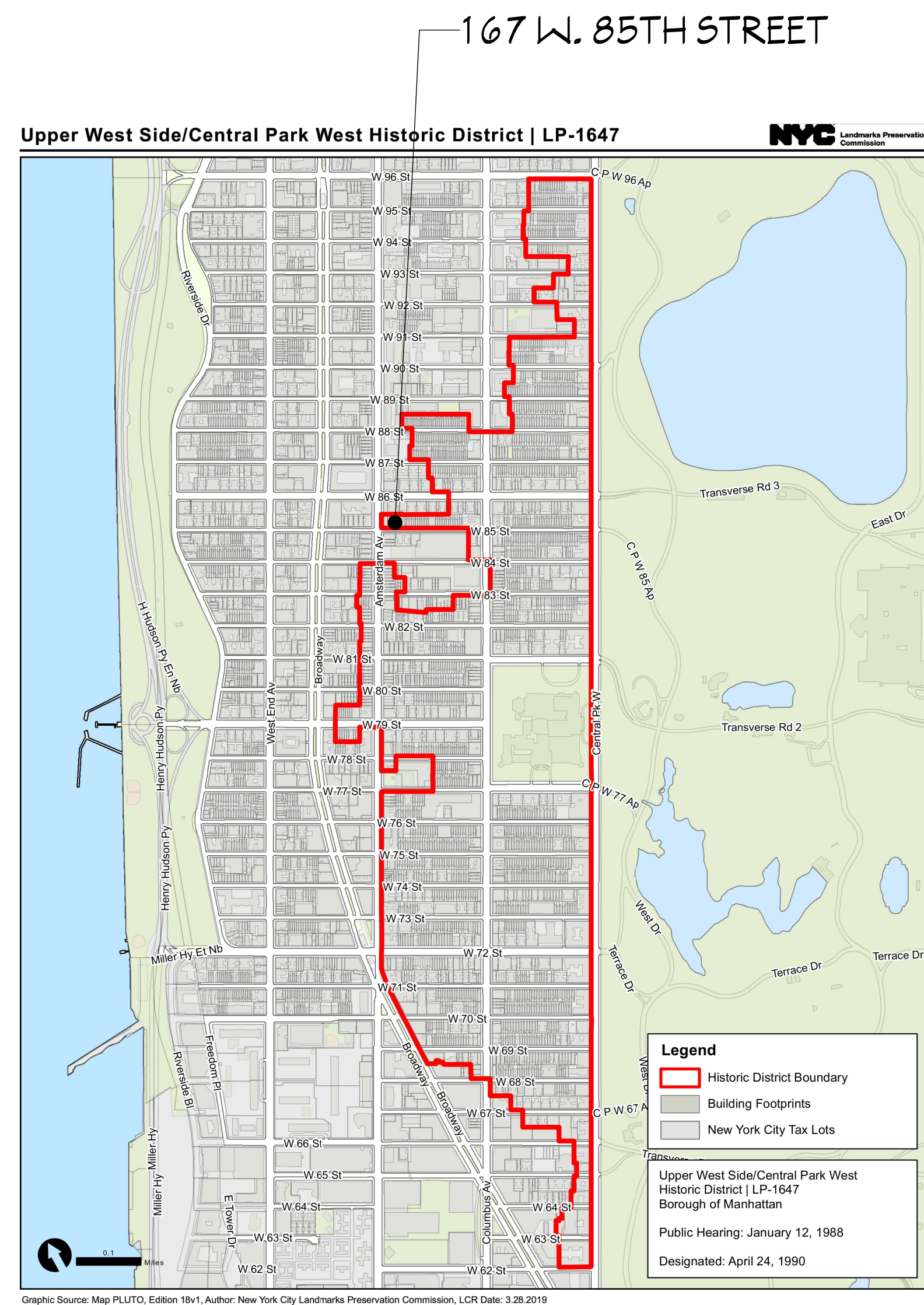


167 WEST 85TH STREET

PROPOSED REAR ADDITION



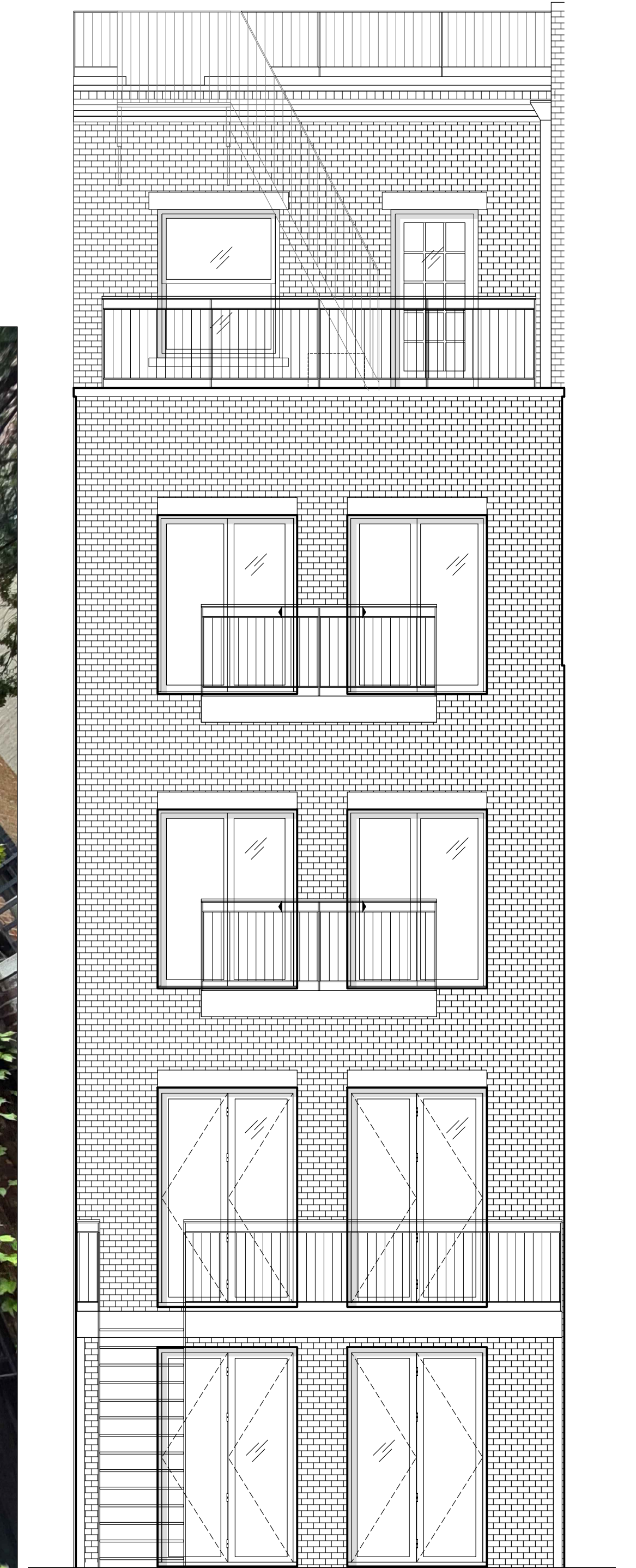
UPPER WEST SIDE/ CENTRAL
PARK WEST HISTORIC DISTRICT



