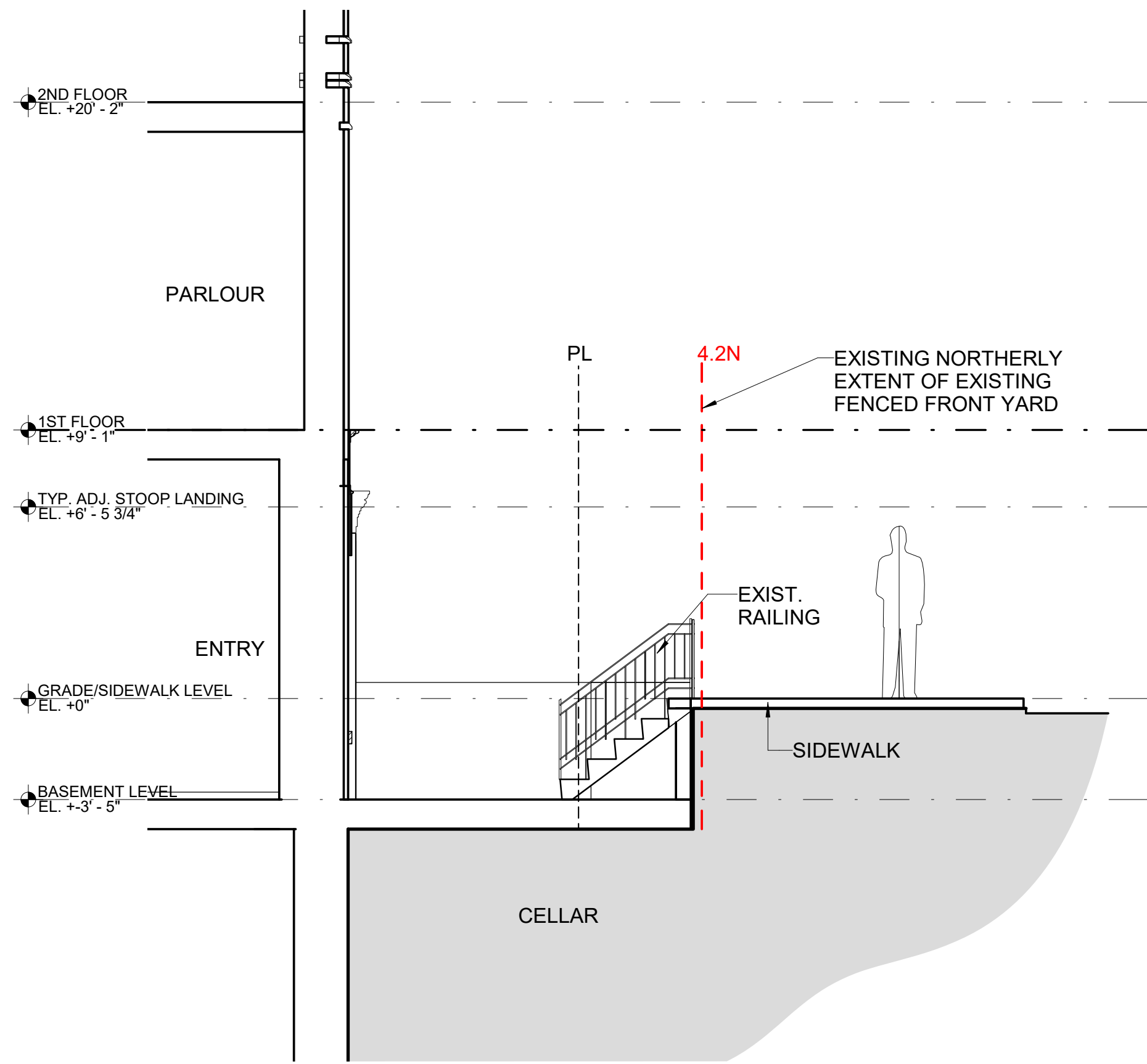
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9 of 18

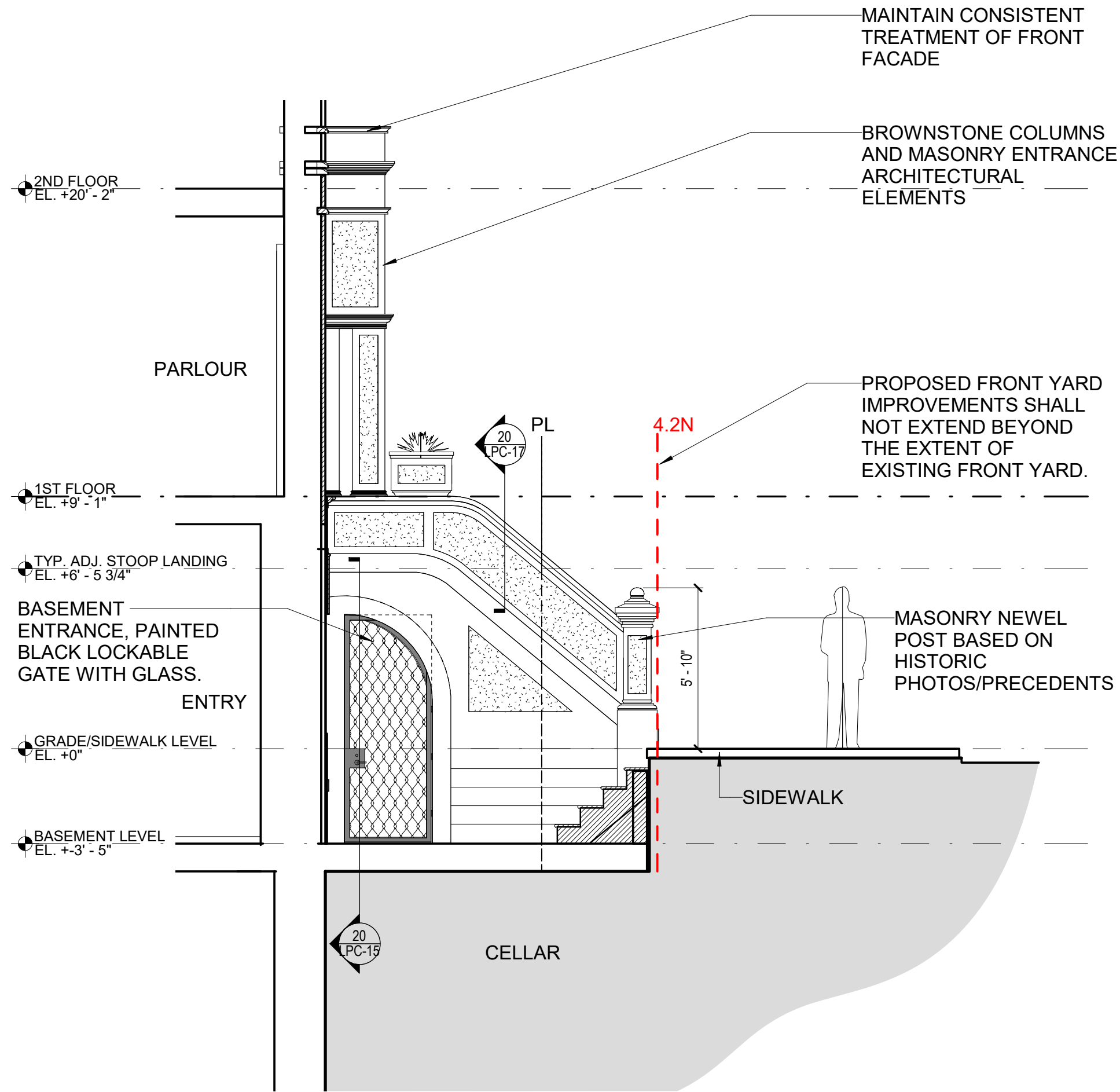
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22 BROWNSTONE COLUMNS - PRECEDENT
1/2" = 1'-0"



21 EXISTING SECTION - ZZ
1/4" = 1'-0"



20 PROPOSED SECTION - ZZ
1/4" = 1'-0"



13 NEWEL - PRECEDENT
1/2" = 1'-0"



12 STOOP DECORATIVE ELEMENT - PRECEDENT
1/2" = 1'-0"



11 18 WEST 75TH DECORATIVE ELEMENTS
NTS



10 STOOP DECORATIVE ELEMENTS - PRECEDENT
NTS

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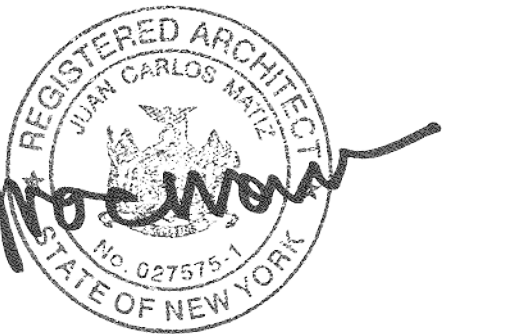
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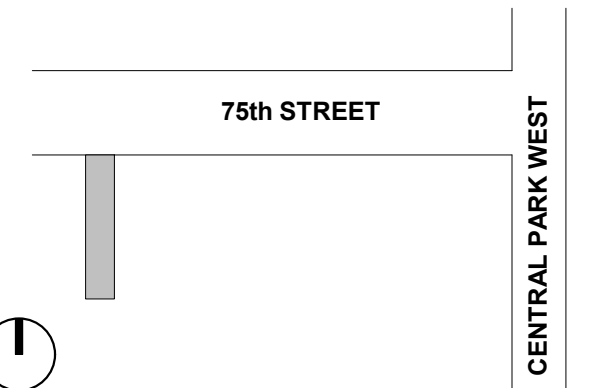
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drawing title

