



DeFiLIPPO RESIDENCE

163 WEST 76TH STREET



MICHAEL SJ MAZZELLA
ARCHITECTURAL DESIGN
SERVICES

LANDMARKS PRESERVATION
COMMISSION

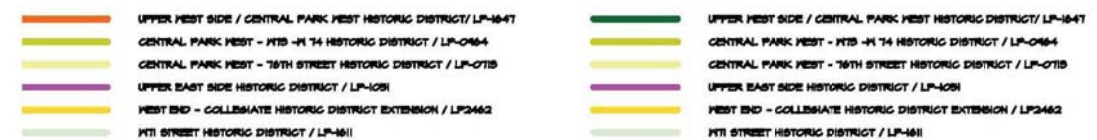
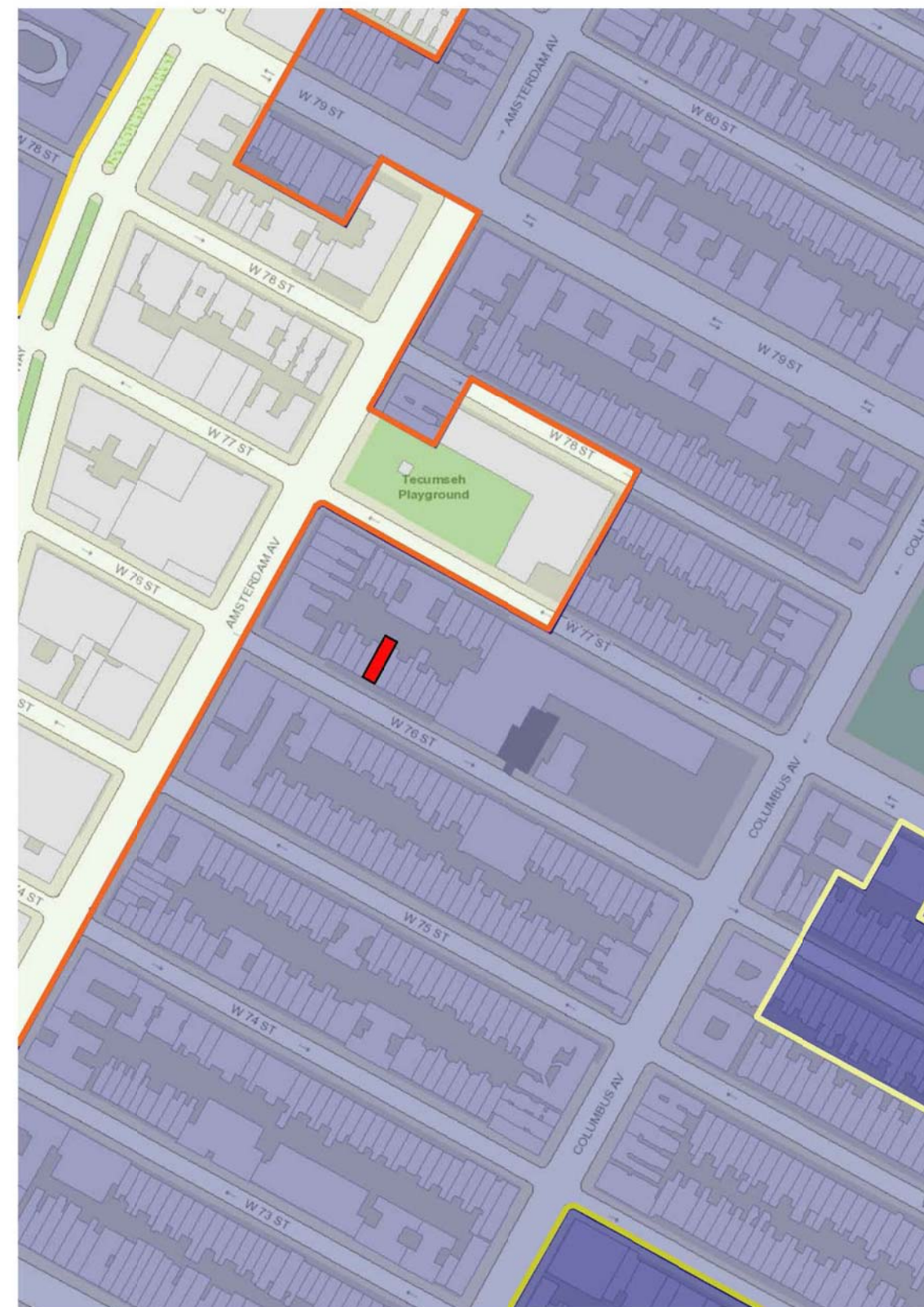
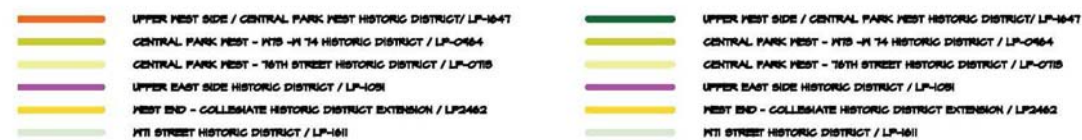
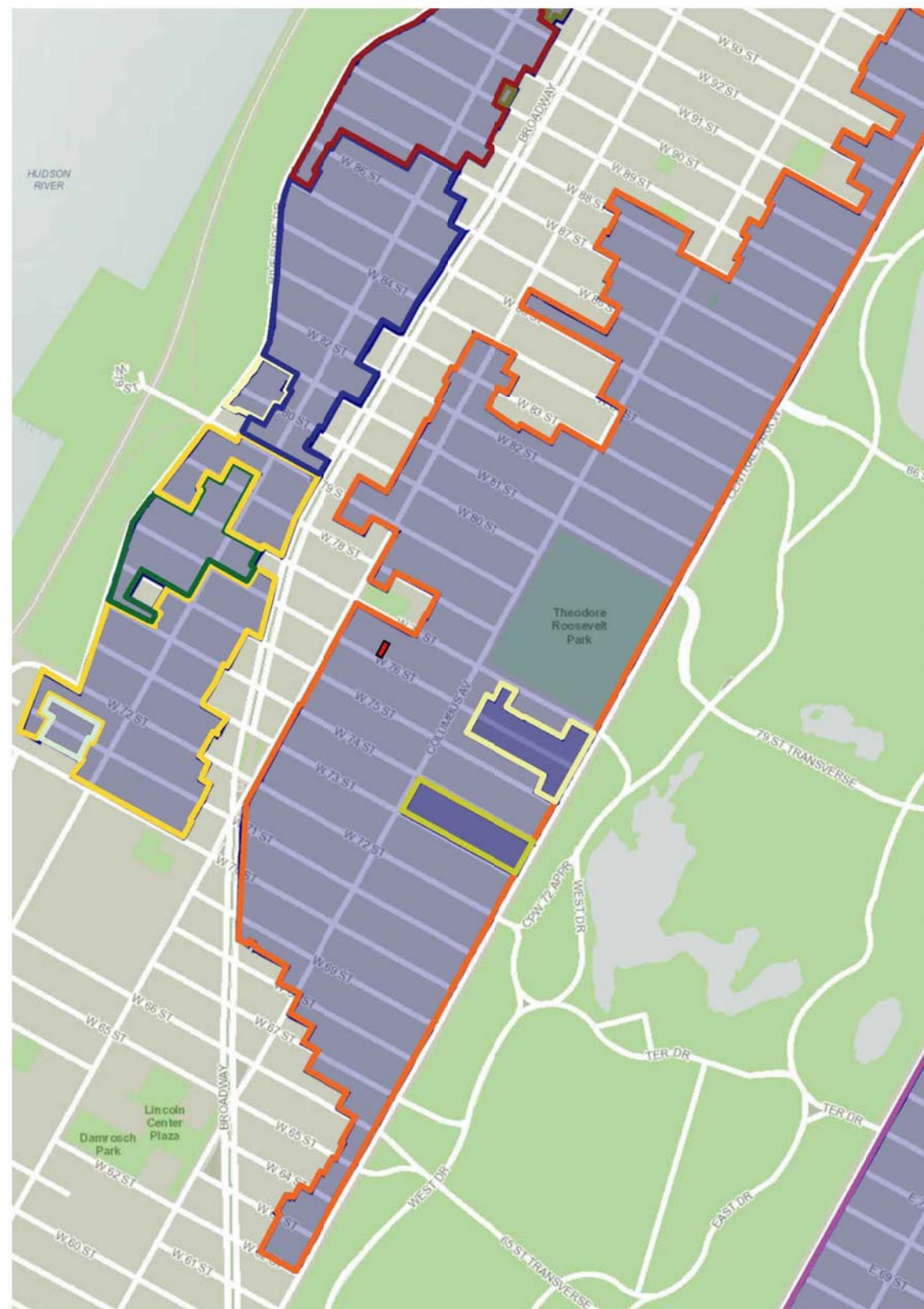
ALTERATIONS TO : 163 76th STREET NEW YORK, NY 10023
BLOCK 1148 LOT : 8 LPC DOCKET # PENDING