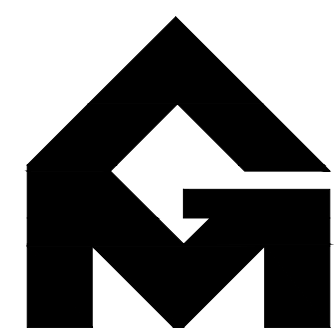
EXISTING SOUTH FACADE



EXISTING NORTH FACADE



PROPOSED NORTH ELEVATION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

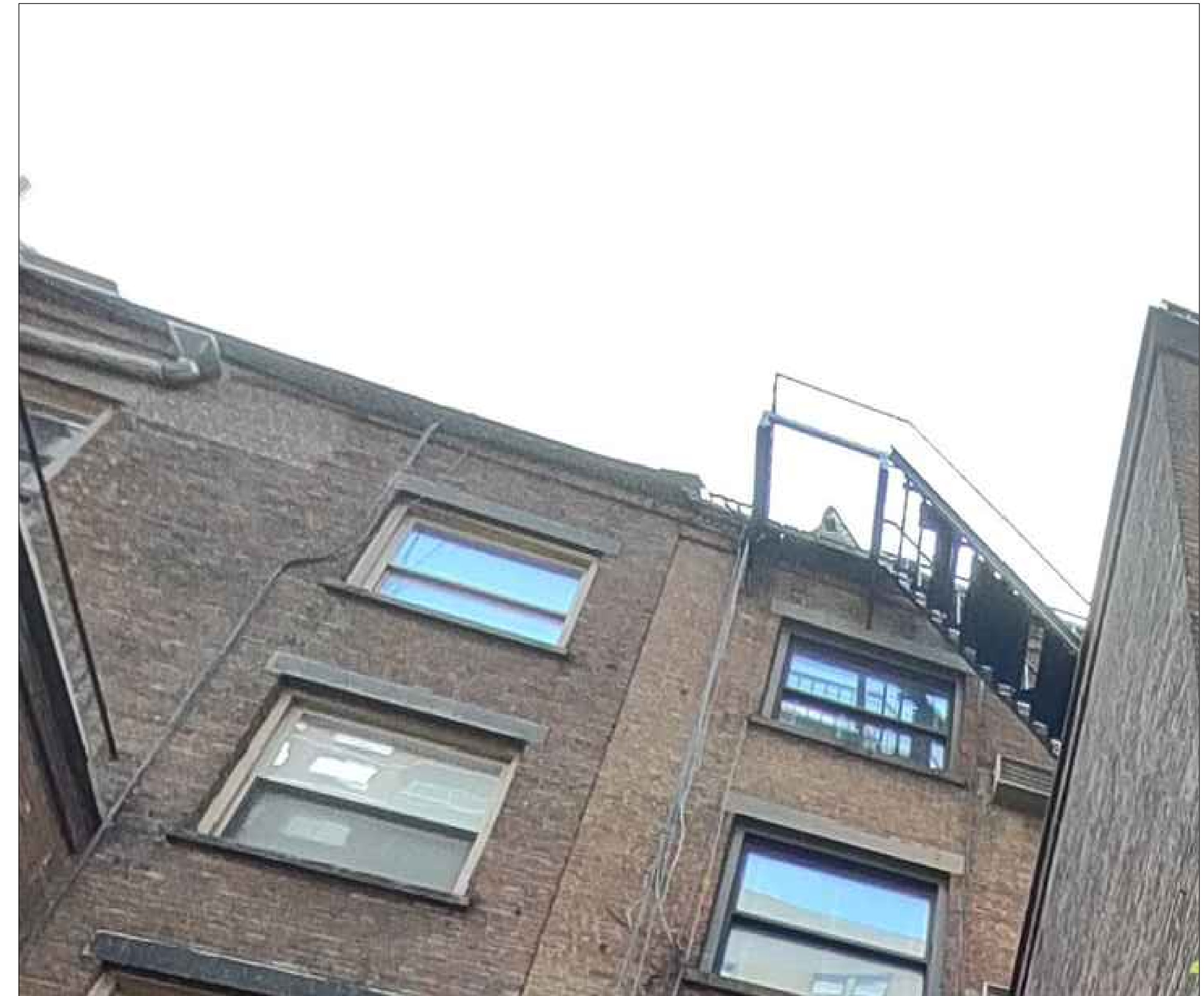
PAGE 1

167 WEST 85TH STREET

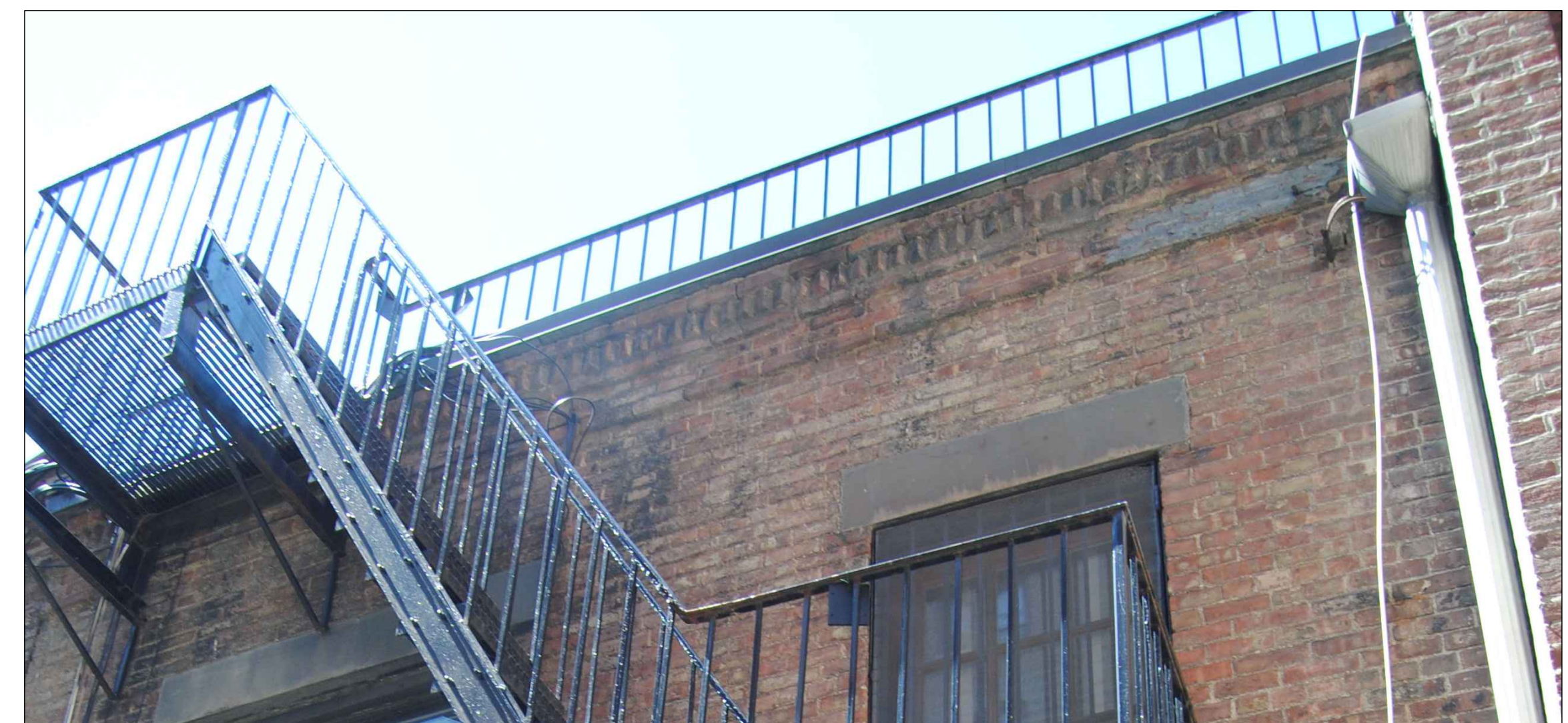
EXISTING REAR ELEVATION



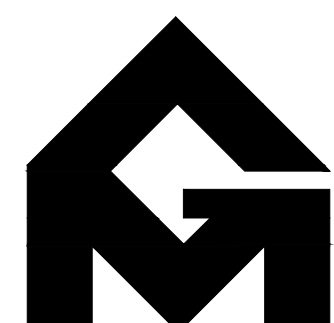
EXISTING NORTH FACADE



167 & 169 EXISTING BRICK CORBEL



167 EXISTING BRICK CORBEL



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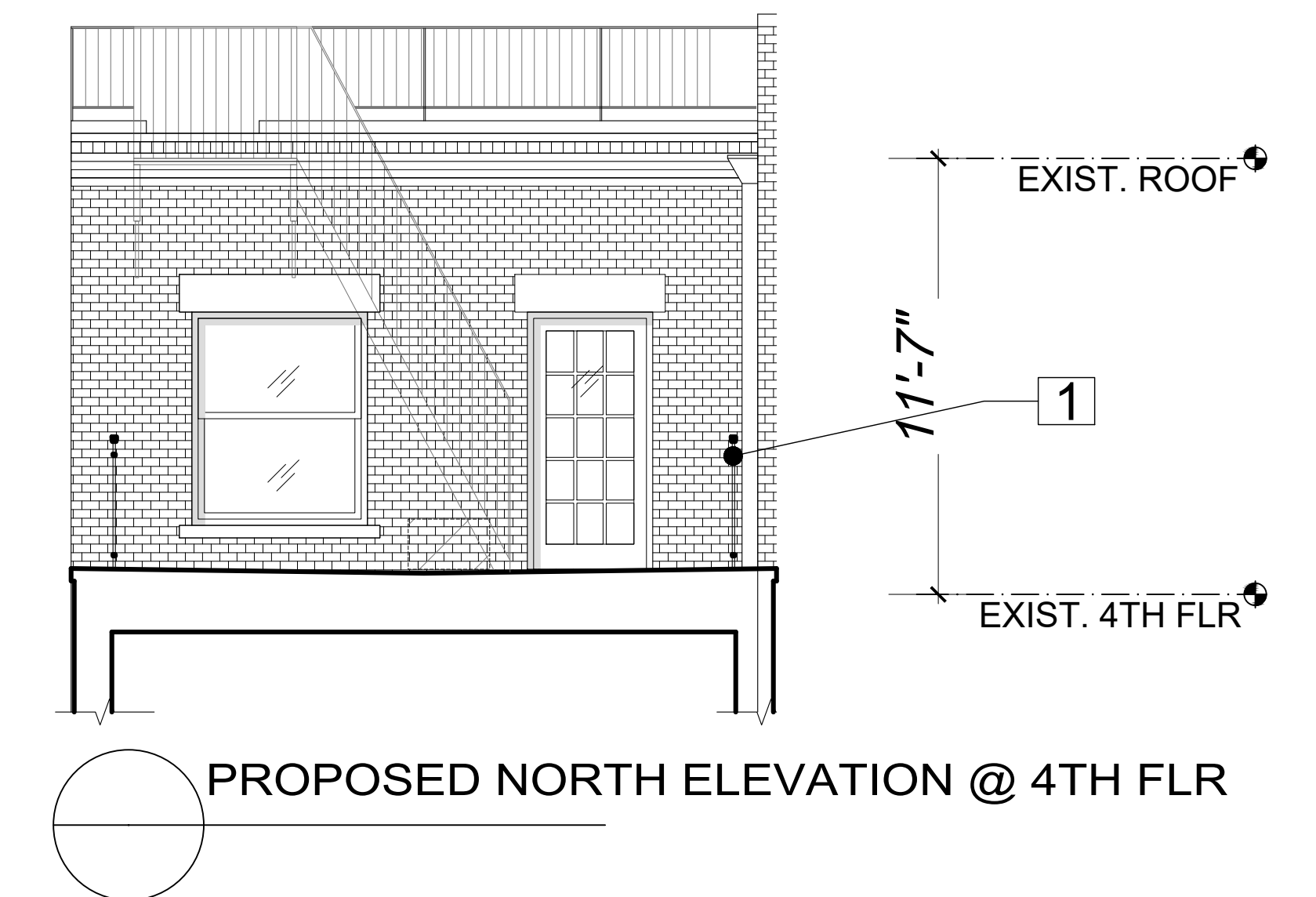


LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 2

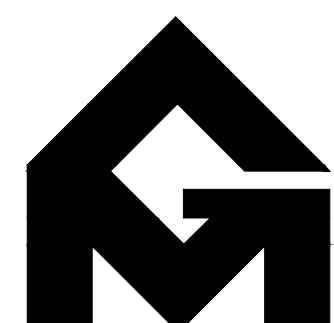
167 WEST 85TH STREET

PROPOSED REAR ADDITION



KEYED NOTES

1. NEW METAL RAILING PAINTED BLACK
2. NEW BRICK TO MATCH EXISTING BRICK ON C.M.U WALL IN THIS AREA
3. NEW BALCONY, TYP
4. NEW SLIDING GLASS DOOR, PAINTED BLACK
5. NEW BIFOLD GLASS DOOR, PAINTED BLACK
6. NEW METAL OPEN RISER STAIR, PAINTED BLACK



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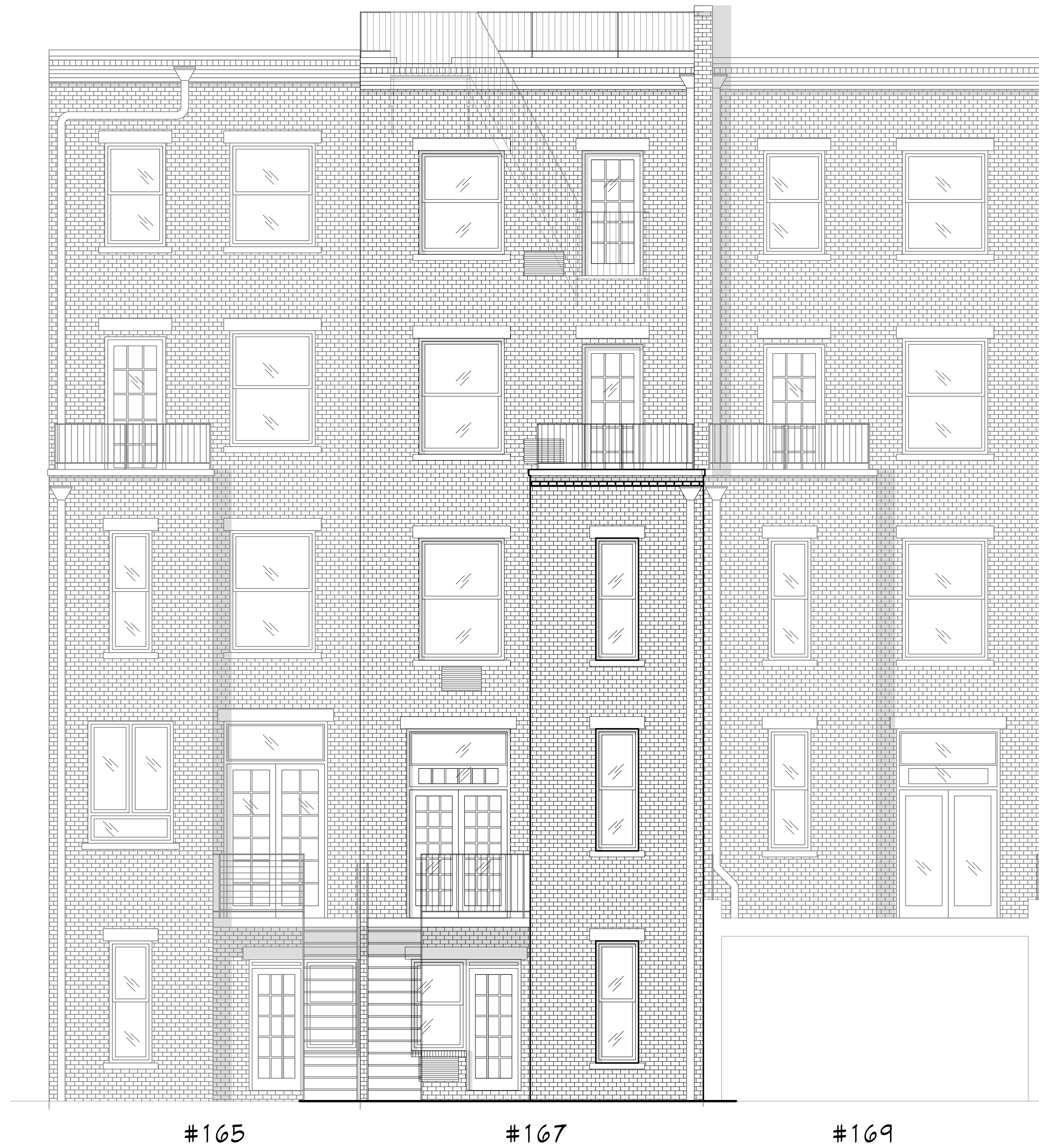


