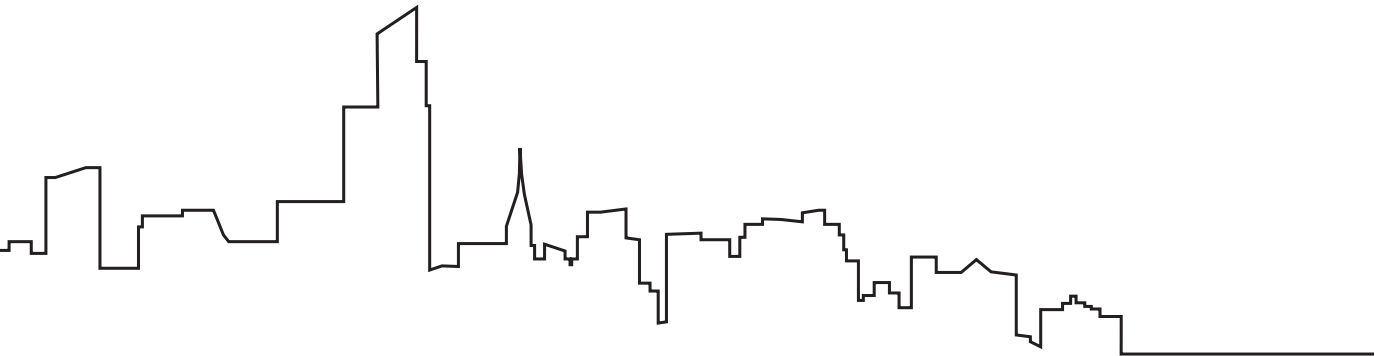
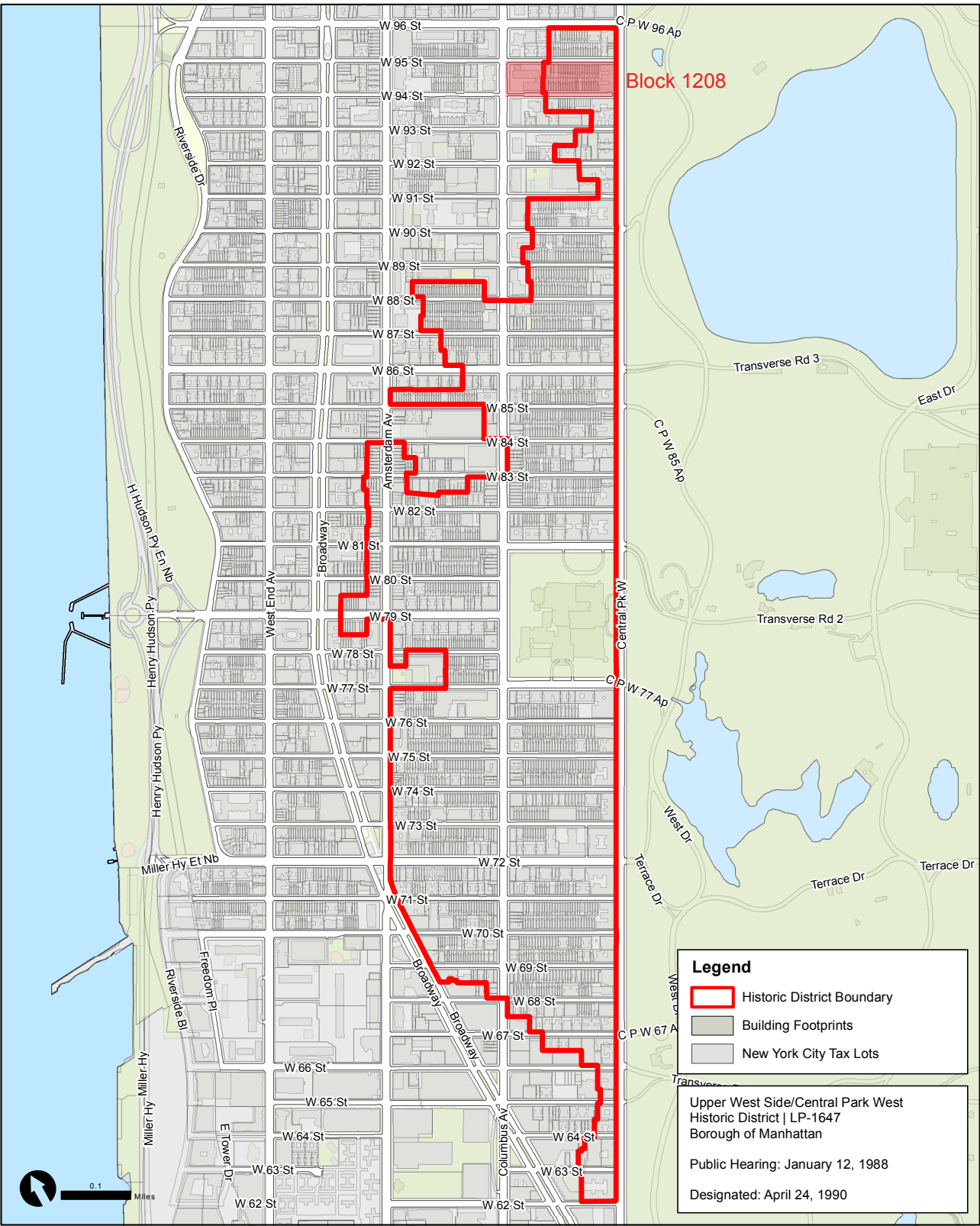


6 West 95th Street

New York, NY - June 29, 2022





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019



c1940 (Municipal Archives)



Designation Photo c1990 (Landmarks Preservation Commission)