TAX MAP BLOCK : 1148 LOT : 8

HISTORICAL PHOTO





PROPOSED ADDITIONS

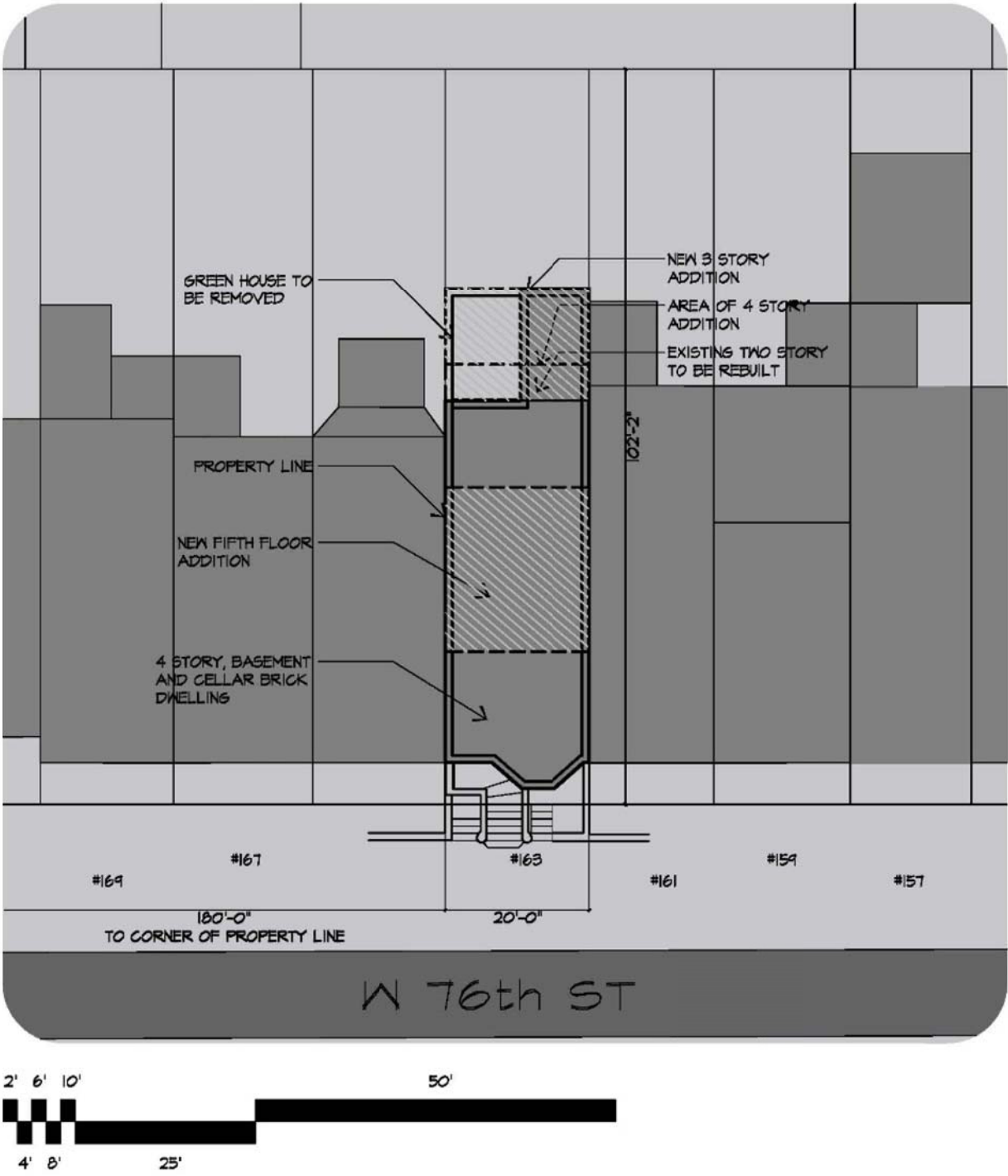


PHOTO DIAGRAM



PHOTO LOG



(A) W76 ST & AMSTERDAM AVE



(B) 163 W76 STREET



(C) ROAD VIEW - W76 ST - AMS



(D) ROAD VIEW - W76 ST - COL

PHOTO LOG



(E) REAR VIEW – 163 W76 ST WIDE VIEW



(E) REAR VIEW – VER. VIEW



(F) 165 W76 ST BALCONY



(G) 163 W76 ST 4TH FLOOR PARAPET



(H) 161 W76 ST BALCONY

PHOTO LOG



(I) 165 W76 ST BALCONY



(J) 163-161 W76 ST BALCONIES



(K) 167 W76 ST 3 FLOOR WALL

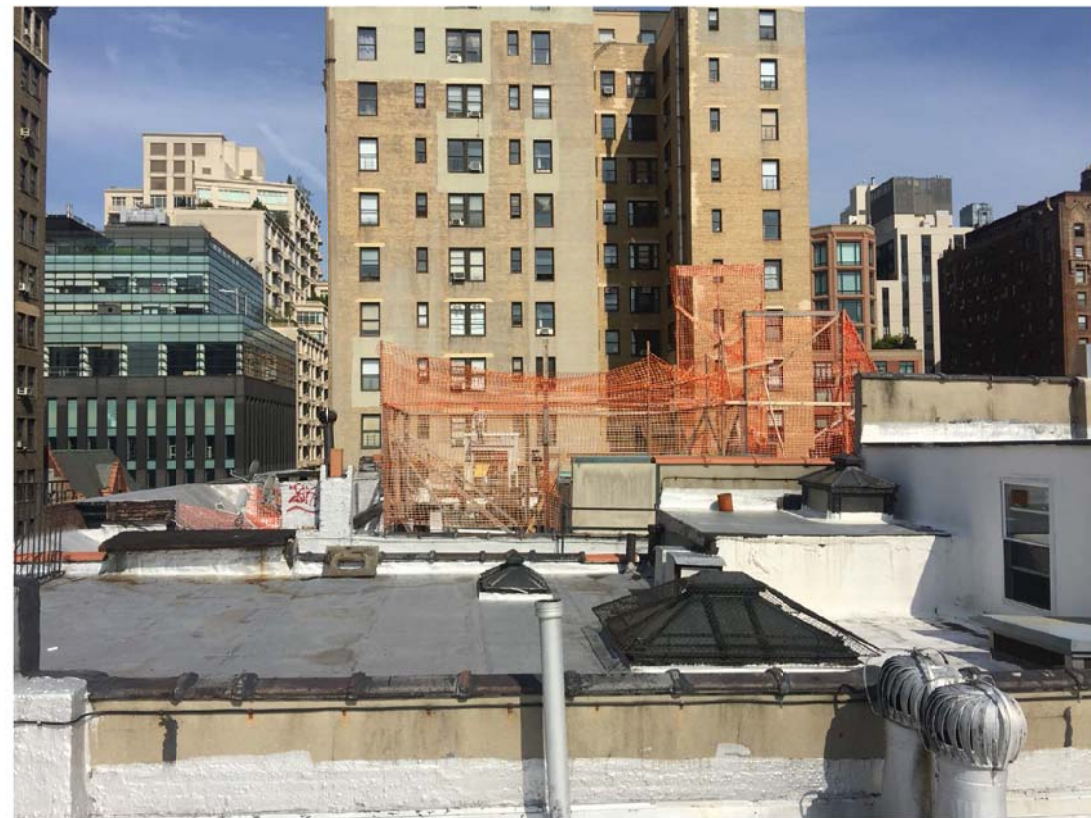


(L) 161 W76 ST

PHOTO LOG



(M) ROOF VIEW 163 W76 ST



(N) ROOF VIEW 163 W76 ST



(O) ROOF PANORAMIC - W76 ST



(P) ROOF VIEW - W76 ST

EXISTING & PROPOSED FRONT ELEVATIONS



1 FRONT ELEVATION - EXISTING