167 WEST 85TH STREET

CONTEXTUAL ELEVATION

KEYED NOTES

1. BRICK ON CMU WALL
2. REPAIR, REPOINT EXIST. BRICK WALL



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 4

167 WEST 85TH STREET

ISOMETRIC VIEW

LEGEND

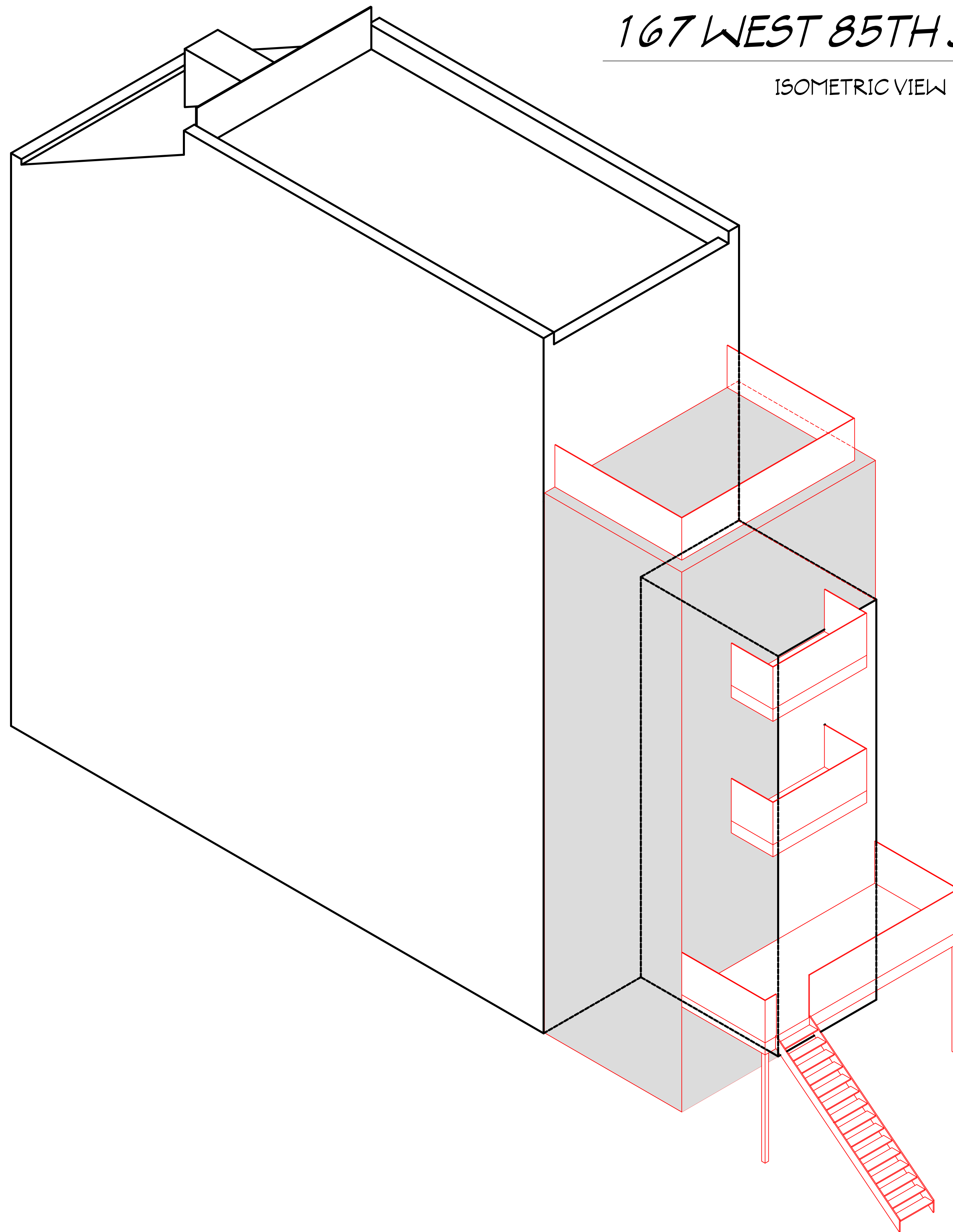
EXISTING TO REMAIN



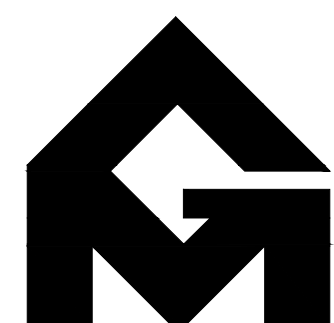
NEW ADDITION



WEST 85TH STREET



ISOMETRIC VIEW



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167 WEST 85TH STREET

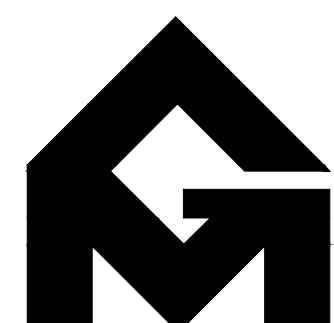
INTERIOR BLOCK CONDITIONS



INTERIOR BLOCK CONDITIONS LOOKING EAST



INTERIOR BLOCK CONDITION @ 165 & 167 W. 85TH ST



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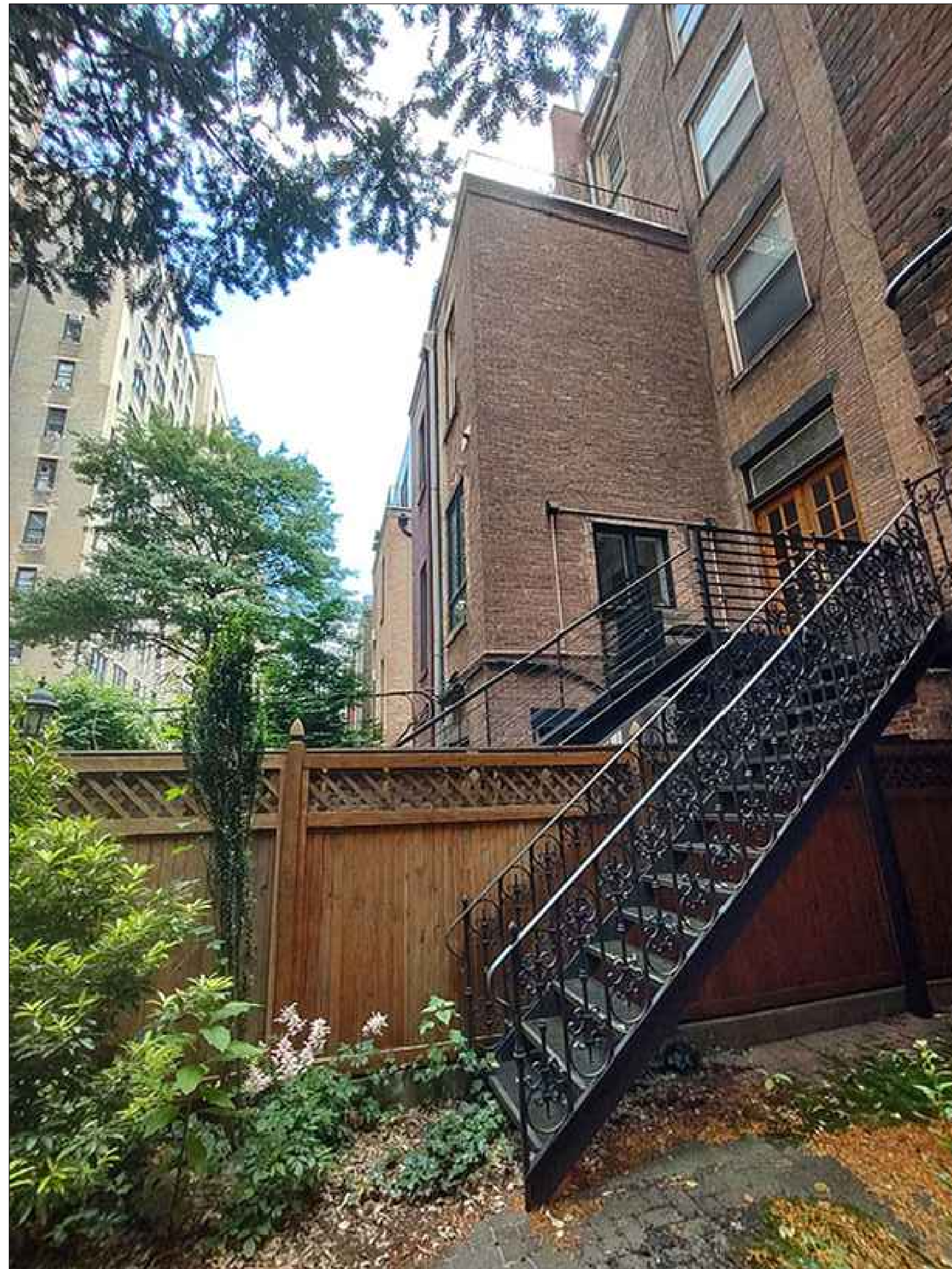


LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 6

167 WEST 85TH STREET

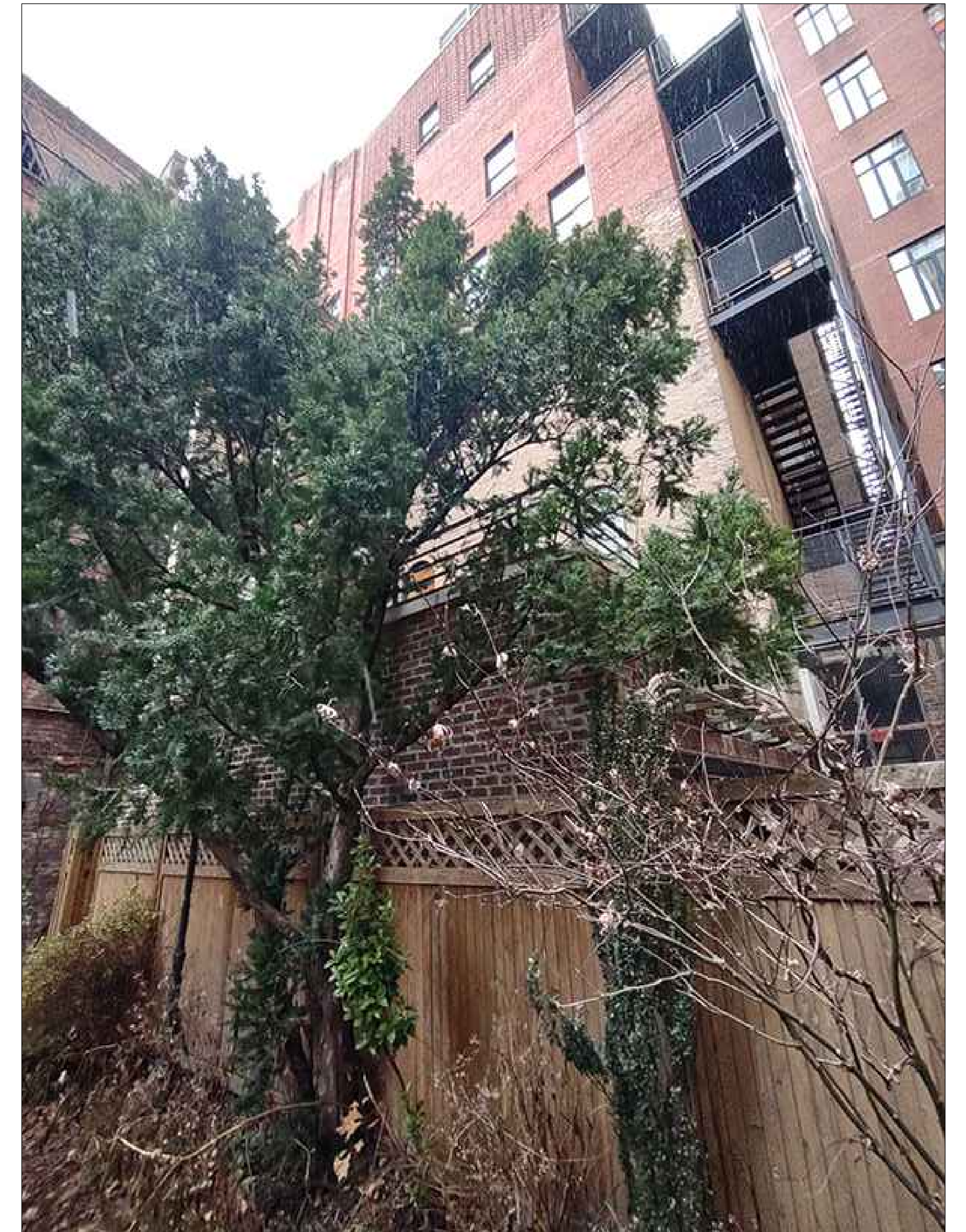
INTERIOR BLOCK CONDITIONS



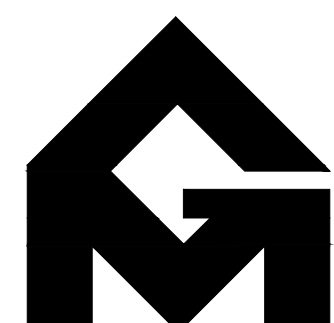
NORTH FACADE PHOTO #1 LOOKING S.E



INTERIOR LOT CONDITIONS LOOKING EAST



INTERIOR LOT CONDITIONS LOOKING WEST



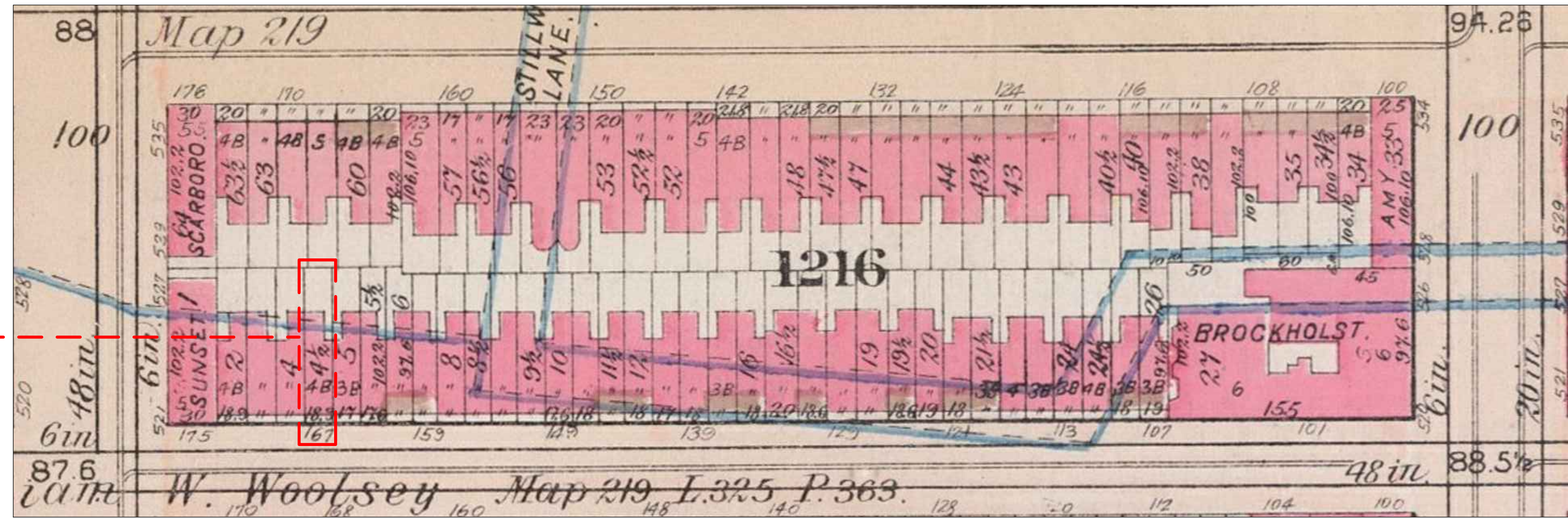
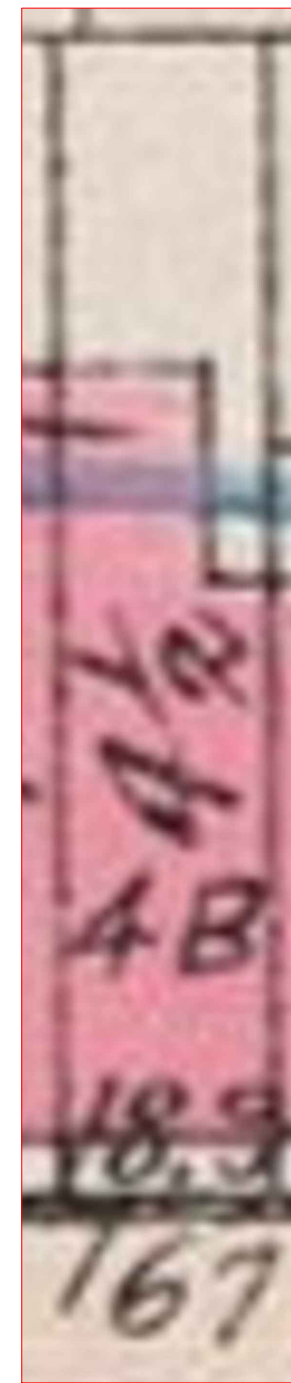
GRASSO-MENZIUSO ARCHITECTS
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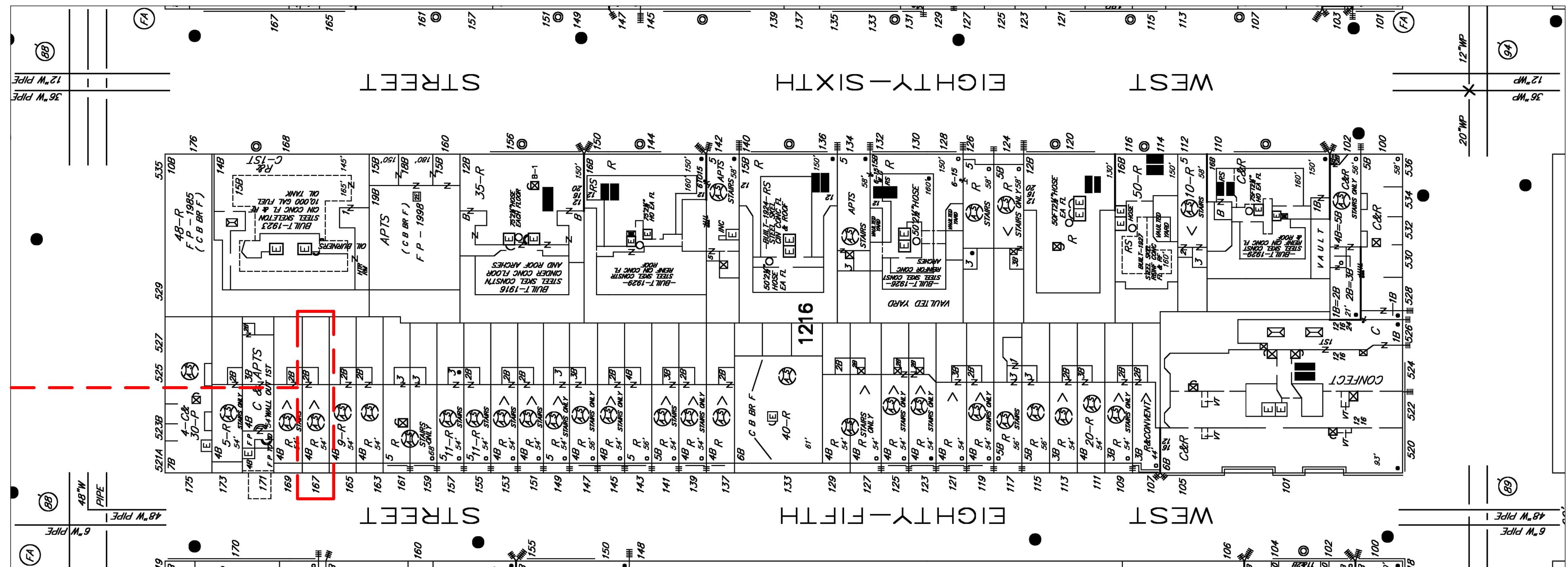
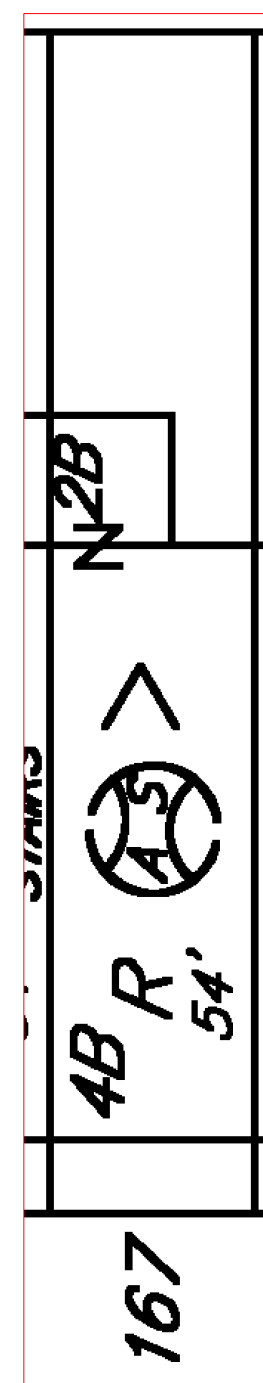


