

1 BLOCK AERIAL OF EXISTING ROOF TOPS



323 WEST 87TH STREET
MANHATTAN
BLOCK 1249: LOT 21

ONE FAMILY DWELLING OLD CODE
C+B+3 STORIES: HT 42'
CLASS 3 NON-FIREPROOF

ZONING DISTRICT R-8
MAP 5D
LPC DISTRICT: RIVERSIDE/WEST END

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DATE 02.28.22
PROJ NO 21.3.1
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SEAL & SIGNATURE

SATELLITE PHOTO

LPC-001A.00

GUERCIO/ DE RISI RESIDENCE
323 W 87TH STREET
NEW YORK CITY 10024

EXPANSION PLANS



FRONT FACADE



FRONT FACADE



STREET VIEW



1939 TAX PHOTO



THIRD FLOOR DOOR AND TRANSOM



STREET VIEW

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LPC STREET
VIEW

LPC-002.00



1 EXISTING ROOF PHOTOS LOOKING SOUTH PANNING WEST



2 EXISTING REAR ELEVATIONS OF W 88TH STREET BUILDINGS ACROSS YARD



3 323 WEST 87TH STREET AND WESTERN NEIGHBOR REAR YARD ELEVATIONS

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REAR YARD
CONEXT

LPC-003.00

REVISED PER LPC 6.14.22



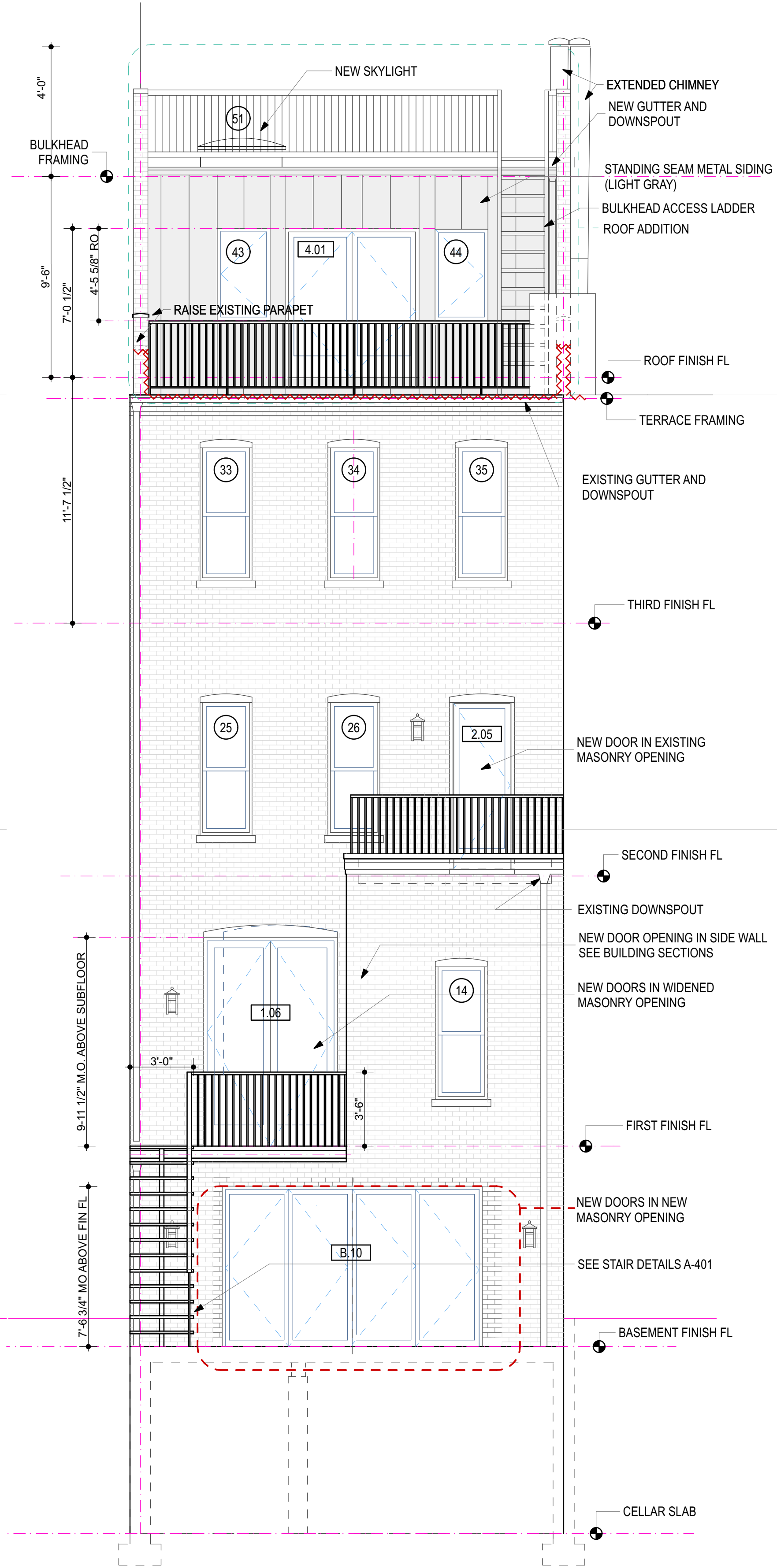


1 EXISTING W 87TH ST (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED W 87TH ST (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

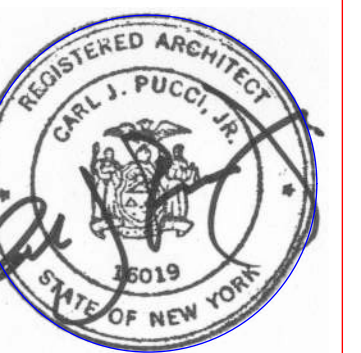


4 PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

EXPANSION PLANS

GUERCIO/ DE RISI RESIDENCE
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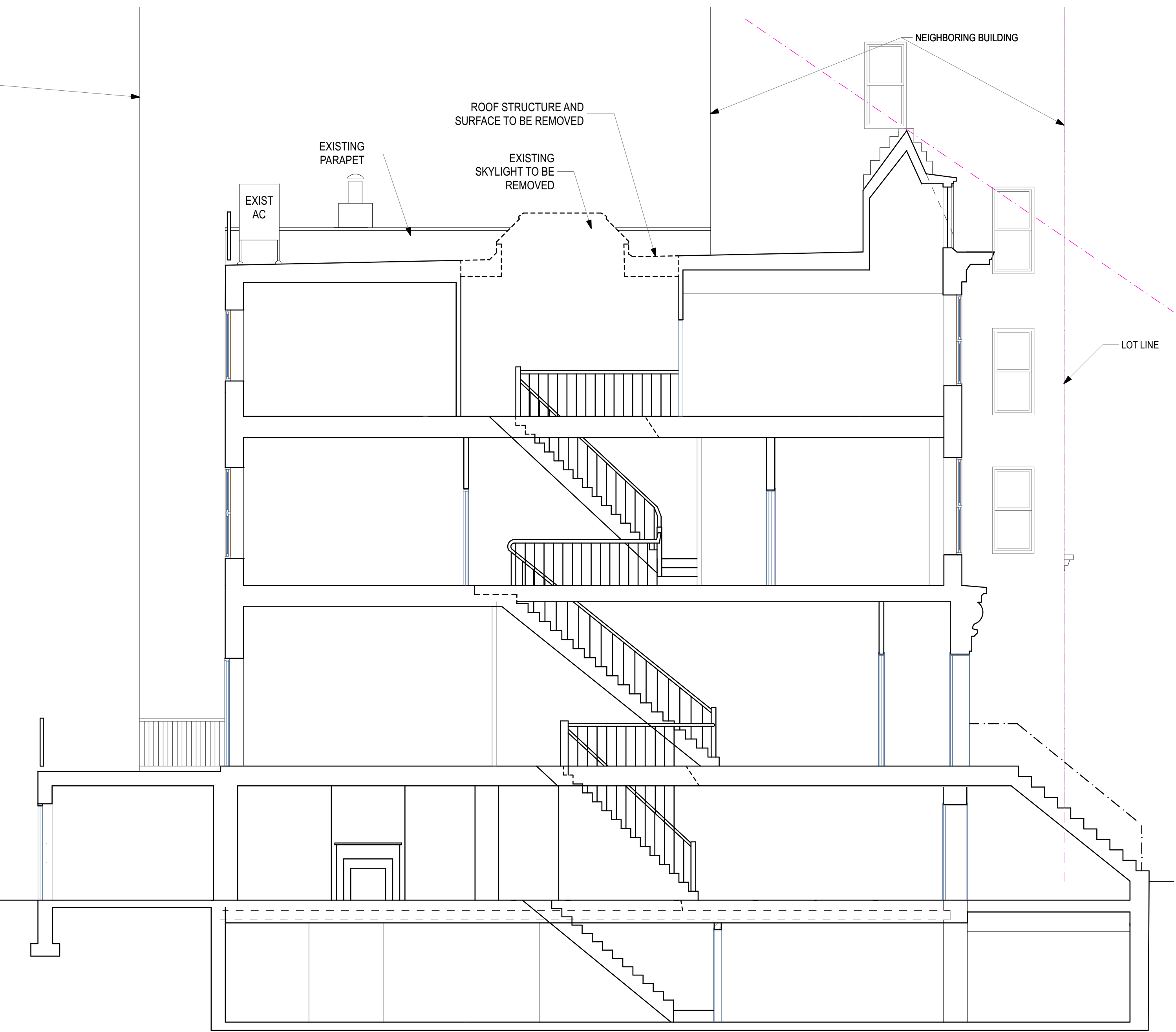