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"

EXISTING & PROPOSED REAR ELEVATIONS

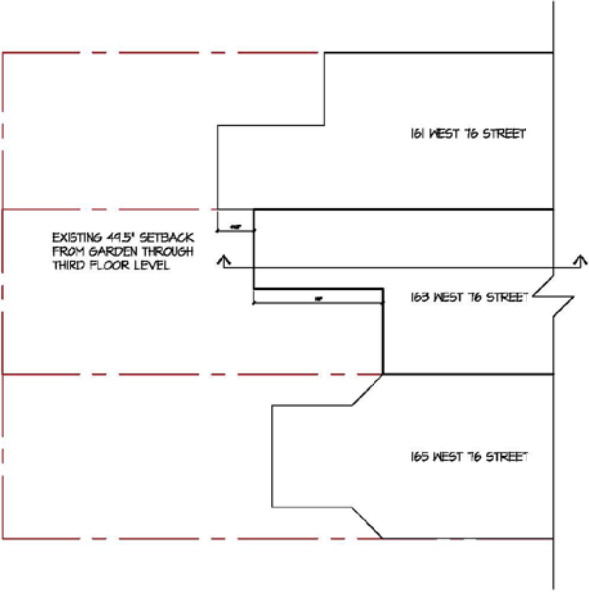


1 BACK ELEVATION - EXISTING
SCALE 1/4" = 1'-0"

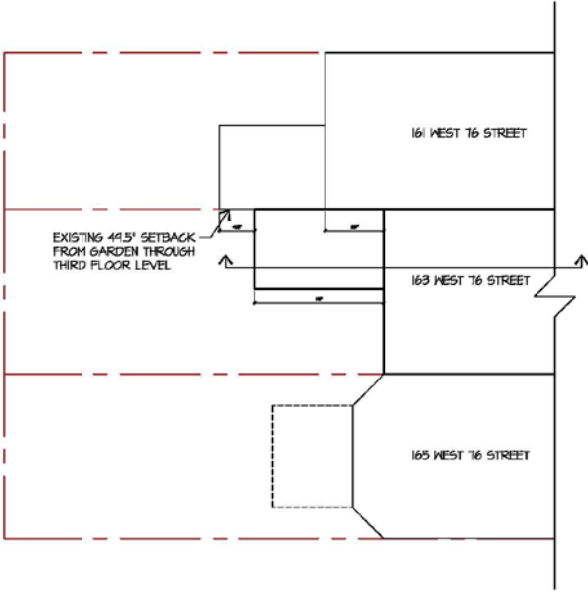


2 REAR ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"

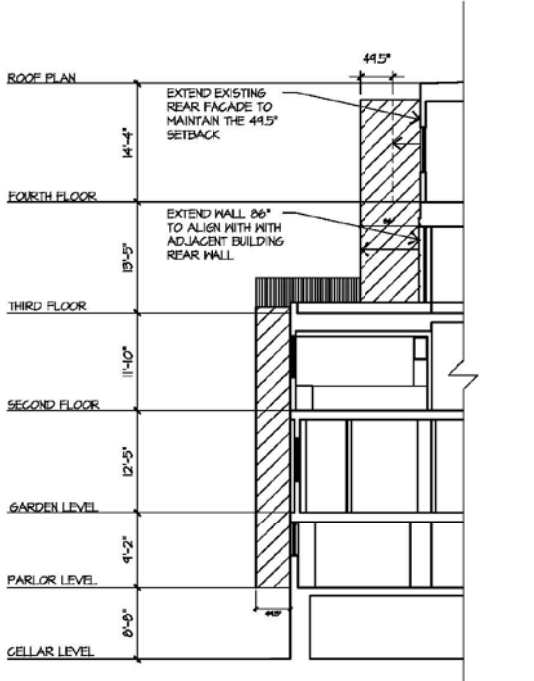
SETBACK



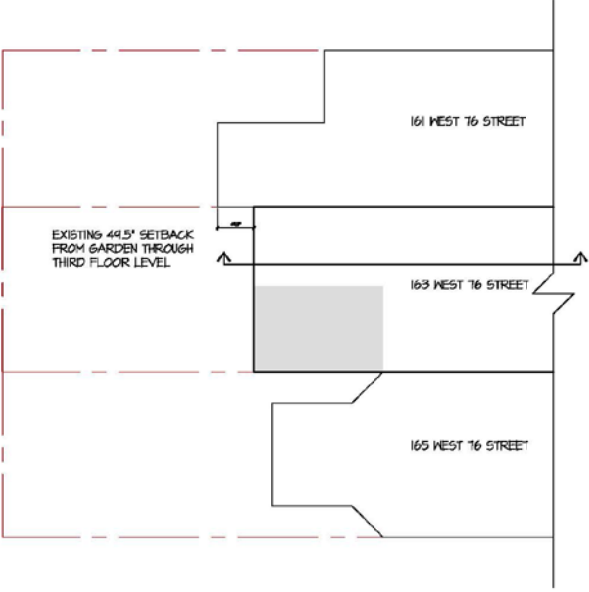
01 EXISTING GROUND FLOOR SETBACK
3/32" = 1'-0"



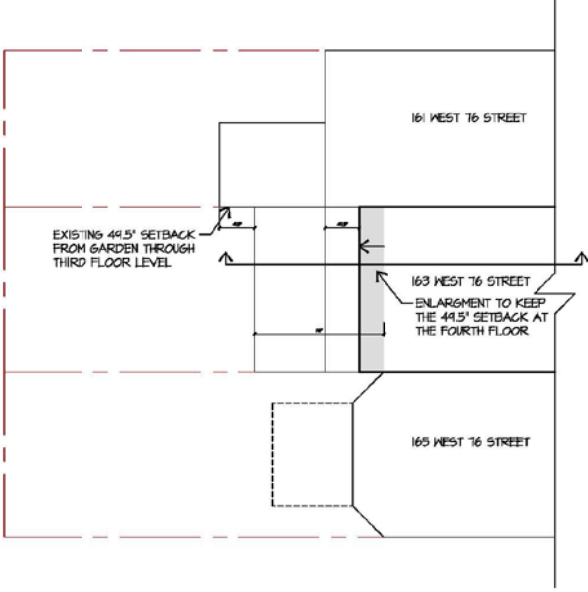
02 EXISTING FOURTH FLOOR SETBACK
3/32" = 1'-0"



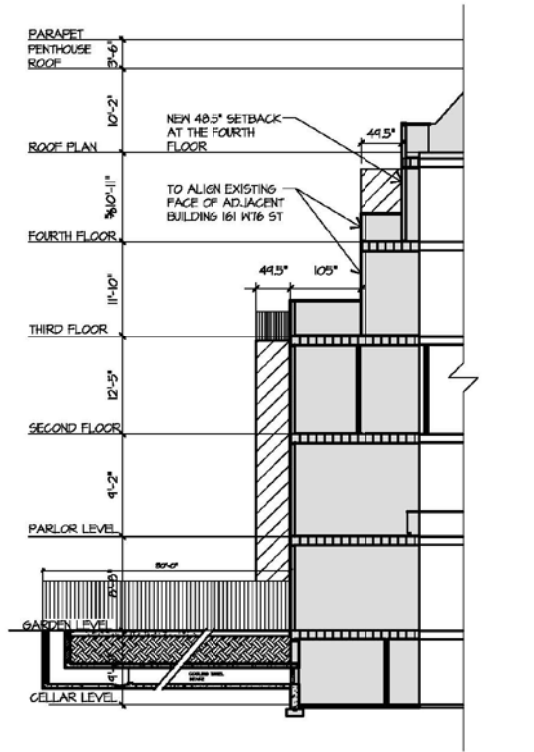
05 EXISTING BUILDING SECTION
3/32" = 1'-0"
// ADJACENT BUILDING
■ NEW ADDITION



03 PROPOSED GROUND FLOOR SETBACK
3/32" = 1'-0"
■ PROPOSED ADDITION



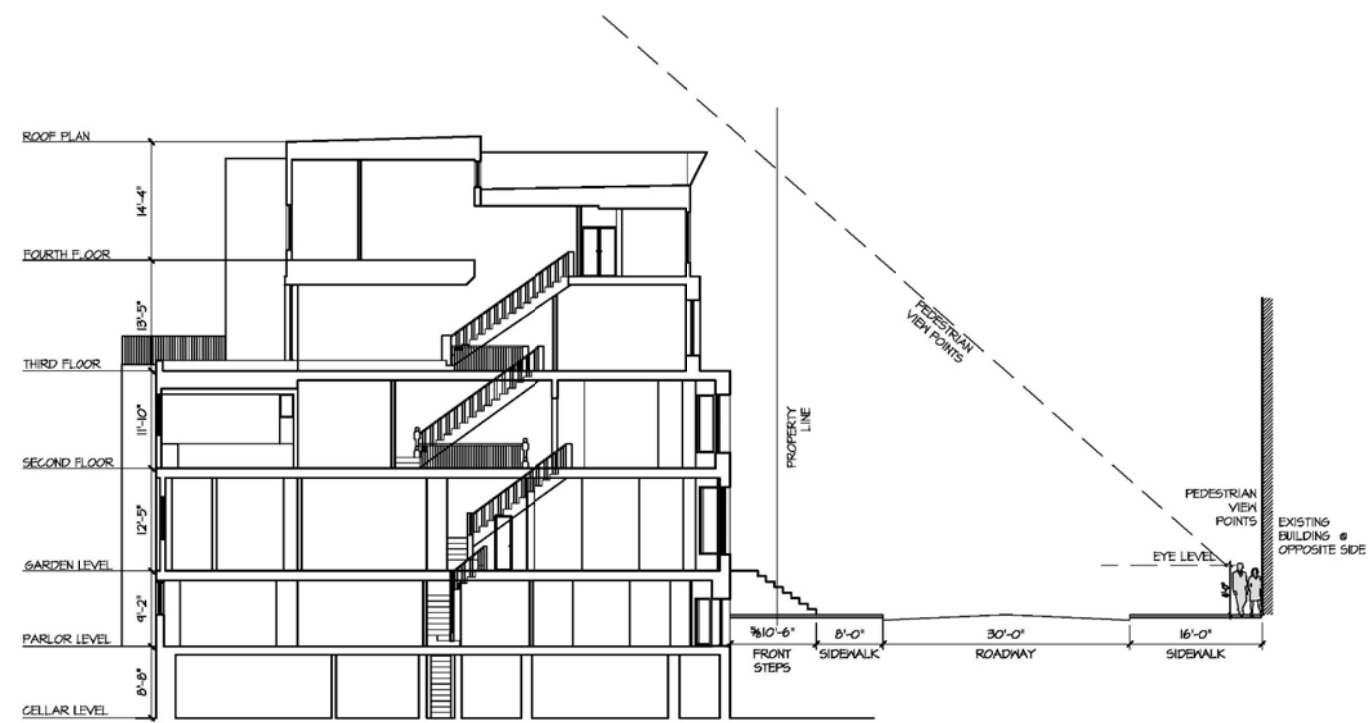
04 PROPOSED FOURTH FLOOR SETBACK
3/32" = 1'-0"
■ PROPOSED ADDITION