Front Façade



Front & East Side Façades



Context: West 95th Street Looking Southeast



Context: West 95th Street Looking Southwest



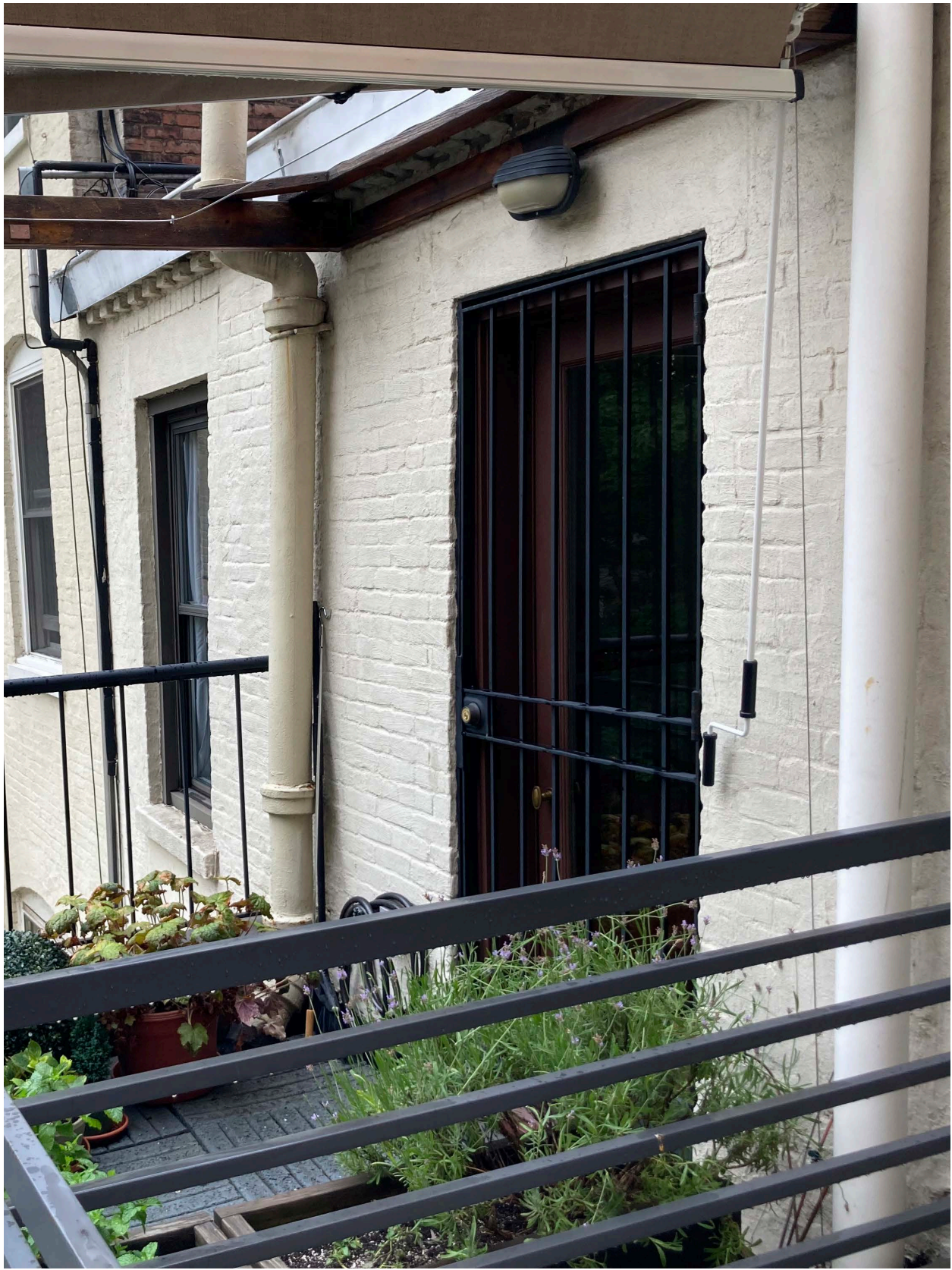
Rear Façade



Rear Façade Existing Top Floor



Rear Façade



Rear Façade Existing Top Floor



Looking South to 94th St from Roof



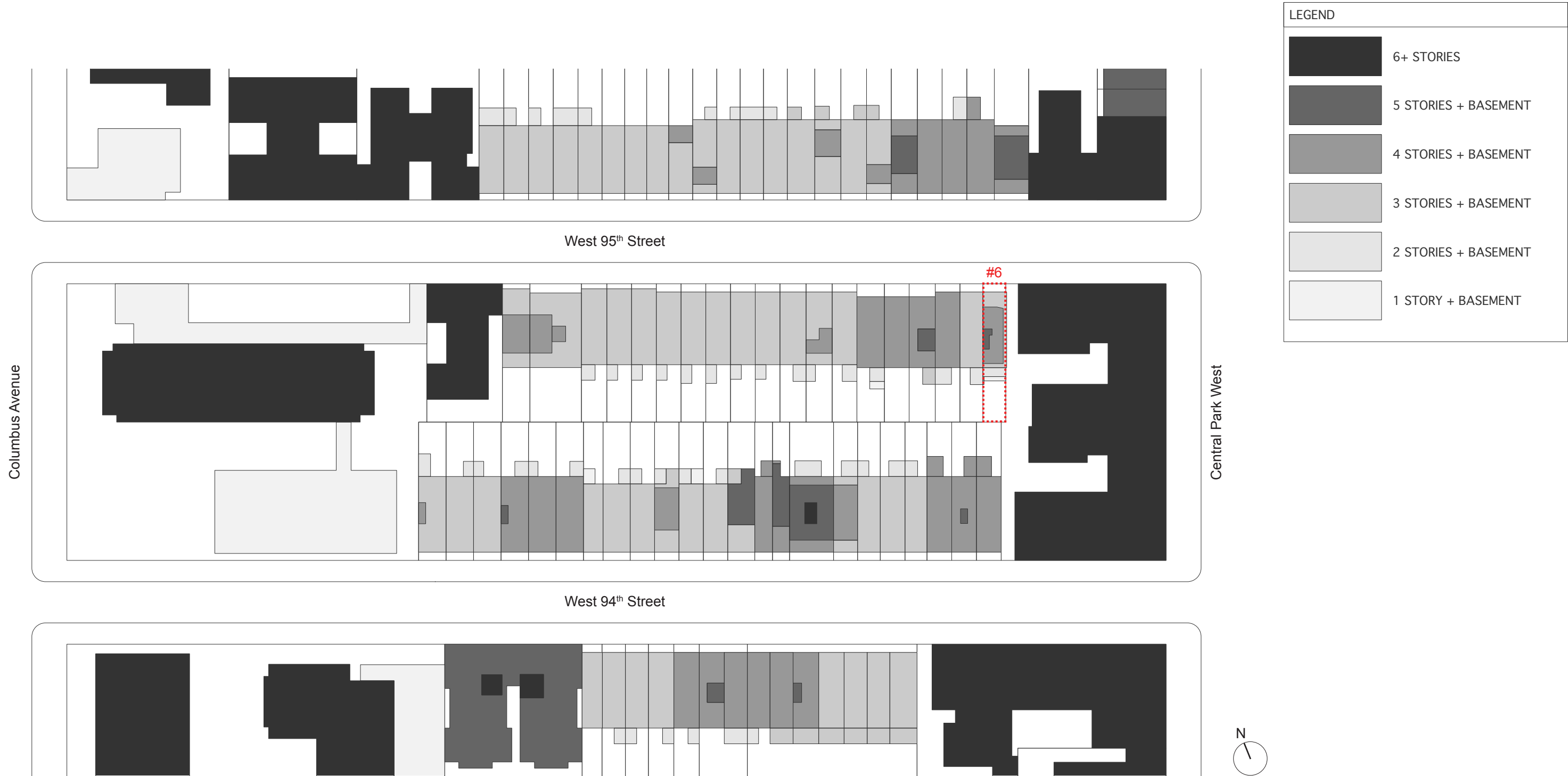
Limited View of Rear Façade from 94th St



Looking Southwest from Roof Showing Multiple Rooftop and Rear Additions



Looking North from Roof Showing Stucco Addition at 5 West 95th
Approved 2005 (currently protected by shed)

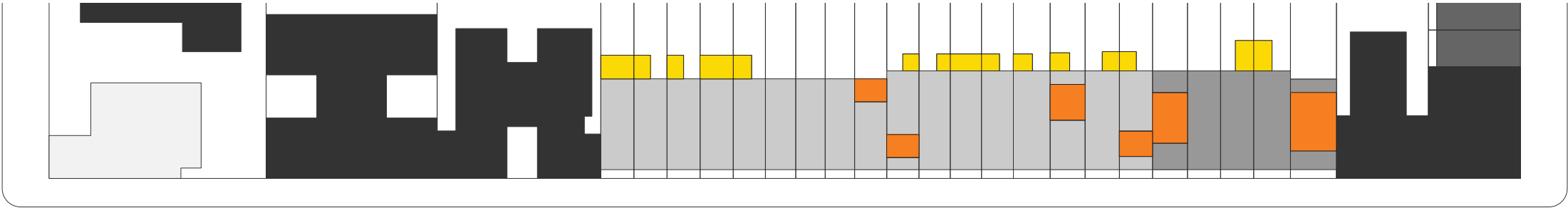


LEGEND

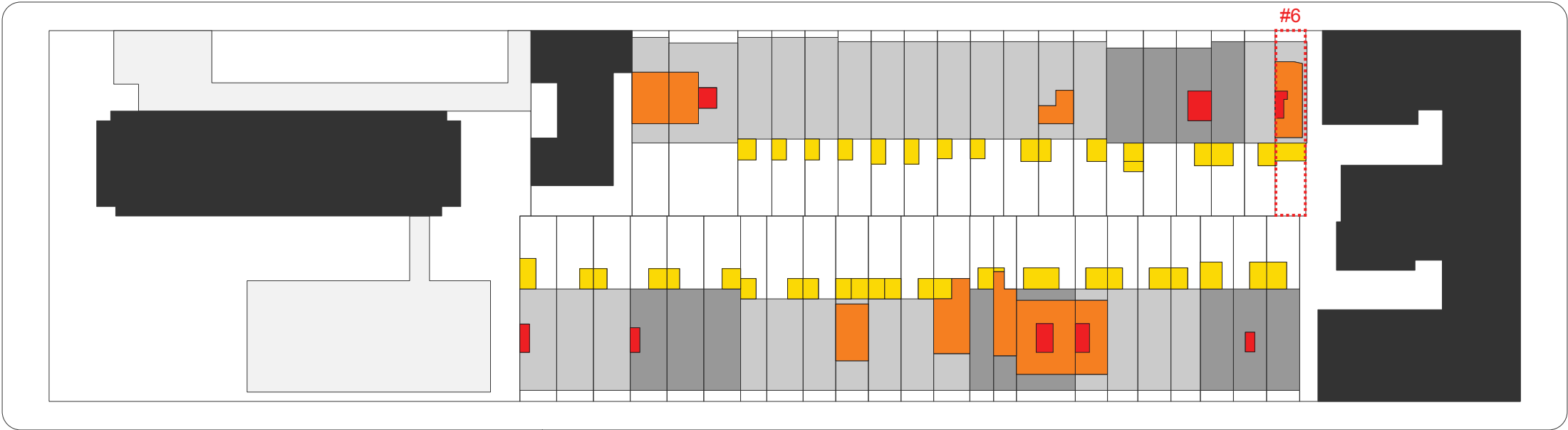
BULKHEAD ADDITIONS

ROOF ADDITIONS

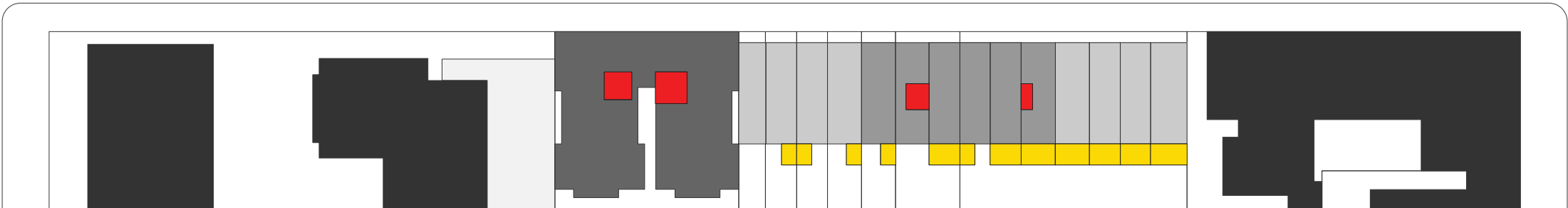
REAR ADDITIONS



West 95th Street



West 94th Street





Aerial View Looking South-East

6 West 95th Street

June 29, 2022

Aerial Views of Block 1208 Showing Multiple Rooftop & Rear Additions - Rooftop Additions Highlighted in Red (Bing Maps, 2022)