EXISTING AND PROPOSED
SECTION + REF. DETAILS

project number

2004

date

11/23/2020

scale

As indicated

LPC-10

10 of 18

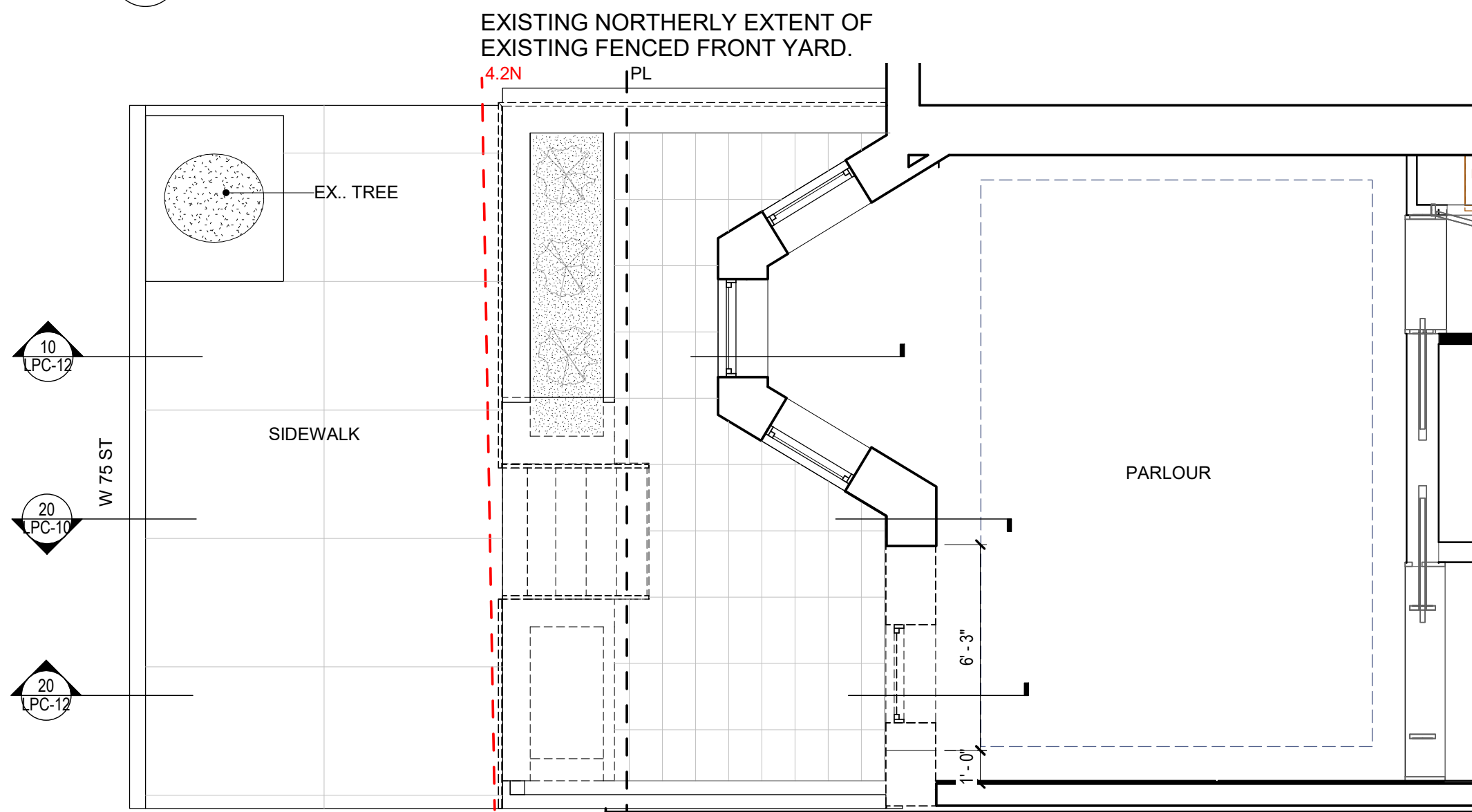
MADMADMADMADMADM



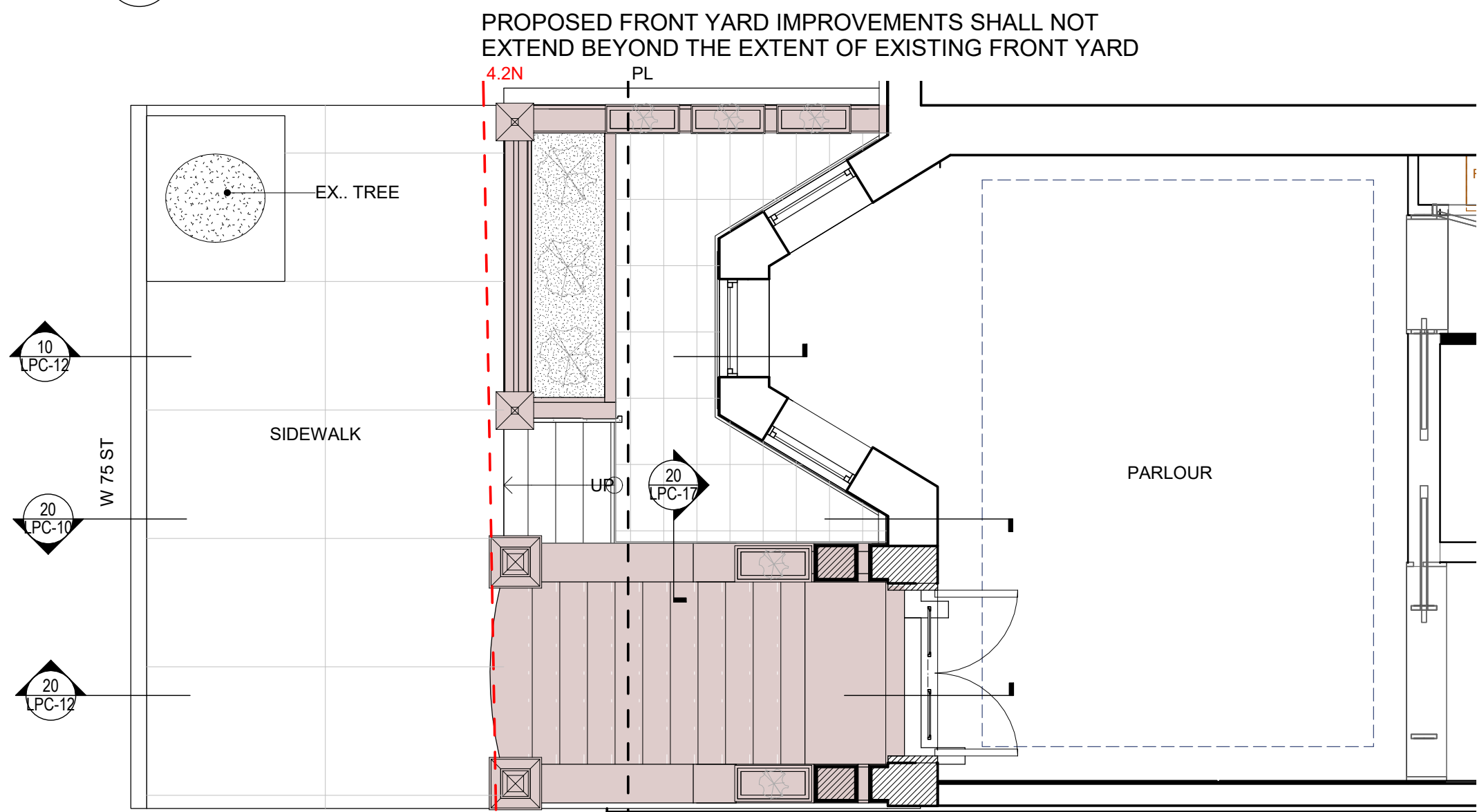
31 FRONT ELEVATION - EXISTING
1/4" = 1'-0"



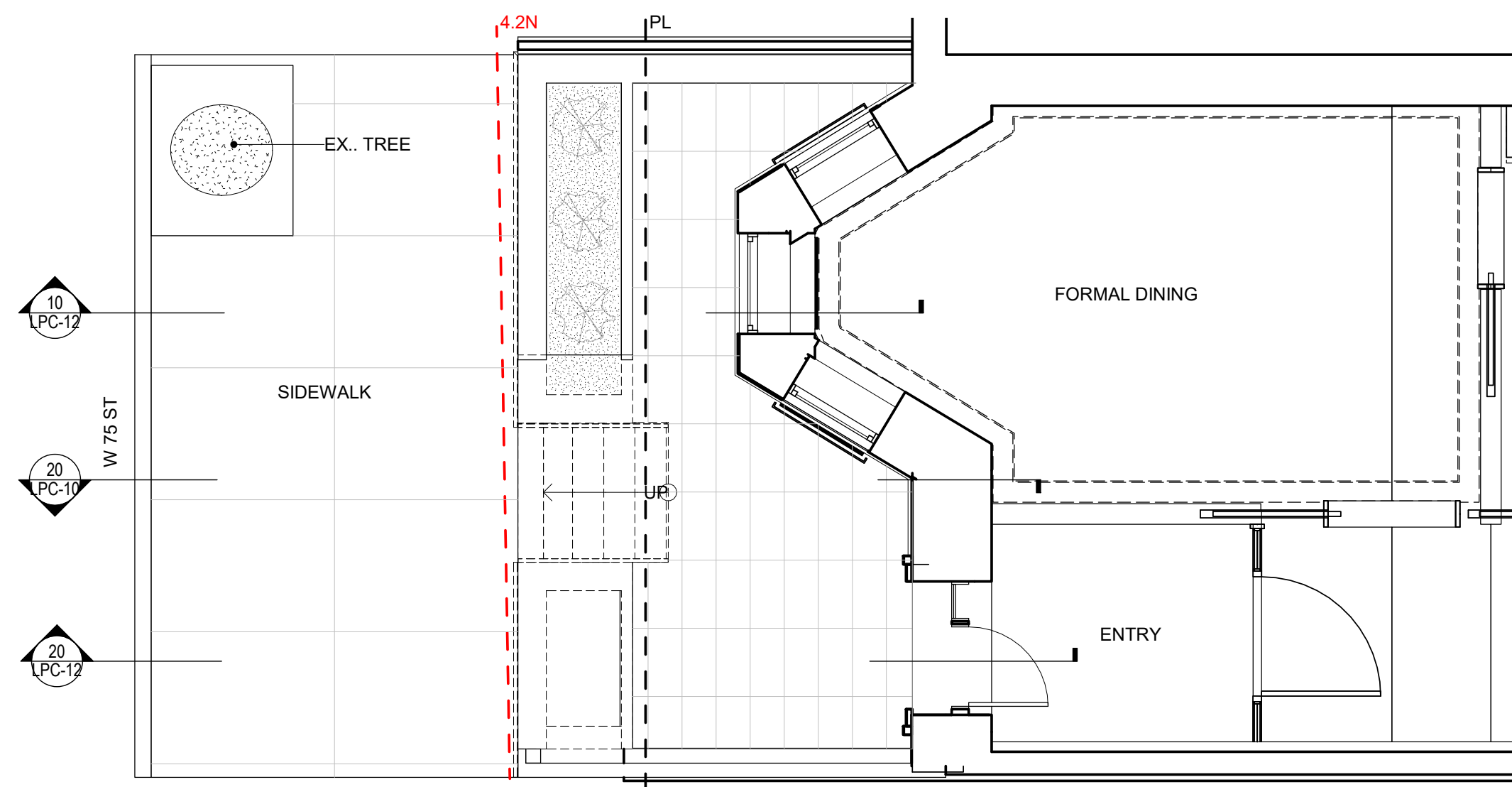
30 FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



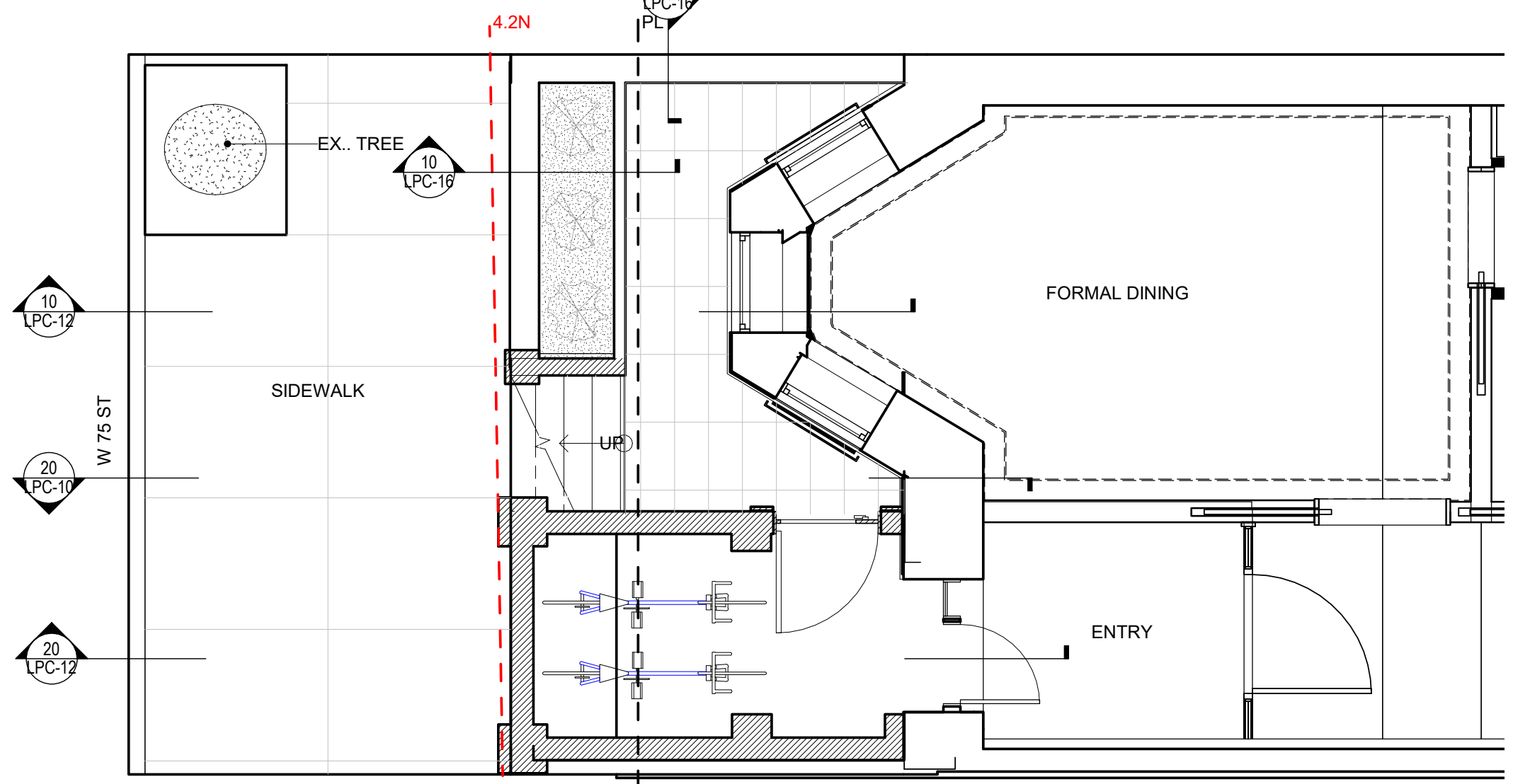
21 11-1ST FLOOR - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