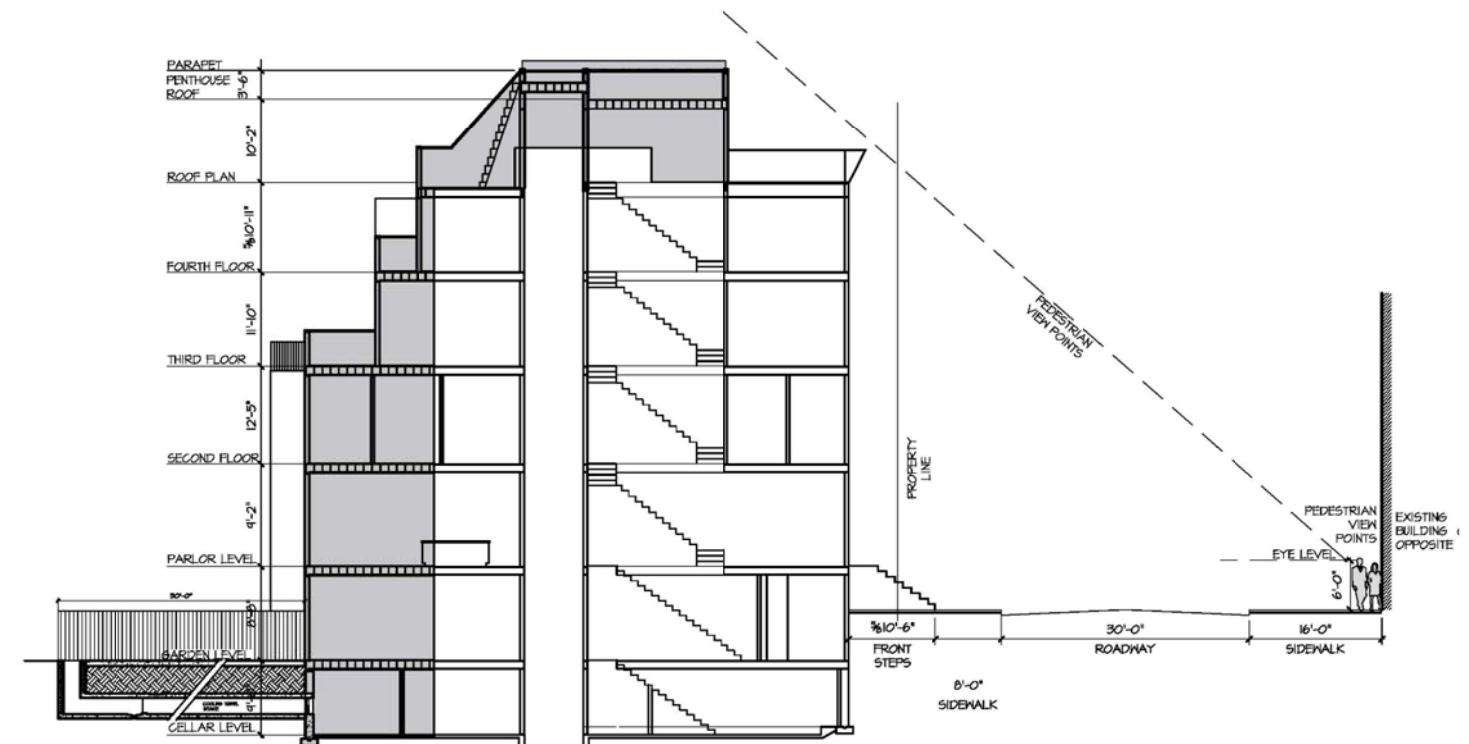
06 PROPOSED BUILDING SECTION
3/32" = 1'-0"
// ADJACENT BUILDING
■ NEW ADDITION



EXISTING & PROPOSED BUILDING SECTION

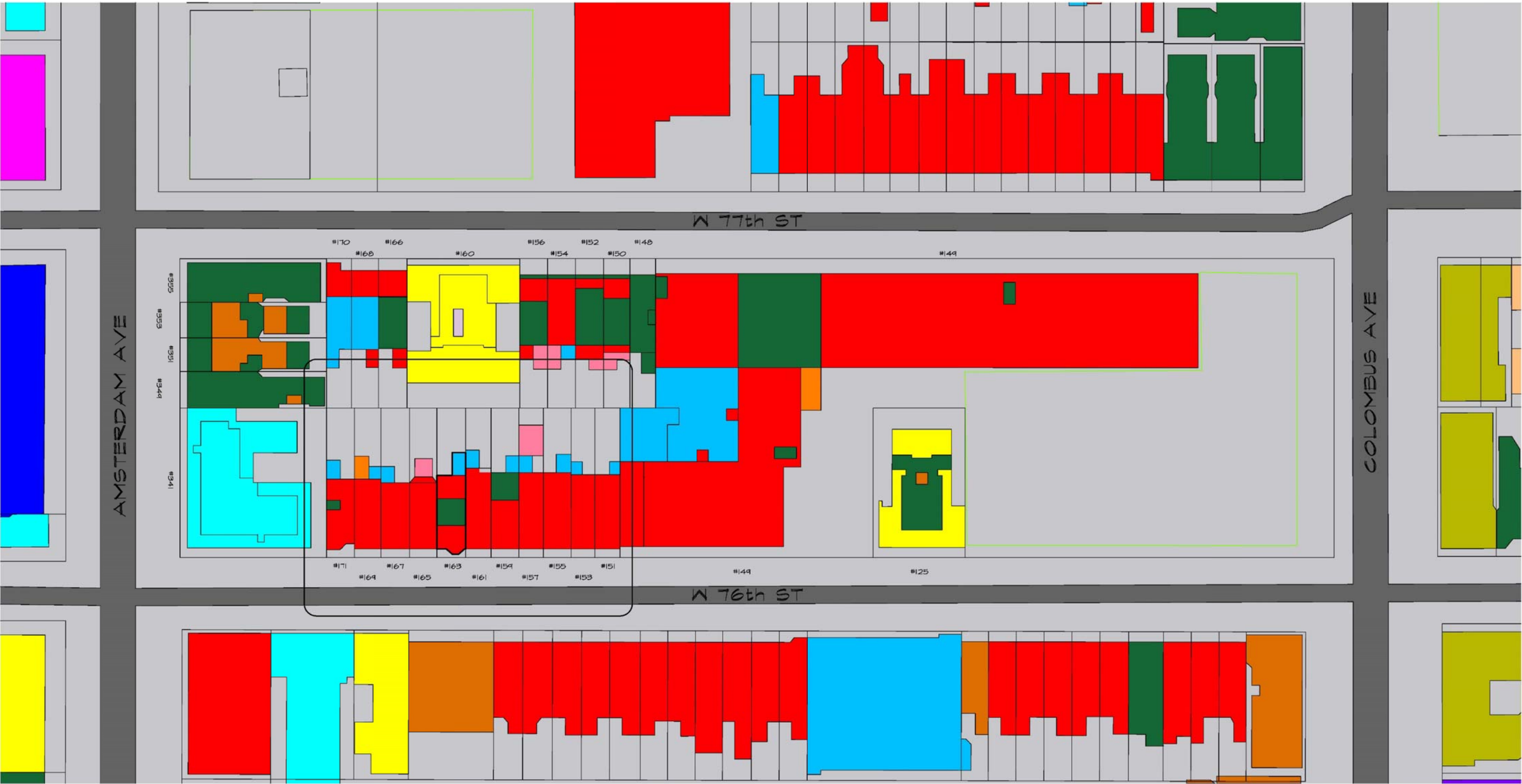


01 EXISTING BUILDING SECTION
3/32" = 1'-0"



02 PROPOSED BUILDING SECTION
3/32" = 1'-0"

INTERIOR BLOCK DIAGRAM



INTERIOR BLOCK DIAGRAM
1/32" = 1'-0"