167 WEST 85TH STREET

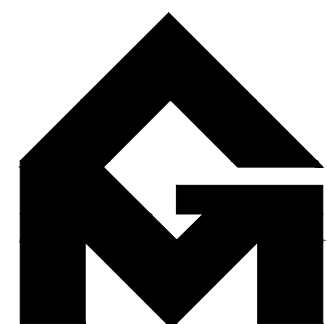
HISTORIC MAPS



1897 BROMLEY MAP-NYPL



1912 SANBORN MAP



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

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167 WEST 85TH STREET

EXISTING BLOCK PLAN

EXISTING AS PER 1912 SANBORN MAP

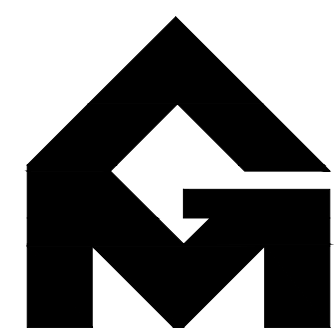
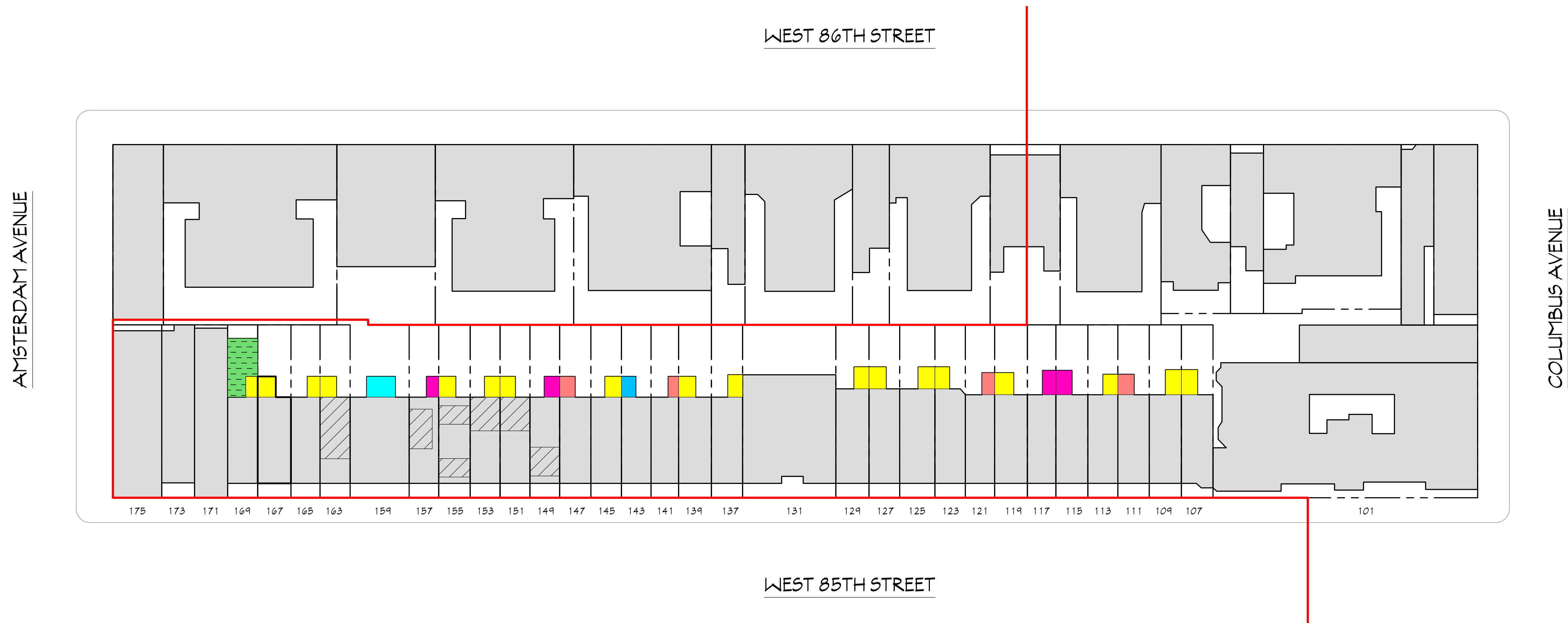
- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION
- EXISTING 4 STORY EXTENSION
- EXISTING 4 STORY & BASEMENT EXTENSION

EXISTING POST 1912 SANBORN MAP

- 1 STORY ROOFTOP ADDITION
- EXISTING 1 STORY EXTENSION

LEGEND

- 167 W. 85TH STREET
- EXISTING BUILDING
- OPEN SPACE
- HISTORIC DISTRICT BOUNDARY



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167 WEST 85TH STREET

PROPOSED BLOCK PLAN

EXISTING AS PER 1912 SANBORN MAP

- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION
- EXISTING 4 STORY EXTENSION
- EXISTING 4 STORY & BASEMENT EXTENSION

EXISTING POST 1912 SANBORN MAP

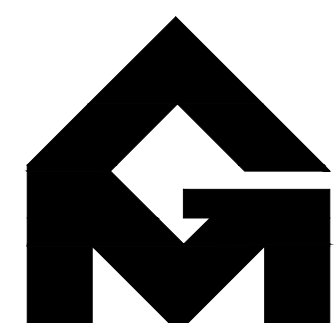
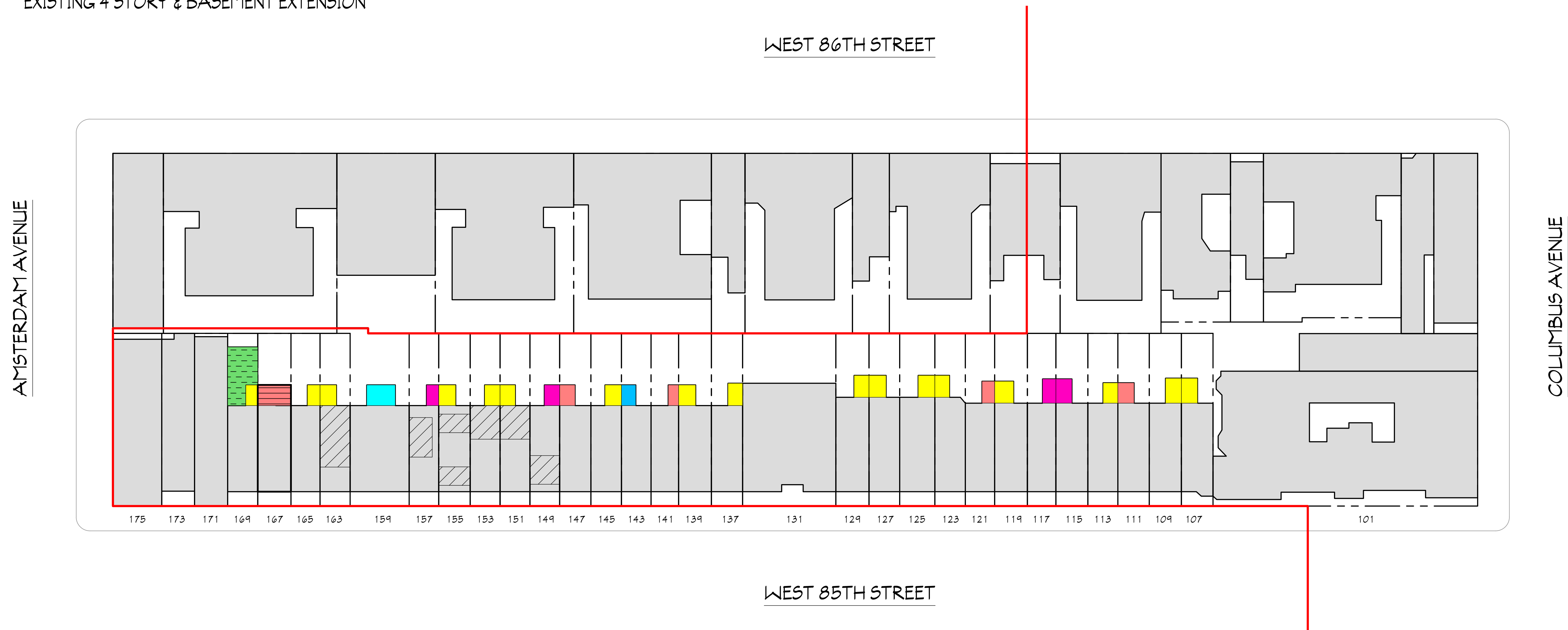
- 1 STORY ROOFTOP ADDITION
- EXISTING 1 STORY EXTENSION

PROPOSED EXTENSION

- PROPOSED 3 STORY & BASEMENT EXTENSION

LEGEND

- 167 W. 85TH STREET
- EXISTING BUILDING
- OPEN SPACE
- HISTORIC DISTRICT BOUNDARY



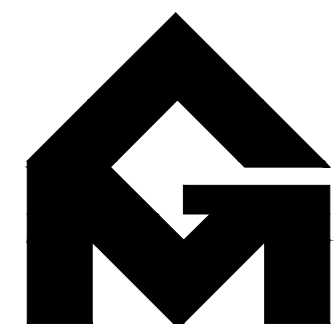
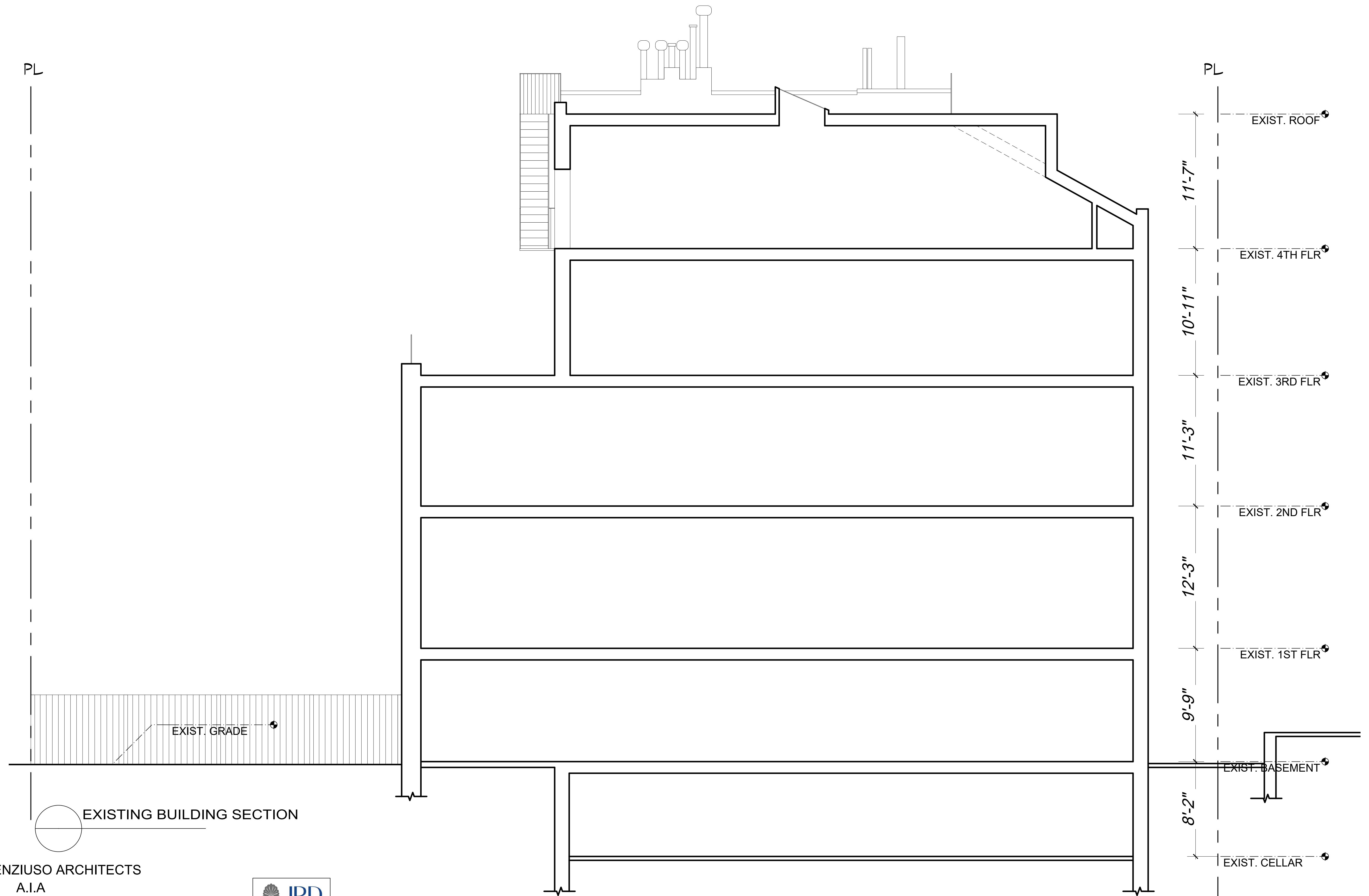
GRASSO-MENZIUSO ARCHITECTS
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167 WEST 85TH STREET