20 11-1ST FLOOR - PROPOSED PLAN
1/4" = 1'-0"



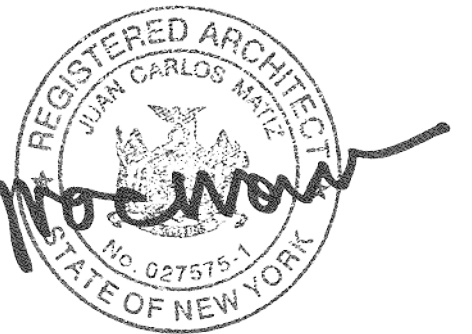
11 11-BASEMENT LEVEL - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



10 11-BASEMENT LEVEL - PROPOSED PLAN
1/4" = 1'-0"

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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

RENDERED PLANS AND ELEVATIONS

project number

2004

date

11/23/2020

scale

1/4" = 1'-0"

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

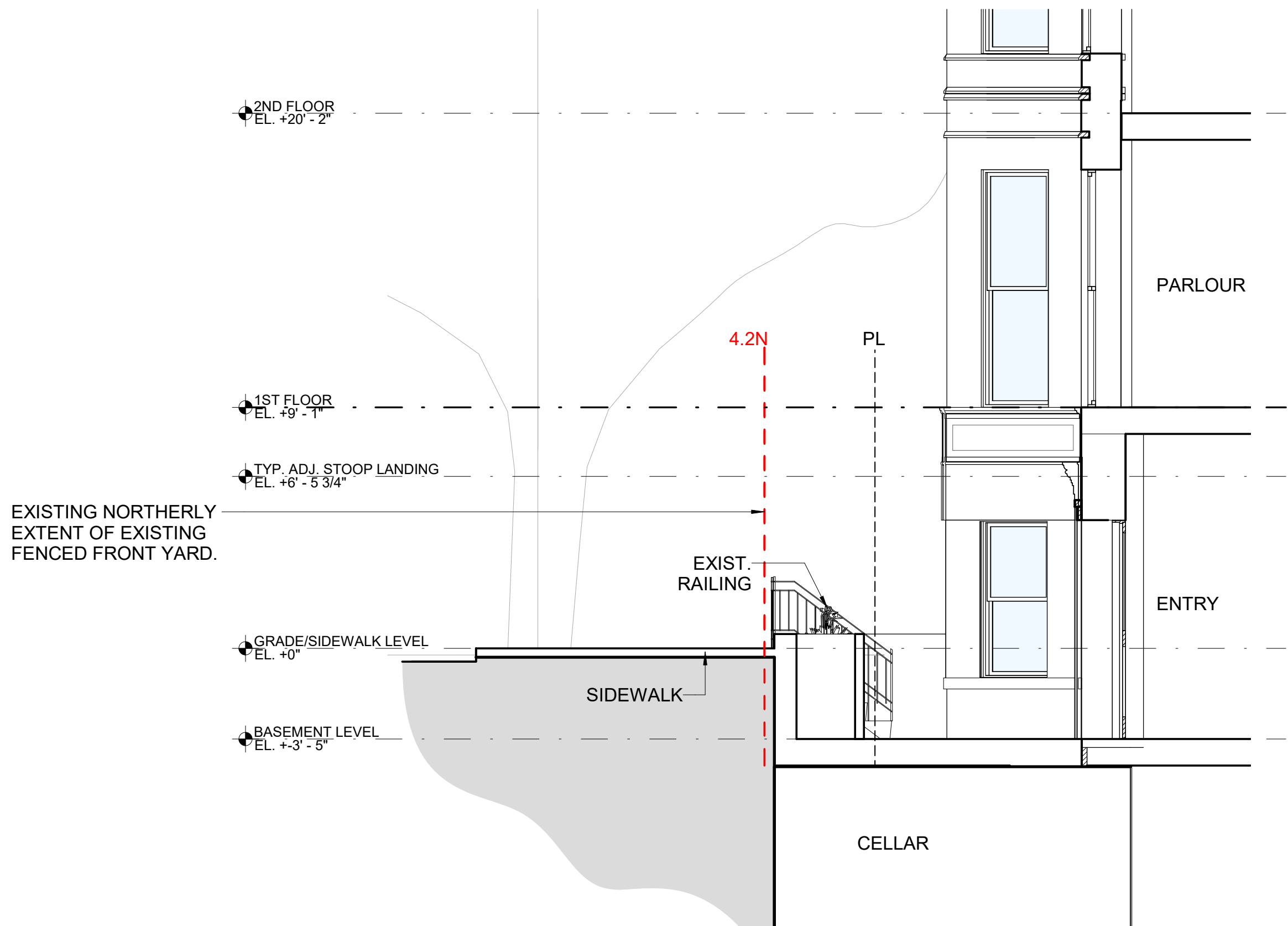
architect

MAD

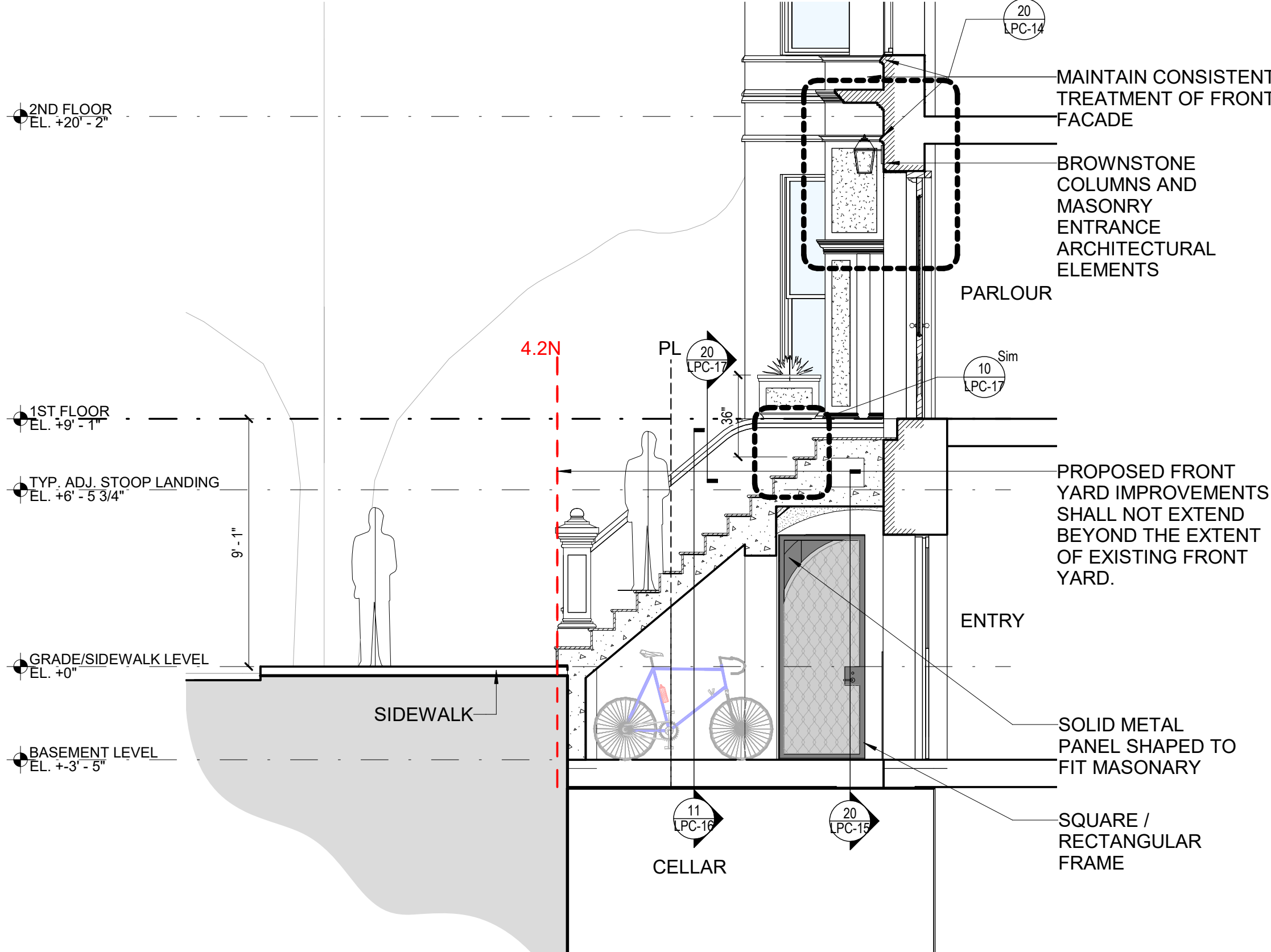
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1123 Broadway, Suite 707
New York, NY 10010
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www.MAD-NYC.com

structural engineer

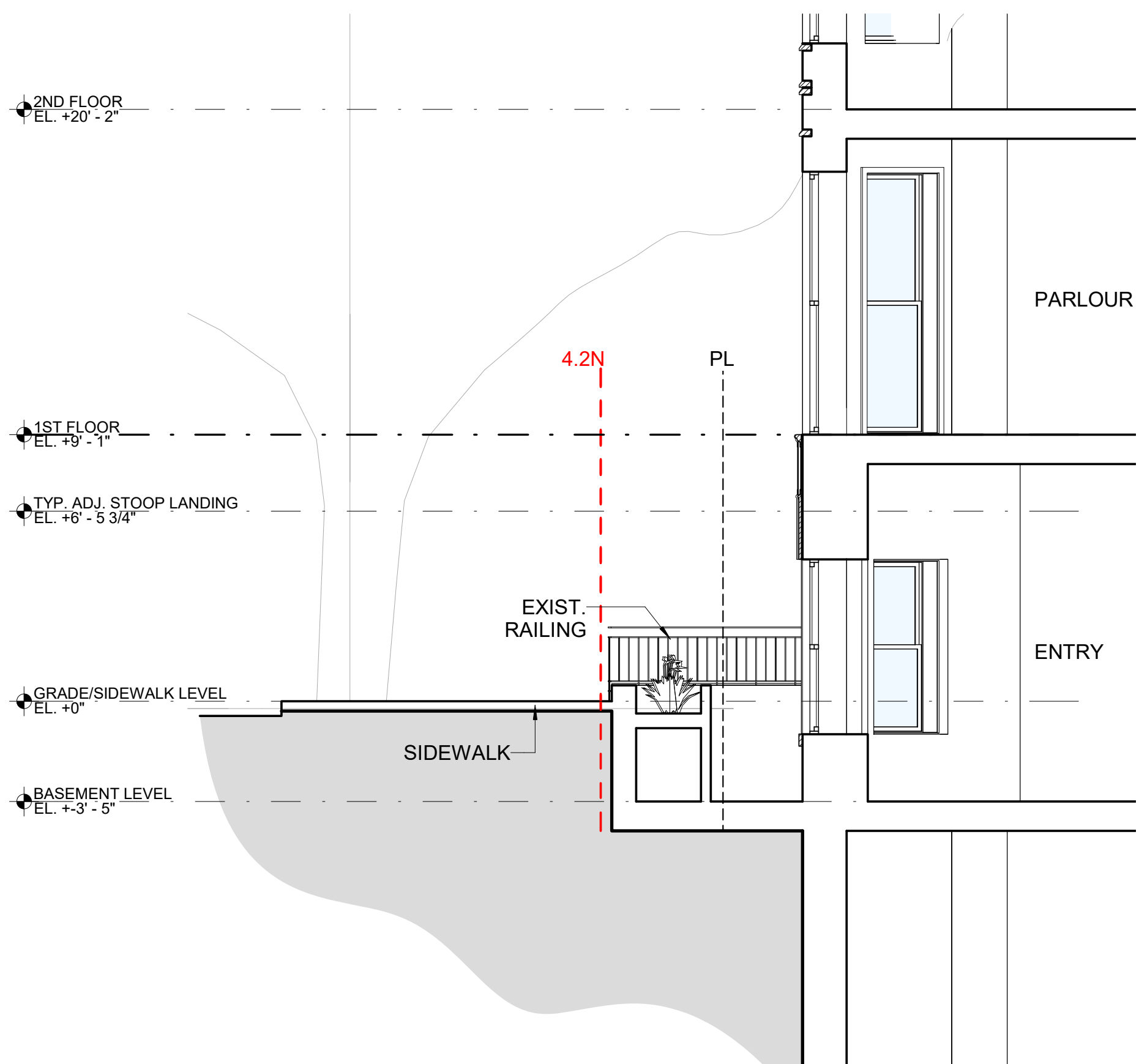
Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
P:(646) 230-9900