LEGEND

- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY
- 7 STORY
- 8 STORY
- 9 STORY
- 10 STORY
- 11 STORY
- 12 STORY
- 13 STORY
- 14 STORY
- 15 STORY
- 16 STORY
- 17 STORY
- 18 STORY
- 19 STORY
- 20 STORY
- 21 STORY
- 22 STORY
- 23 STORY
- 24 STORY

- 163 W 16TH STREET
- PROPERTY LINE
- BUILDING OUTLINE
- SIDE WALK
- ROADWAY
- PARK



PHOTOS



FRONT EXT. FACADE OF 163 WEST 76TH STREET



FRONT ENTRANCE OF 163 WEST 76TH STREET



FRONT GARDEN LEVEL OF 163 WEST 76TH STREET



FRONT GAURDRAIL OF 163 WEST 76TH STREET

EXISTING PHOTOS OF MOCK UP



BACK EXT. FACADE OF 163 WEST 76TH STREET



BACK GREEN HOUSE OF 163 WEST 76TH STREET

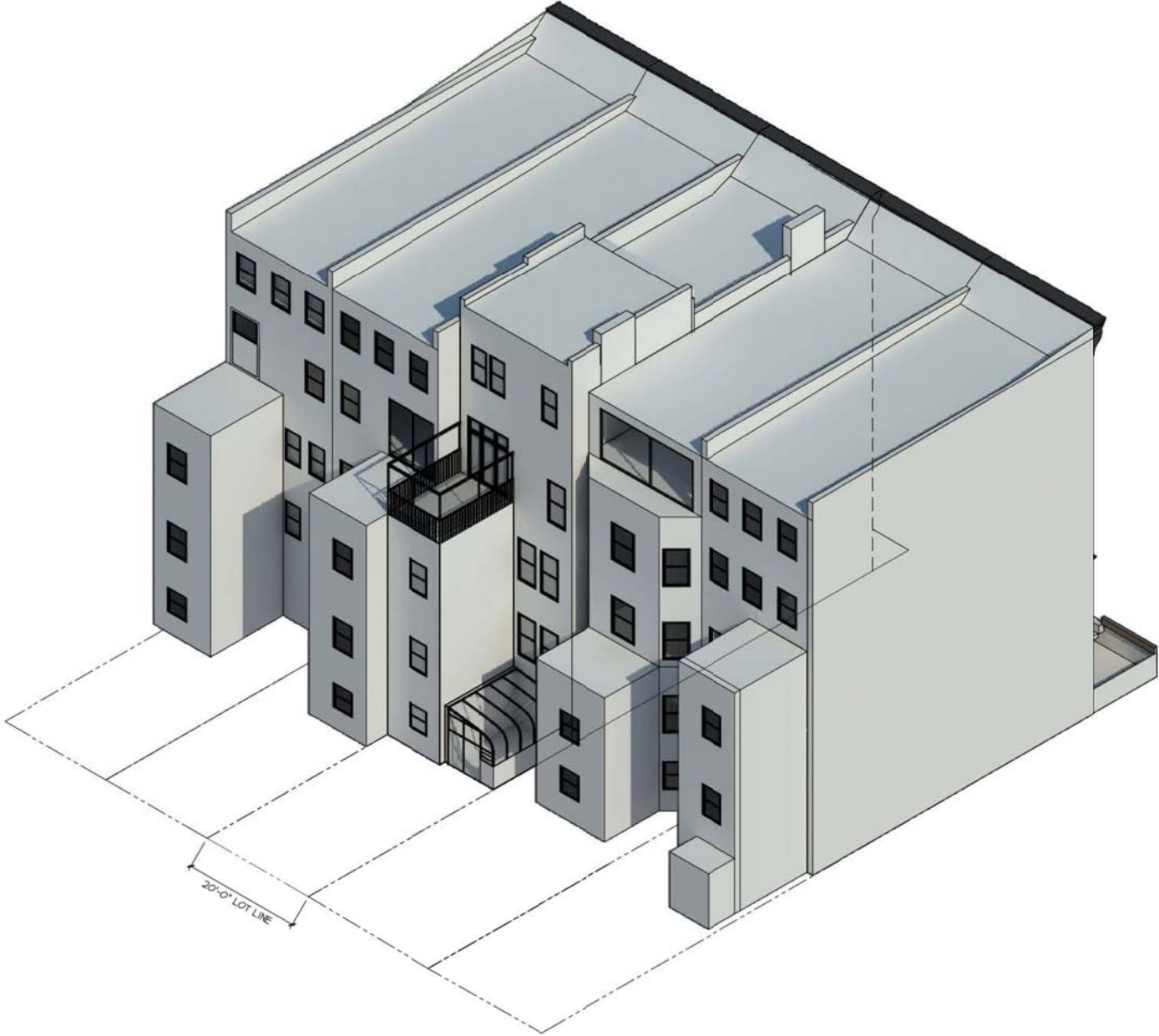


THIRD FLOOR LEVEL OF 163 WEST 76TH STREET



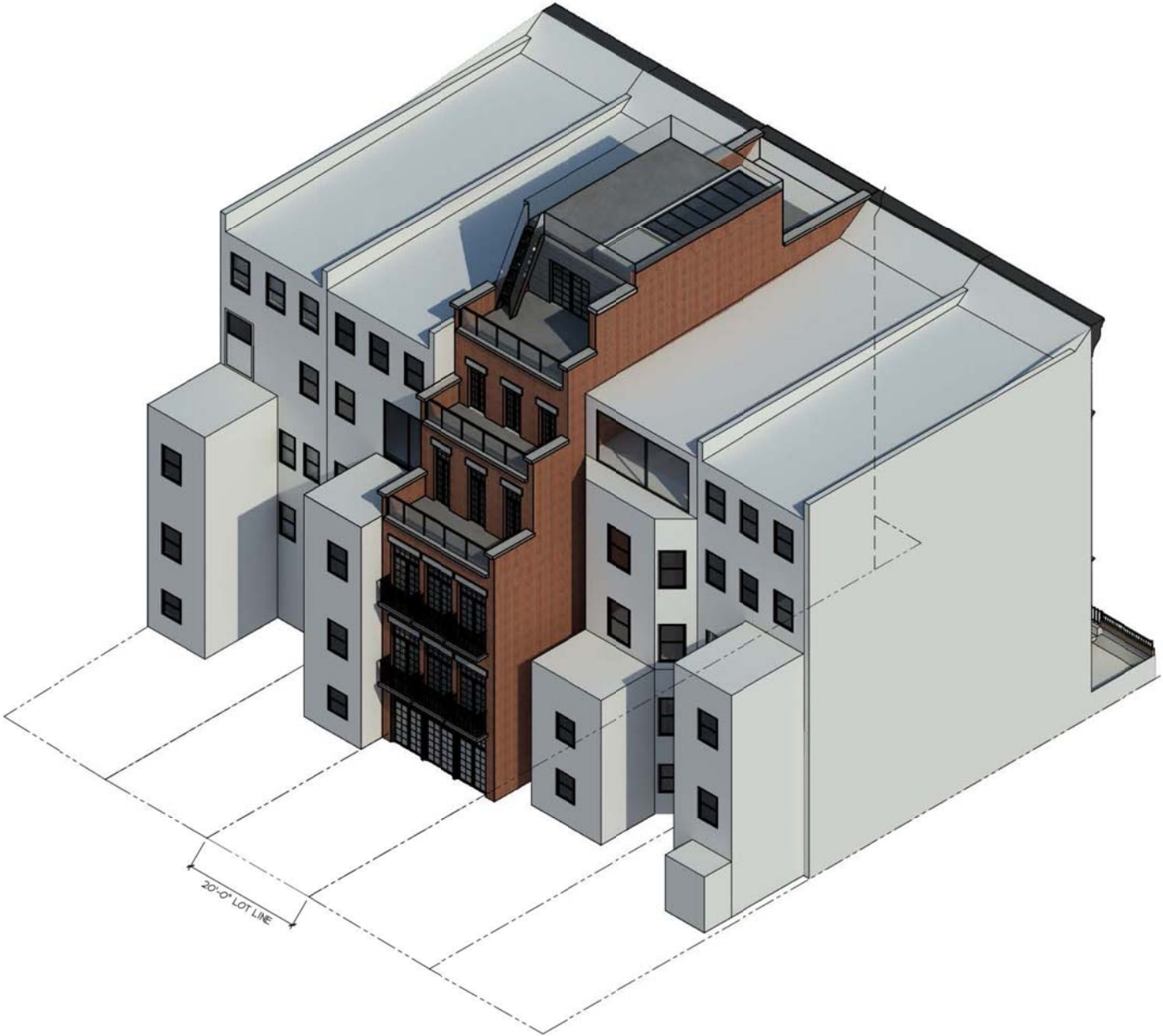
ROOF LEVEL OF 163 WEST 76TH STREET

EXISTING BUILDING AXON



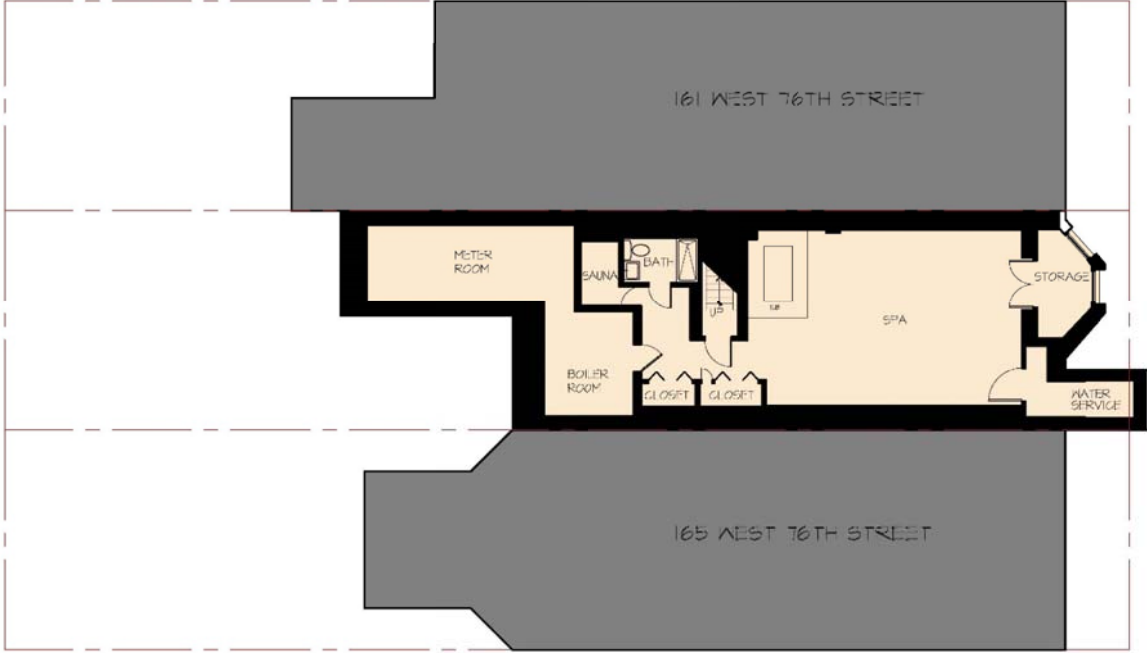
01 EXISTING AXONOMETRIC DIAGRAM
NOT TO SCALE

PROPOSED BUILDING AXON

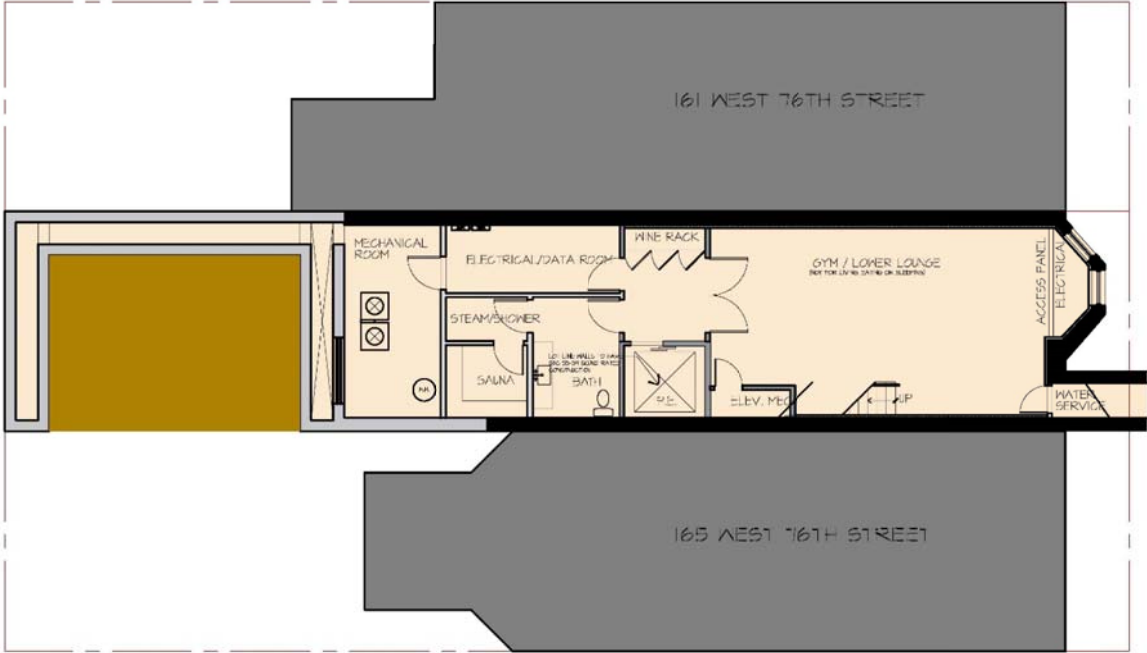


02 PROPOSED AXONOMETRIC DIAGRAM
NOT TO SCALE

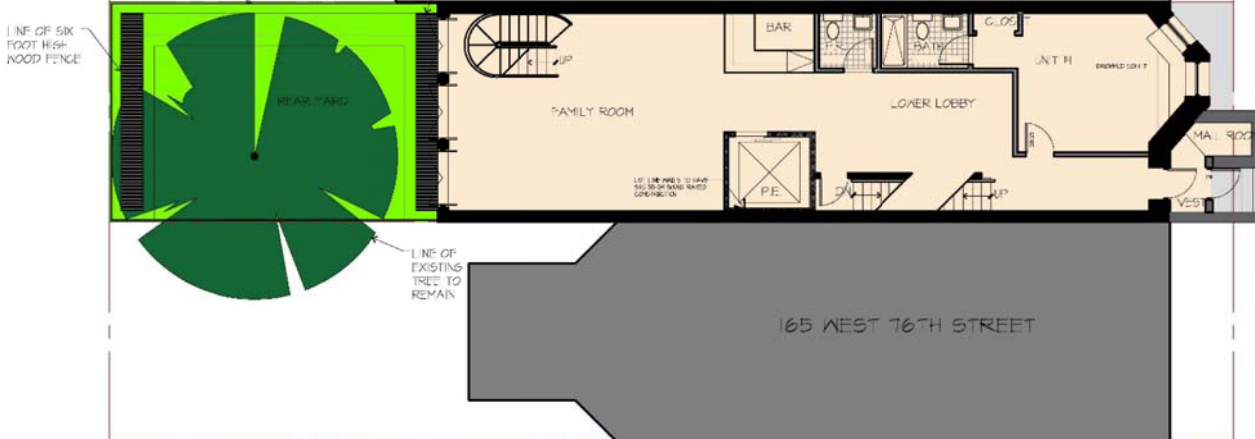
EXISTING & PROPOSED CELALR LEVEL FLOOR PLANS



EXISTING CELLAR LEVEL
SCALE 1/8" = 1'-0"