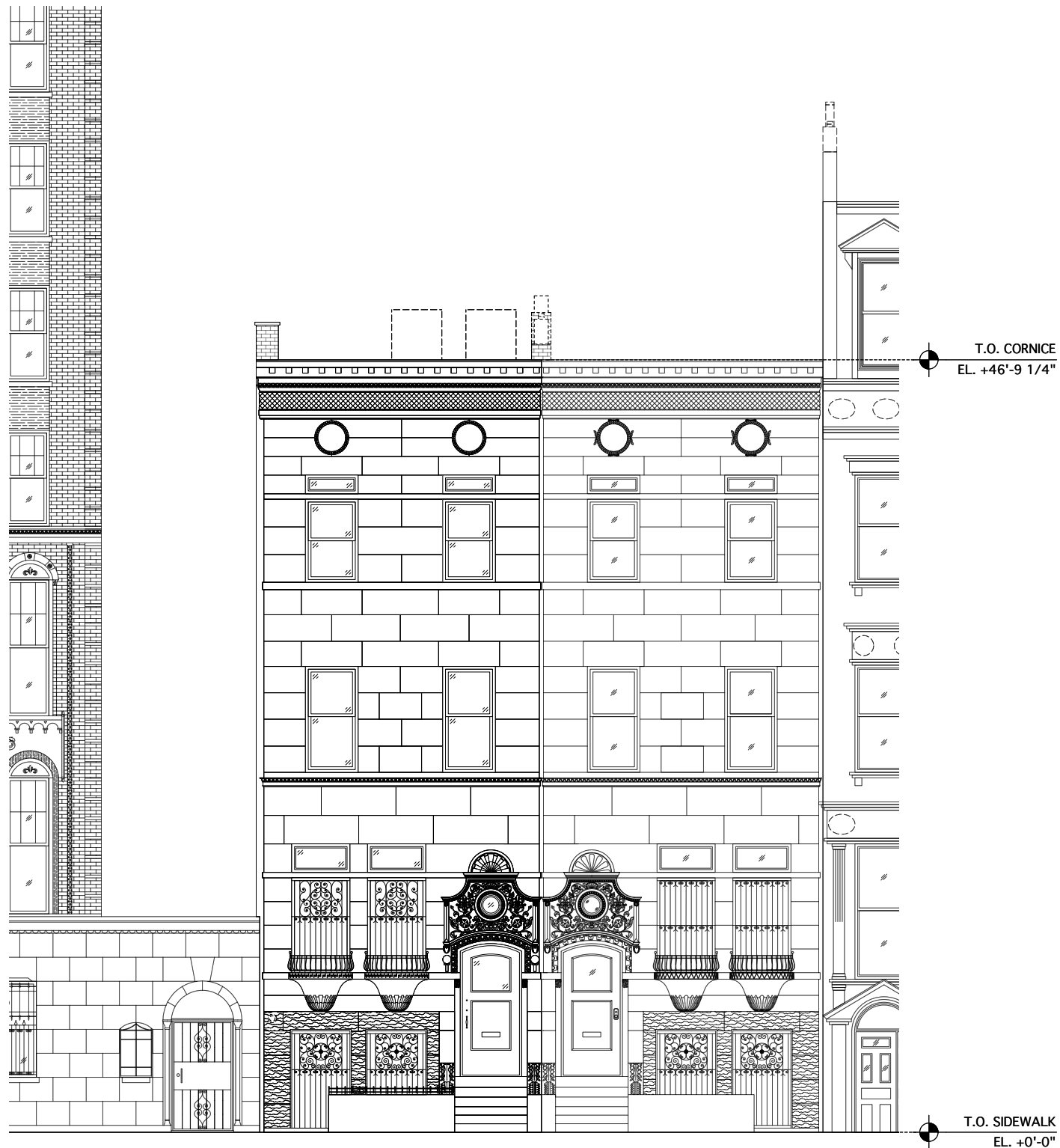
SPAN Architecture

LPC 11

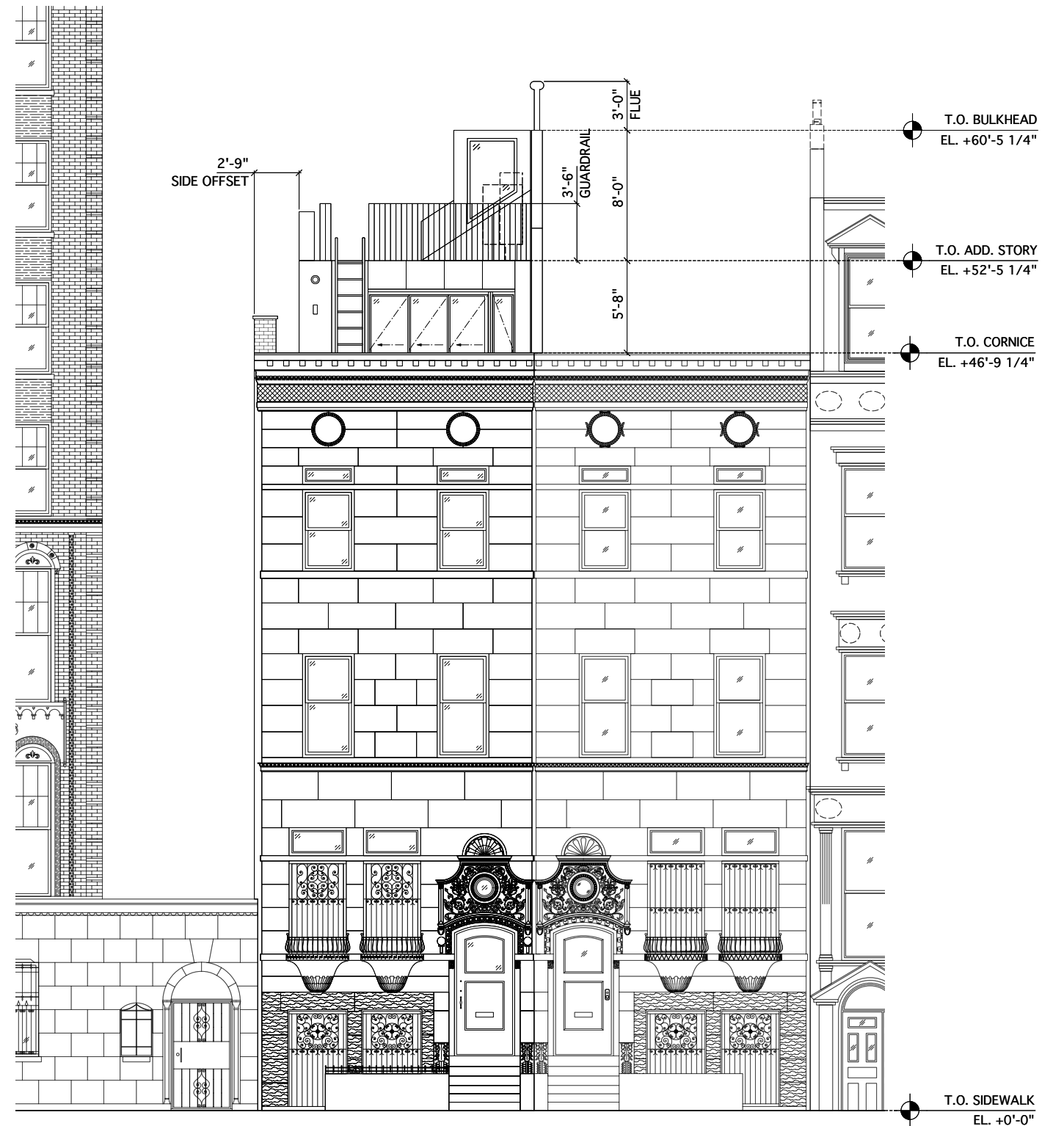
copyright 2017 SPAN Architecture



Aerial View Looking North-East



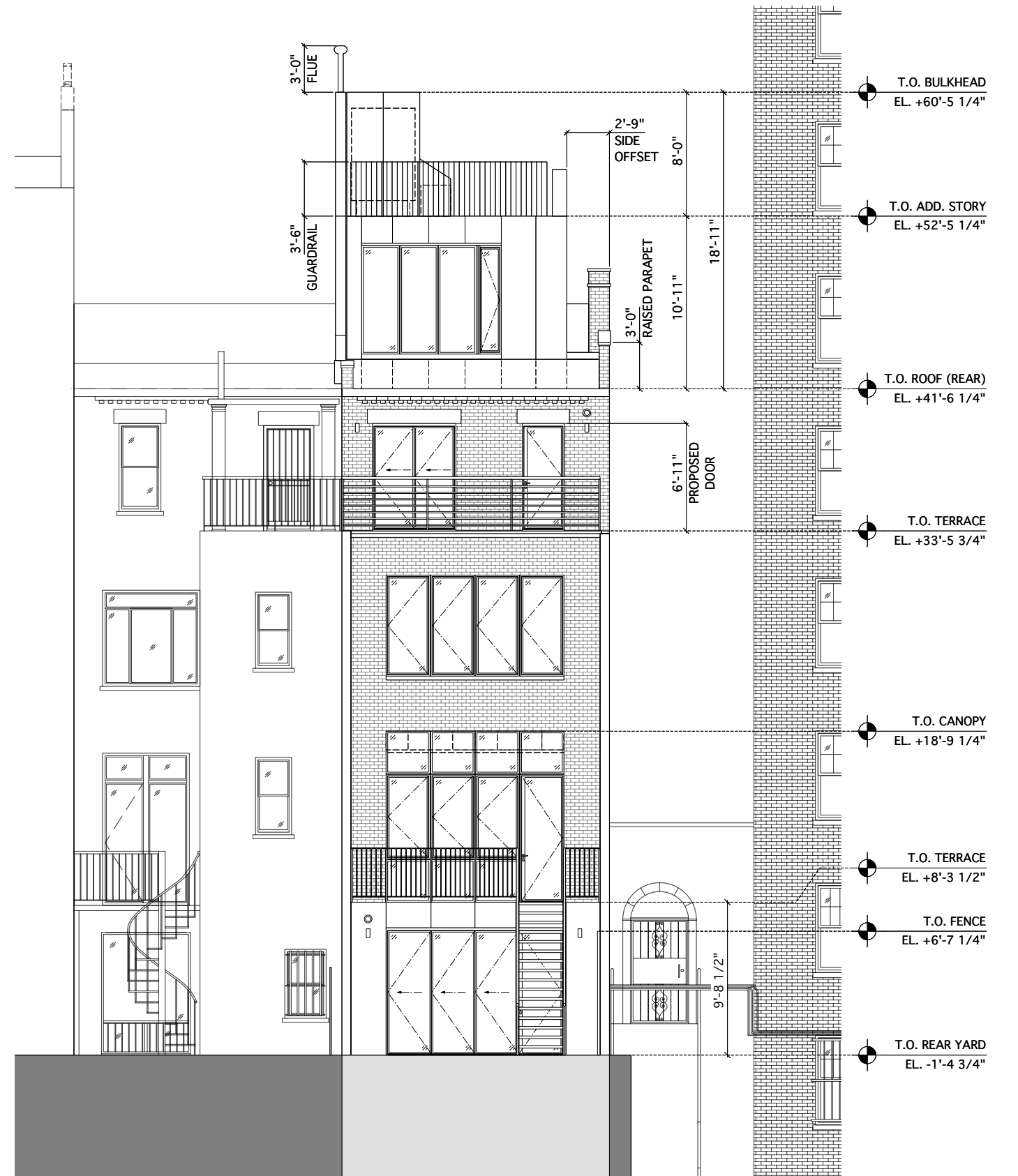
Existing Front Elevation



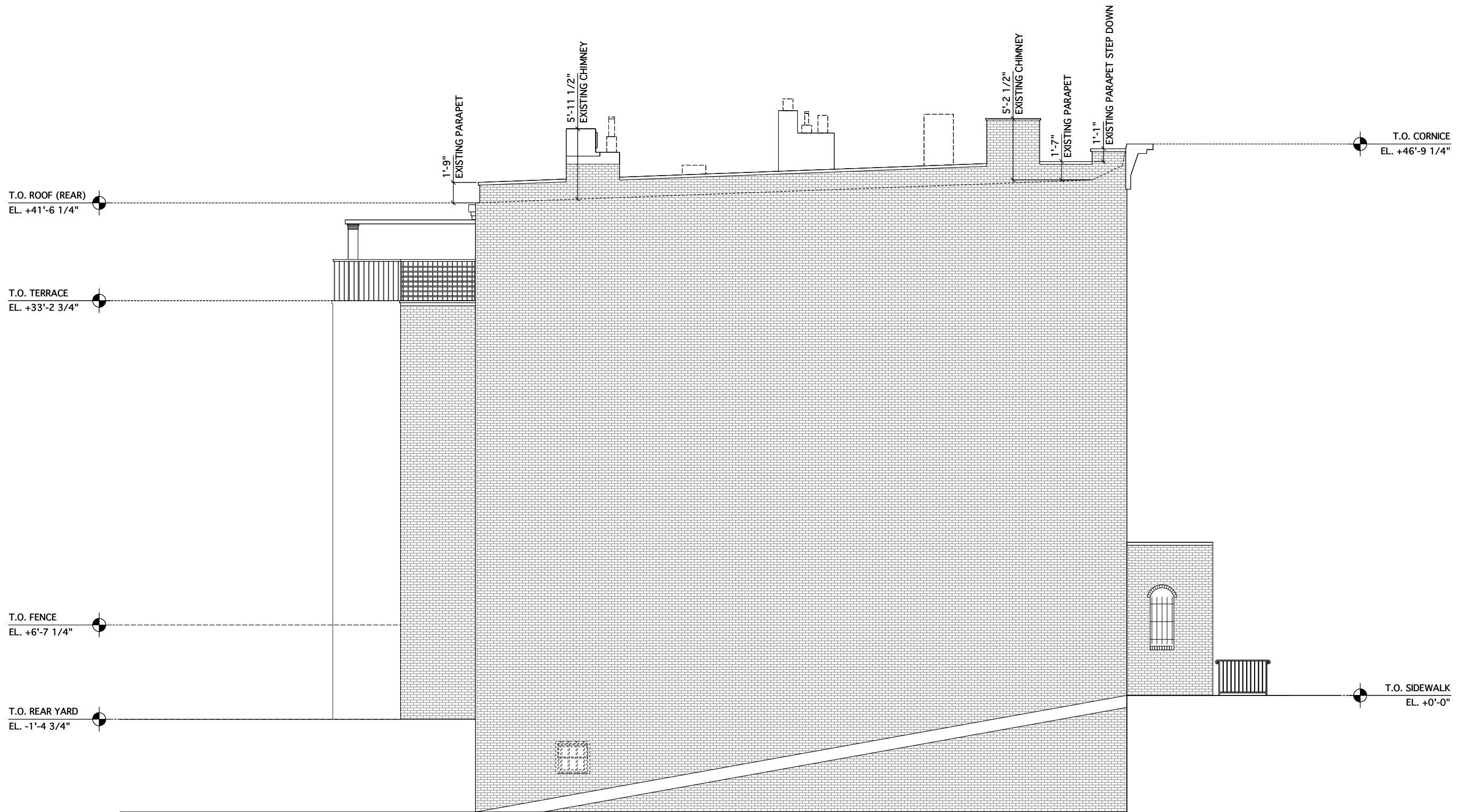
Proposed Front Elevation

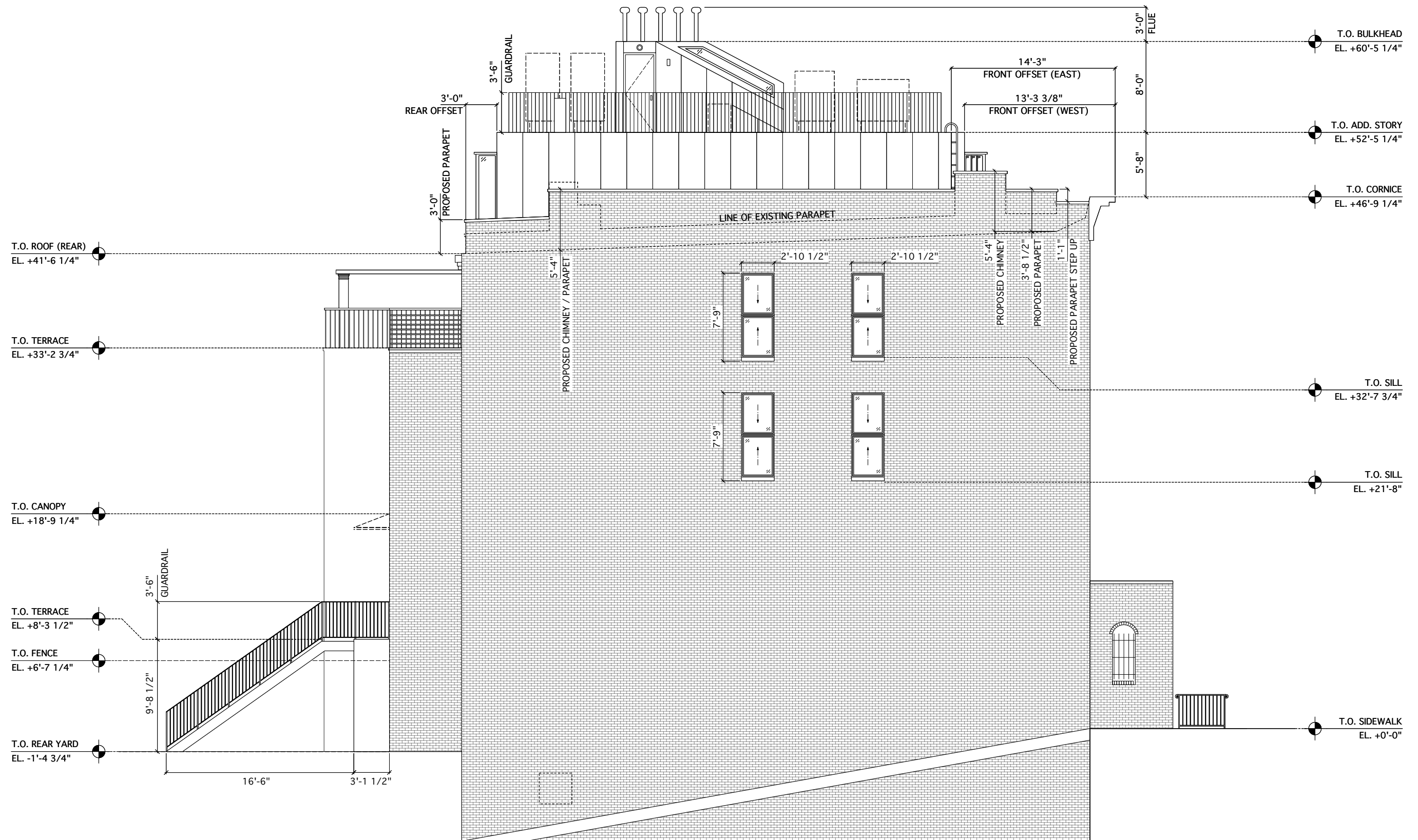


Existing Rear Elevation



Proposed Rear Elevation