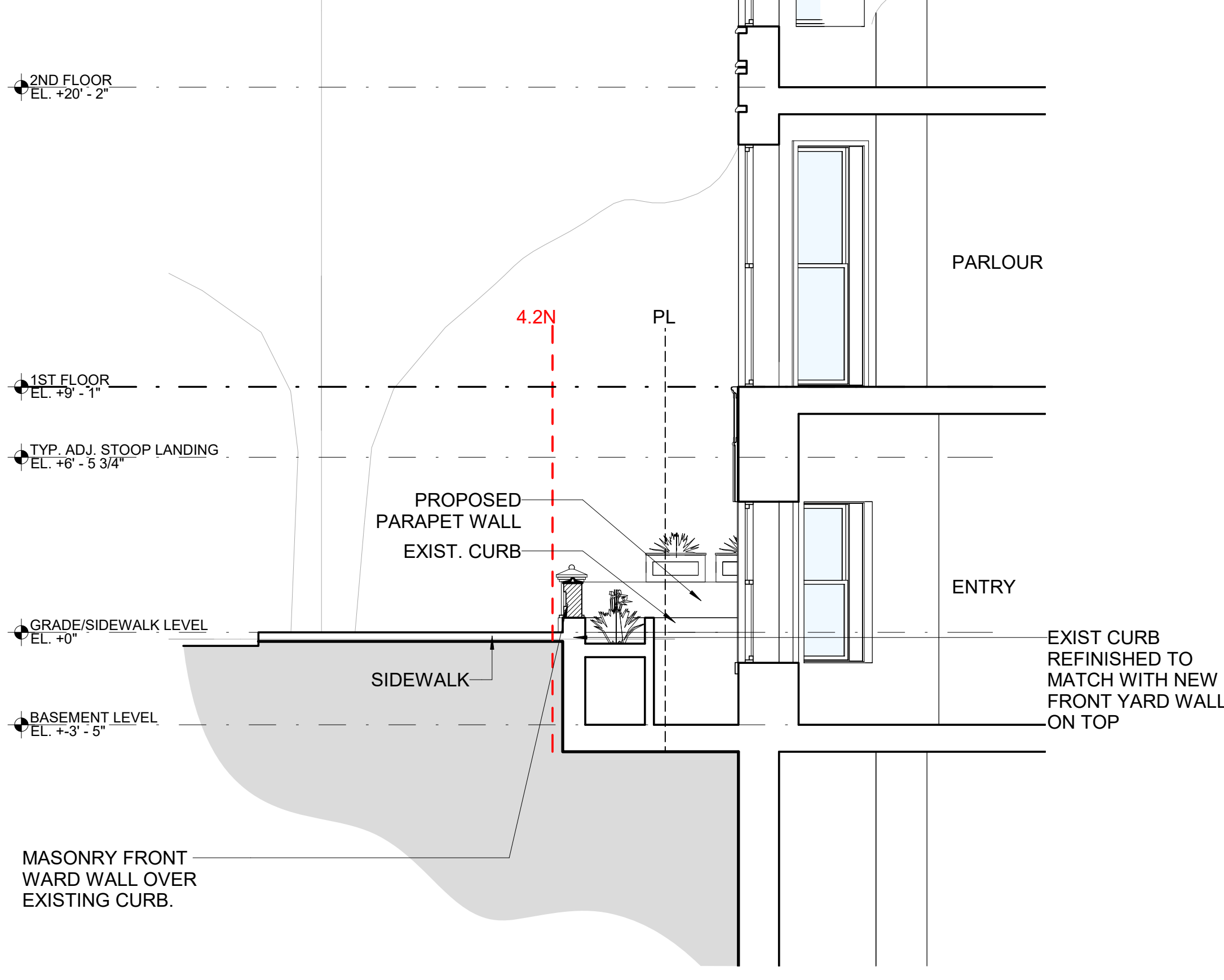
21 EXISTING SECTION - YY
1/4" = 1'-0"



20 PROPOSED SECTION - YY
1/4" = 1'-0"



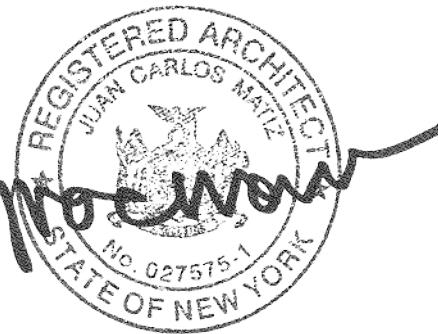
11 EXISTING SECTION - XX
1/4" = 1'-0"



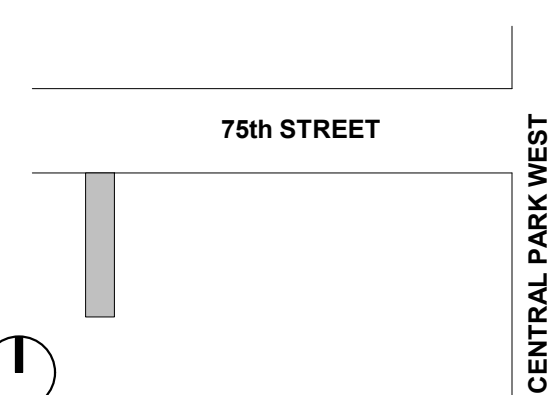
10 PROPOSED SECTION - XX
1/4" = 1'-0"

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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

EXISTING AND PROPOSED
SECTIONS

project number

2004

date

11/23/2020

scale

1/4" = 1'-0"

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

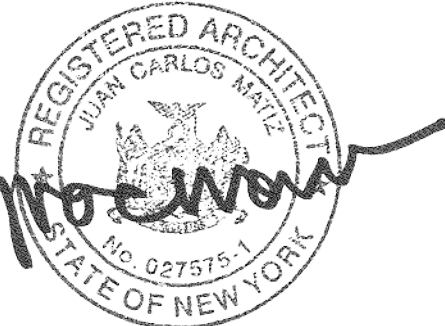
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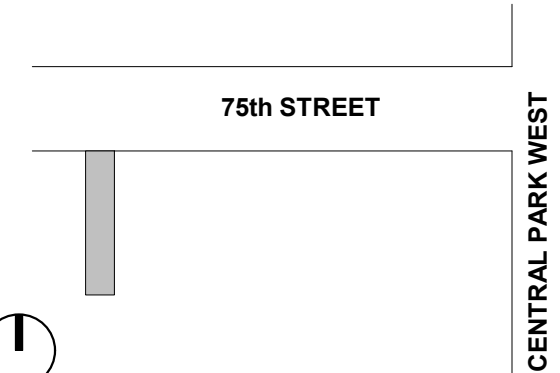
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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

EXTERIOR ELEVATIONS

project number

2004

date

11/23/2020

scale

1/4" = 1'-0"

LPC-13

13 of 18

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12 PROPOSED FRONT- ELEVATION (INDICATING HISTORIC DOOR OPENING)

1/4" = 1'-0"



11 EXISTING FRONT- ELEVATION

1/4" = 1'-0"



10 PROPOSED FRONT - ELEVATION

1/4" = 1'-0"

COLOR OF
STUCCO TO
MATCH
EXISTING

DECORATIVE
ELEMENTS
TO MATCH
HISTORIC IN
SCALE AND
PROPORTION

PROPOSED 9'
HIGH ENTRY
DOOR

PROPOSED
STOOP AND
STEPS

PROPOSED
70" NEWEL
POST

PROPOSED
70" NEWEL
POST

PROPOSED
70" NEWEL
POST

PROPOSED
70" NEWEL
POST

PROPOSED
70" NEWEL
POST

PROPOSED
70" NEWEL
POST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

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structural engineer

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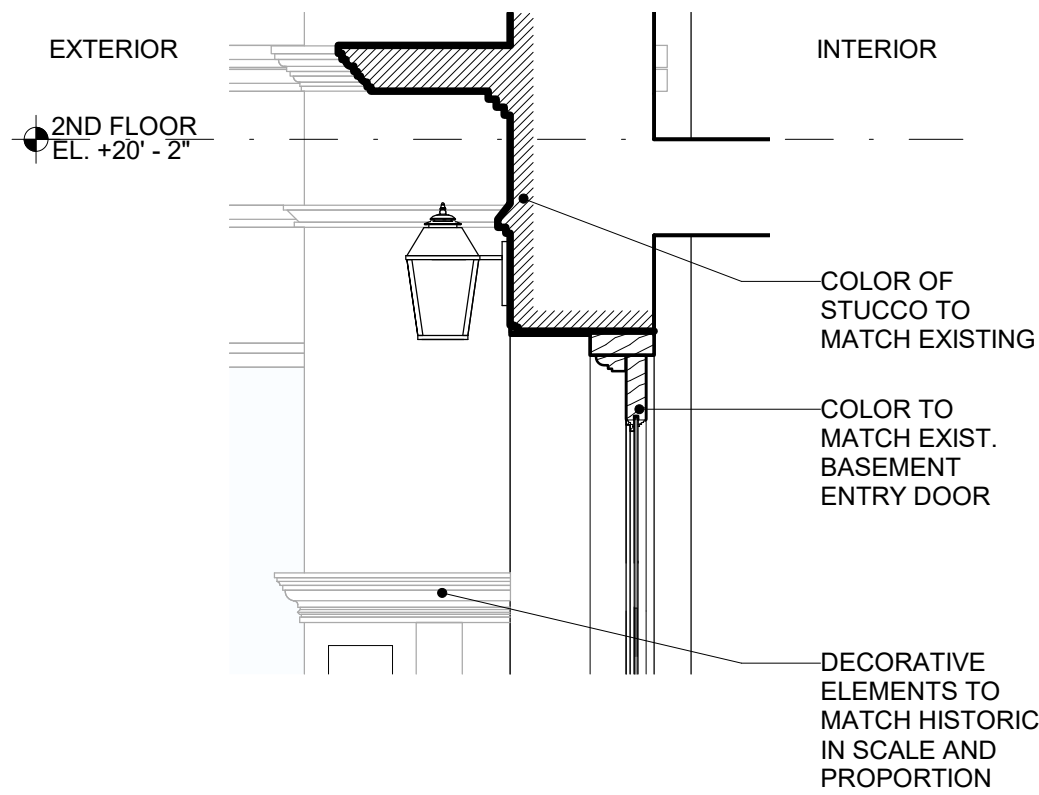
23 EXIST. ENTRY DOOR - 148 6TH ST - PRECEDENT
1/2" = 1'-0"



22 EXISTING ENTRY DOOR - 20 W 75 ST
1/2" = 1'-0"



21 EXISTING WINDOW TO BE REMOVED - 18 W 75 ST
1/2" = 1'-0"



10 PROPOSED FRONT ELEVATION - PARLOR LEVEL ENTRY DOOR
3/4" = 1'-0"



13 PRECEDENT - TALL DOORS WITH TRANSOM
1/2" = 1'-0"



12 EXISTING CONDITIONS AND DETAIL - 18W 75 ST
1/2" = 1'-0"



11 EXIST. BASEMENT ENTRY DOOR - 18W 75ST
1/2" = 1'-0"

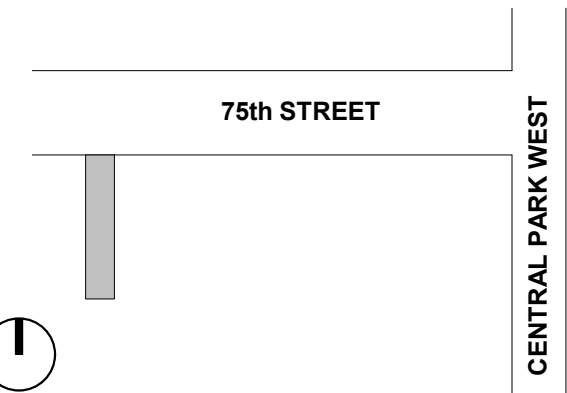
WOOD DOOR
COLOR AND
FINISH TO BE
SIMILAR TO
EXISTING
BASEMENT
WOOD DOOR.