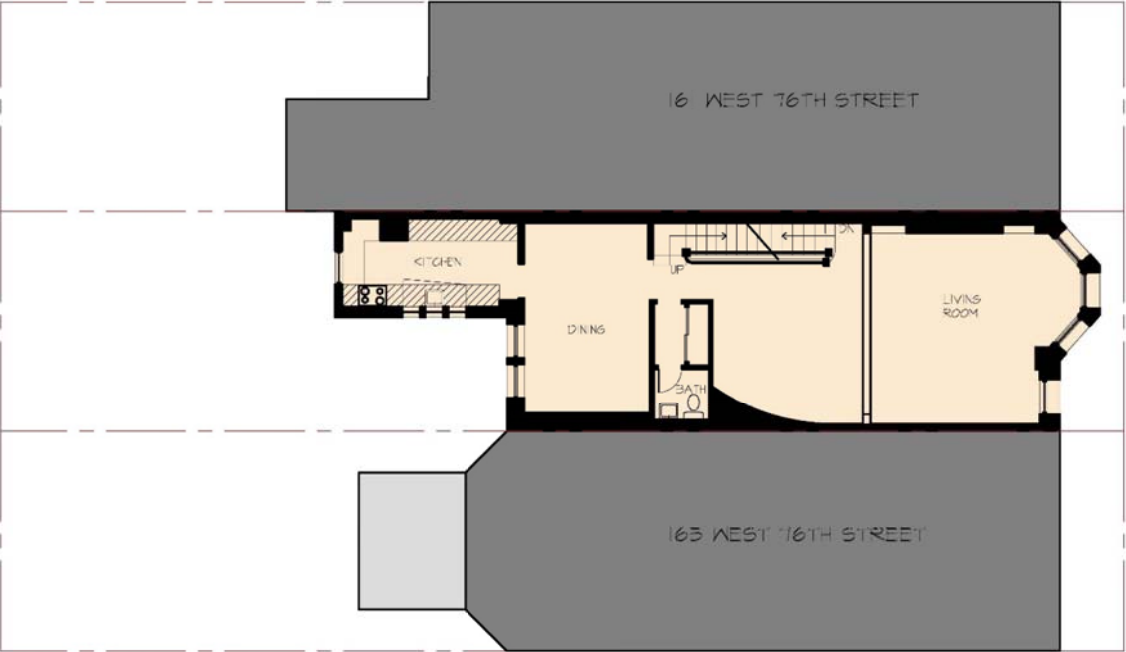


PROPOSED CELLAR LEVEL
SCALE 1/8" = 1'-0"