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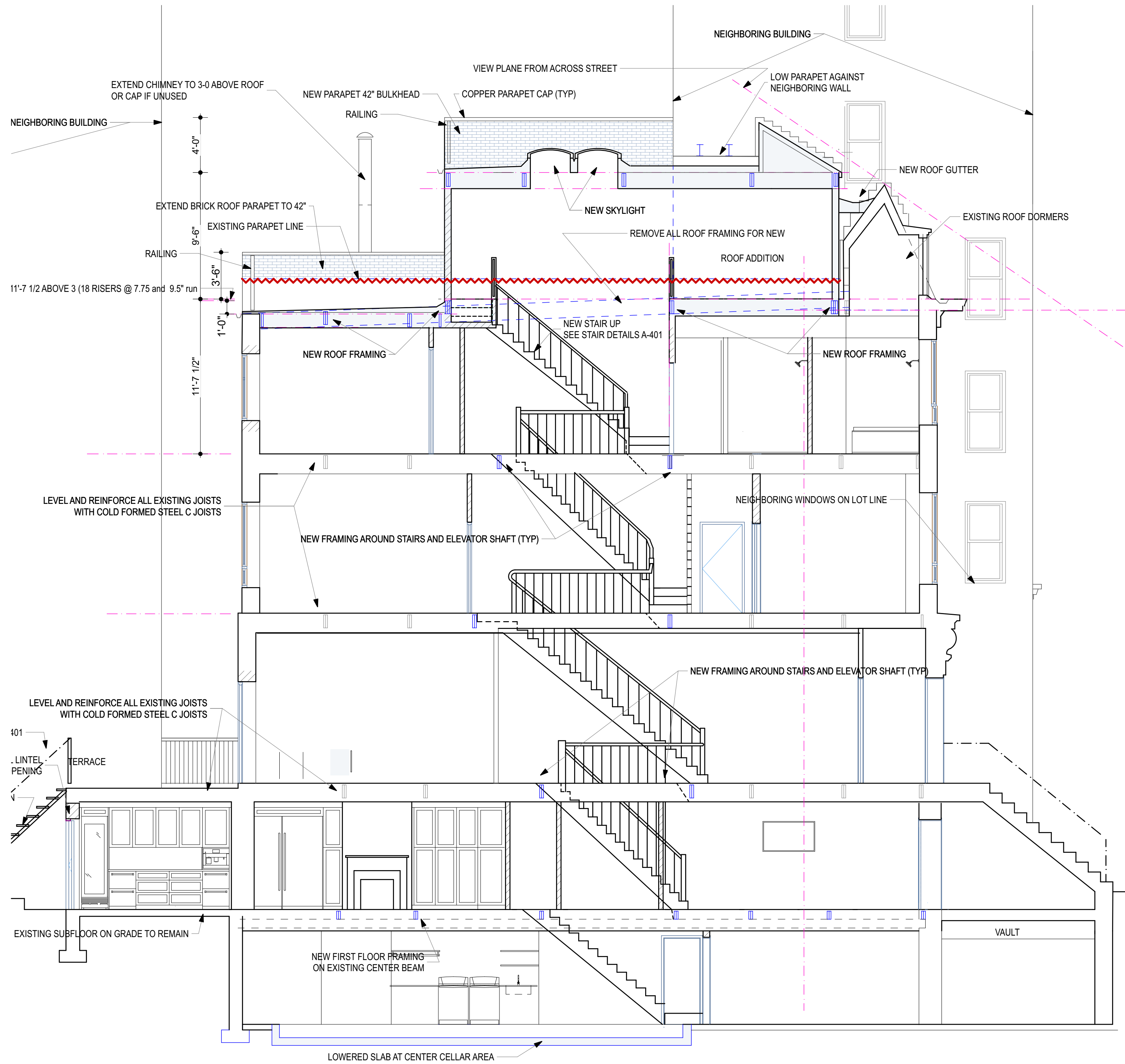
EXTERIOR
ELEVATIONS

LPC-004.00

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1 EXISTING BUILDING SECTION LOOKING EAST
SCALE: 3/16" - 1'-0"