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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

PARLOR LEVEL ENTRY DOOR
ELEVATION AND PRECEDENTS

project number

2004

date

11/23/2020

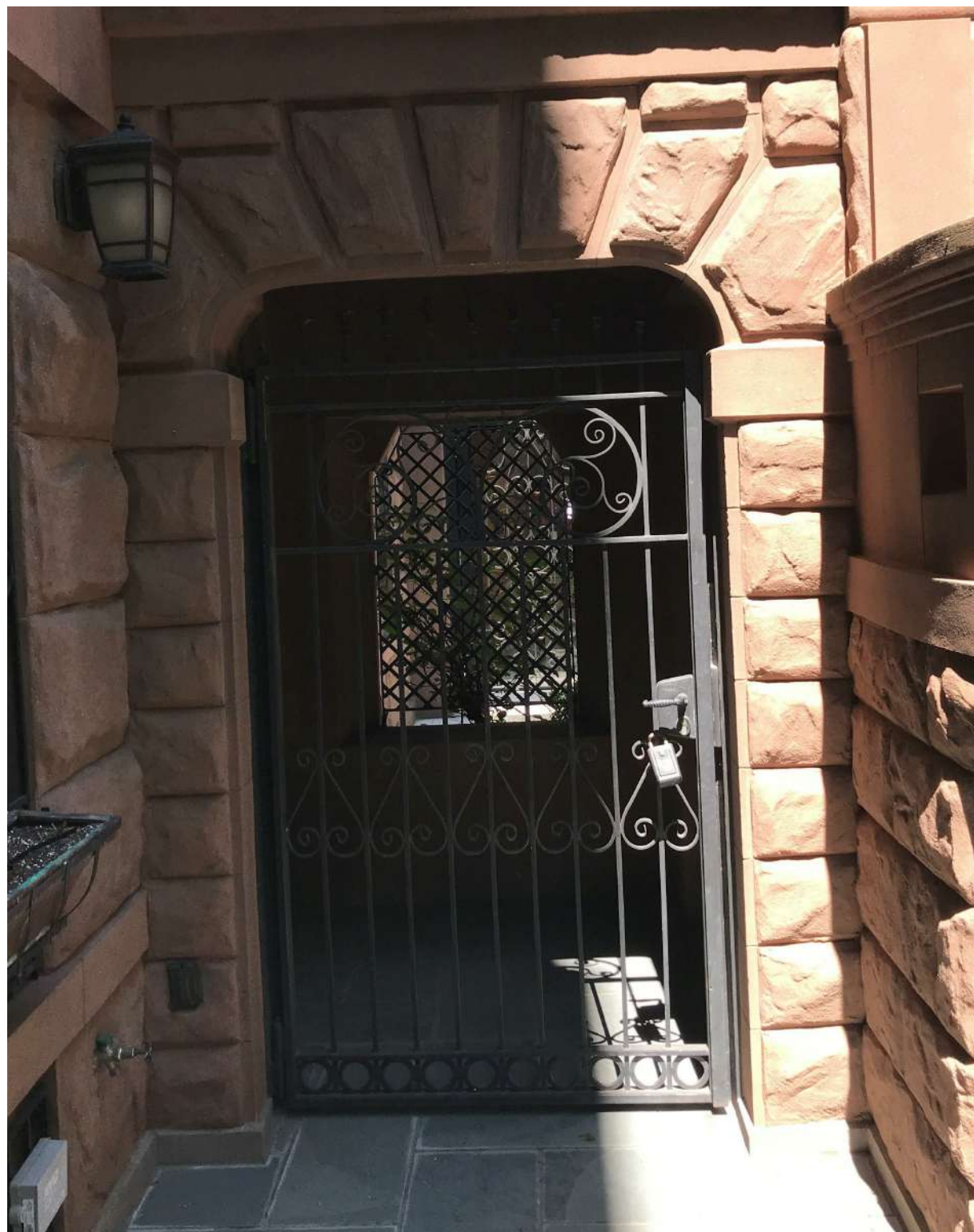
scale

As indicated

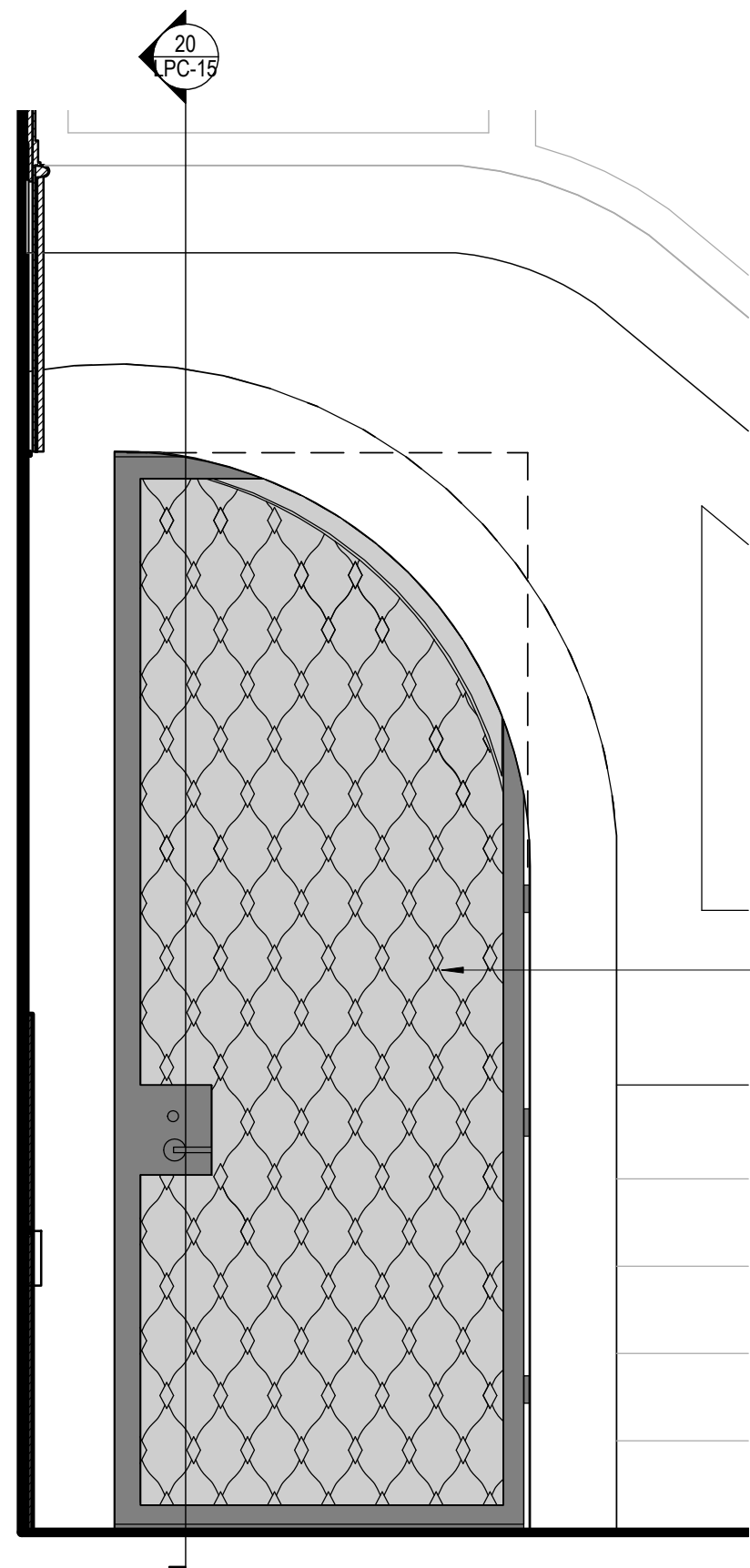
11/24/2020 3:03:12 PM
C:\Users\MAD\Documents\2004 -18W75 LPC - CF_jayesh9B9BX.rvt



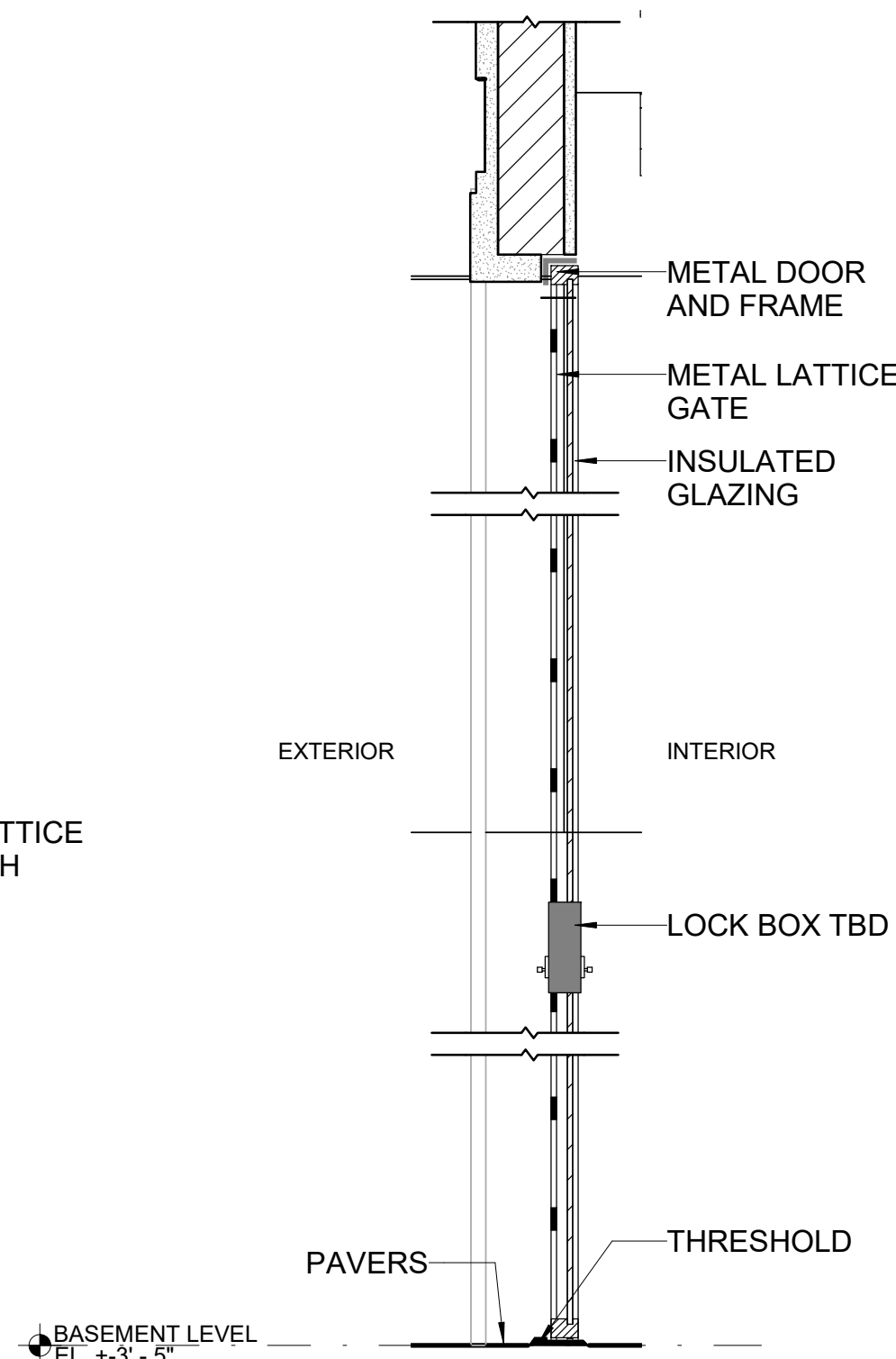
23 PRECEDENT 1 - DEEP SET INSWING GATES
NTS
BOTTOM OF GATE FULLY EXTENDS TO PAVING