EXISTING BUILDING SECTION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

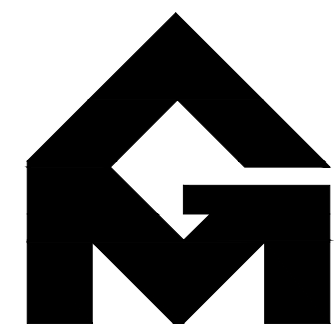
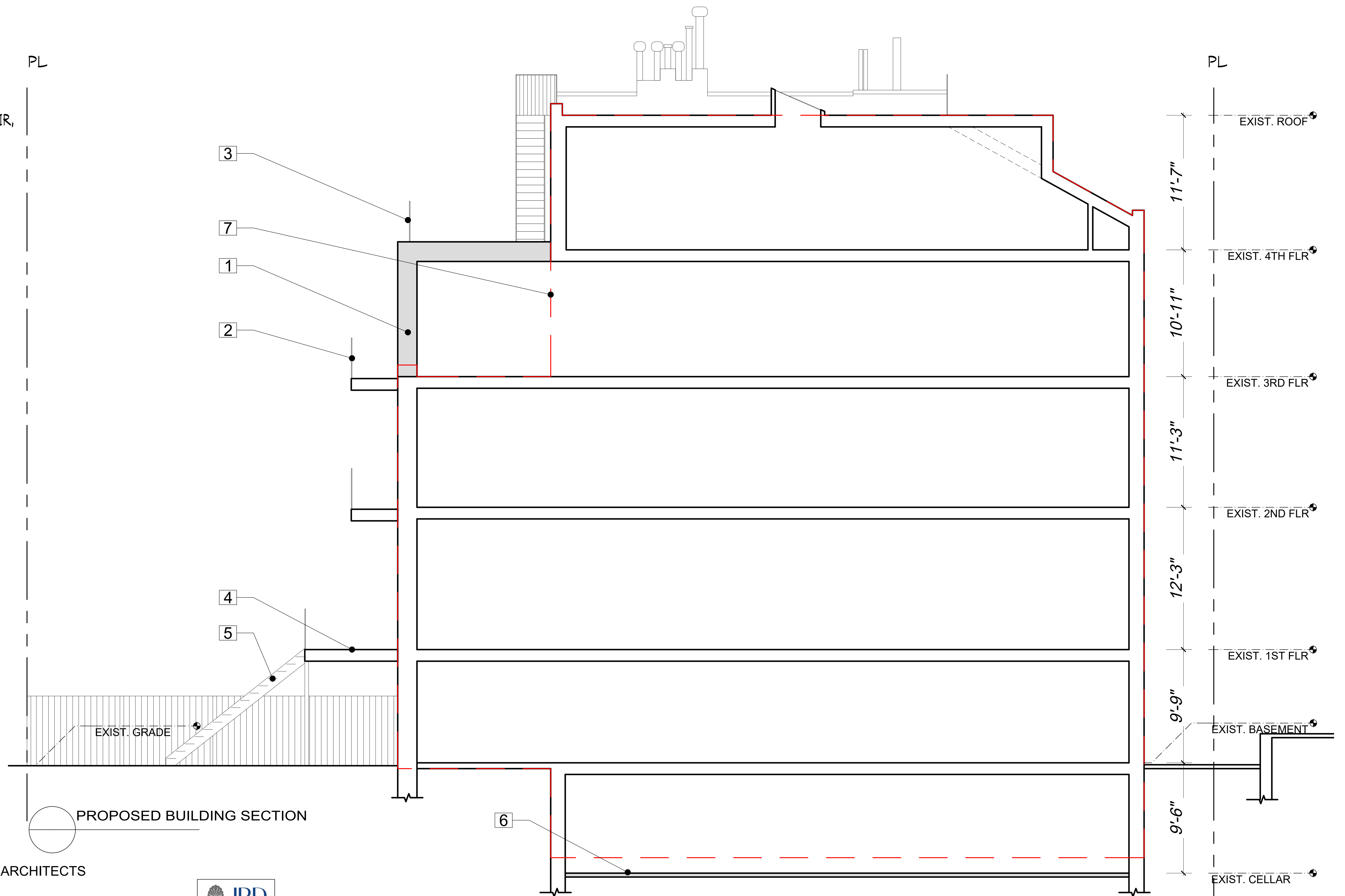
PAGE 11

167 WEST 85TH STREET

KEYED NOTES

1. NEW REAR EXTENSION
2. NEW BALCONY, TYP
3. NEW METAL RAILING, PAINTED BLACK.
4. NEW METAL DECK, PAINTED BLACK.
5. NEW METAL OPEN RISER STAIR, PAINTED BLACK.
6. NEW LOWERED SLAB
7. EXIST. BLDG ENVELOPE

PROPOSED BUILDING SECTION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

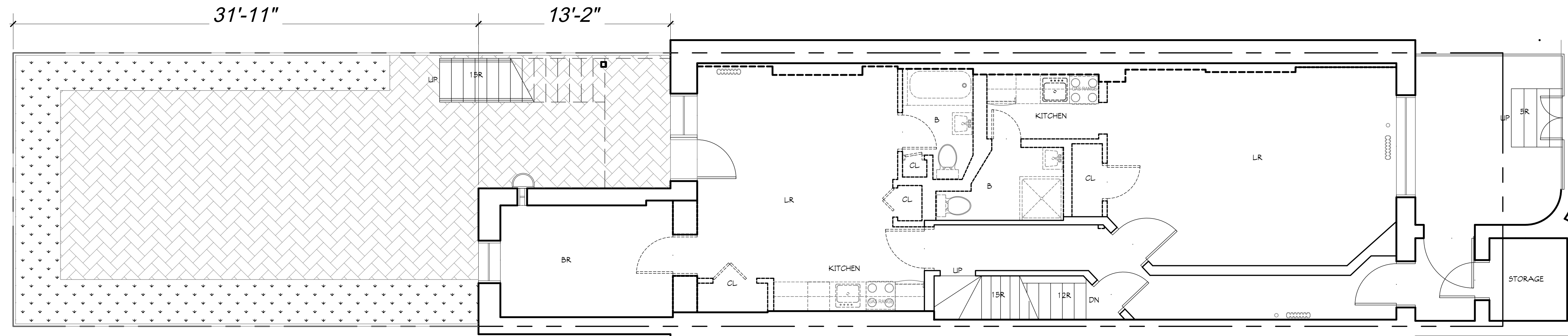
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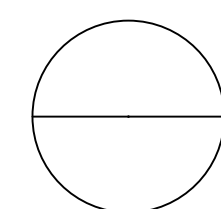
167 WEST 85TH STREET

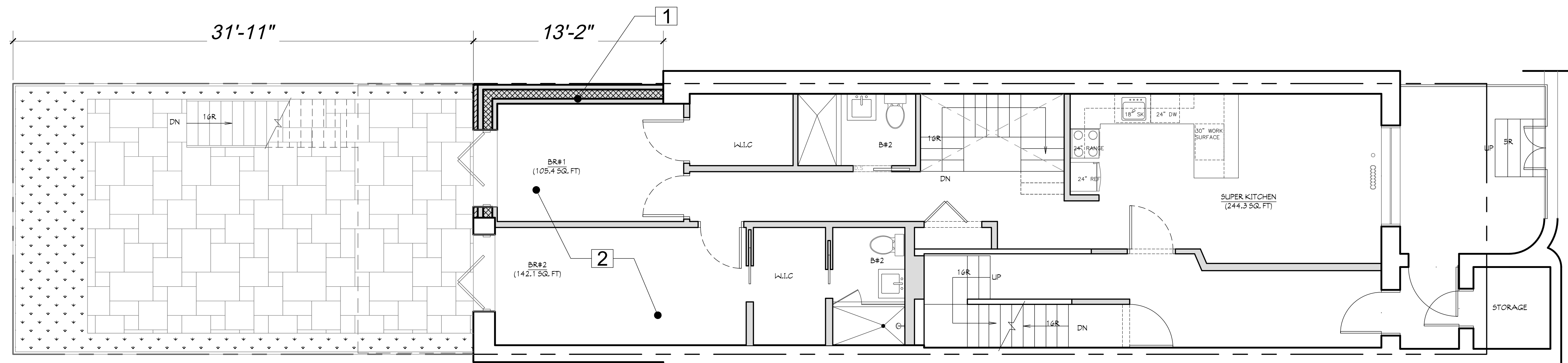
EXCAVATION AT BASEMENT

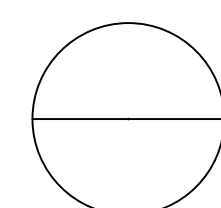
KEYED NOTES

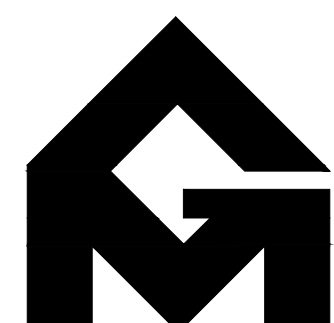
1. NEW EXTENSION
2. SLAB ON GRADE



 BASEMENT EXISTING CONDITIONS PLAN



 BASEMENT PROPOSED CONDITIONS PLAN



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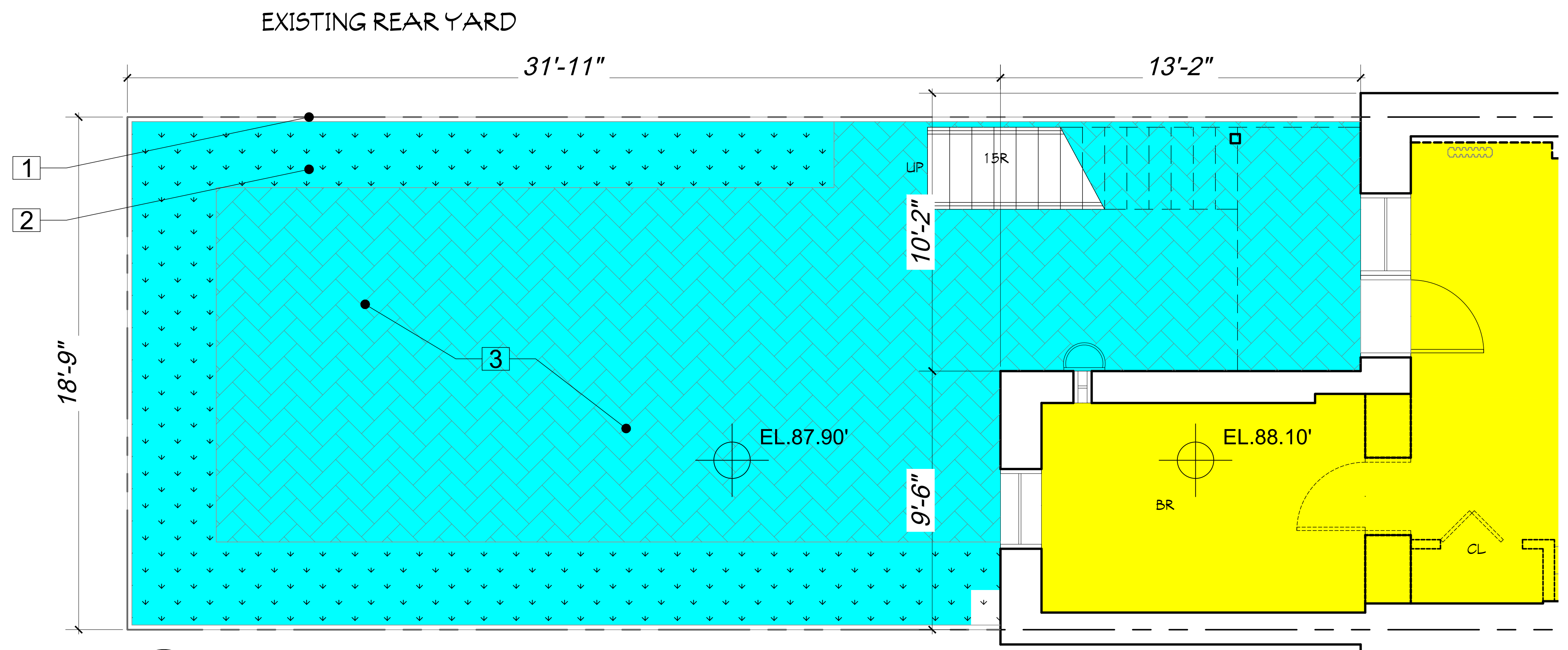
167 WEST 85TH STREET