2 PROPOSED BUILDING SECTION LOOKING EAST
SCALE: 3/16" - 1'-0"

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EXPANSION PLANS

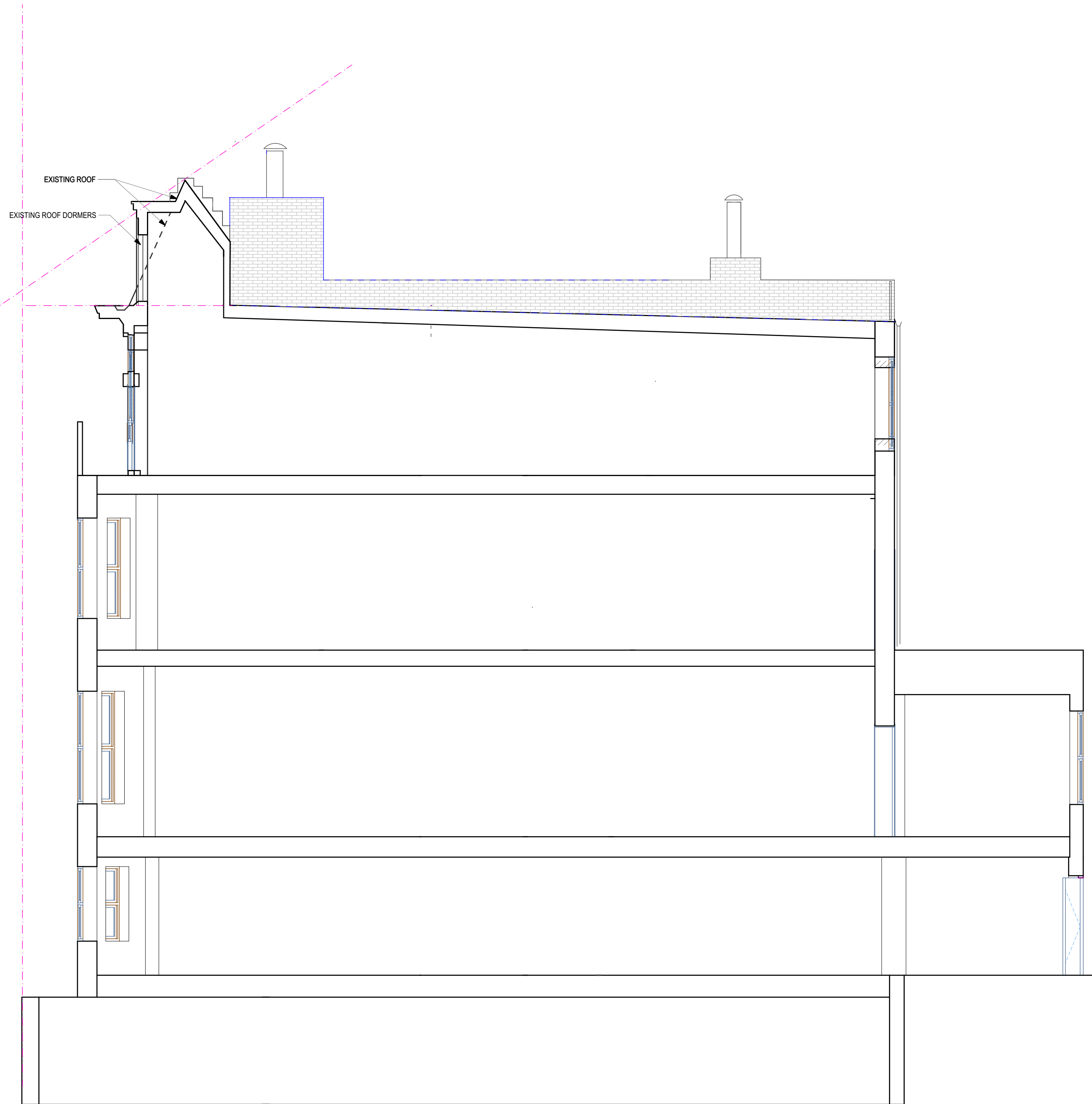
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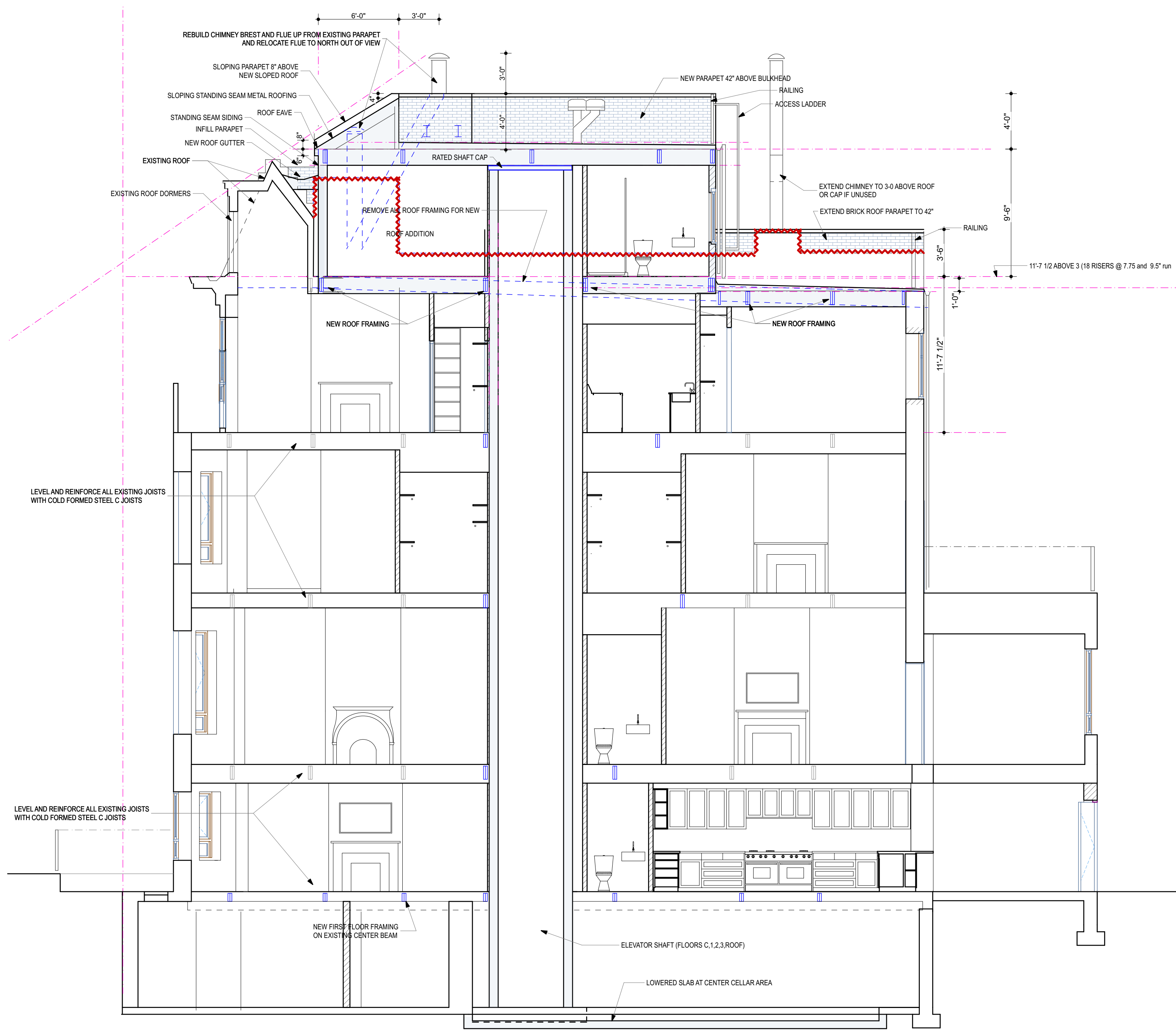
SEAL & SIGNATURE
BUILDING
SECTION
LOOKING EAST