22 PRECEDENT 2 - DEEP SET INSWING GATES
NTS
BOTTOM OF GATE FULLY EXTENDS TO PAVING



21 STOOP UNDERSIDE ENTRY ELEVATION
3/4" = 1'-0"



20 STOOP UNDERSIDE ENTRY SECTION
3/4" = 1'-0"



13 PRECEDENT 3 - GATE WITH GLAZING
NTS
[TO BETTER SEAL UNDERSIDE OF STOOP AREA]



12 PRECEDENT 4 - GATE WITH GLAZING
NTS
[TO BETTER SEAL UNDERSIDE OF STOOP AREA]



11 HISTORIC REFERENCE FOR ARTISTIC LATTICE WORK
NTS



10 PRECEDENT FOR ARTISTIC LATTICE WORK
NTS

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

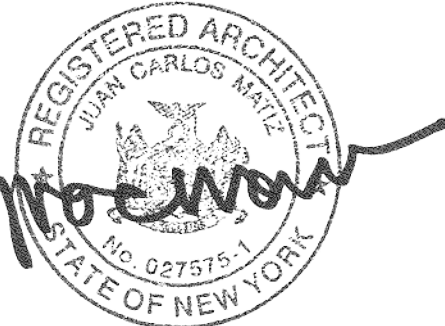
architect

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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

UNDERSIDE STOOP ENTRY
DOOR/ GATE PRECEDENTS

project number

2004

date

11/23/2020

scale

As indicated

LPC-15

15 of 18

MADMADMADMADMADMADM



23 EXISTING CONDITION - 18 W 75 ST - PLANTERS
NTS



22 EXISTING CONDITION - 18 W 75 ST - PAVING AND STORAGE
NTS



21 EXISTING CONDITION - 18 W 75 ST - FRONT YARD WALL AND RAILING
NTS



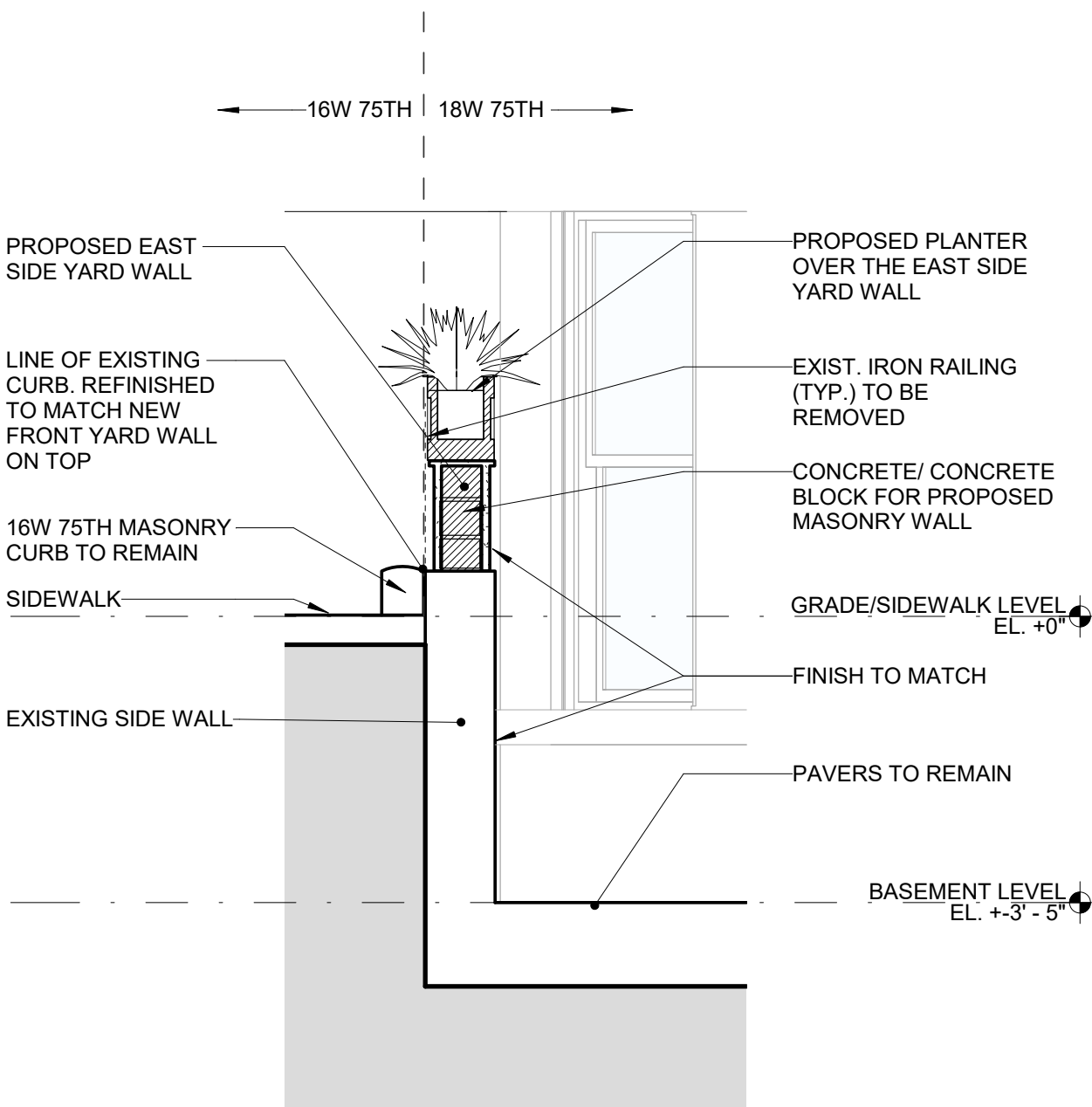
20 EXISTING CONDITION - 18 W 75 ST - SIDE YARD WALL
NTS



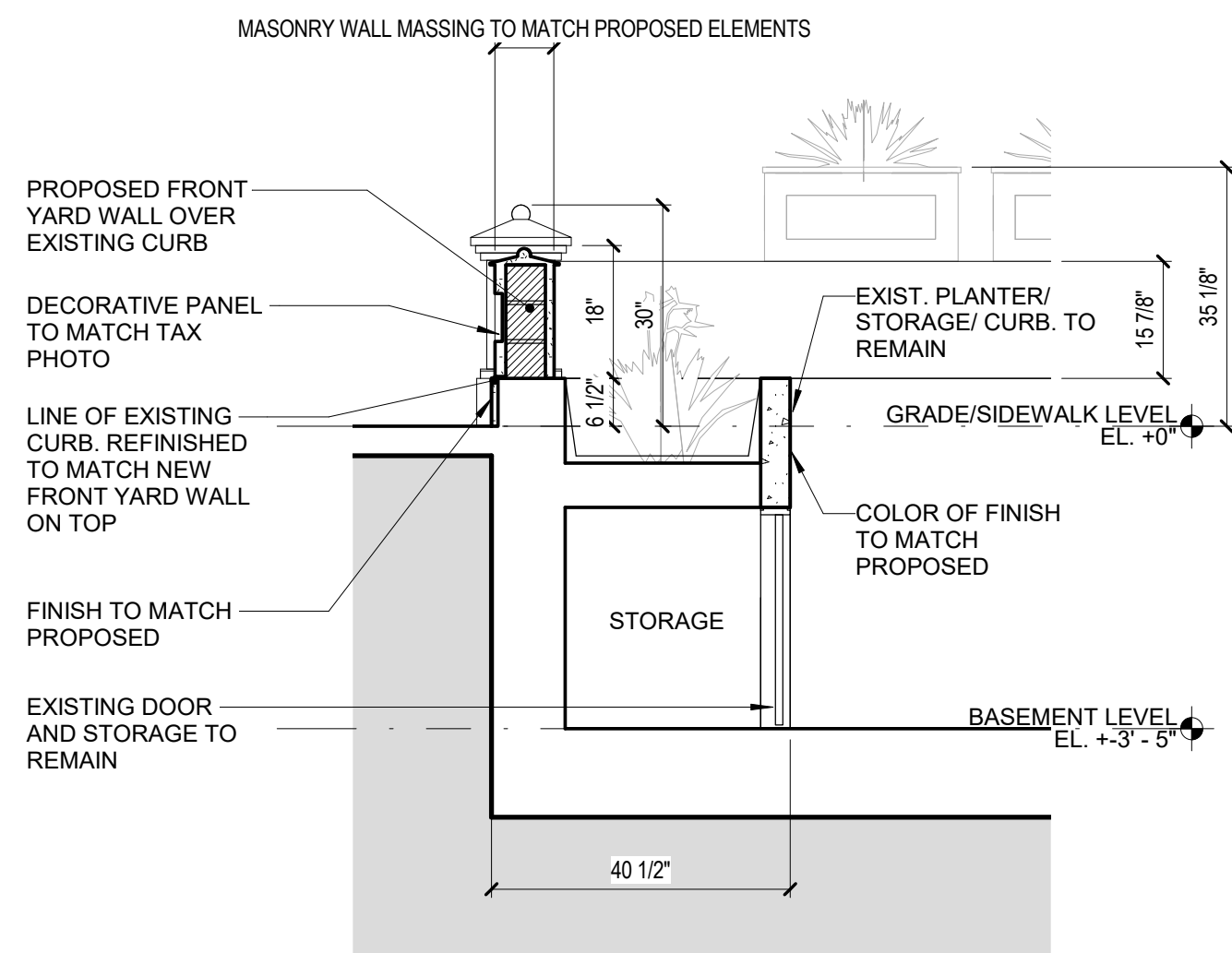
13 EXISTING CONDITION - 18 W 75 ST - PAVING AND STEPS
NTS



12 EXISTING CONDITION - 18 W 75 ST - BASEMENT ENTRY STEPS
NTS



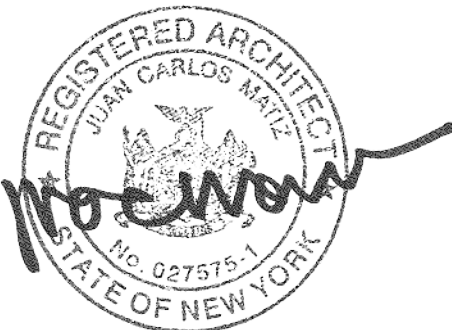
11 SECTION - EAST SIDE YARD WALL
1/2" = 1'-0"



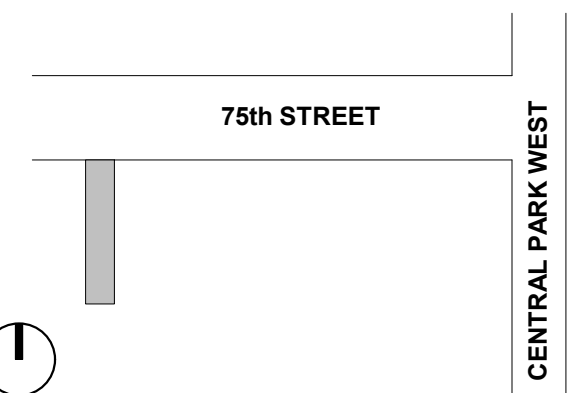
10 SECTION - FRONT YARD WALL/ EXIST. PLANTER
1/2" = 1'-0"