KEYED NOTES

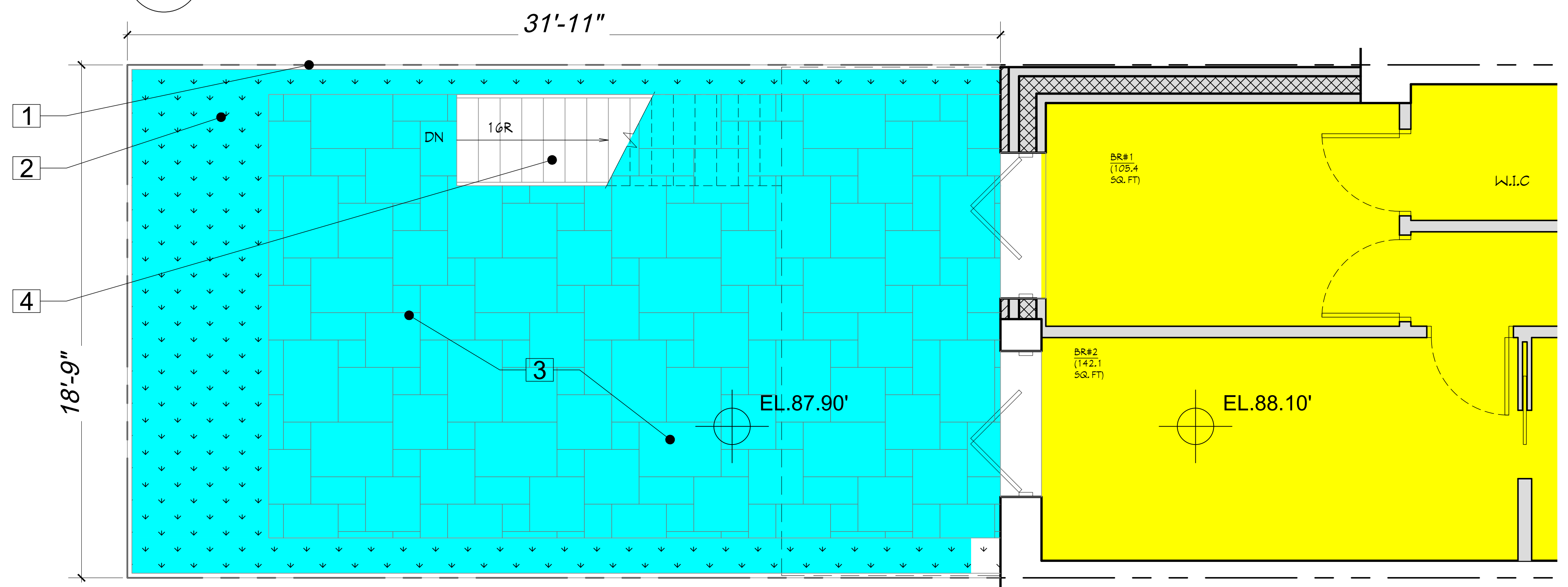
1. EXISTING WOOD FENCE
2. PLANTED AREA
3. INTERLOCKING PAVERS
4. METAL STAIR



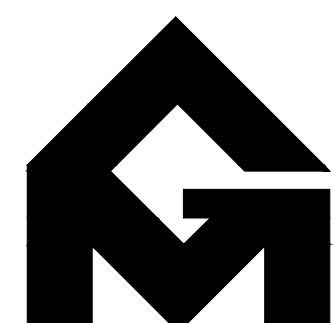
EXISTING REAR YARD



BASEMENT EXISTING CONDITIONS PLAN



BASEMENT PROPOSED CONDITIONS PLAN



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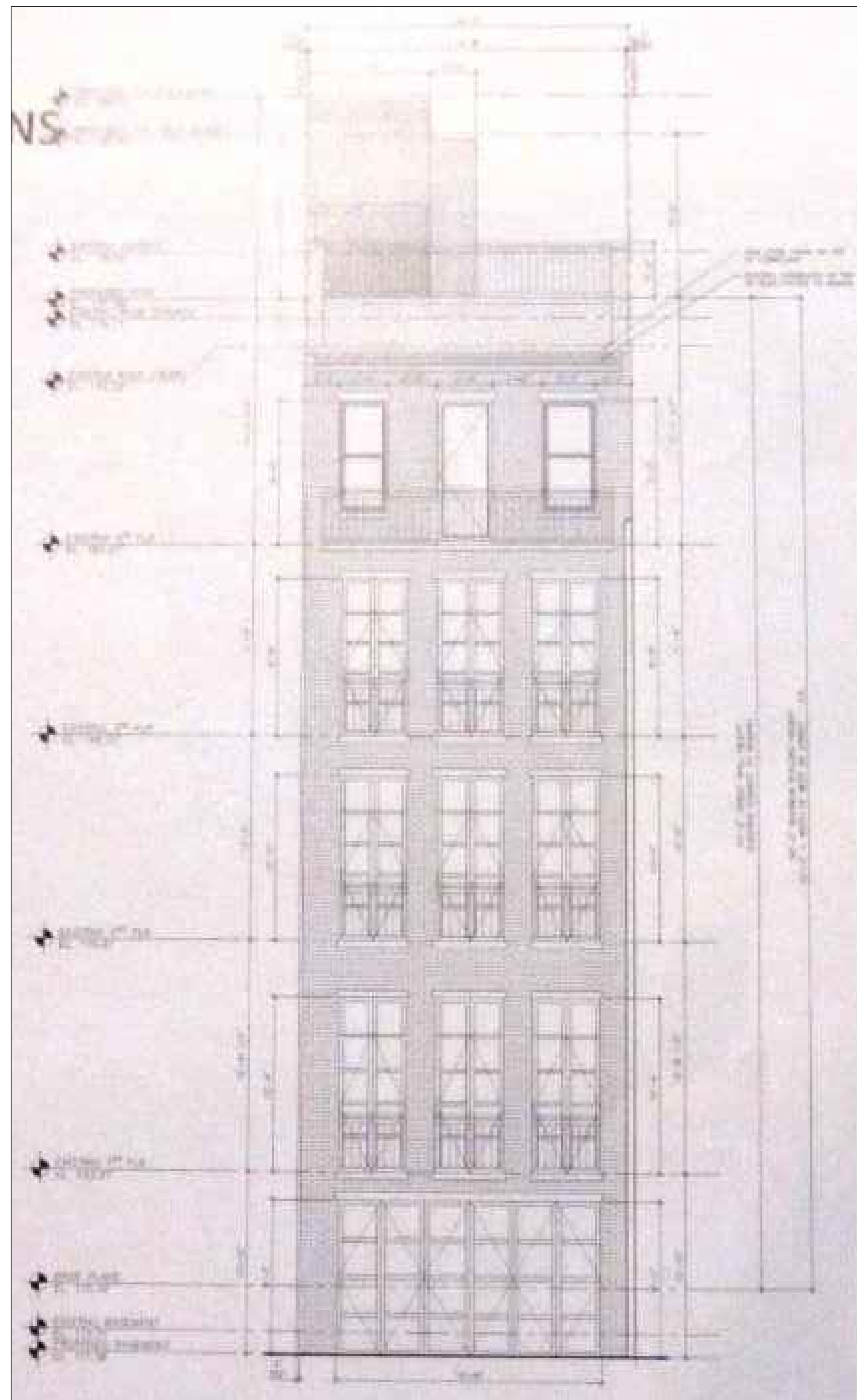


LANDMARKS PRESERVATION COMMISSION PRESENTATION

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167 WEST 85TH STREET

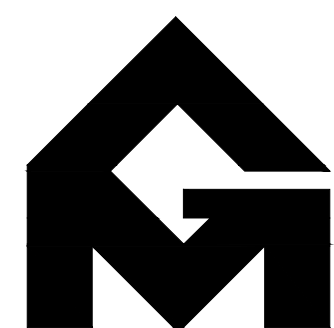
APPROVED ADDITIONS IN HISTORIC DISTRICT



39 WEST 89TH STREET- LPC APPROVED 7.22.14



154 WEST 73RD STREET- LPC APPROVED 2023



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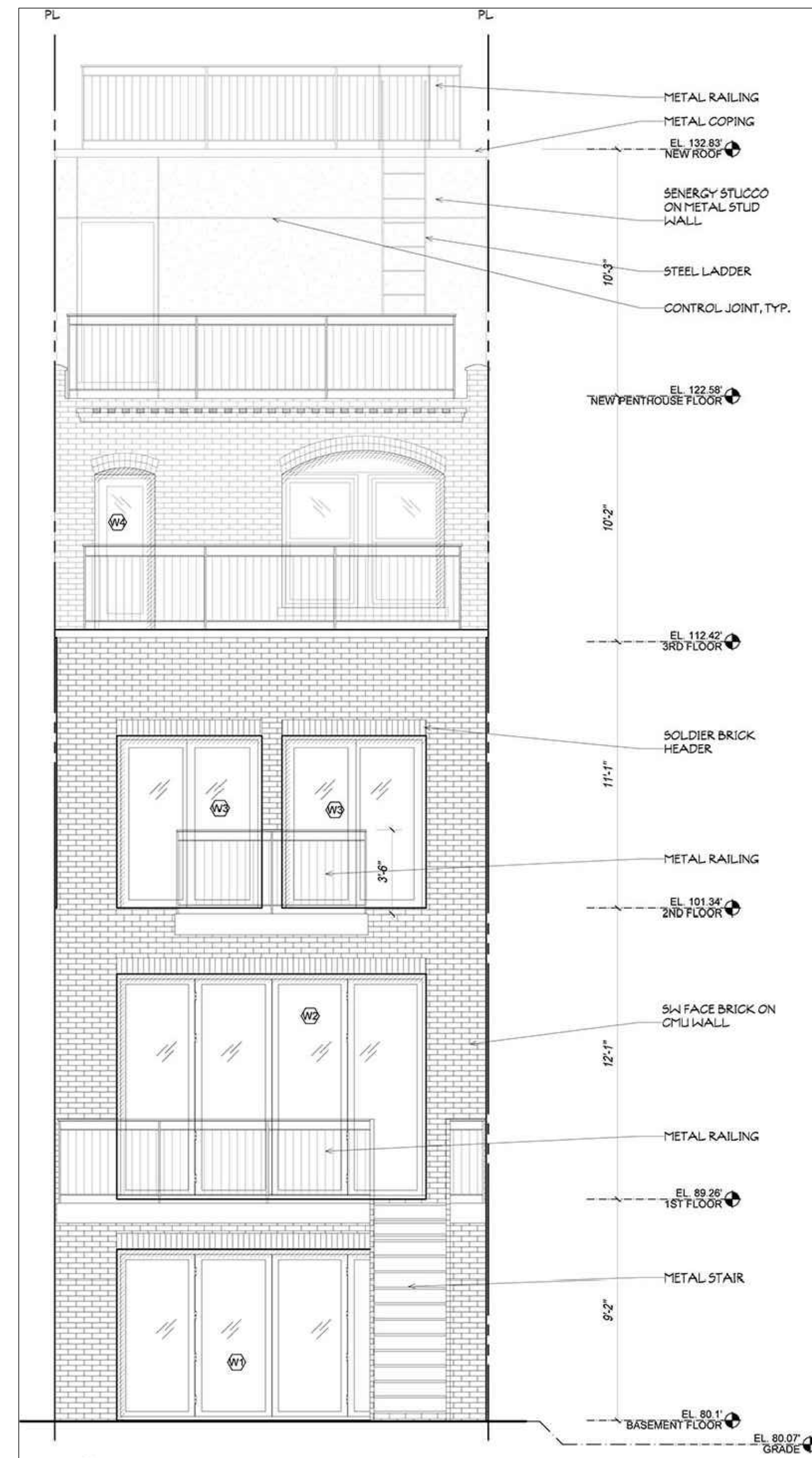


LANDMARKS PRESERVATION COMMISSION PRESENTATION

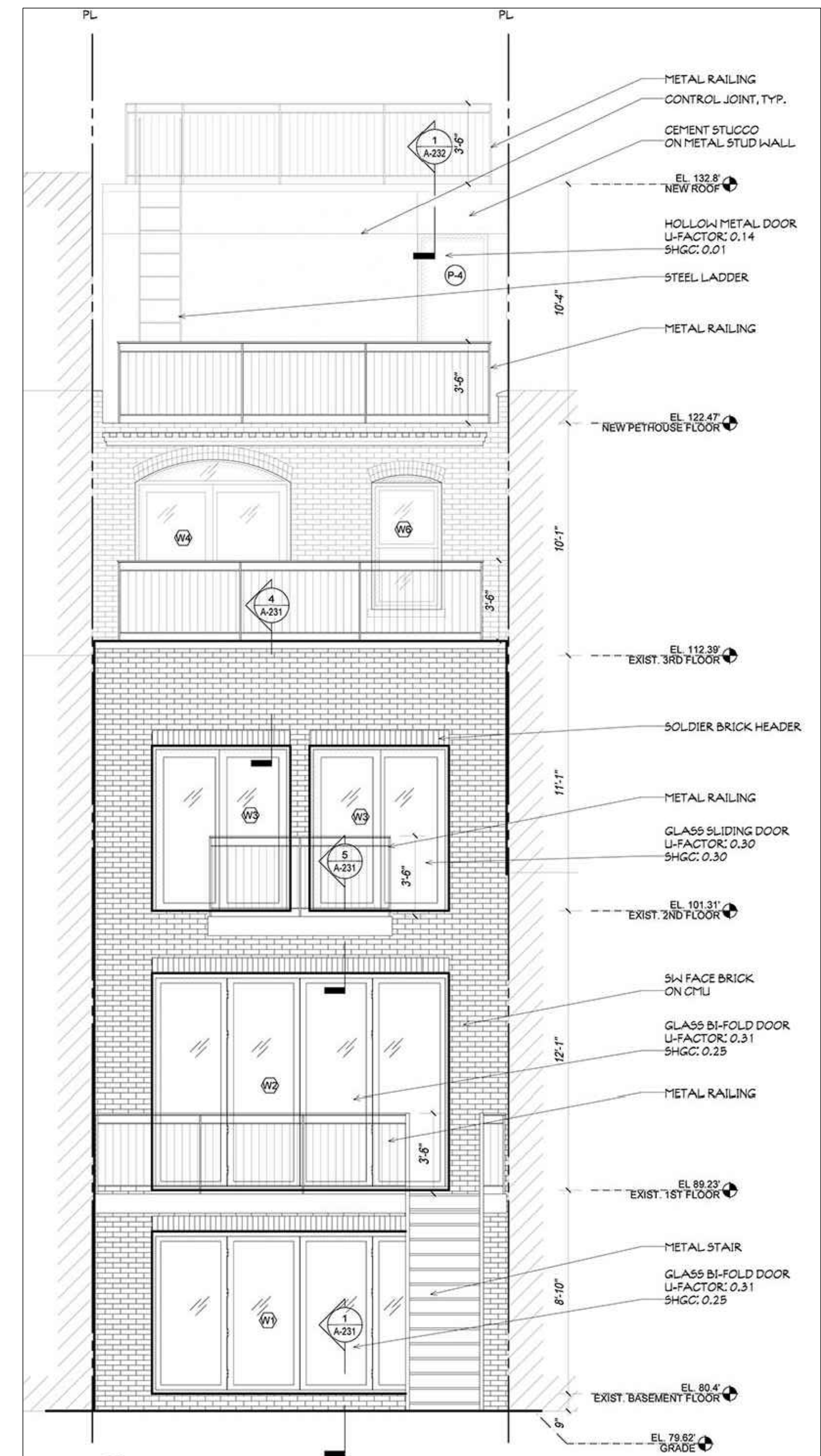
PAGE 15

167 WEST 85TH STREET

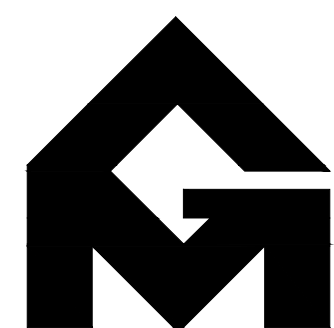
APPROVED ADDITIONS IN HISTORIC DISTRICT



254 W. 88TH STREET- LPC APPROVED 6.7.23



256 W. 88TH STREET- LPC APPROVED 3.29.22



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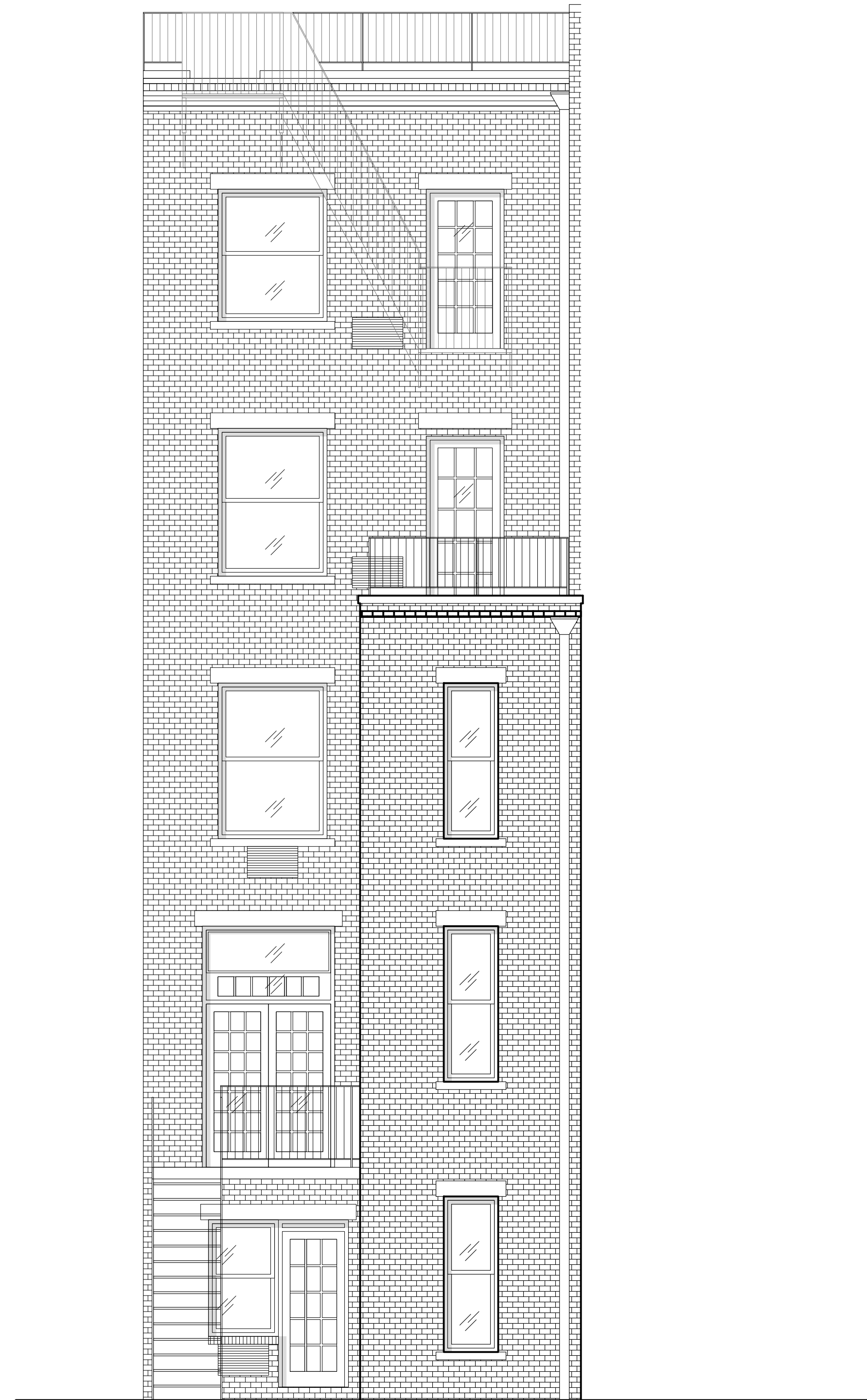