LPC-005.00

REVISED PER LPC 6.14.22



1 EXISTING BUILDING SECTION LOOKING WEST
SCALE: 3/16" - 1'-0"



2 PROPOSED BUILDING SECTION LOOKING WEST
SCALE: 3/16" - 1'-0"

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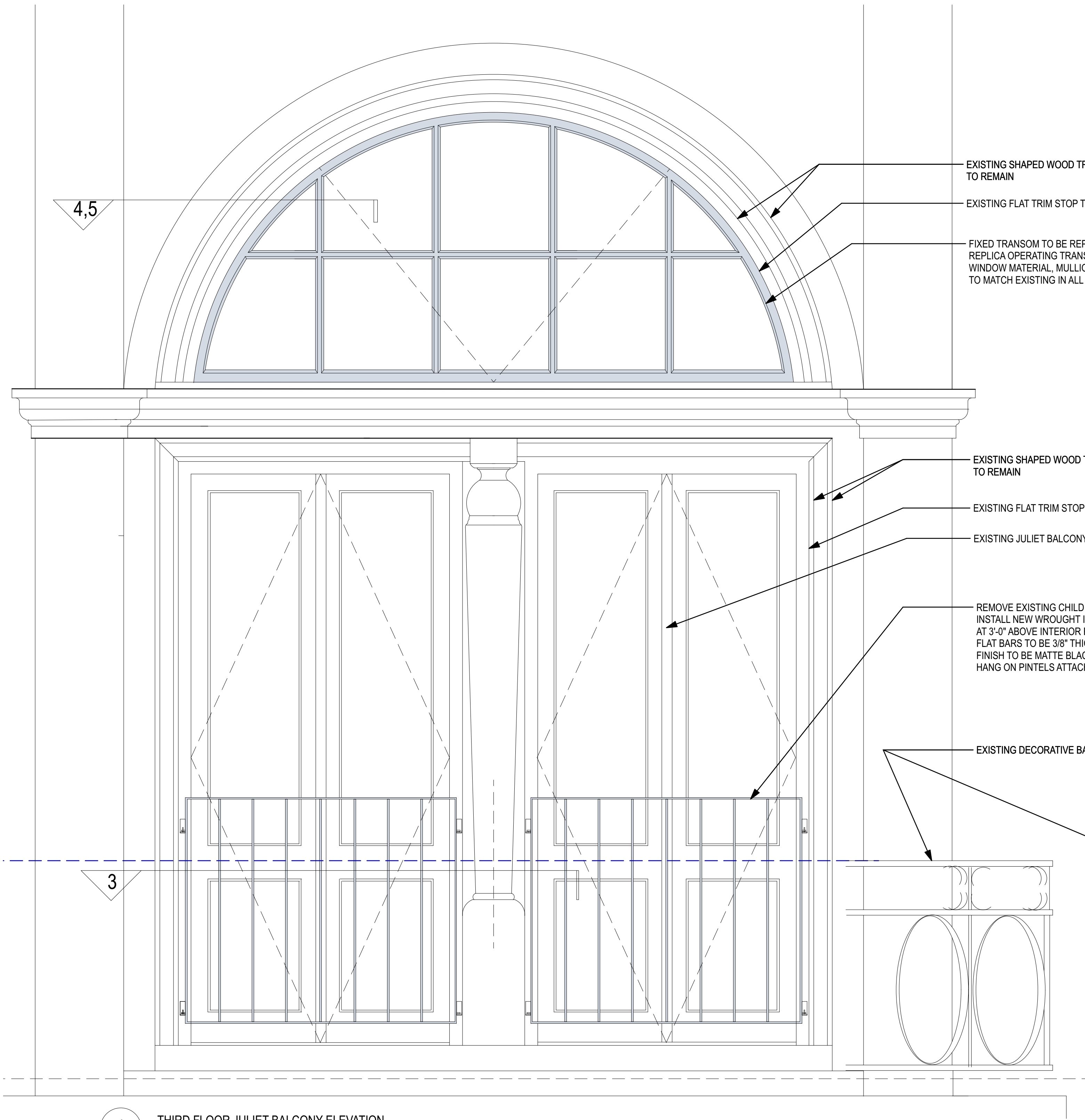
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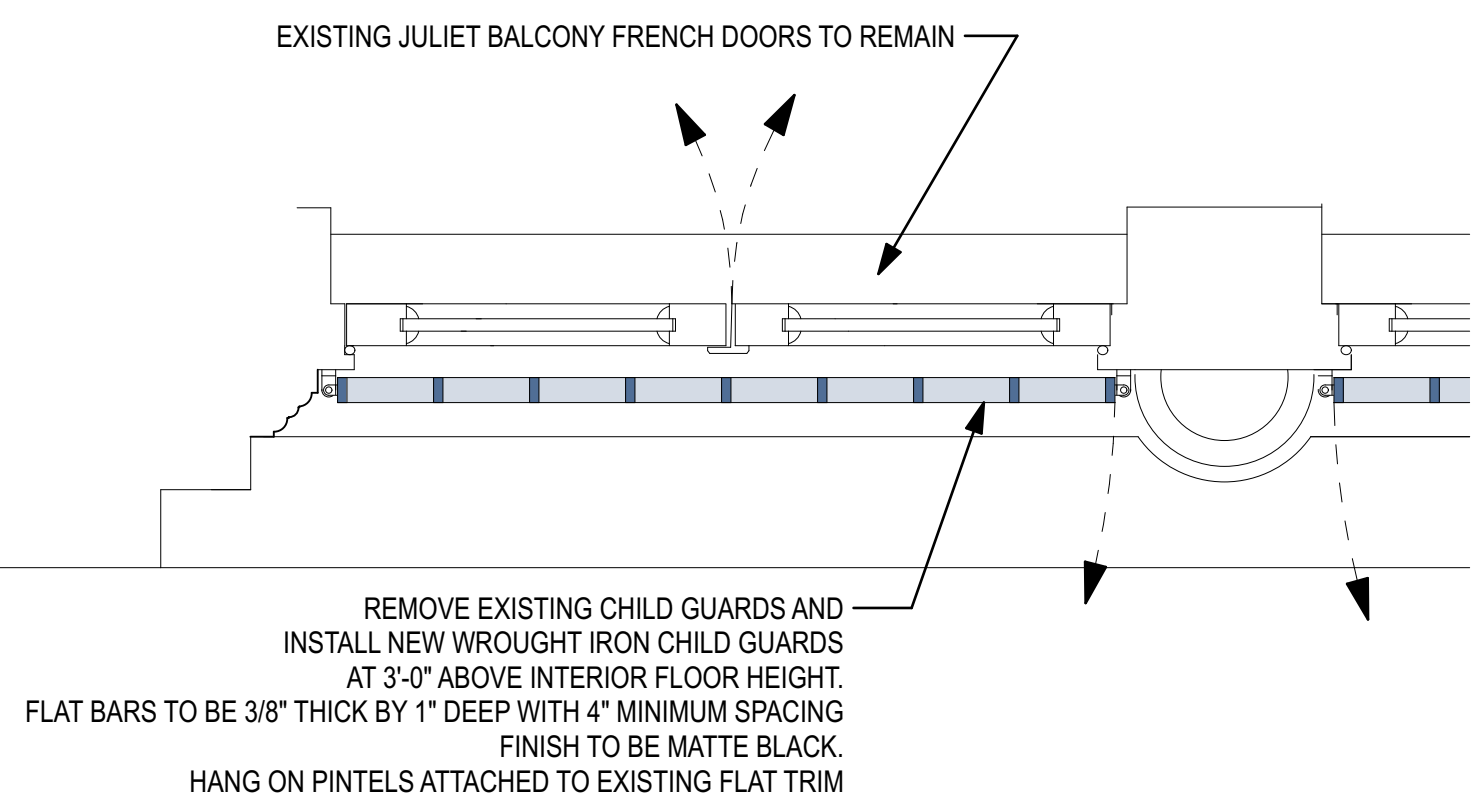
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BUILDING
SECTION
LOOKING WEST

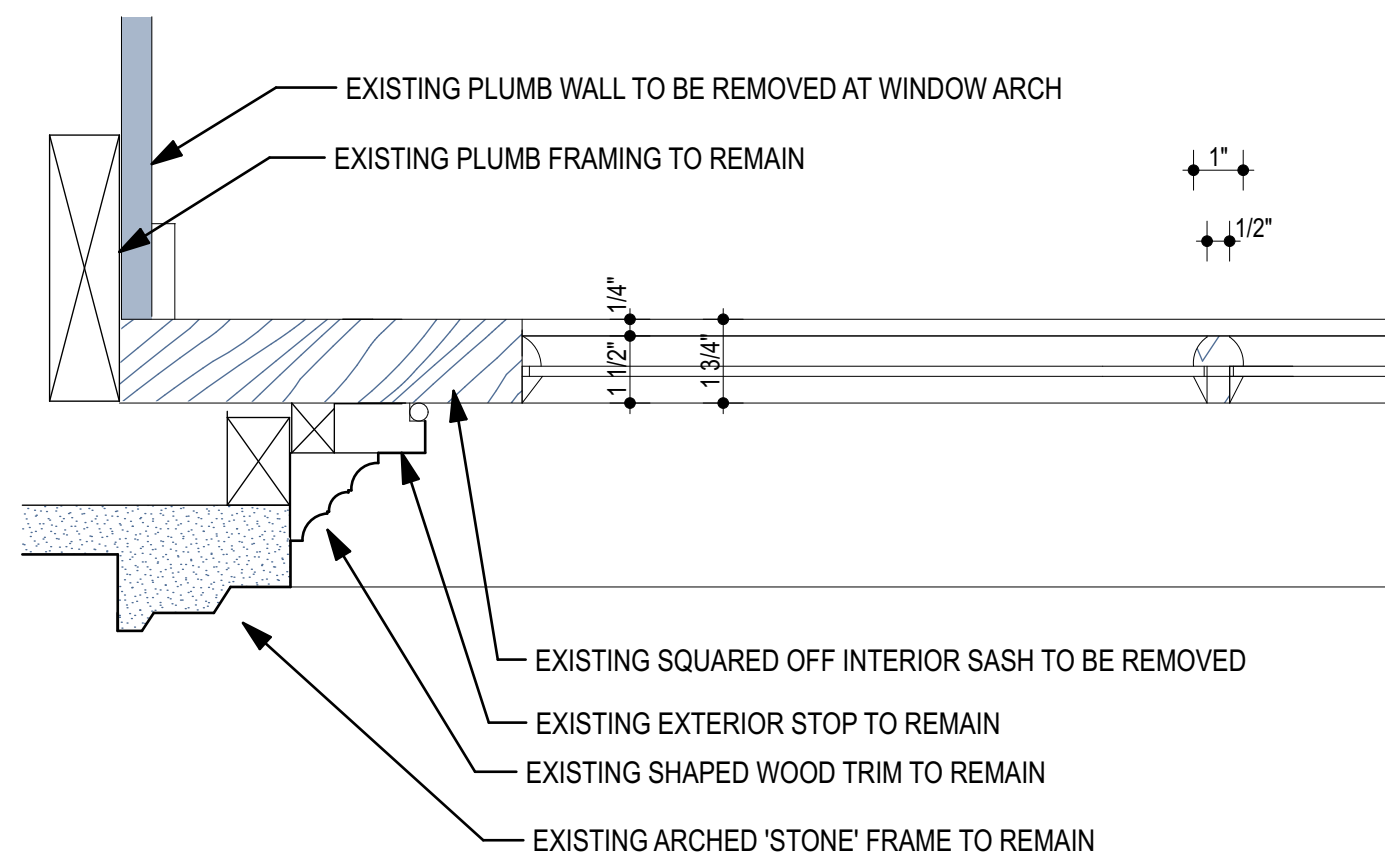
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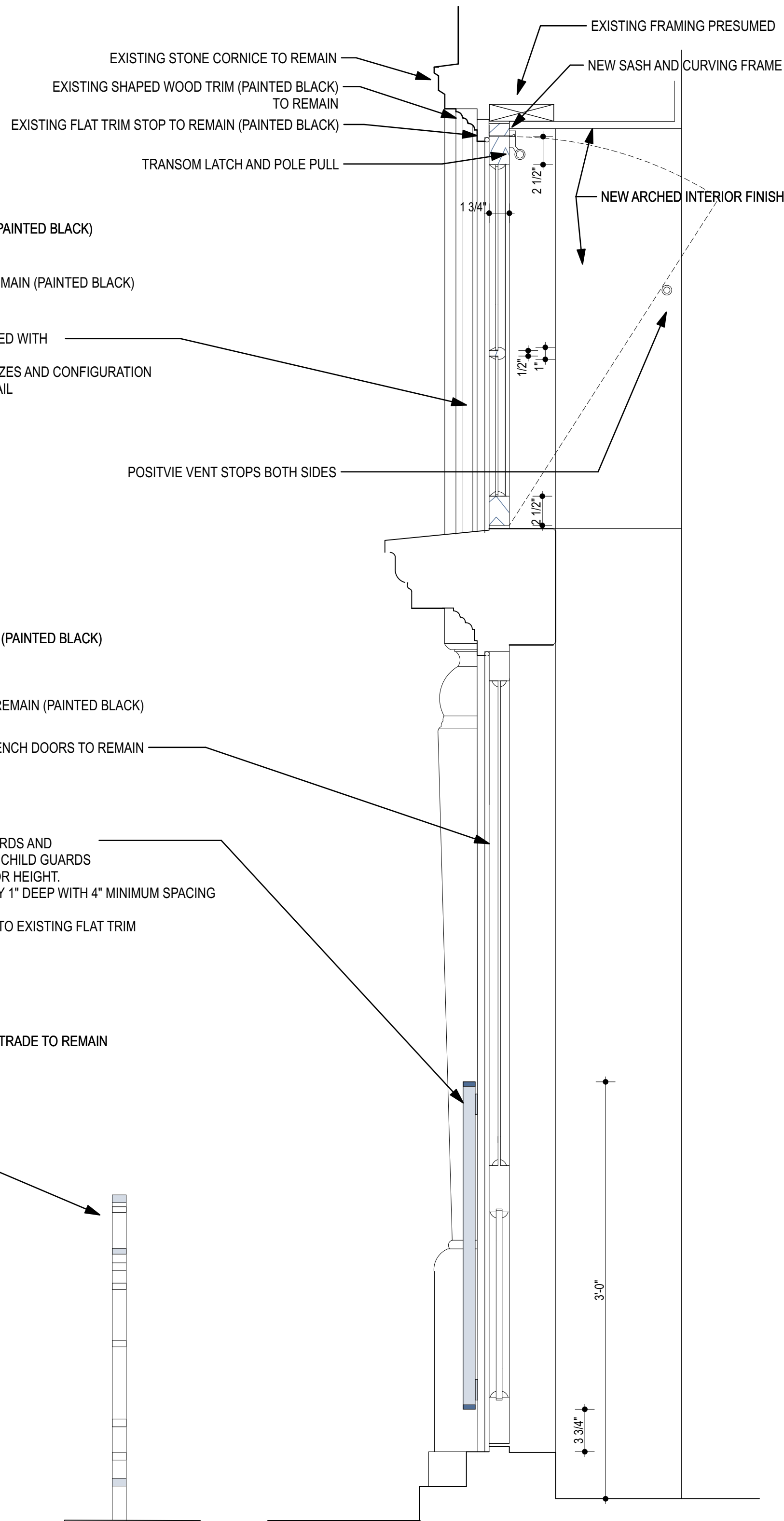
1 THIRD FLOOR JULIET BALCONY ELEVATION
SCALE: 1 1/2" - 1'-0"