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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

FRONT/SIDE YARD WALL
SECTION AND EXISTING IMAGES

project number

2004

date

11/23/2020

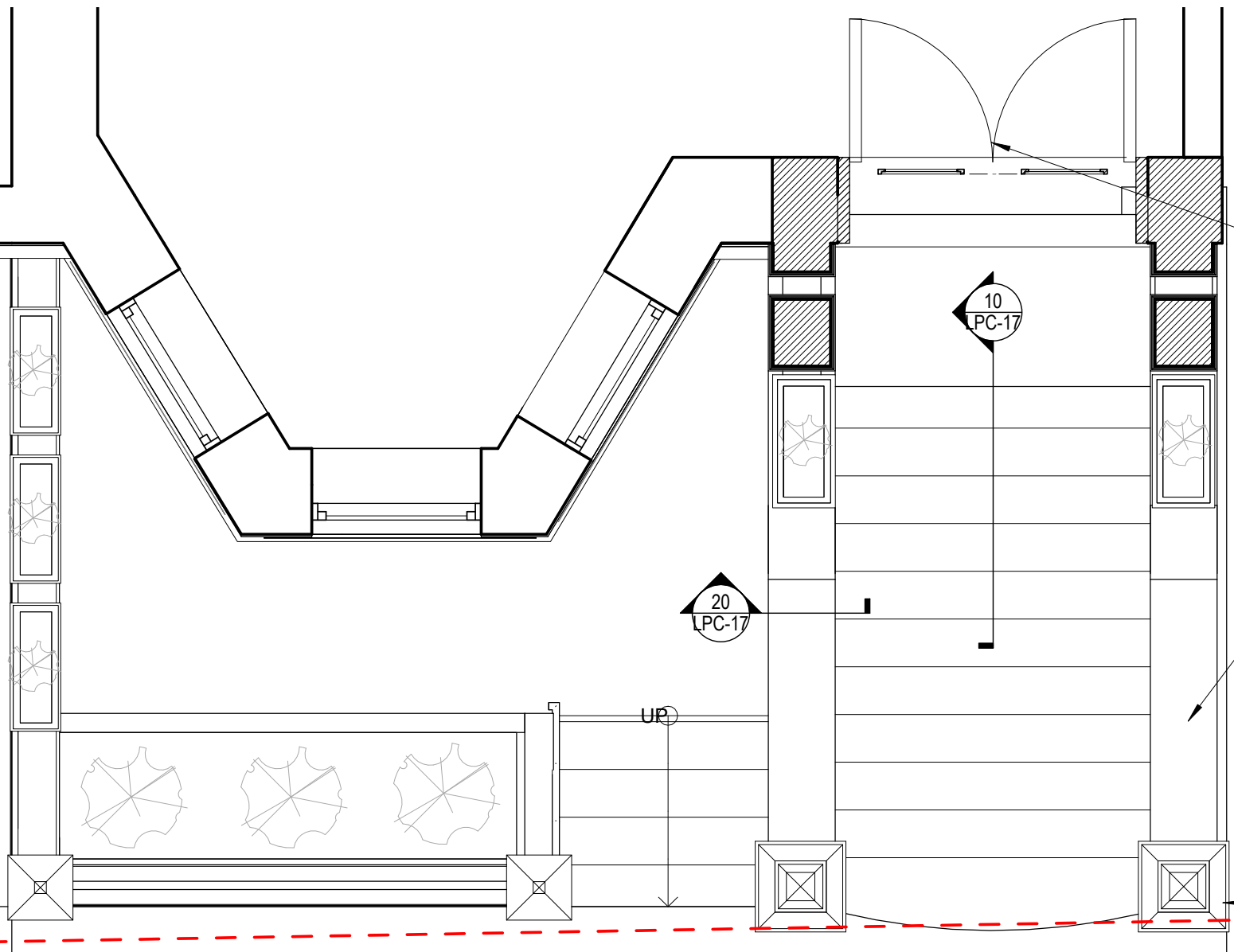
scale

As indicated

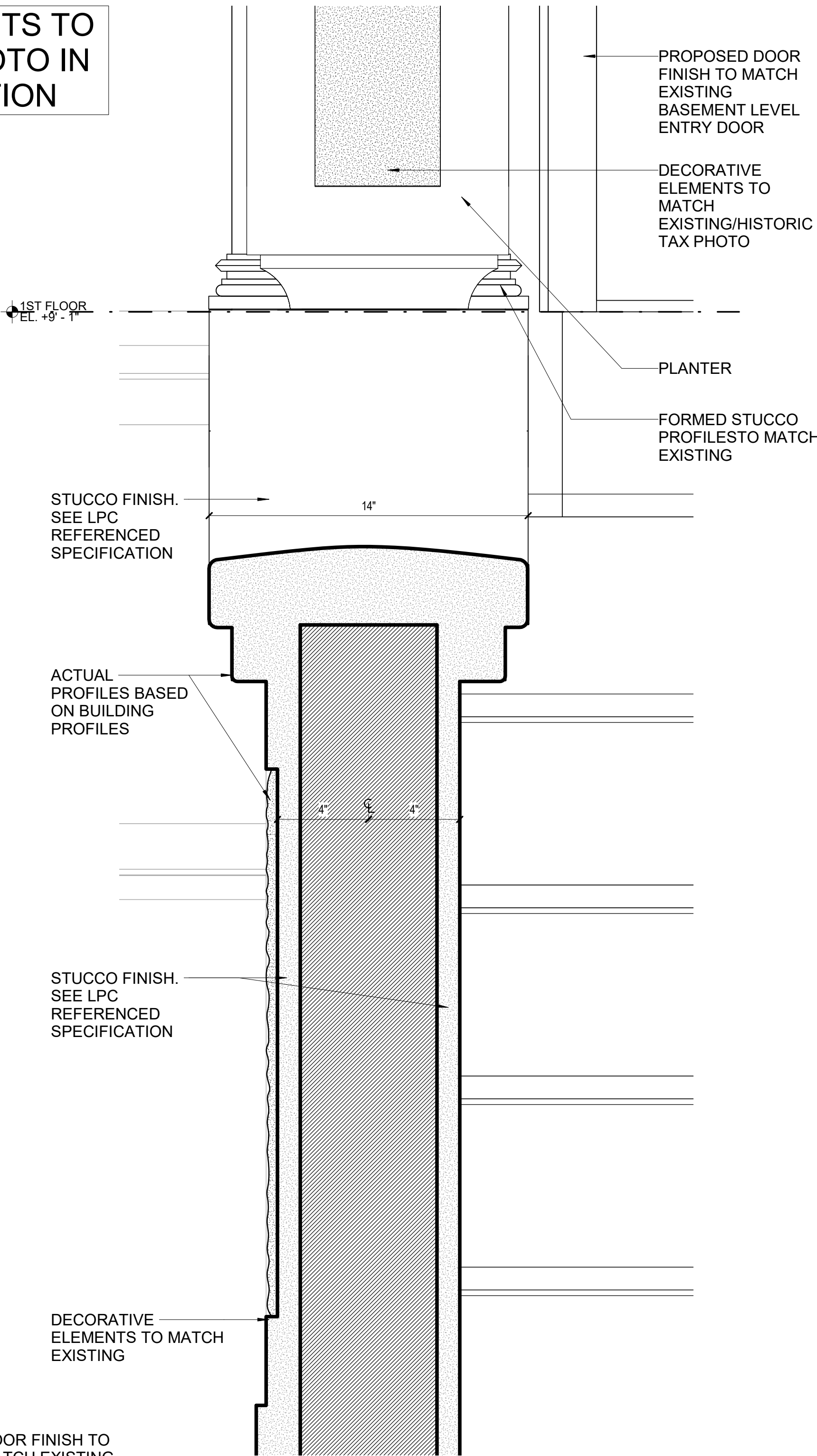
11/24/2020 3:03:28 PM
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21 EXTERIOR VIEW FOR PROPOSED STOOP



11 1ST FLOOR PROPOSED PLAN FOR STOOP REF.



20 SECTION - STOOP PARAPET WALL

SANDSTONE PATCHING REPAIR AND MATERIALS - FROM LPC GUIDELINES

THE MOST RECENT RESEARCH ON SANDSTONE REPAIR INDICATES THAT THE FOLLOWING PROCEDURE SHOULD BE USED WHEN PATCHING OR RESURFACING SANDSTONE:

- PREPARATION OF THE SURFACE:** CUT BACK ALL DETERIORATED SURFACES TO BE REPAIRED TO A SOUND BASE WITH A TOOTHED CHISEL TO REMOVE ALL LOOSE STONE AND PROVIDE A ROUGH SURFACE.
- MECHANICAL KEYING:** TO CREATE A MECHANICAL KEY OR HOLDING MECHANISM FOR THE PATCH, UNDERCUT THE EDGES OF THE PATCH TO FORM A SLIGHT DOVETAIL AND DRILL 1/2 INCH DIAMETER HOLES 1/2 INCH DEEP, SPACED 2 TO 3 INCHES APART IN STAGGERED ROWS. THE ANGLE OF THE HOLES SHOULD BE VARIED.
- APPLICATION OF PATCHING MATERIAL:** PROPER APPLICATION OF PATCHING MATERIAL INVOLVES SEVERAL STEPS:
 - SURFACE WASHING:** WASH THE PREPARED SURFACE WITH WATER AND A SOFT BRUSH.
 - SLURRY COAT:** APPLY A THIN SLURRY COAT WITH A BRUSH AND RUB VIGOROUSLY INTO THE SURFACE. THE SLURRY COAT CONSISTS OF MATERIAL IN THE MIX TO THE RIGHT BY VOLUME.
 - SCRATCH COAT:** THE FIRST SCRATCH COAT SHOULD BE PRESSED INTO THE SLURRY COAT WHILE THE SLURRY COAT IS STILL MOIST. EACH SCRATCH COAT SHOULD BE SCORED BEFORE INITIAL DRYING TO PROVIDE A KEY FOR FOLLOWING COATS. NO COAT SHOULD EXCEED 3/8 INCH IN THICKNESS. ABOUT 2 TO 4 HOURS SHOULD BE ALLOWED BETWEEN APPLICATIONS OF SCRATCH COATS. SCRATCH COATS CONSIST OF MATERIAL IN THE MIX TO THE RIGHT BY VOLUME.
 - FINISH COAT:** THE FINISH COAT IS APPLIED ONCE THE PATCH HAS BEEN BUILT UP TO THE REQUIRED THICKNESS. ONLY THIS LAST COAT IS FORMULATED TO MATCH THE COLOR AND TEXTURE OF THE STONE BEING REPAIRED. THE FINISH COAT FORMULATION IS TO THE RIGHT.
- SURFACE FINISHING:** SURFACE SHOULD BE FINISHED TO MATCH THE ORIGINAL STONE TOOLING OR EXISTING CONDITION. POSSIBLE SURFACE TREATMENTS INCLUDE DAMP SPONGING (STIPLING), DRY TOWELING WITH A WOODEN FLOAT, AND ACID ETCHING WITH DILUTED HYDROFLUORIC ACID, ALL EXECUTED WHILE THE PATCH IS PARTIALLY CURED TO LEATHER HARDNESS.