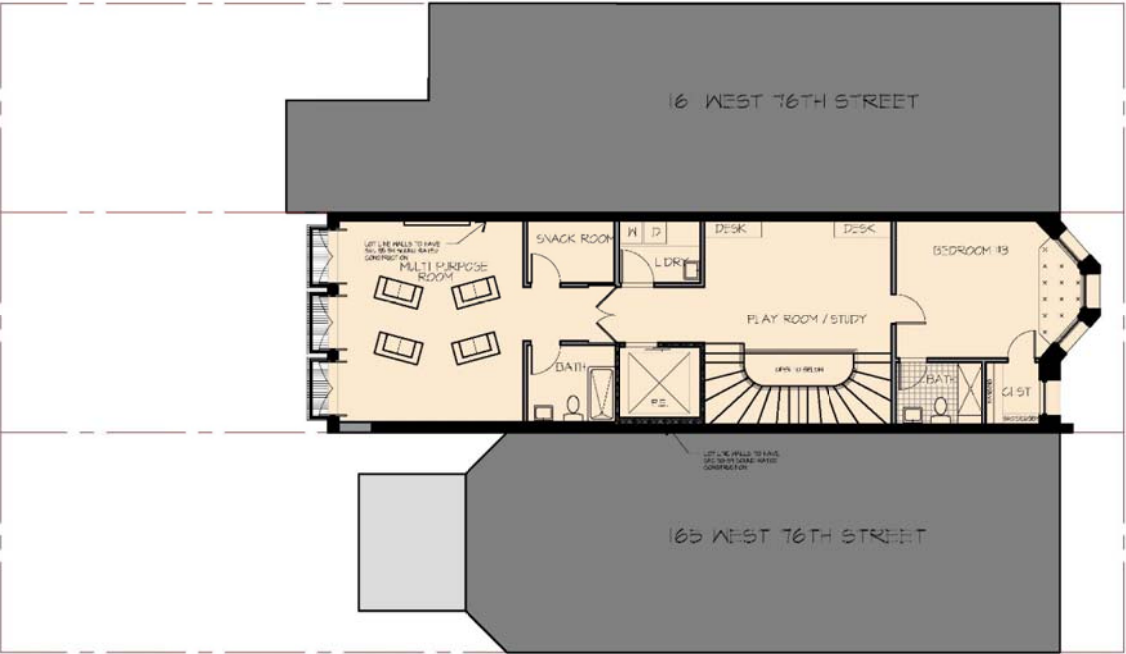




EXISTING & PROPOSED SECOND LEVEL FLOOR PLANS

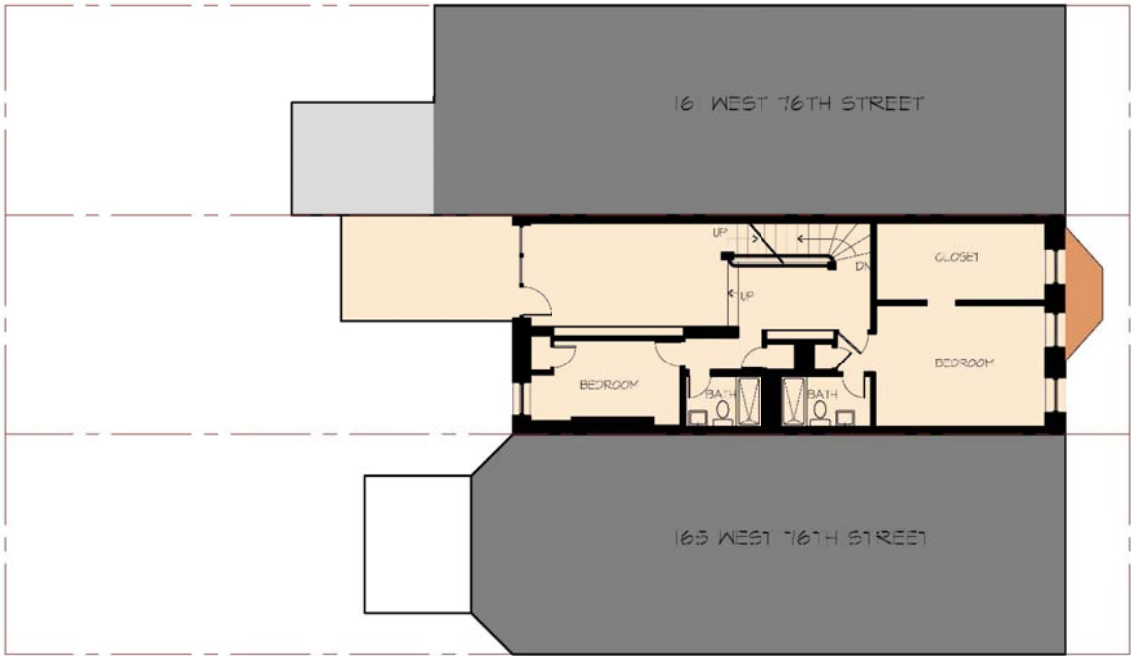


2 EXISTING SECOND FLOOR
SCALE 1/8" = 1'-0"

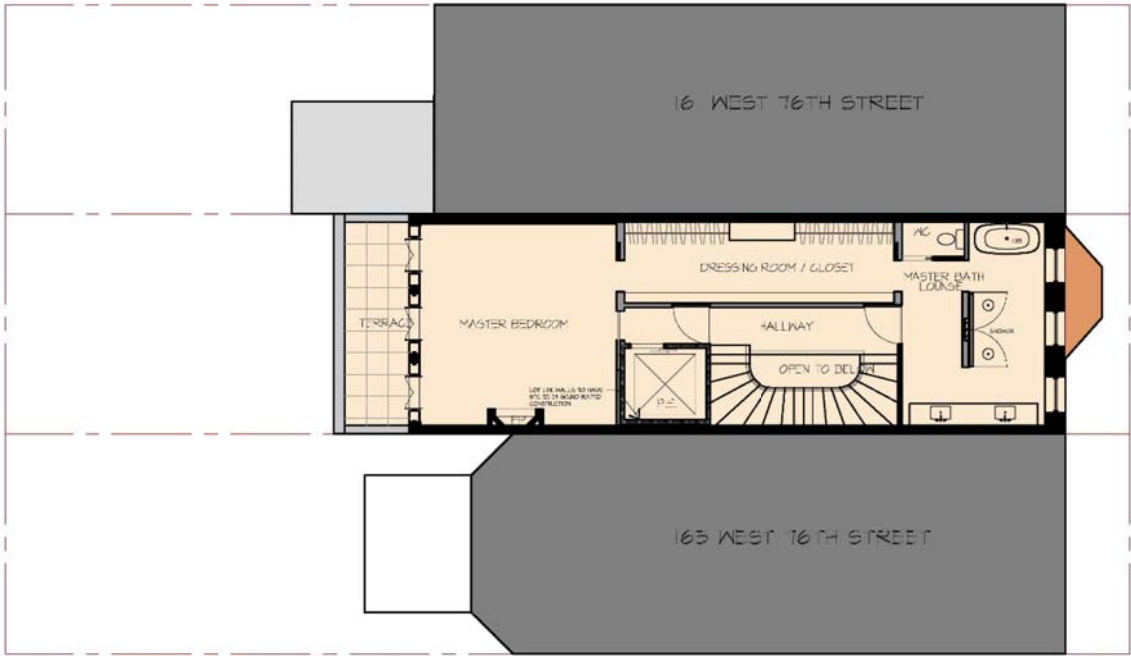


2 PROPOSED SECOND FLOOR
SCALE 1/8" = 1'-0"

EXISTING & PROPOSED THIRD LEVEL PLANS