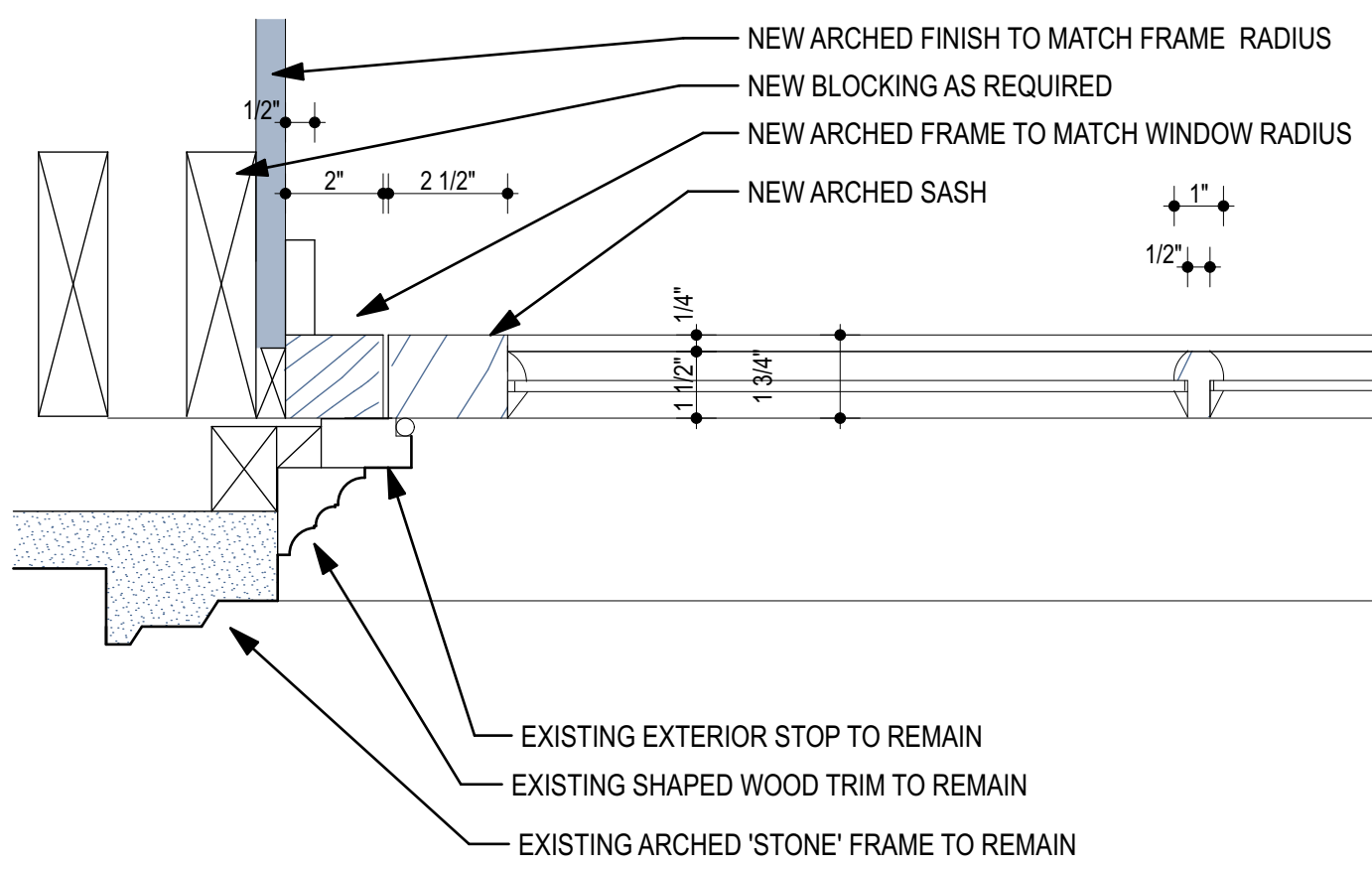
3 DETAIL PLAN AT NEW CHILD GUARD
SCALE: 1 1/2" - 1'-0"