- ALL MEASUREMENTS ARE PARTS BY VOLUME.
- ALL INGREDIENTS SHOULD BE COMBINED DRY AND THEN MIXED WITH POTABLE WATER.
- USE DRY PIGMENTS (NATURAL OR SYNTHETIC STABLE OXIDE PIGMENTS) WHEN CRUSHED STONE IS NOT SUFFICIENT TO GIVE A COLOR MATCH. BE CAREFUL NOT TO EXCEED RECOMMENDED MAXIMUM AMOUNTS, AS TOO MUCH PIGMENT REDUCES STRENGTH AND WILL GIVE UNSTABLE COLOR.
- CLEAN PAINT FROM STONE, THEN SALVAGE STONE FROM AREAS BEING PREPARED FOR REPAIR/RESURFACING. USE STONE REMOVED FROM THE AREA BEING REPAIRED OR OLD STONE WITH THE SAME QUALITIES IF NOT ENOUGH IS ABLE TO BE UTILIZED. THE CRUSHED STONE SHOULD BE GROUND AND PASSED THROUGH A 16-MESH SCREEN, AND WASHED THOROUGHLY.
- THE REPAIR, RESTORATION, REPLACEMENT, OR RECONSTRUCTION OF MORTAR JOINTS AND UNIT MASONRY WILL BE PERFORMED ONLY WHEN THE TEMPERATURE REMAINS AT A CONSTANT 45 DEGREES FAHRENHEIT OR ABOVE FOR A 72-HOUR PERIOD FROM THE COMMENCEMENT OF THE WORK.

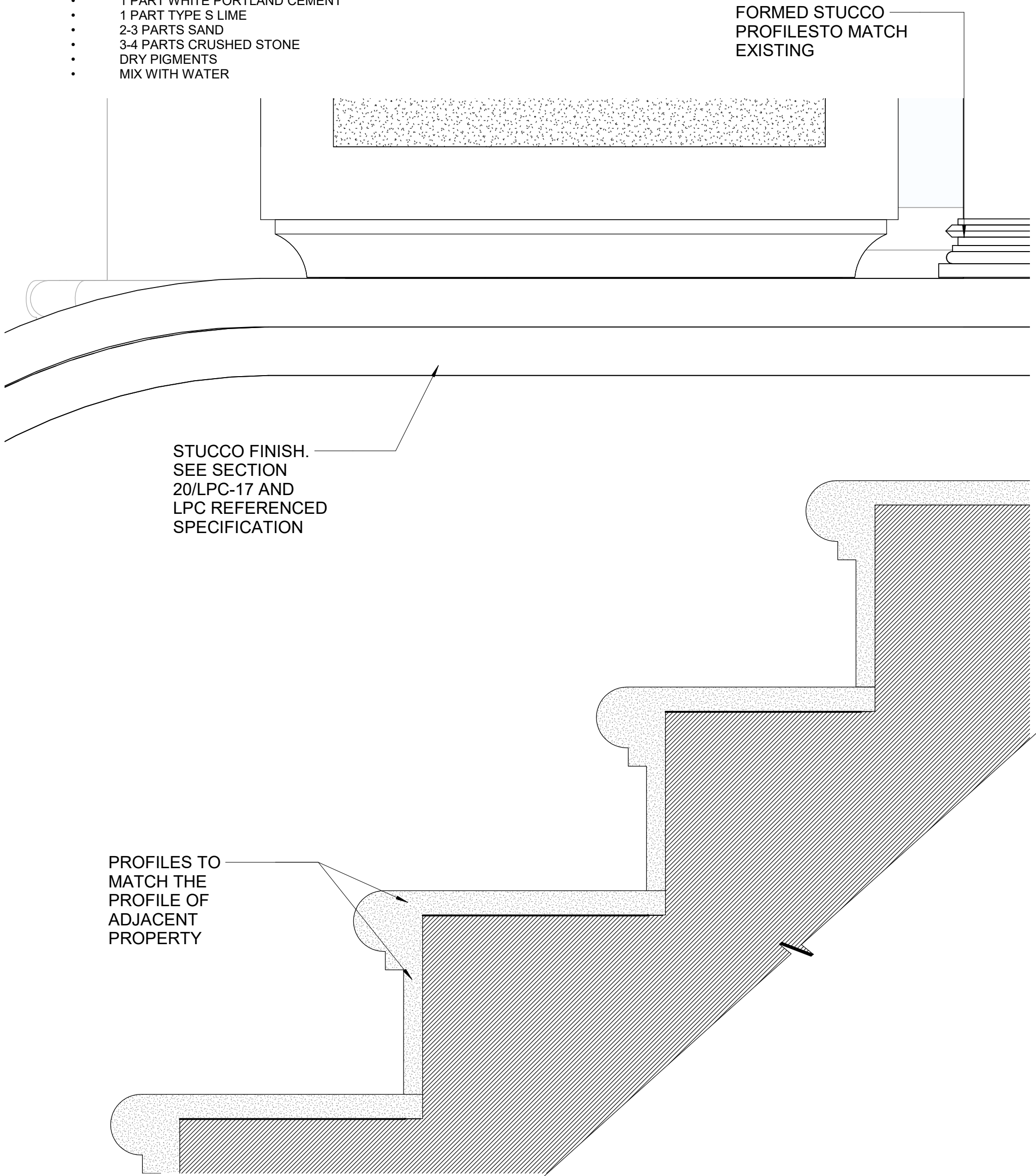
MIXTURE:

- SLURRY COAT**
- 1 PART WHITE PORTLAND CEMENT
 - 2 PARTS TYPE S LIME
 - 6 PARTS SAND
 - MIX WITH WATER

- SCRATCH COAT**
- 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 6 PARTS SAND
 - MIX WITH WATER

- FINISH COAT**
- 1 PART WHITE PORTLAND CEMENT
 - 1 PART TYPE S LIME
 - 2-3 PARTS SAND
 - 3-4 PARTS CRUSHED STONE
 - DRY PIGMENTS
 - MIX WITH WATER

COLOR OF STUCCO TO MATCH EXISTING FACADE STUCCO COLOR



10 PROPOSED STOOP SECTION - STEPS

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

MAD

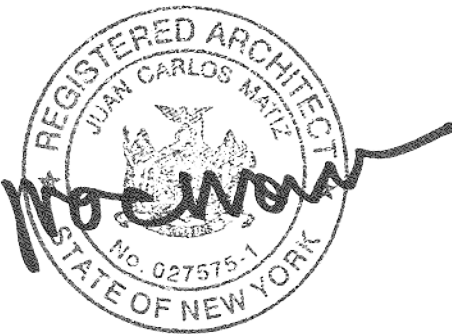
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structural engineer

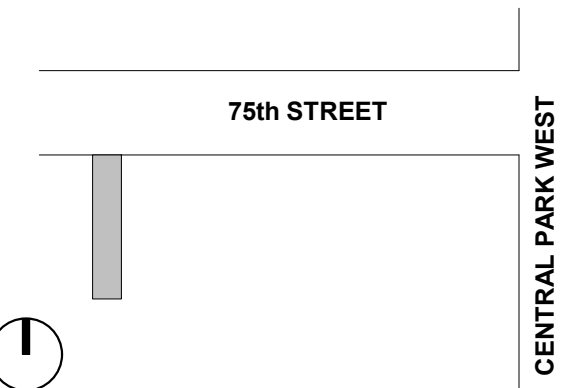
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1	LPC PRESENTATION	12/08/2020

revision date



key plan



drawing title

PROPOSED STOOP - STUCCO
DETAILS

project number

2004

date

11/23/2020

scale

As indicated

LPC-17

17 of 18

MADMADMADMADMADM

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

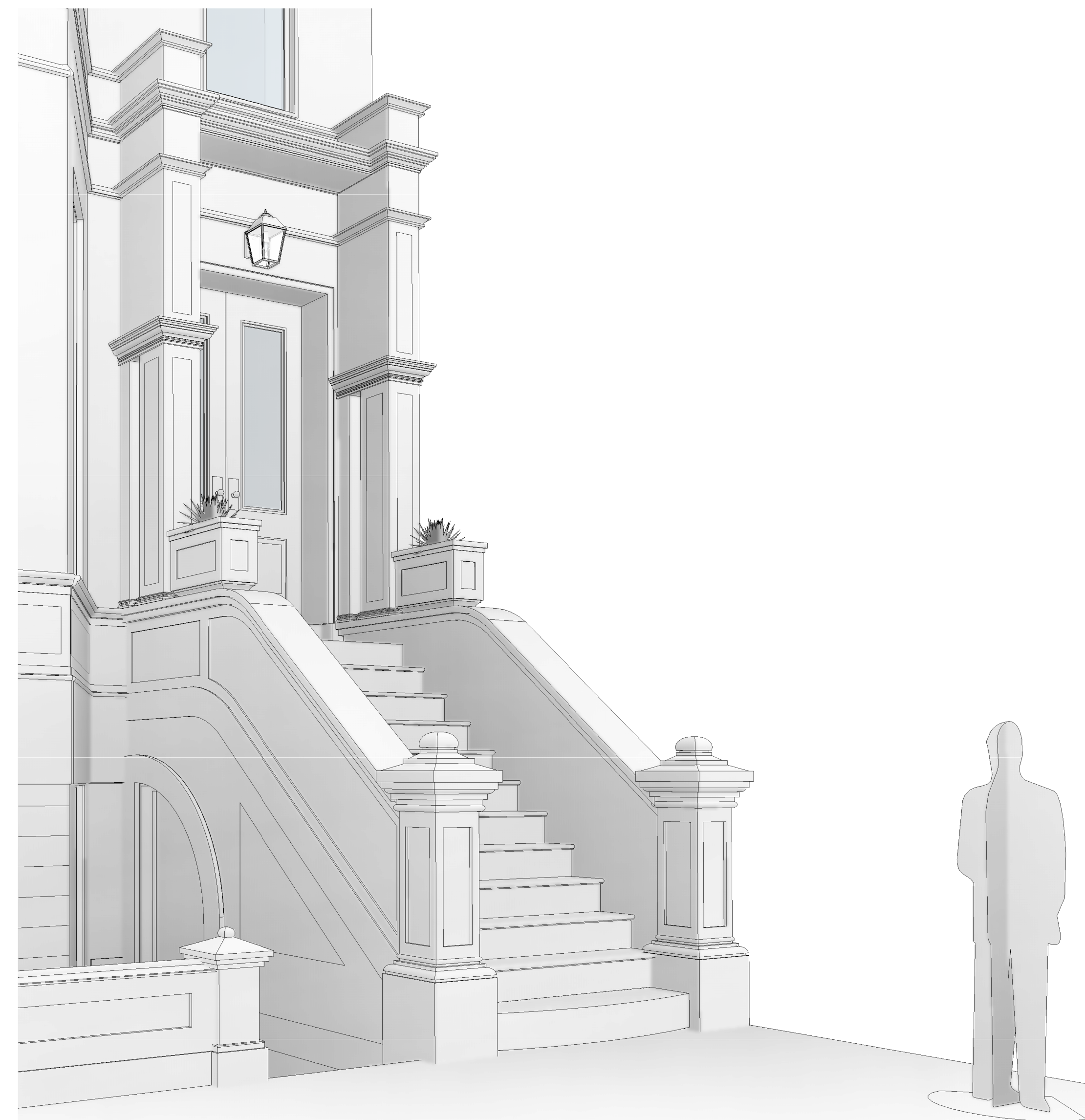
architect

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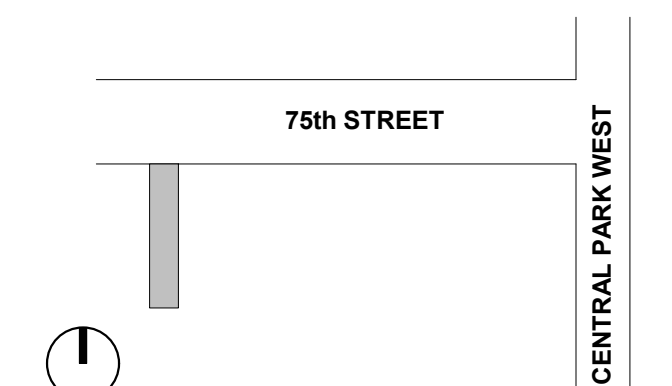
18 WEST 75th STREET



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1	LPC PRESENTATION	12/08/2020
	revision	date



key plan



drawing title

PROPOSED STOOP

project number

2004
date

11/23/2020

scale

$$12'' = 1'-0''$$

LPC-18

18 of 18

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