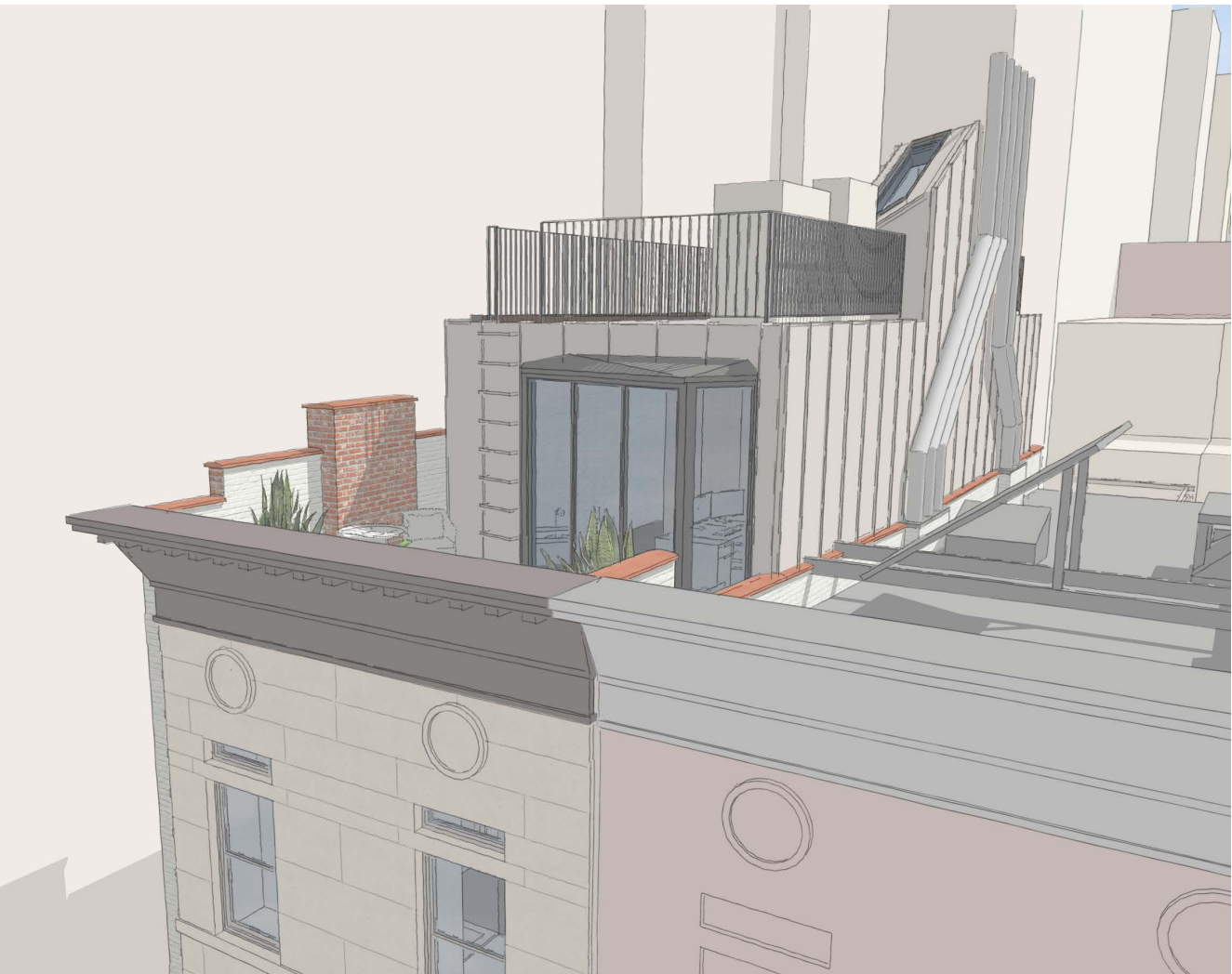
South-West



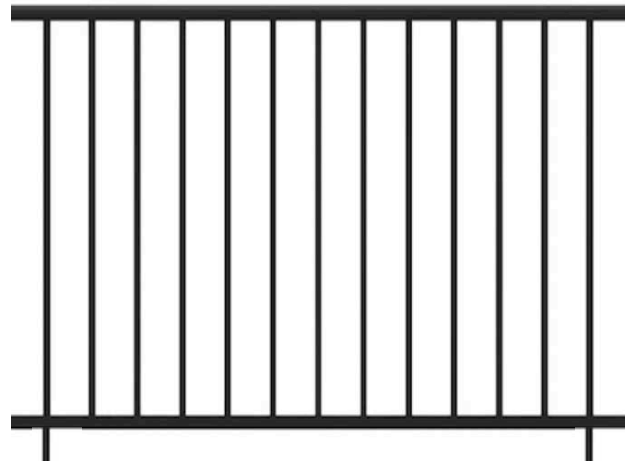
South-East



North-East



North-West



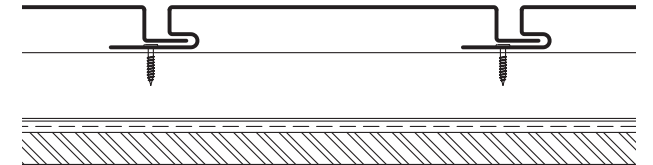
Black painted metal guardrail



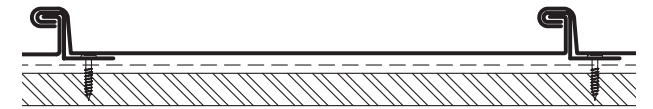
Black painted window frame / trim



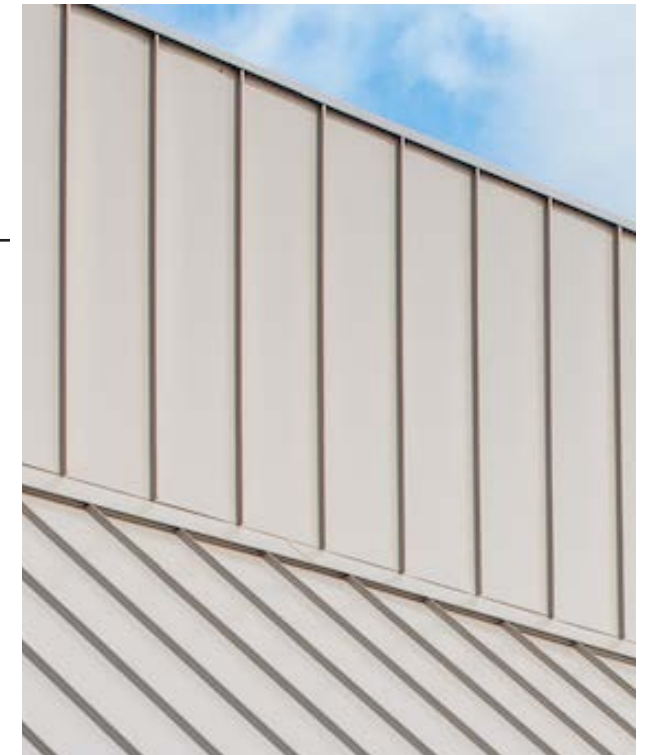
Pre-weathered zink "Mansard Roof" to match existing gutter