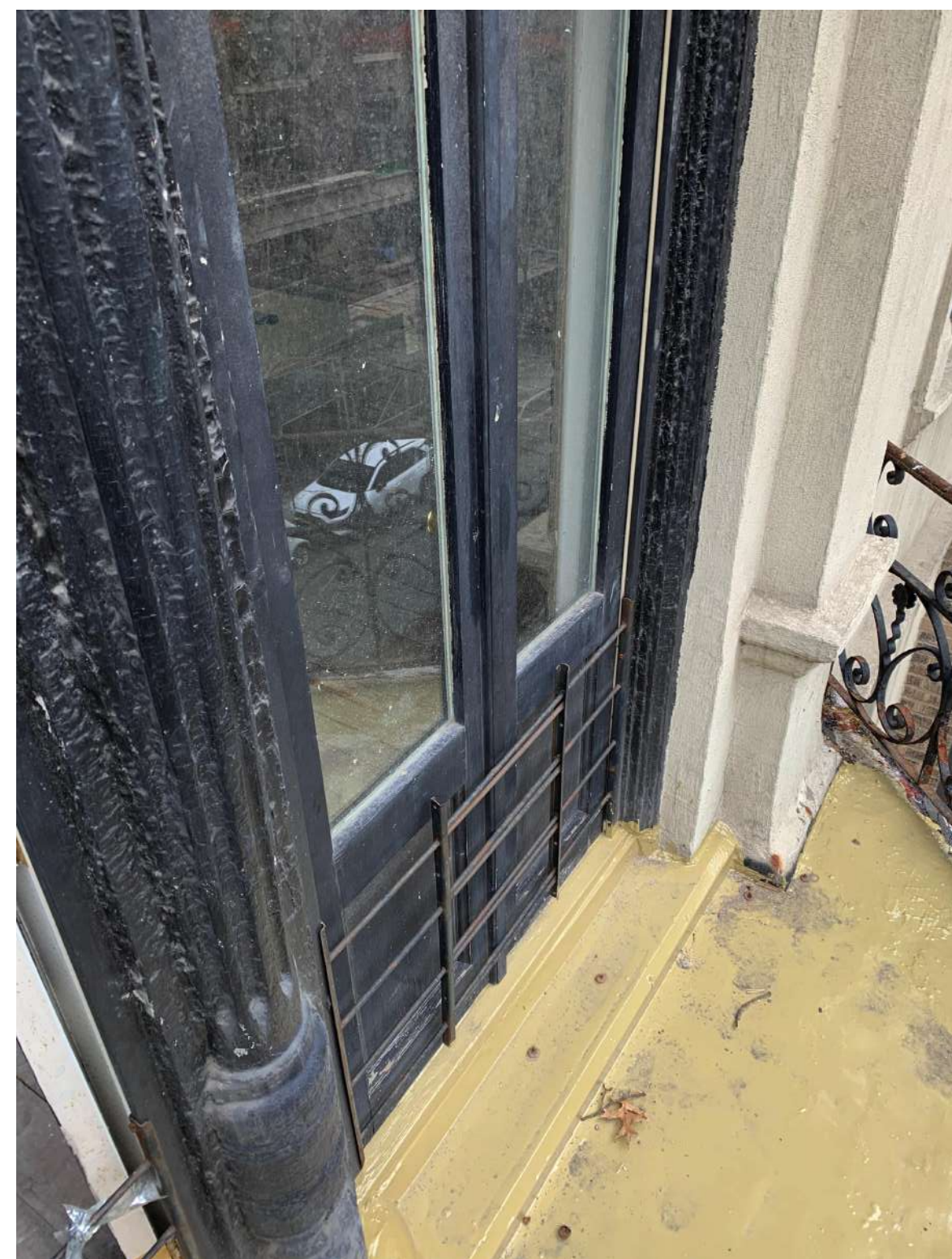
4 DETAIL PLAN AT TRANSOM EXISTING CONDITIONS
SCALE: 3" - 1'-0"