LANDMARKS PRESERVATION COMMISSION PRESENTATION

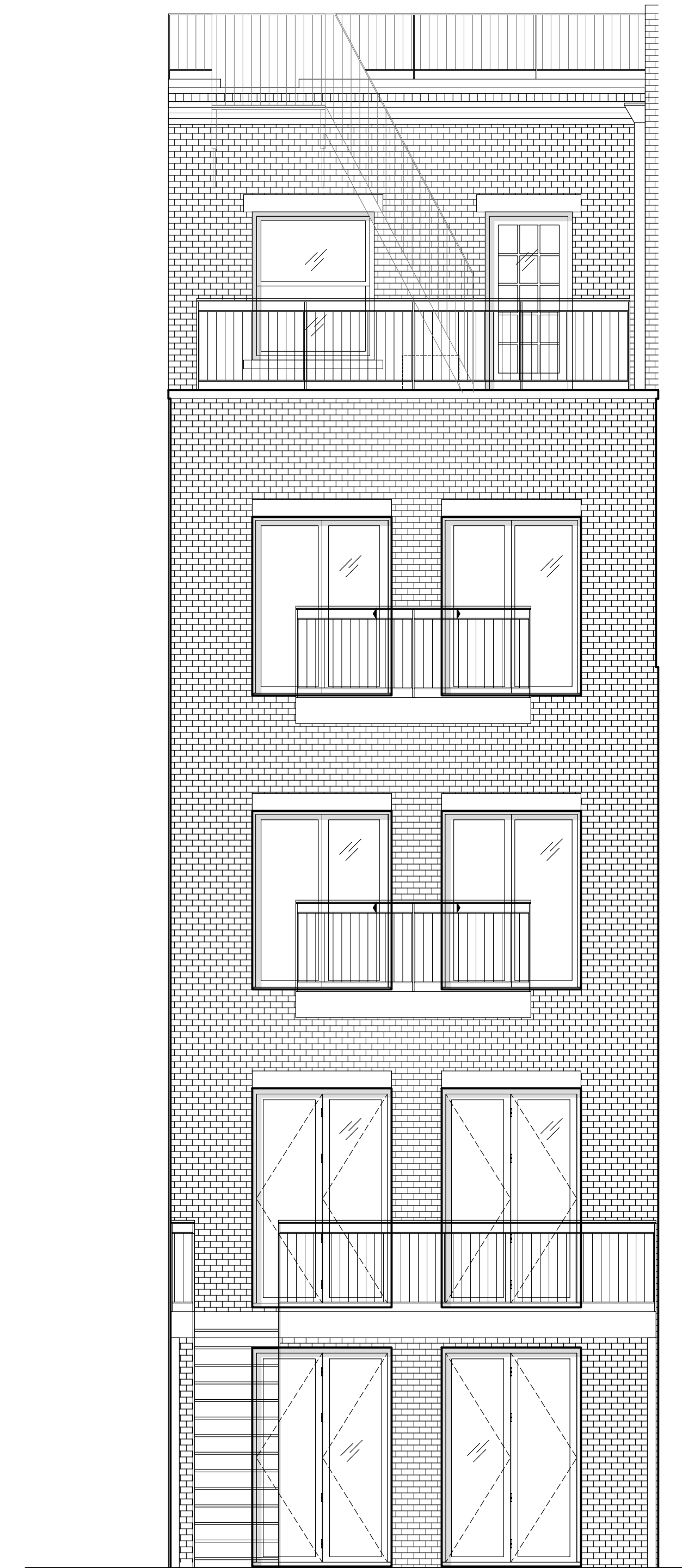
PAGE 16

167 WEST 85TH STREET

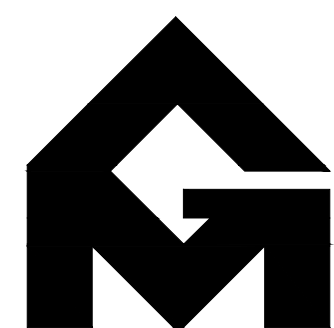
EXISTING & PROPOSED ELEVATIONS



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION



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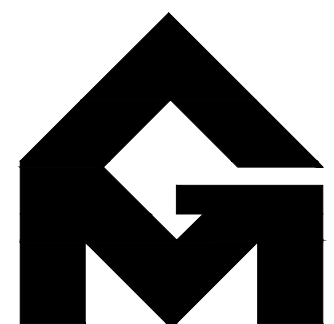


LANDMARKS PRESERVATION COMMISSION PRESENTATION

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167 WEST 85TH STREET

APPENDIX



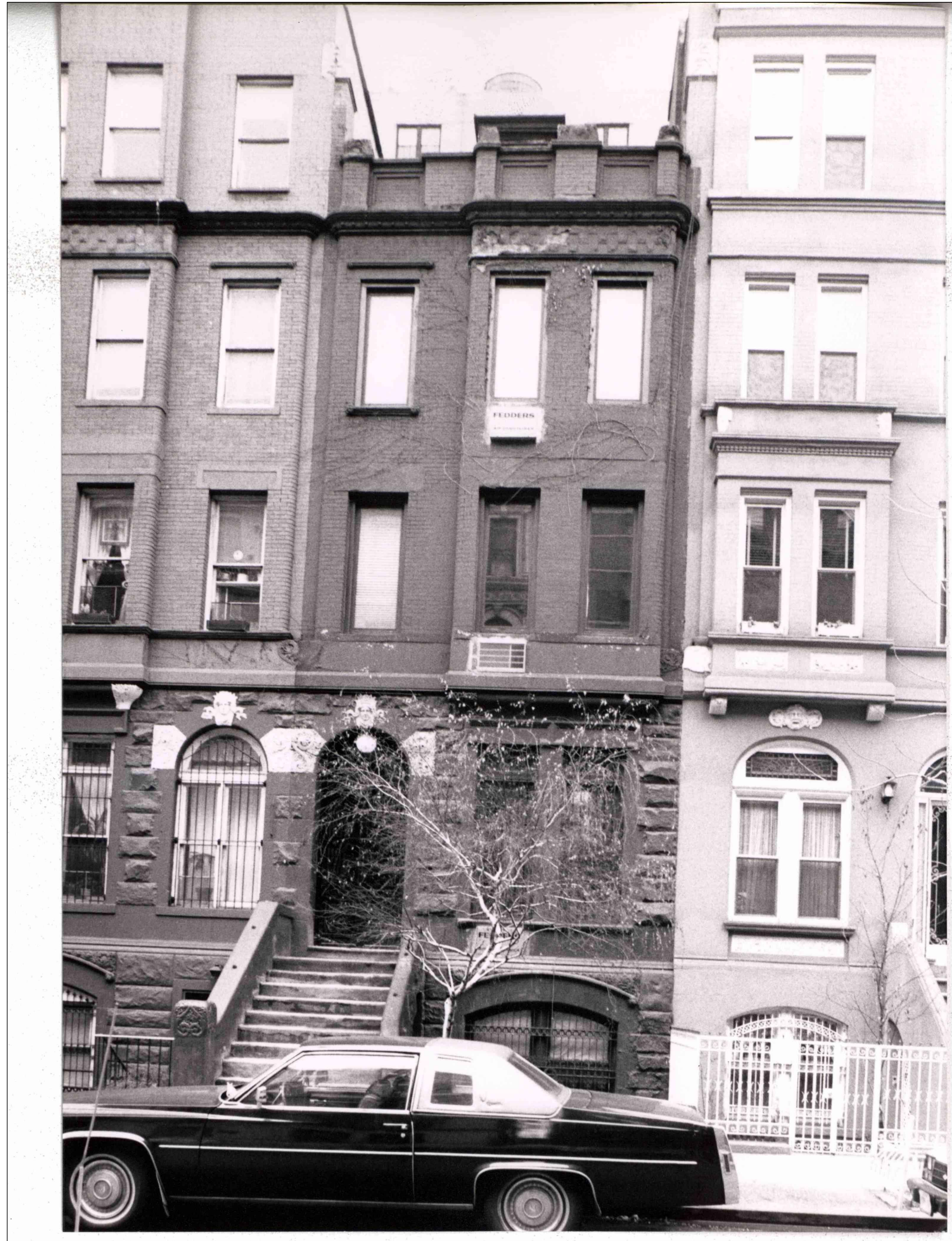
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167 WEST 85TH STREET

HISTORIC PHOTOS



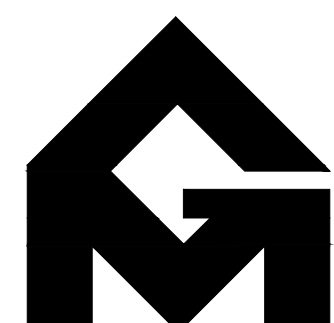
167 W. 85TH ST- DESIGNATION PHOTO



167 W. 85TH ST- 1940'S TAX PHOTO



167 W. 85TH ST- 1980'S TAX PHOTO



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ARCHITECTURAL PLANS

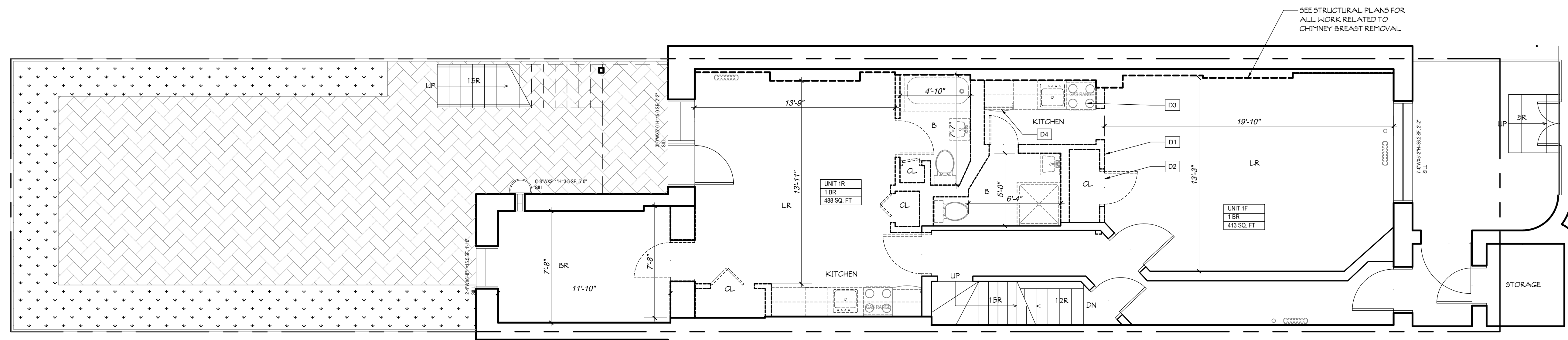


2 CELLAR FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	STEEL STAIR @ 7" MAX. RISER & 9" MIN. TREAD
C2	
C3	
C4	

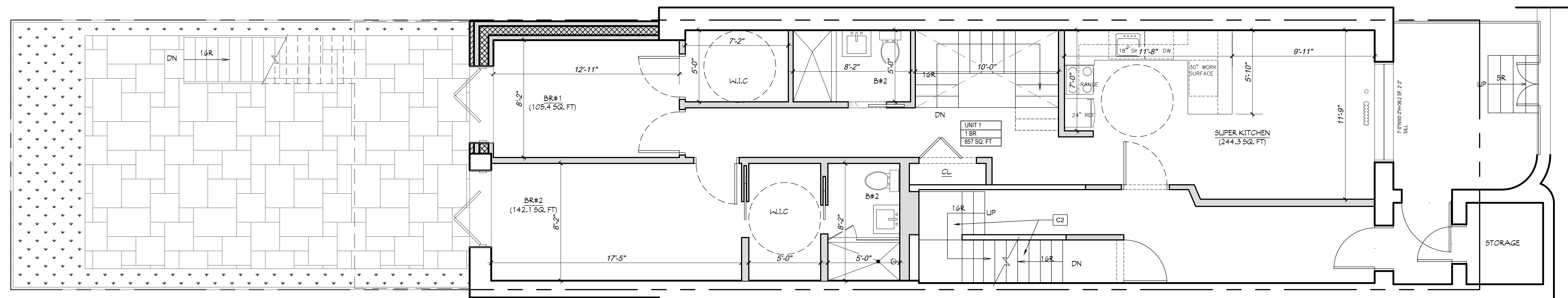
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 BASEMENT FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

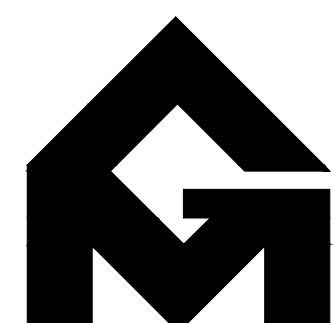
DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



2 BASEMENT FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	ELECTRIC VENTLESS DRYER
C2	STEEL STAIR @ 7 1/2" MAX. RISER & 9 1/2" MIN. TREAD

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. F
1	BR	99.3	9.9	4.9	19	9.5
	KITCHEN	210.7	21	10.5	36.2	18.1
REQUIRED LIGHT= 10%, REQUIRED AIR= 5%						



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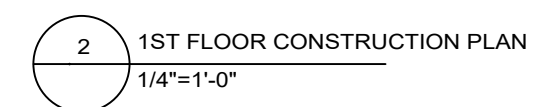
350 SEVENTH AVENUE, N.Y., N.Y. 10001
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ARCHITECTURAL PLANS



DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



CONSTRUCTION KEYED NOTES	
C1	ELECTRIC, VENTLESS DRYER
C2	STEEL STAIR @ 7 1/2" MAX. RISER & 9 1/2" MIN. TREAD
C3	MIRROR DOOR SWING
C4	

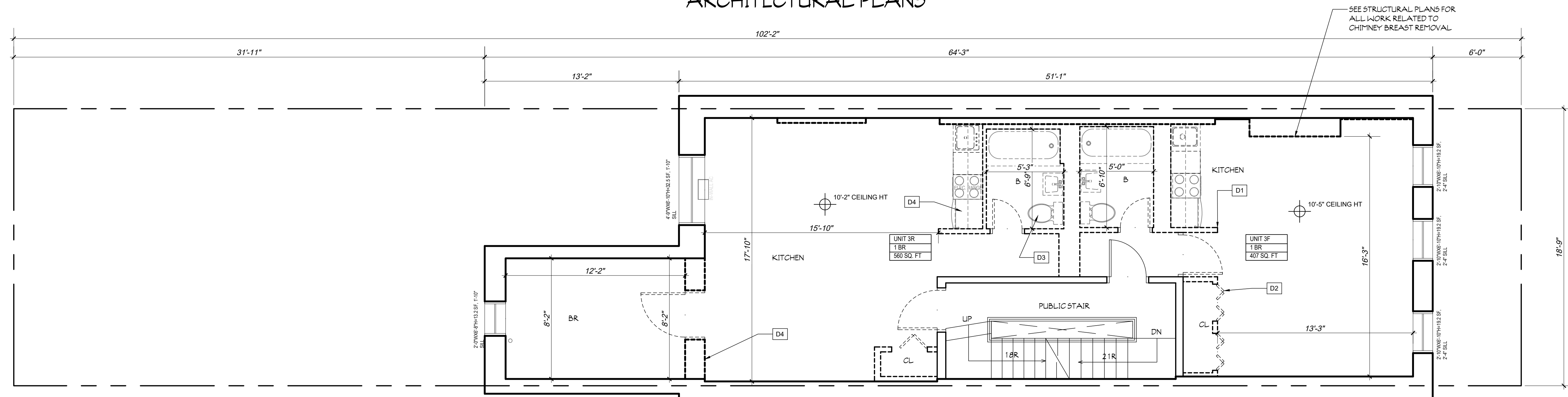
INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
2	BR	17.3	1.7	4.8	15.5	7.7
	KITCHEN	20.1	20.1	10	36.6	18.3