Reveal panel detail



Standing seam detail



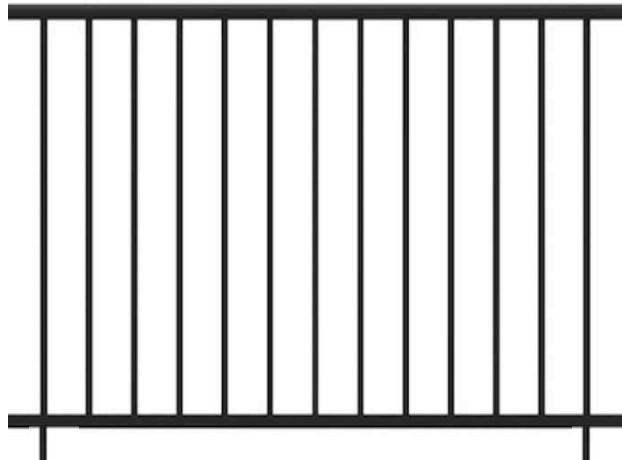
Painted metal rainscreen panels.



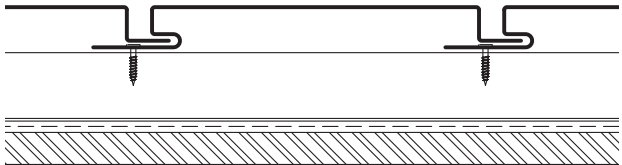
Painted Metal Rainscreen & Pre-Cast Lintels
Light grey / beige color palette



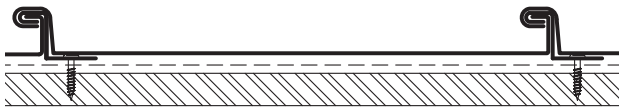
Dark Bronze-Black painted window frames / trim



Dark Bronze-Black painted metal guardrail



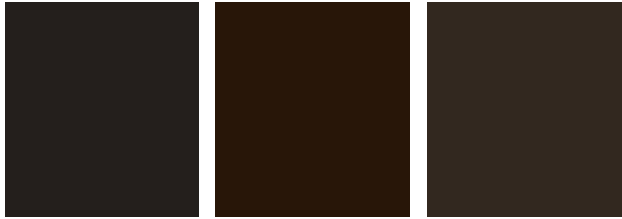
Reveal panel detail



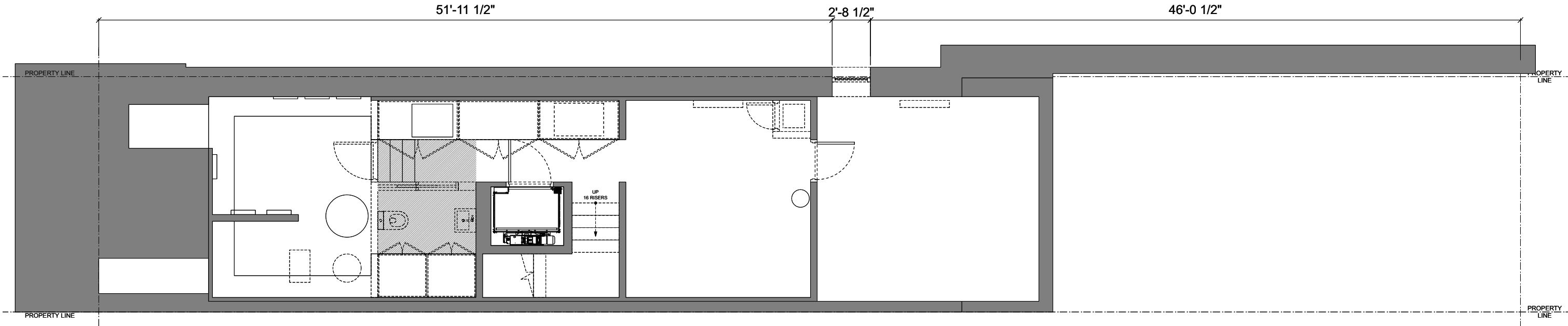
Standing seam detail



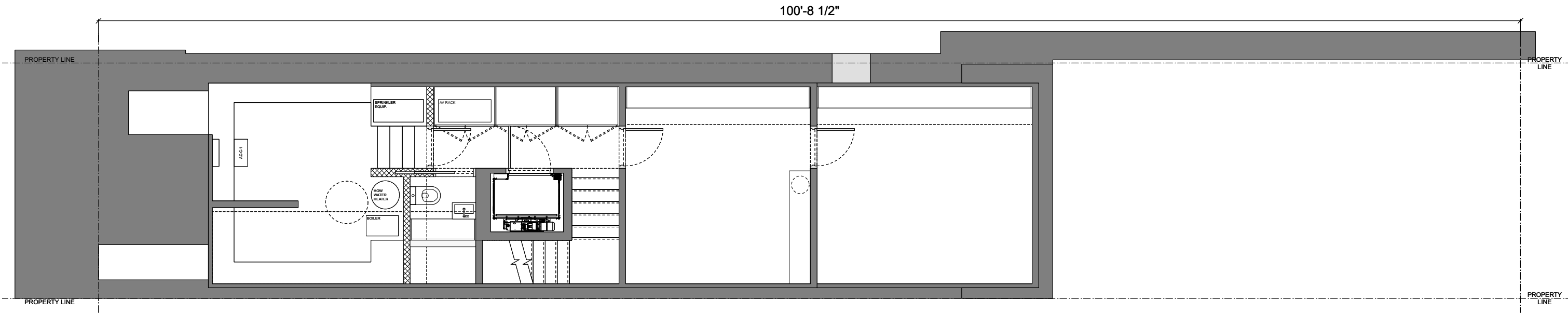
Painted metal rainscreen panels.



Metal Rainscreen, Stair Stringer, Metal Railing
Dark Bronze-Black paint color palette