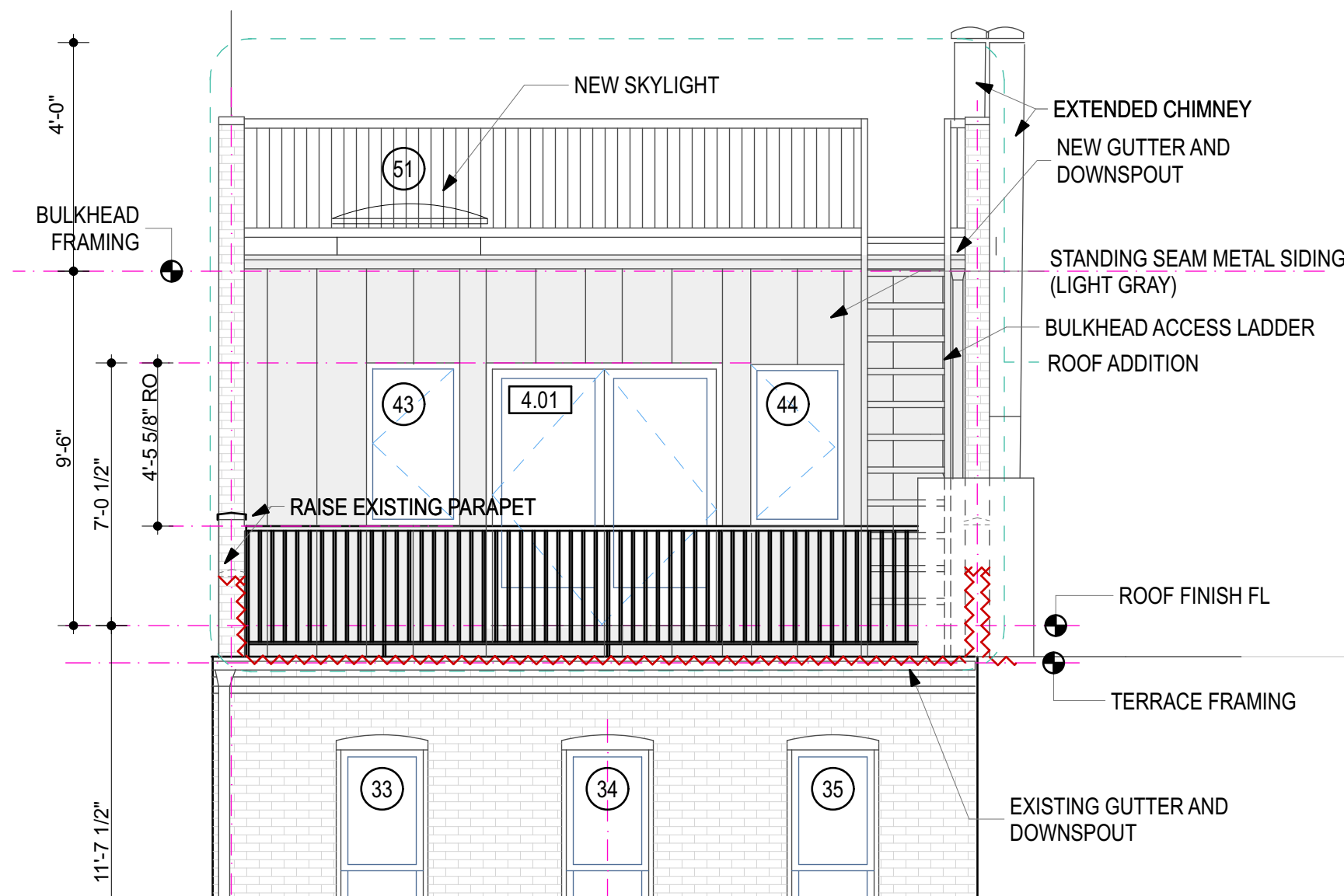


2 VERTICAL SECTION DETAIL AT DOOR AND TRANSOM
SCALE: 1 1/2" - 1'-0"



5 DETAIL PLAN AT PROPOSED OPERABLE SASH
SCALE: 3" - 1'-0"





1 ROOF ADDITION - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



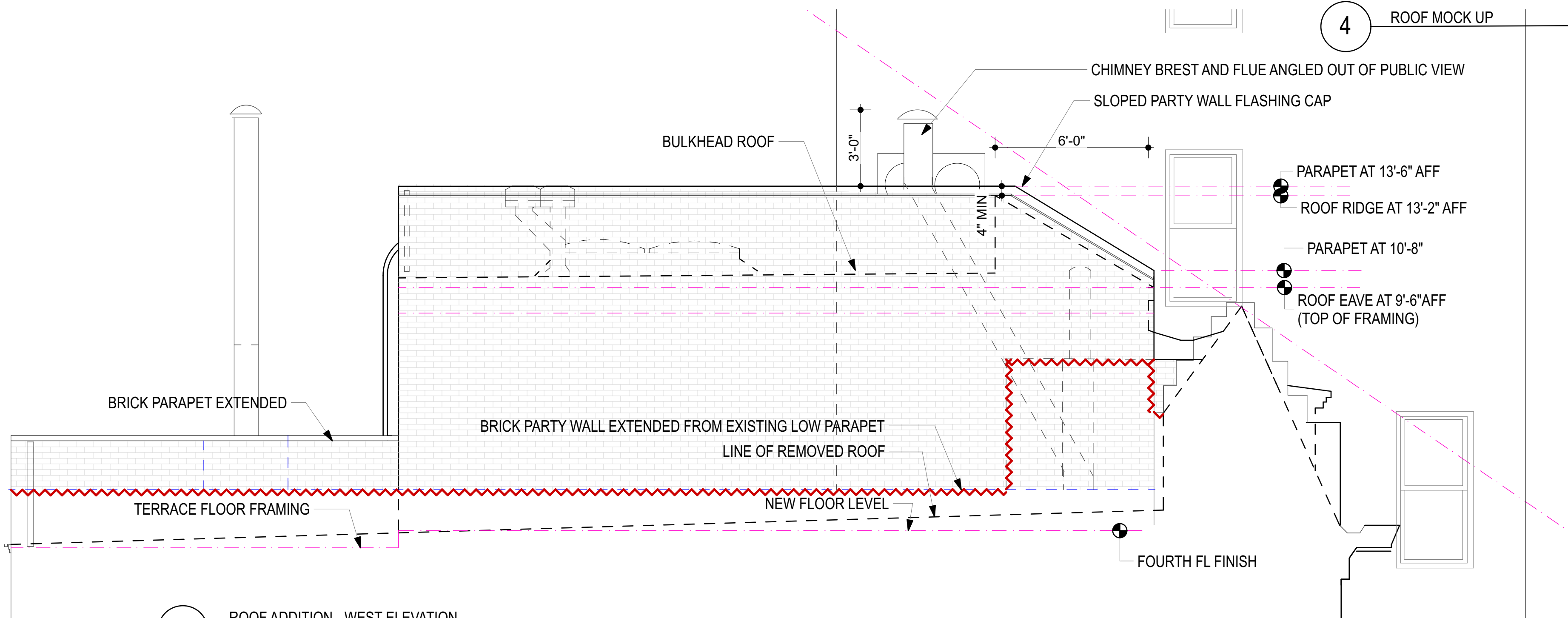
CHIMNEY

SECOND MOCK UP WALL SET AT 13'-6" AFF
AND 6 FEET BEHIND FIRST WALL
NEW SLOPED ROOF RIDGE AT 13'-2"
HIGHEST PARAPET AT 13'-6"
NOTHING VISIBLE FROM STREET

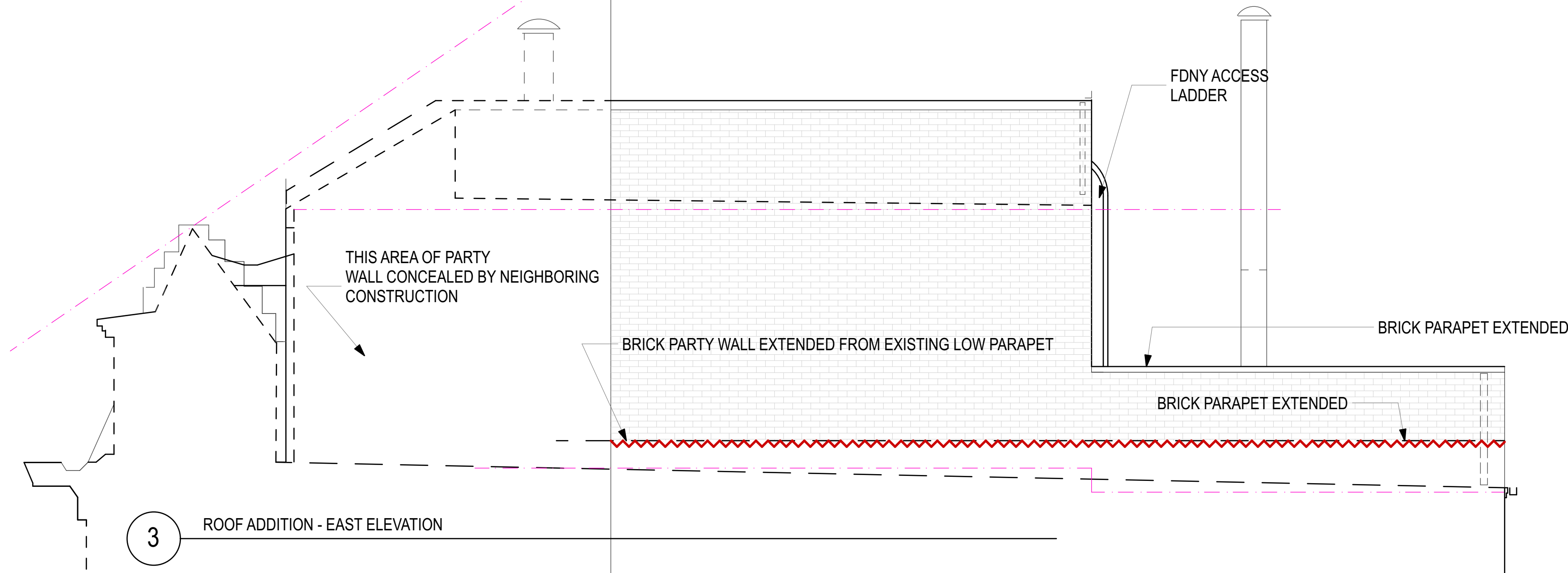
FRONT MOCK UP WALL SET AT 11'-0" AFF
FRONT EAVE AT 9'-6"
FRONT (WEST) PARAPET AT 10'-2"
NOTHING VISIBLE FROM STREET



4 ROOF MOCK UP



2 ROOF ADDITION - WEST ELEVATION



3 ROOF ADDITION - EAST ELEVATION

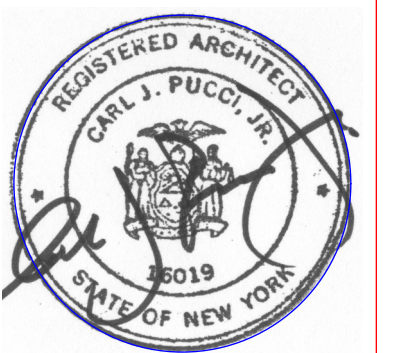


5 PROPOSED FOURTH FLOOR MASSING

EXPANSION PLANS

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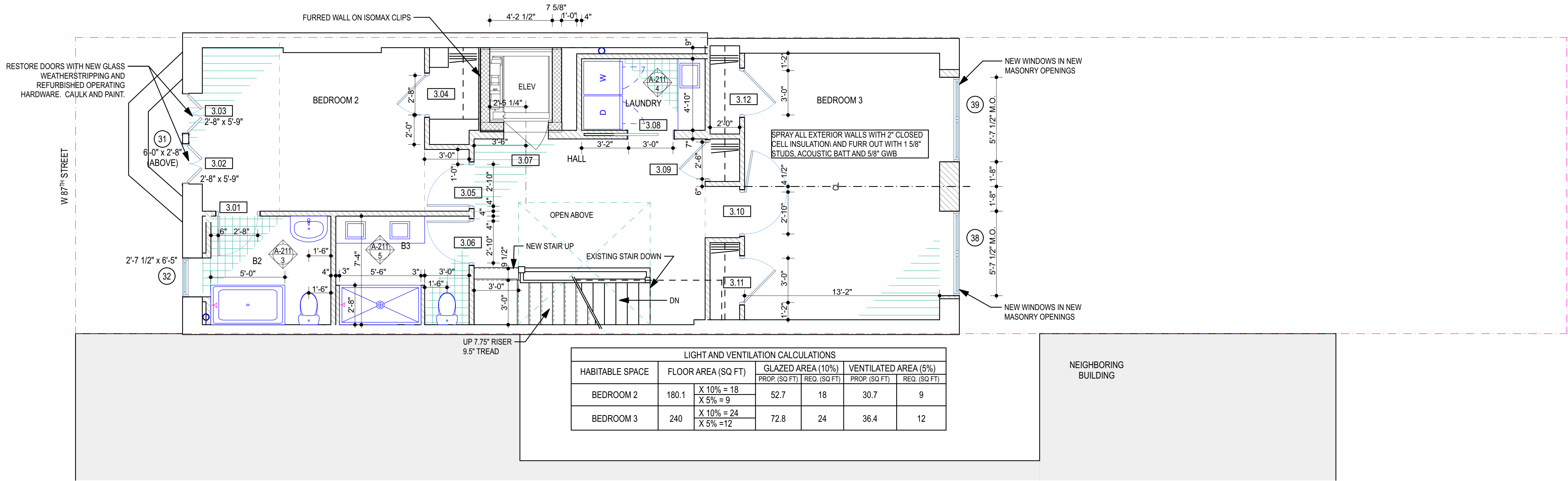
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PROPOSED ROOF
ADDITION

LPC-008.00

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1 THIRD FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