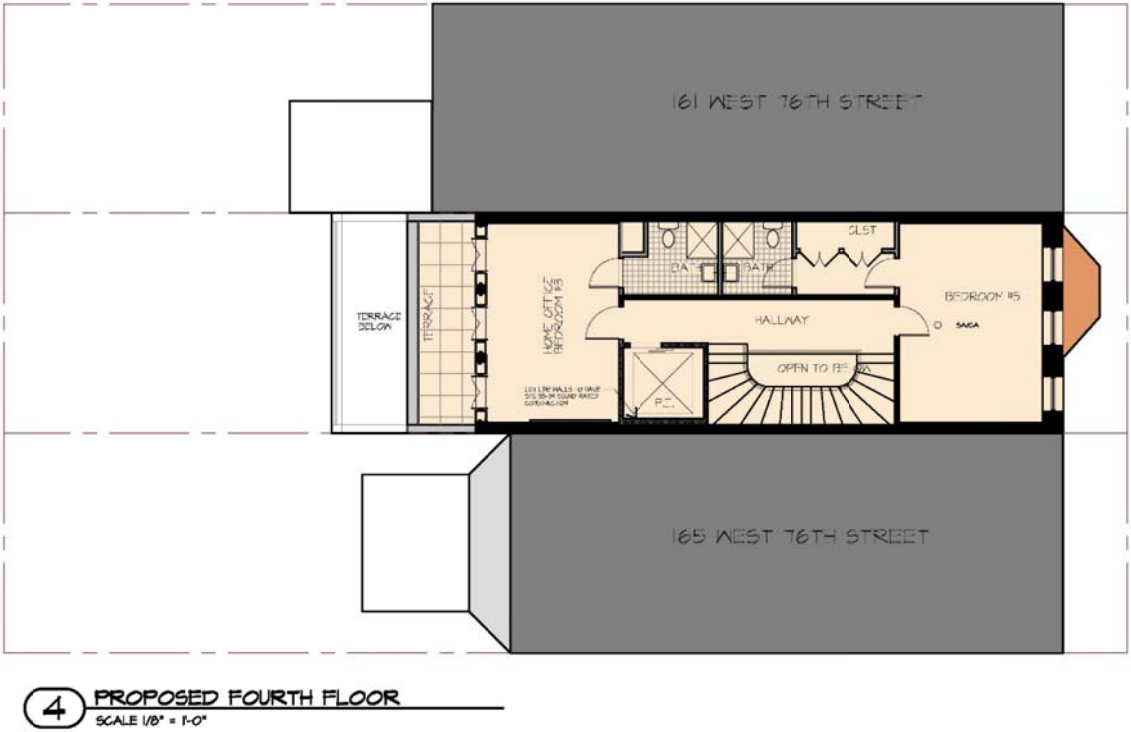
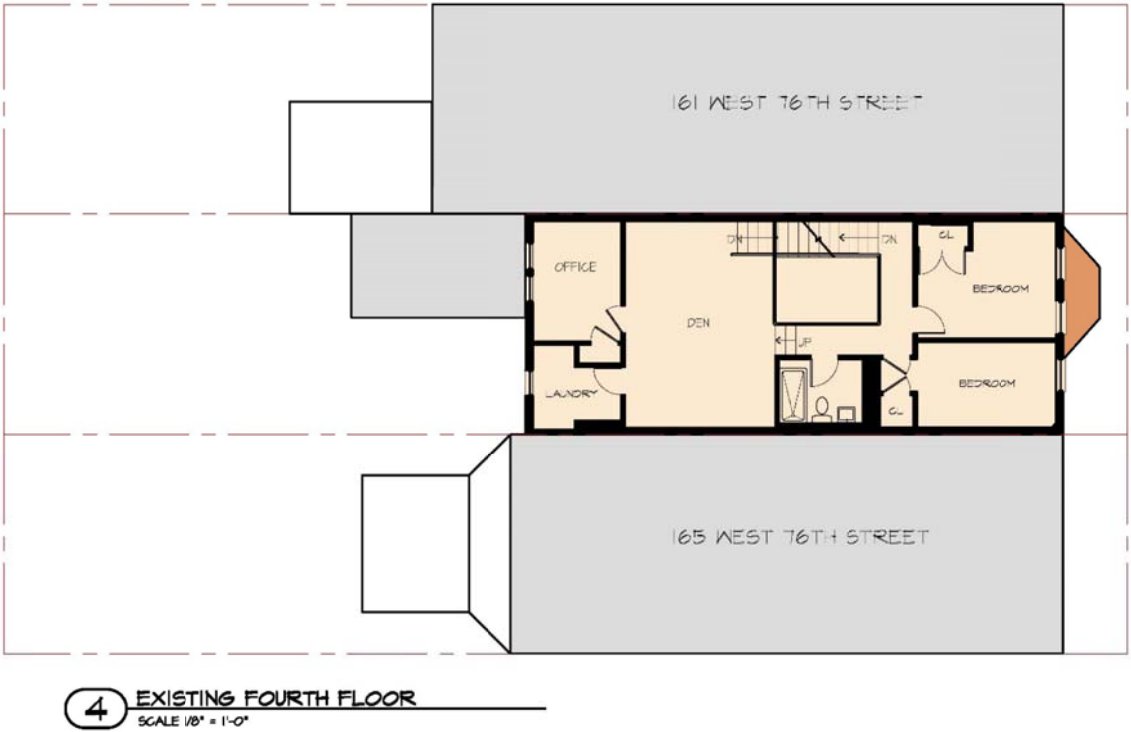


3 EXISTING THIRD FLOOR
SCALE 1/8" = 1'-0"

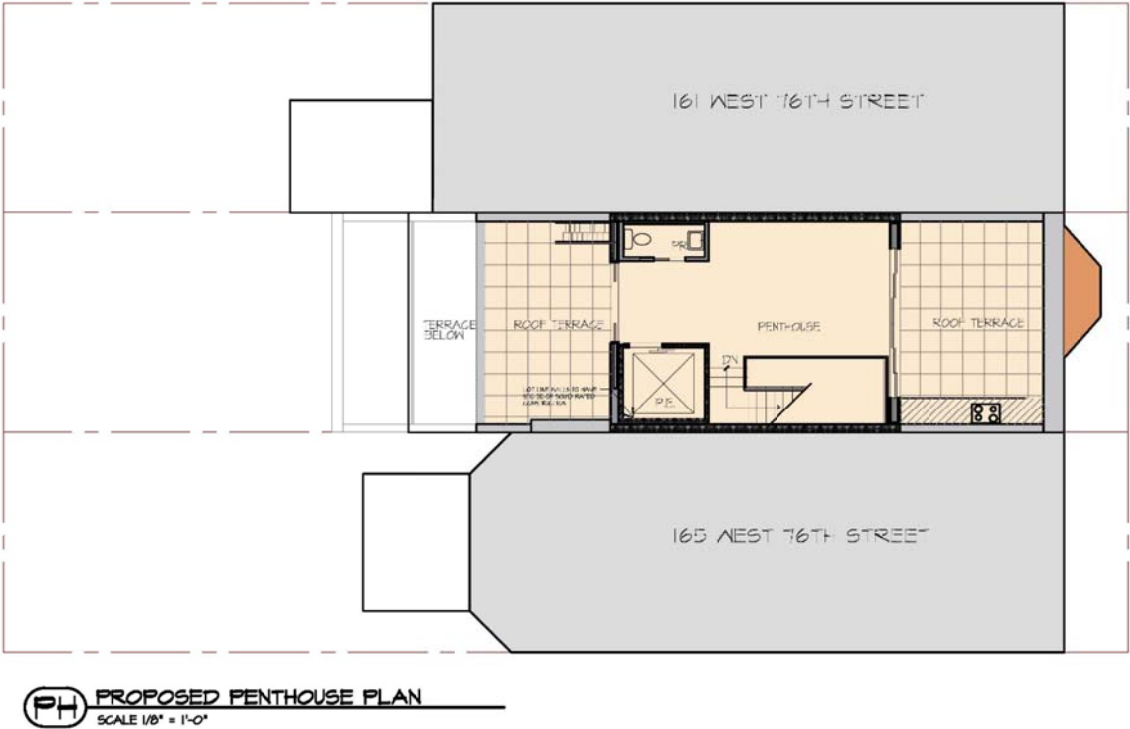


3 PROPOSED THIRD FLOOR
SCALE 1/8" = 1'-0"

EXISTING & PROPOSED FOURTH FLOOR PLANS



PROPOSED PENT HOUSE LEVEL FLOOR PLANS



PROPOSED PENTHOUSE ROOF LEVEL FLOOR PLANS