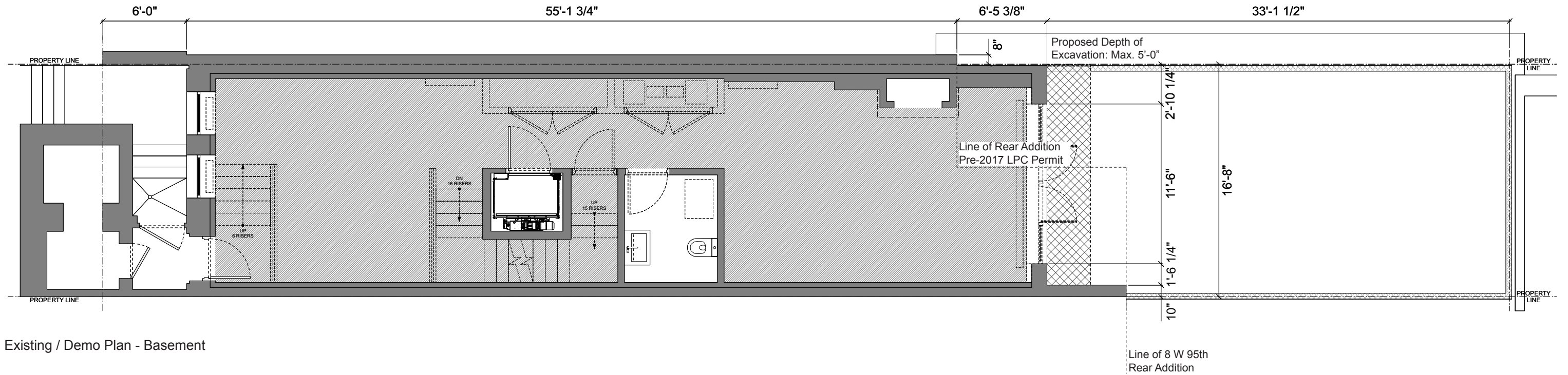


Existing / Demo Plan - Cellar

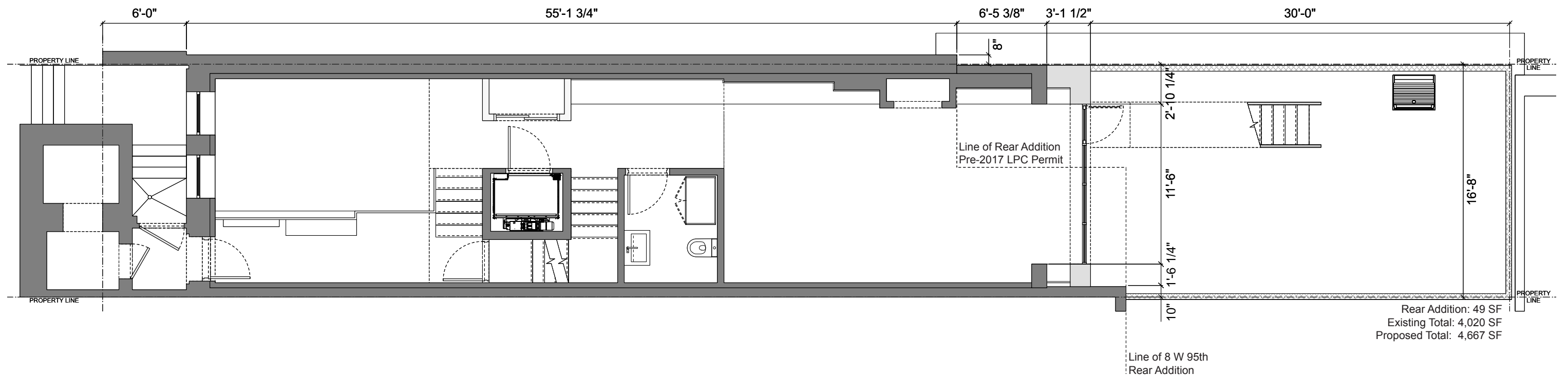


Proposed Plan - Cellar



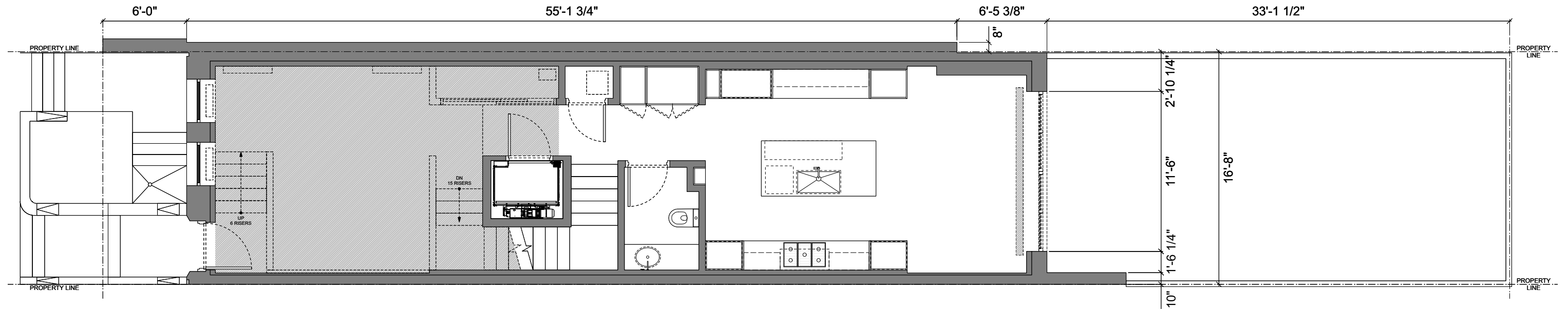


Existing / Demo Plan - Basement

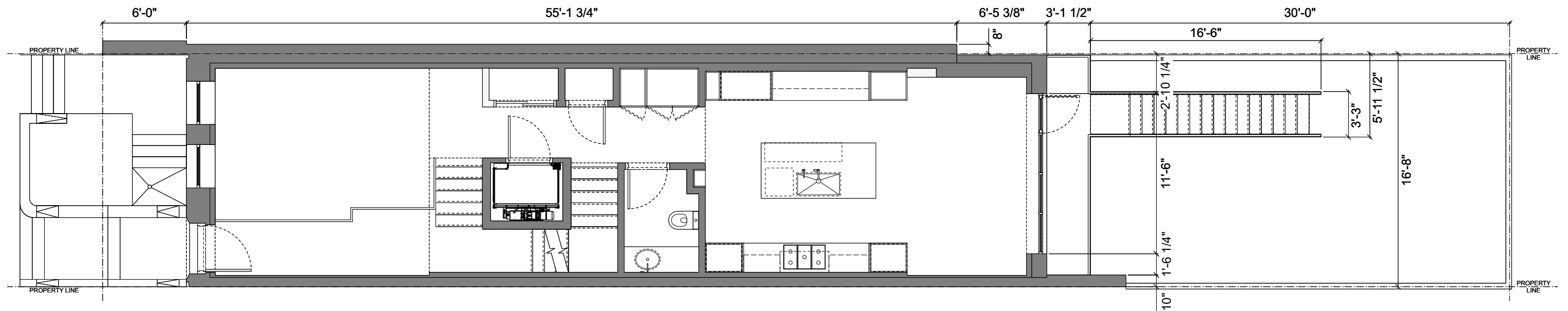


Proposed Plan - Basement



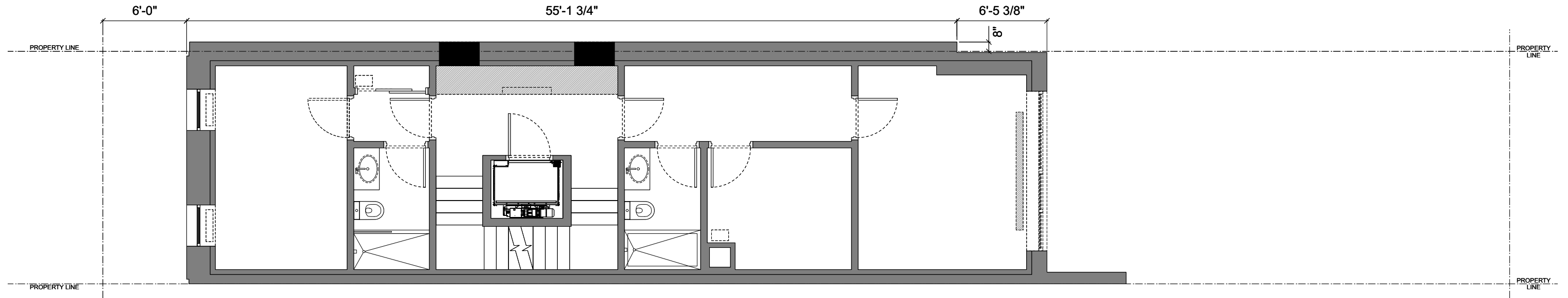


Existing / Demo Plan - 1st Floor

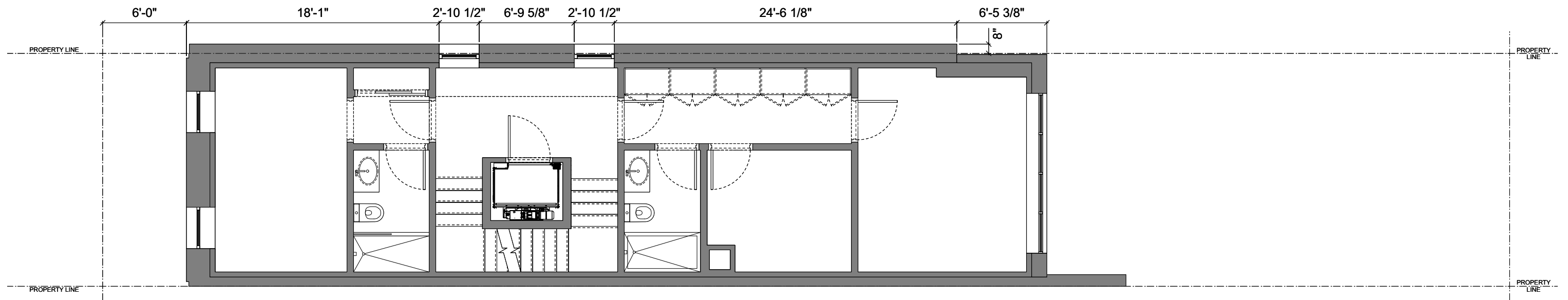


Proposed Plan - 1st Floor



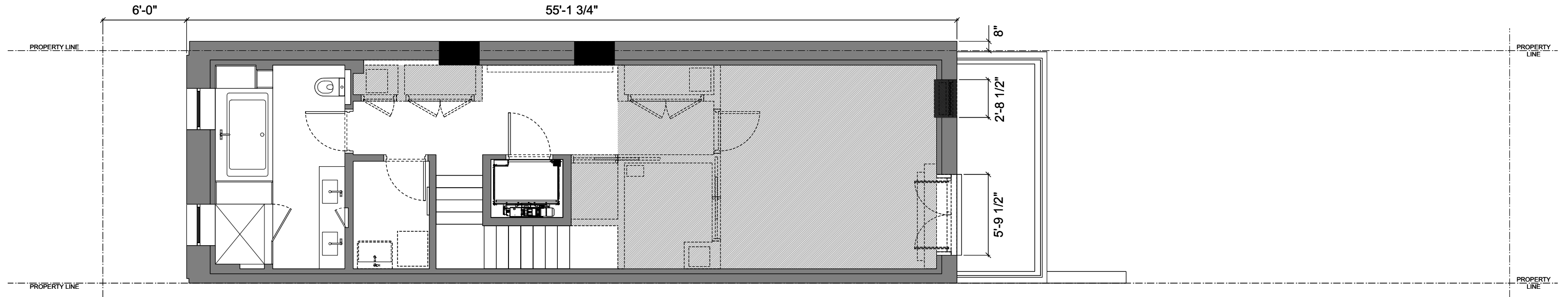