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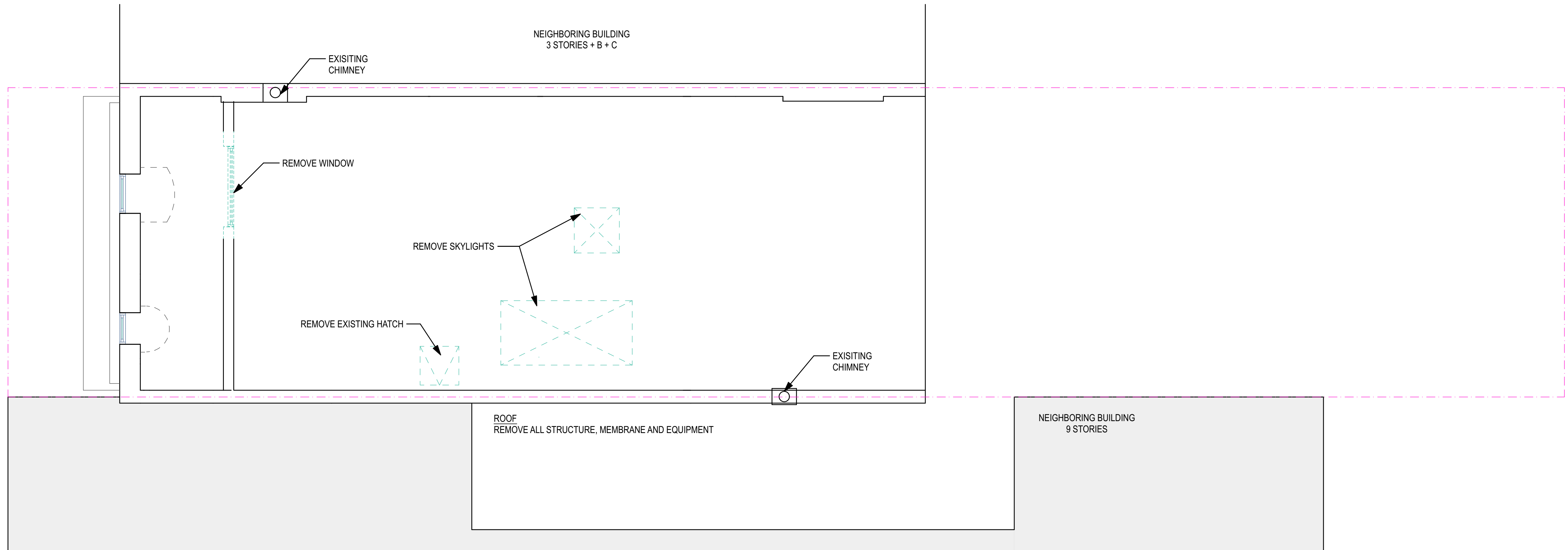
THIRD FLOOR
CONSTRUCTION
PLAN

LPC-009.00

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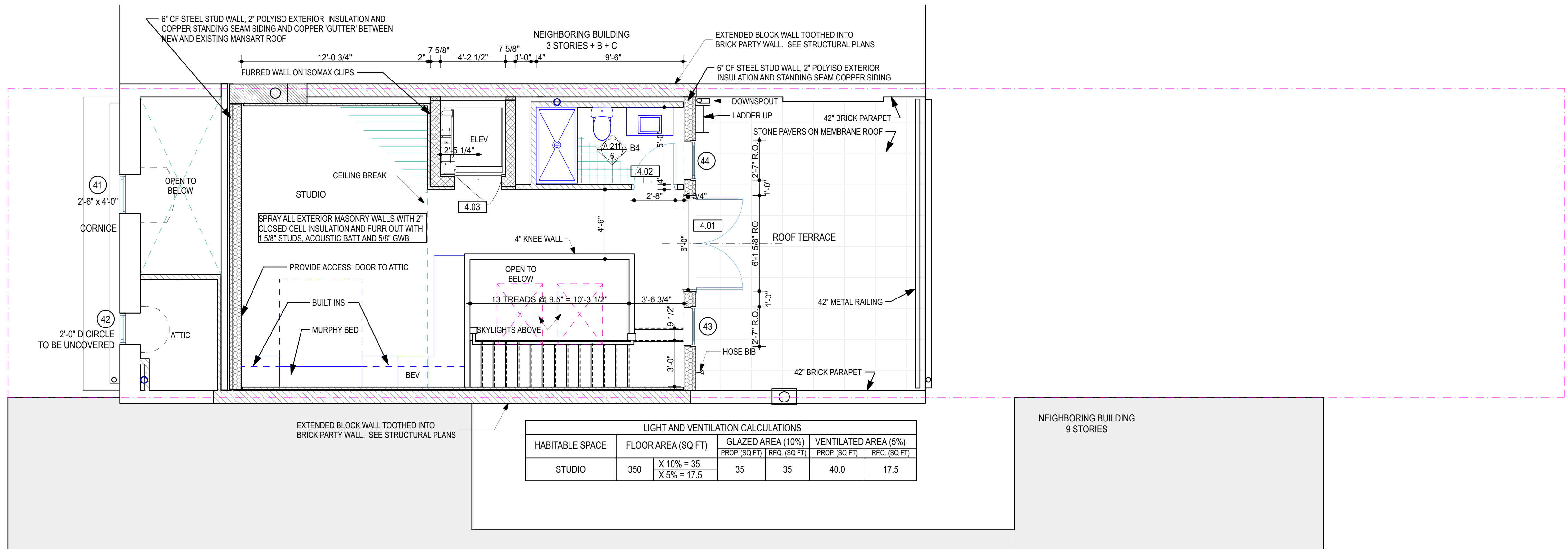
EXPANSION PLANS

W 87TH STREET



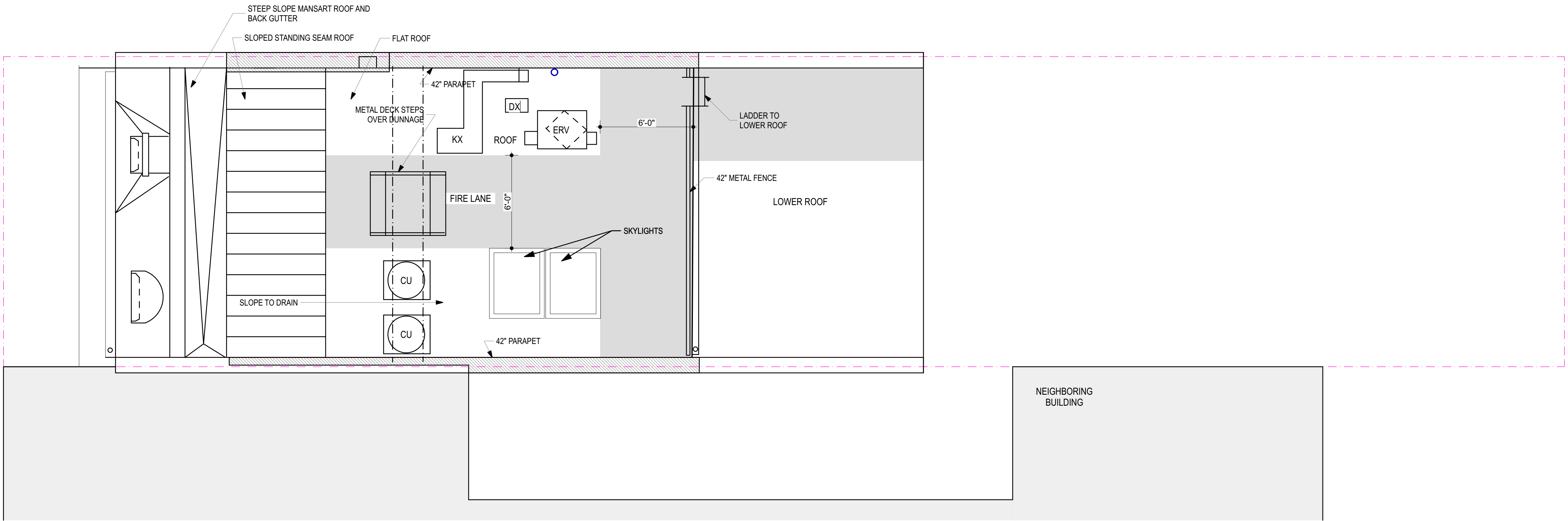
1 FOURTH FLOOR REMOVAL PLAN
SCALE: 1/4" = 1'-0"

W 87TH STREET



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ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



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SEAL & SIGNATURE

ROOF
CONSTRUCTION
PLAN

LPC-011.00

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