REQUIRED LIGHT = 10%; REQUIRED AIR = 5%



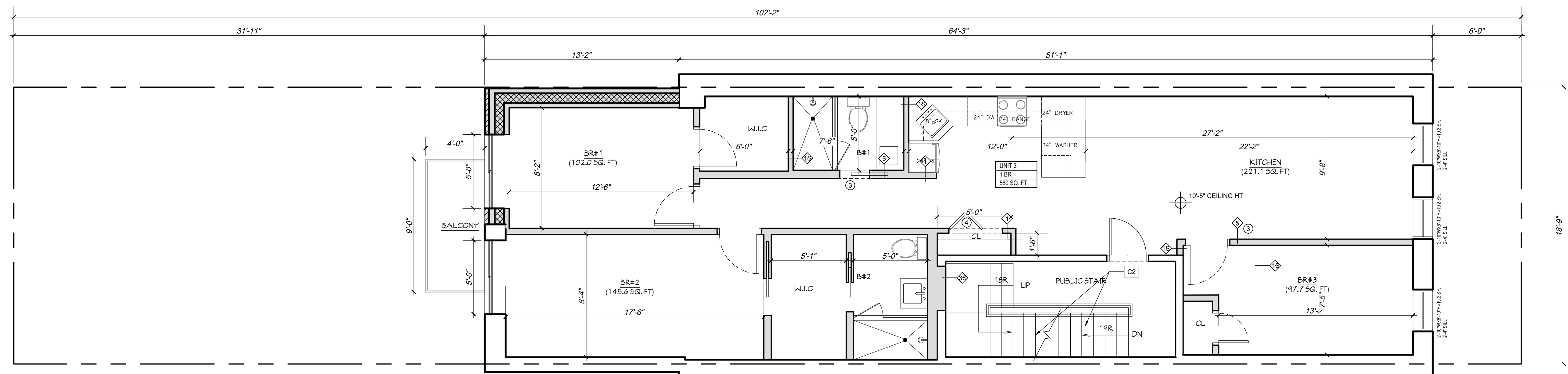
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 2ND FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



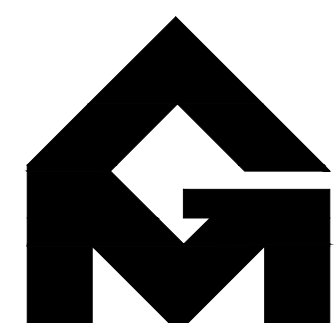
2 2ND FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	ELECTRIC, VENTLESS DRYER
C2	STEEL STAIR @ 7 3/4" MAX. RISER & 11" MIN. TREAD
C3	

INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED AIR (SQ. FT.)
3	BR	102.1	10.2	5.1	13.2
	KITCHEN	247.9	24.7	12.3	28.8

REQUIRED LIGHT= 10%; REQUIRED AIR= 5%

W 85TH STREET



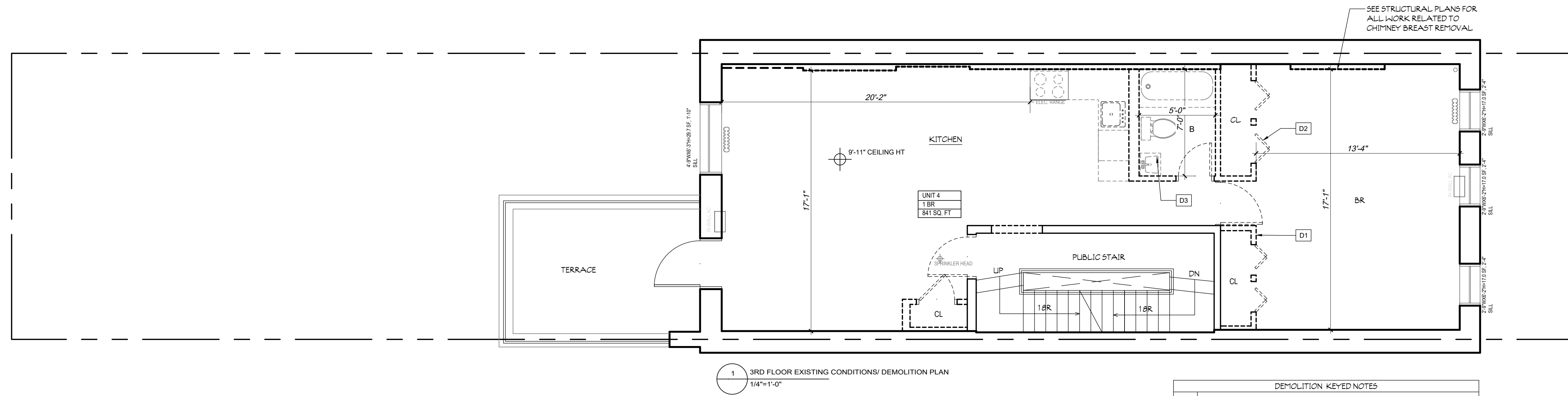
GRASSO-MENZIUSO ARCHITECTS
A.I.A.

350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

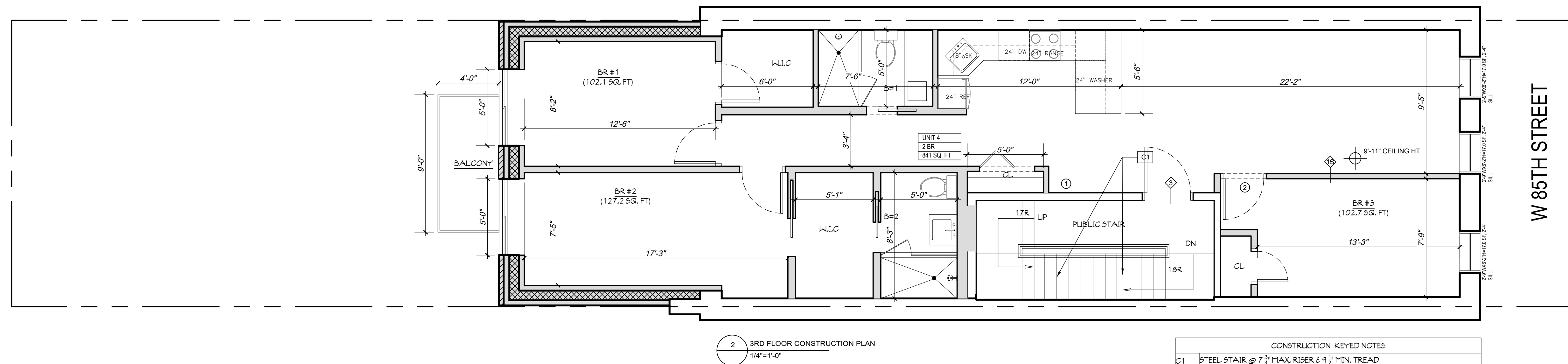


167 WEST 85TH STREET

ARCHITECTURAL PLANS

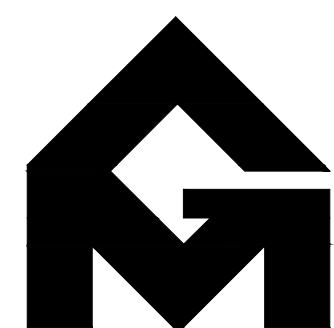


DEMOLITION KEYED NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	
D5	
D6	



CONSTRUCTION KEYED NOTES	
C1	STEEL STAIR @ 7 3/4" MAX. RISER & 1 1/2" MIN. TREAD
C2	

INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED AIR (SQ. FT.)
4	BR #1	107	10.7	5.3	34
	BR #2	127.2	12.7	6.4	17
	KITCHEN	253.3	25.3	12.6	37.8
REQUIRED LIGHT= 10%, REQUIRED AIR= 5%					



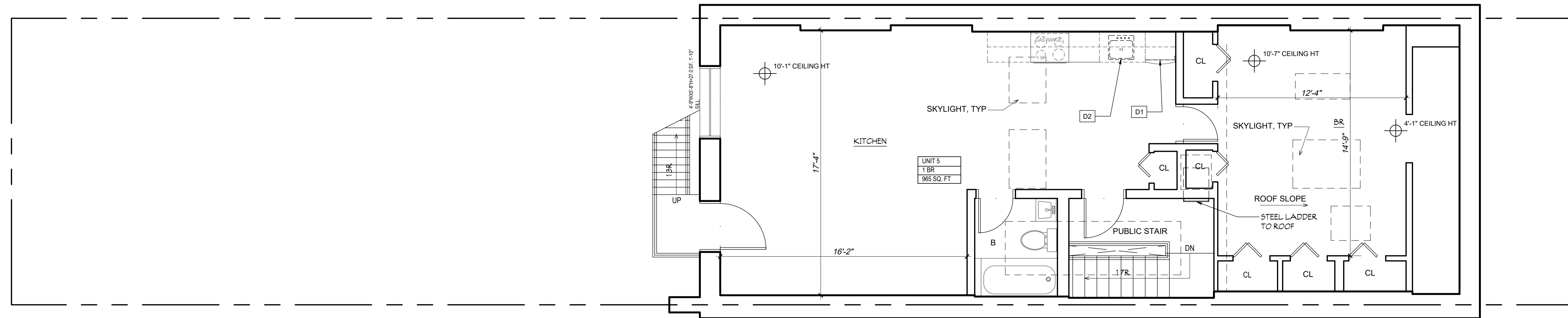
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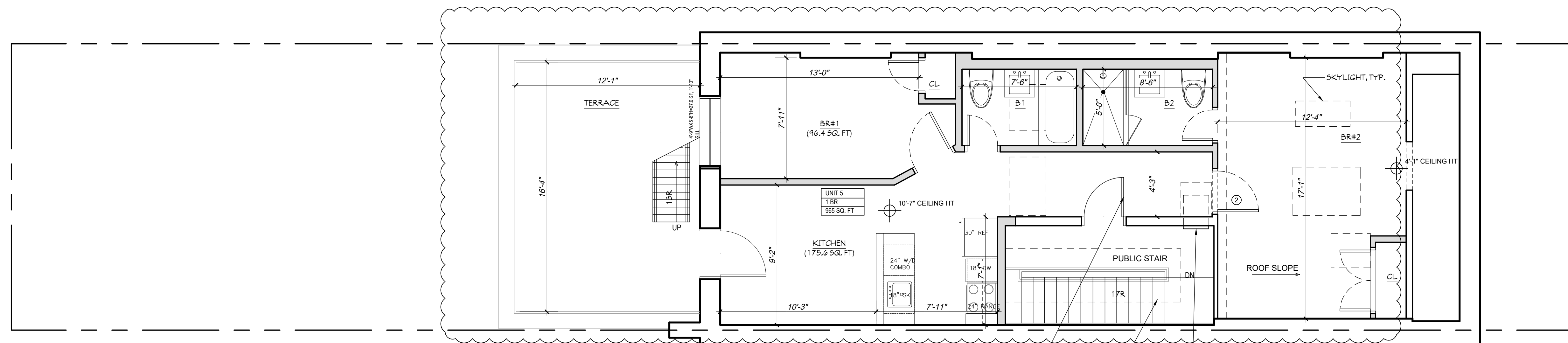
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 4TH FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEYED NOTES	
D1	APPLIANCE TO BE REMOVED AS PER PLAN, TYP.
D2	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

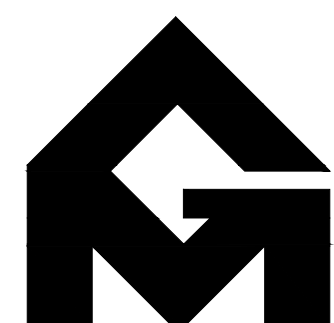


2 4TH FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	STEEL STAIR @ 7 3/4" MAX. RISER & 9 1/2" MIN. TREAD
C2	REVERSE DOOR AND MIRROR DOOR SWING
C3	
C4	

INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED LIGHT/PROVIDED AIR (SQ. FT.)
5	KITCHEN	28.2	28.2	24.1	45.8
					22.9

REQUIRED LIGHT= 10%, REQUIRED AIR= 5%



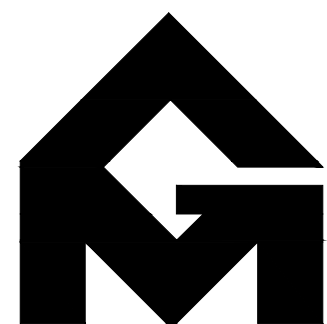
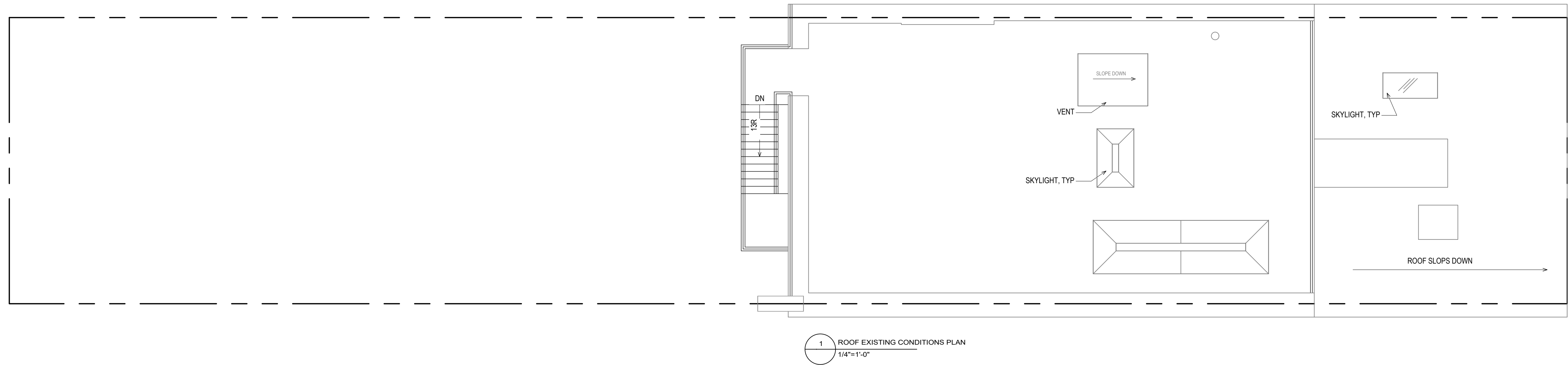
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LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX B7