Existing / Demo Plan - 2nd Floor

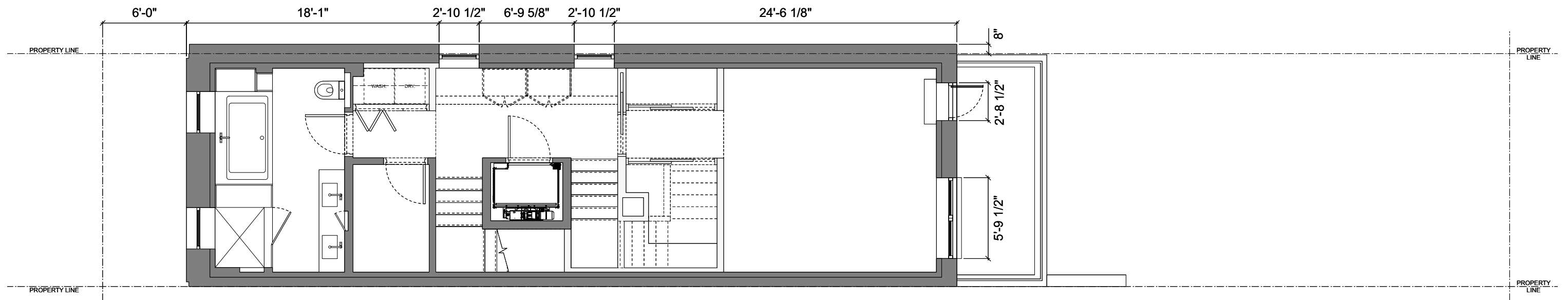


Proposed Plan - 2nd Floor



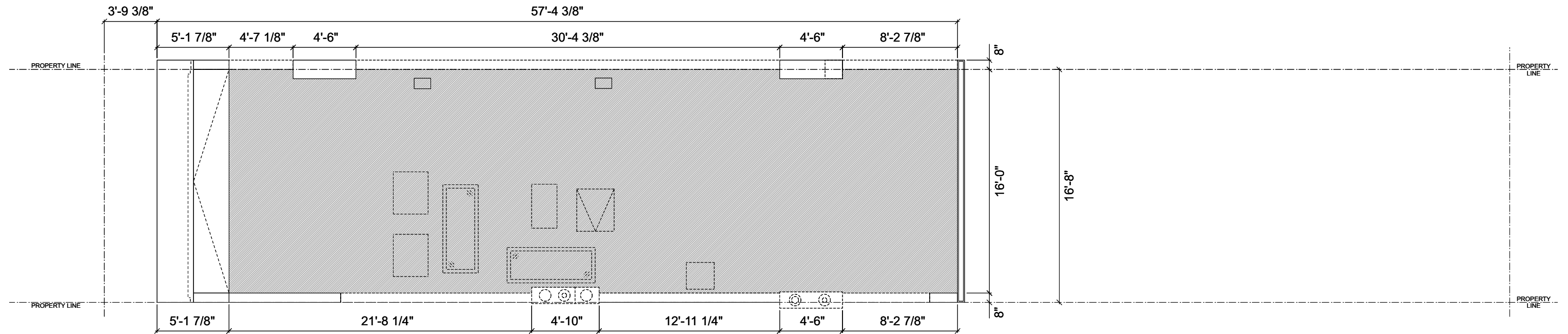


Existing / Demo Plan - 3rd Floor

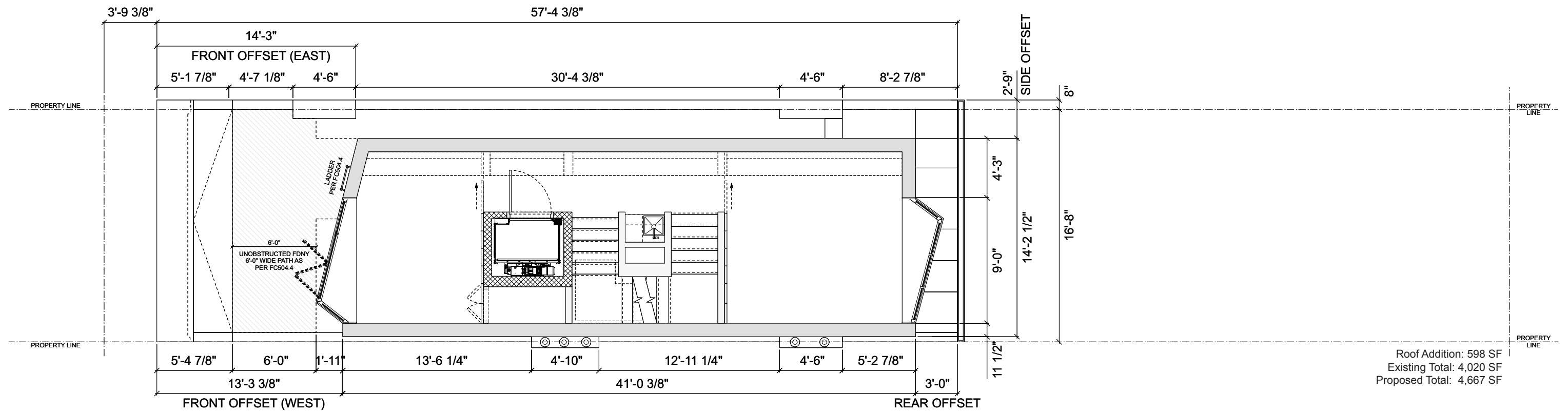


Proposed Plan - 3rd Floor





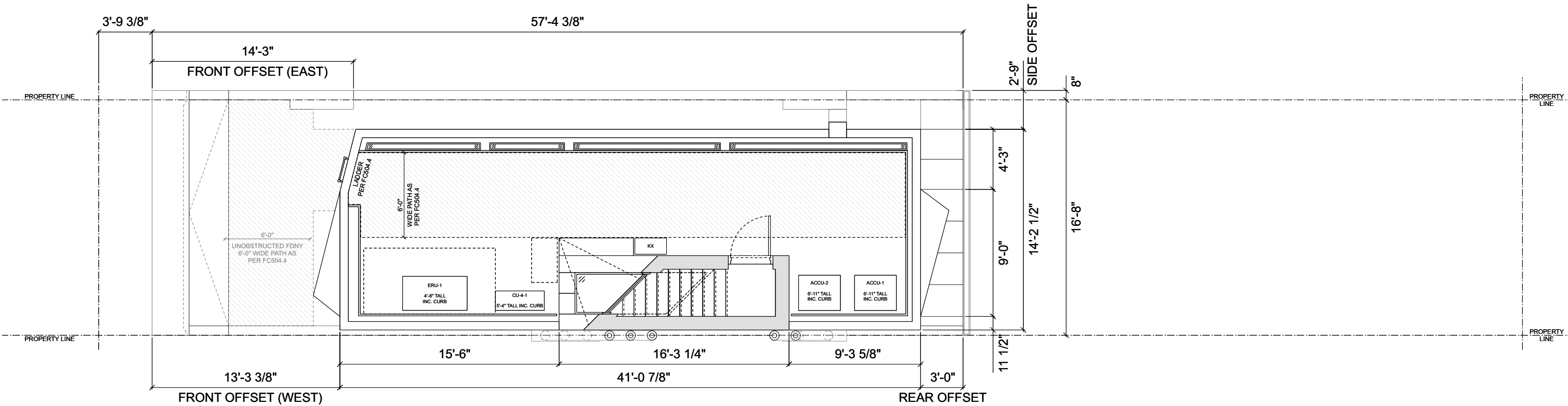
Existing / Demo Plan - Roof



Proposed Plan - 4th Floor

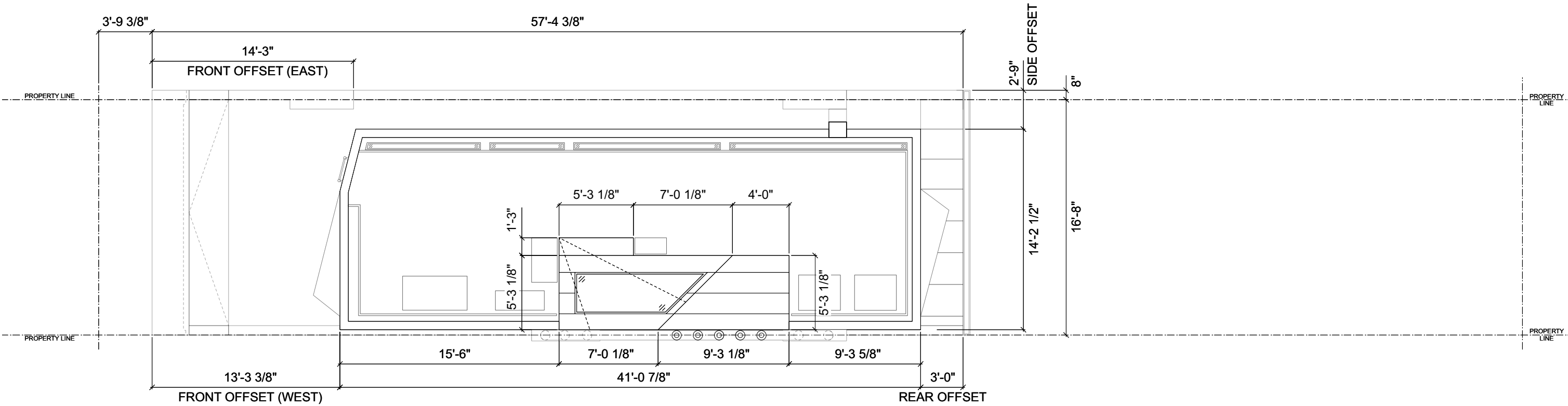
Roof Addition: 598 SF
Existing Total: 4,020 SF
Proposed Total: 4,667 SF





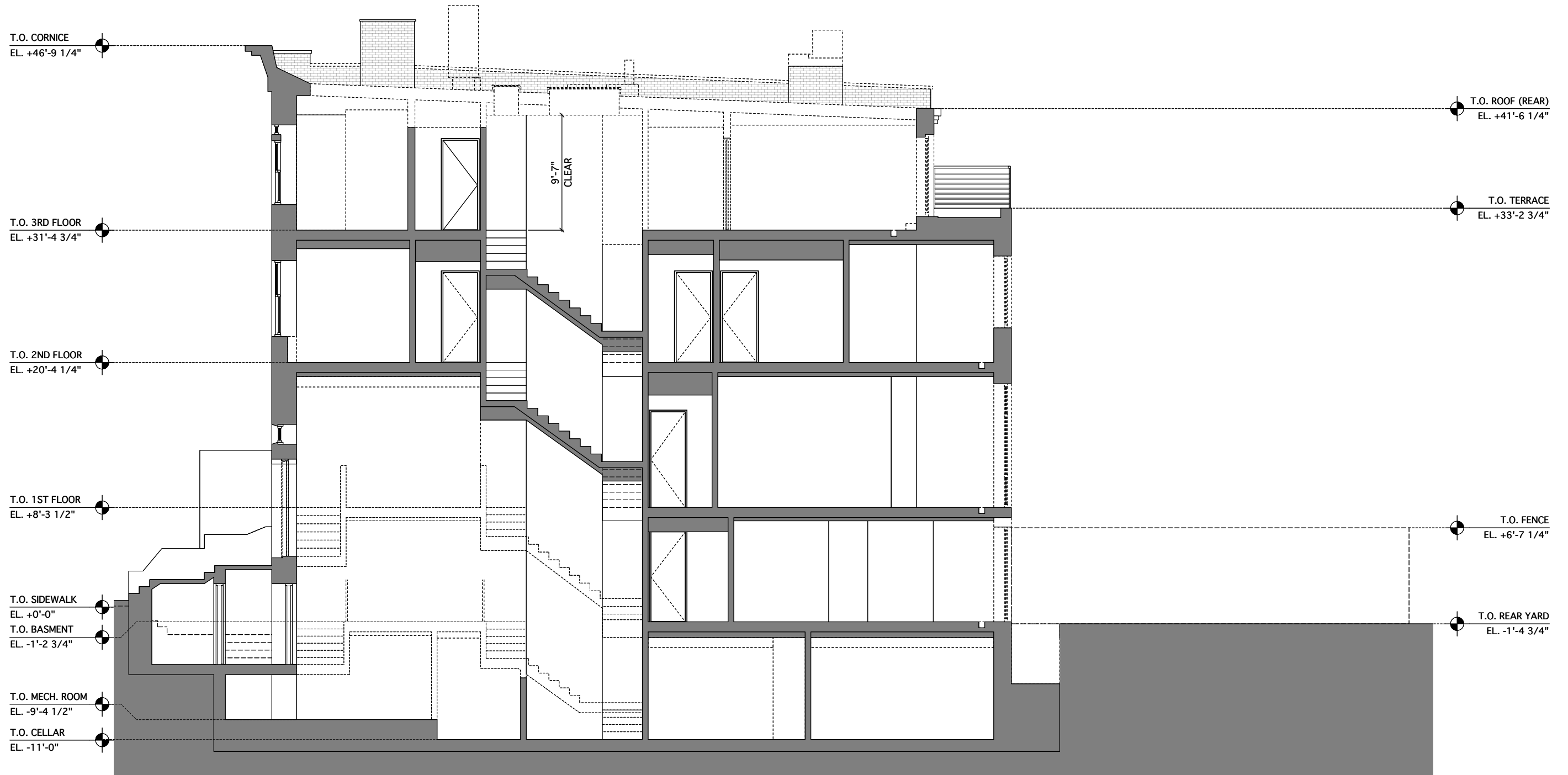
Proposed Plan - Roof

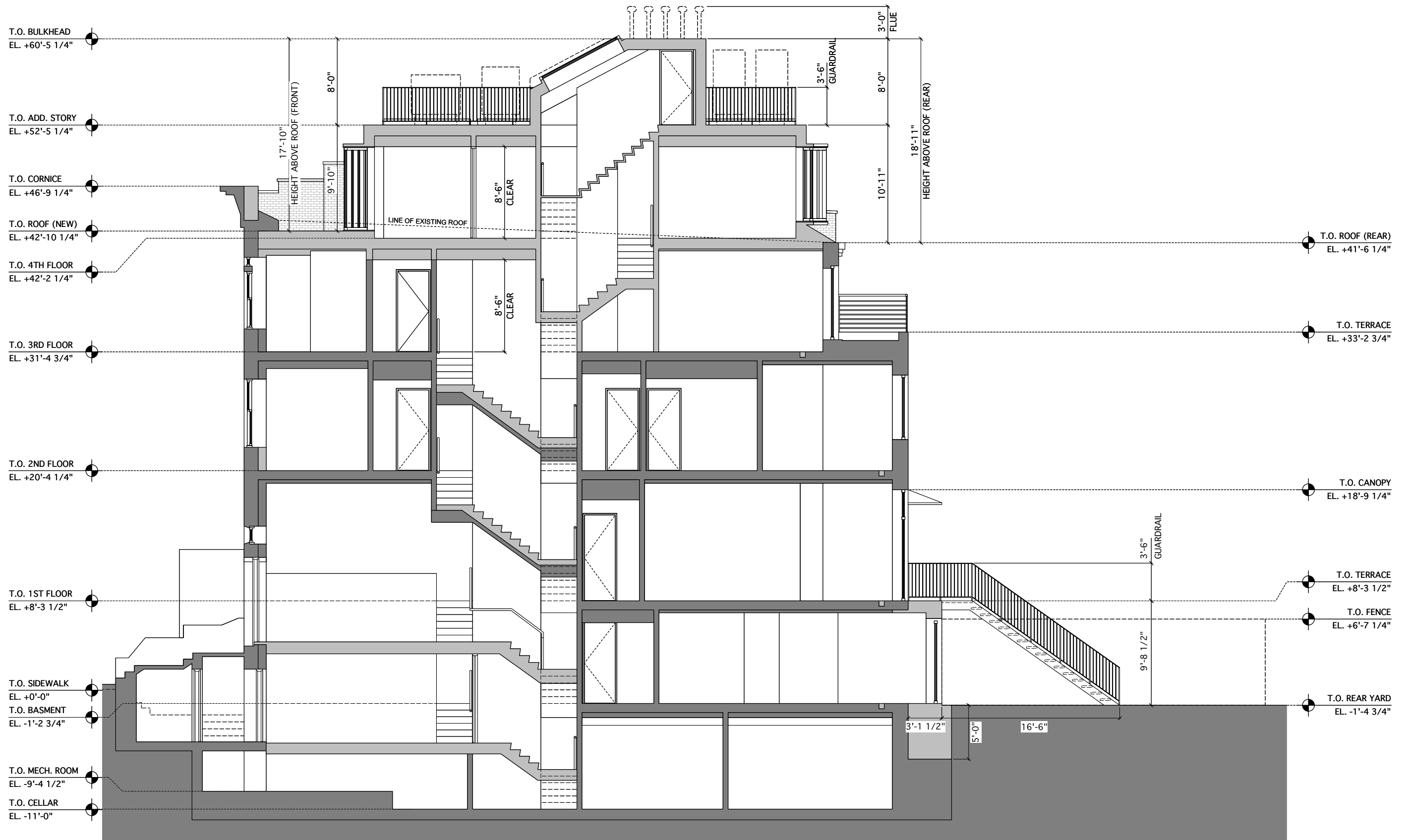




Proposed Plan - Bulkhead Roof









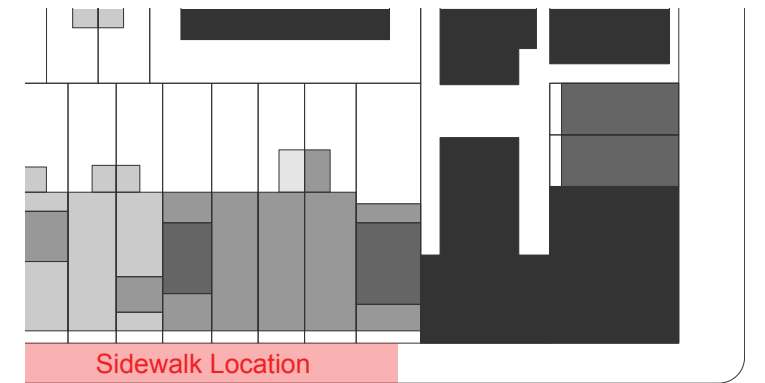
North-East Corner: Showing proposed additional story, guardrail, & raised parapet heights



North-West Corner: Showing proposed additional story, bulkhead, MEP units, guardrail, & chimney flues



Photos from Sidewalk on North side of 95th Street in front of and to the West of the property.
Photos each taken approximately (25) paces apart.



West 95th Street



West 94th Street



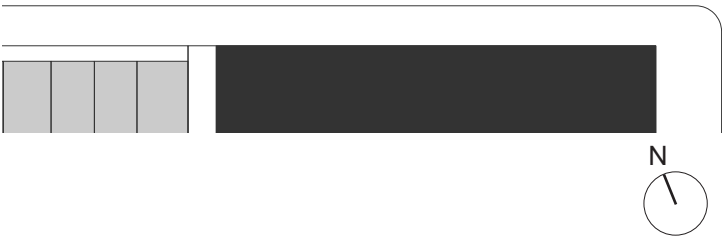
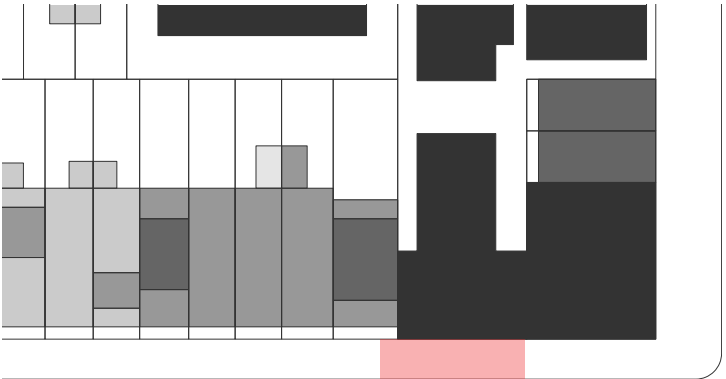


Close-Up photos from Sidewalk on North side of 95th Street to the East of the property. Photos each taken (4) steps apart.



Close-Up Photos from Sidewalk on North side of 95th Street to the East of the property. Photos each taken (4) steps apart.

Proposed parapet digitally raised per elevation drawings. (Parapet mock-up digitally removed for clarity)





Mock-Up



Montage



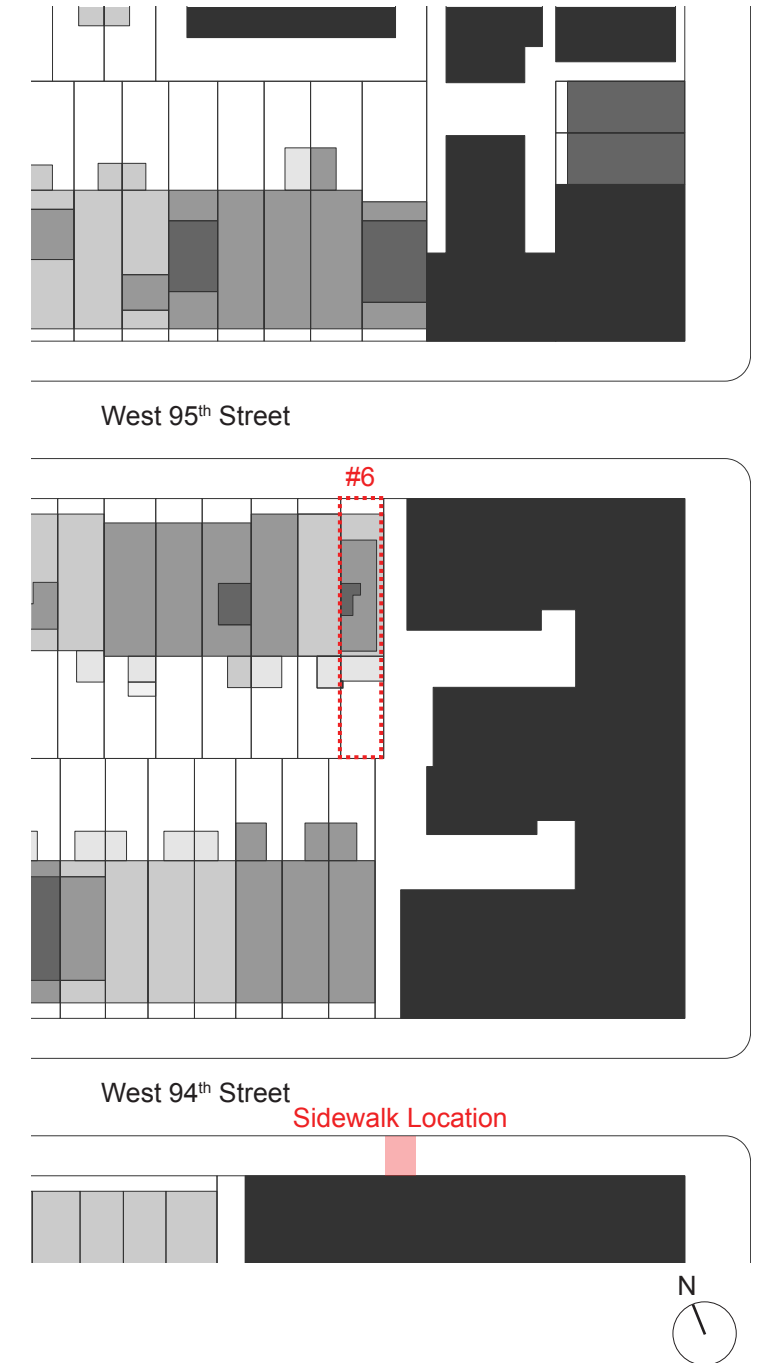
Mock-Up



Montage
East facade window frame color to match existing windows on front facade.



Photos from Sidewalk on South side of 94th Street looking through the alleyway to the rear of the property.
Photos each taken (2) paces apart.





Mock-Up (Sidewalk bridge is current condition)



Montage (Shown over photo where sidewalk bridge was removed for reference)



Thank You