PROPOSED SCOPE:

ONE STORY NON-VISIBLE RESIDENTIAL ADDITION TO EXISTING FIVE STORY CAST IRON MIXED USE BUILDING.

MATERIAL LIST:

- STUCCO COLOR TO MATCH THE EXISTING FACADE
- RAILING CLEAR GLASS
- TERRACE DOORS CLEAR GLASS / FRAME TO MATCH STUCCO COLOR



REVISIONS NO. DESCRIPTIONS DATE NO. TO WHOM ISSUED DATE ISSUES

MICHAEL MUROFF ARCHITECT



333 Hudson Street Suite 501 New York, NY 10013 Tel: 646. 230. 7111 NY Licence #015011

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42 WALKER STREET

NYC DOB BIN: Block: 194

Lot: 11

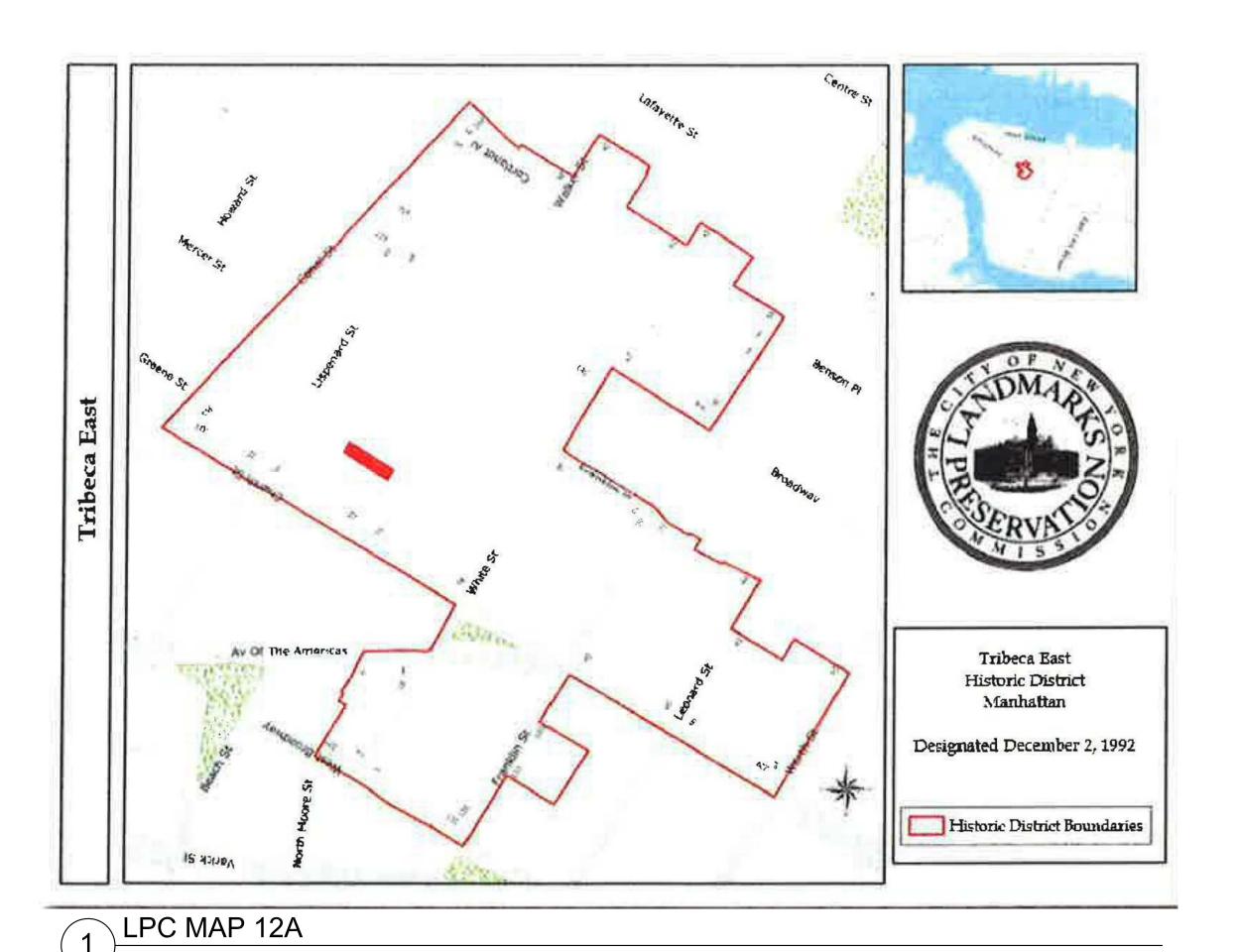
RENDERING OF PROPOSED ENLARGEMENT

Date: 10/08/2018

Scale: As Noted
Project No. : 17–178
Drawing By: NZ

Checked By: MM

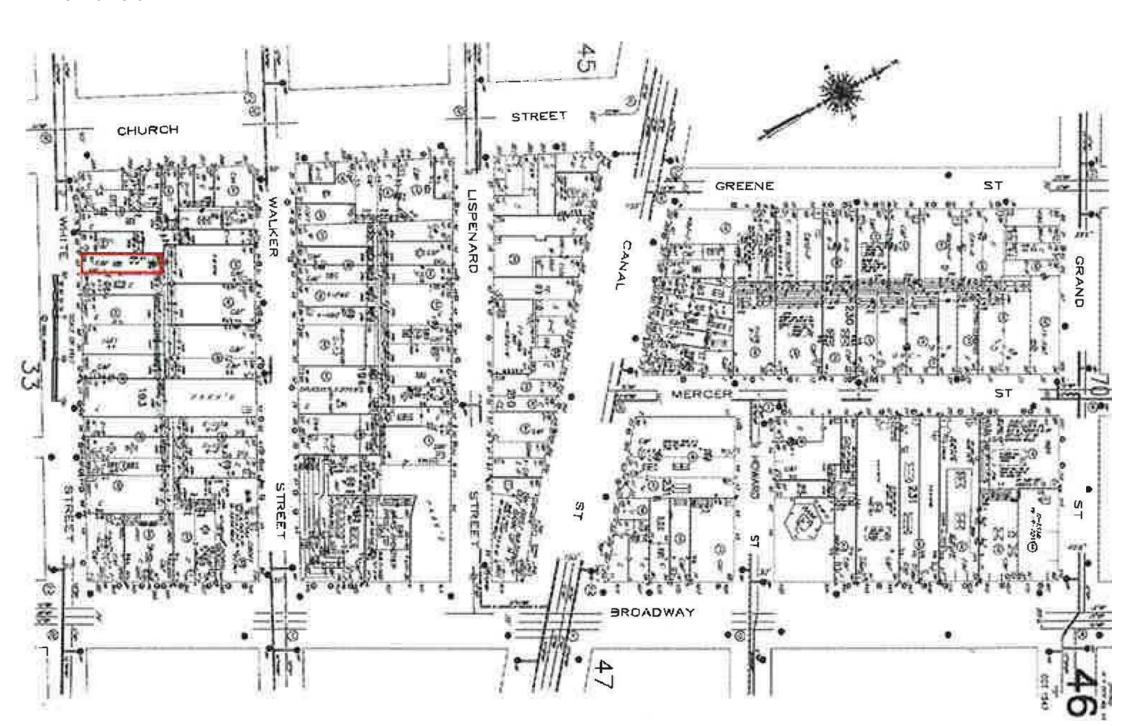
LPC-01



42 WALKER STREET

2 SANBORN MAP

LOCATED AT TRIBECA EAST HISTORIC DISTRICT, ORIGINALLY BUILT IN 1854-55 AND LATER MODIFIED AS SECOND EMPIRE / NEO - GREC STYLE BY CHARLES M. YOUNGS AT 1879-80.

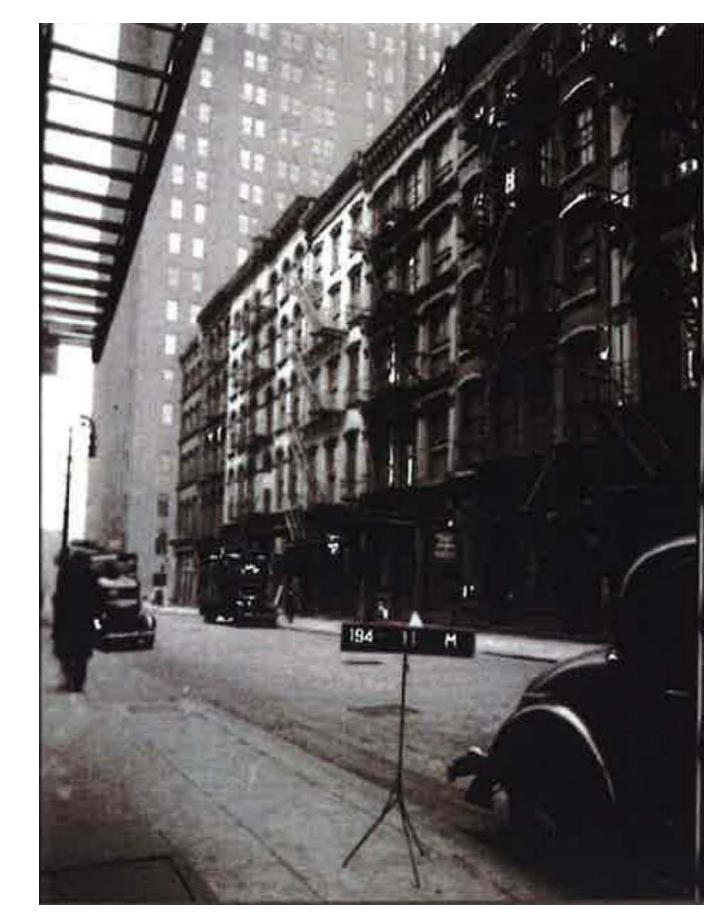




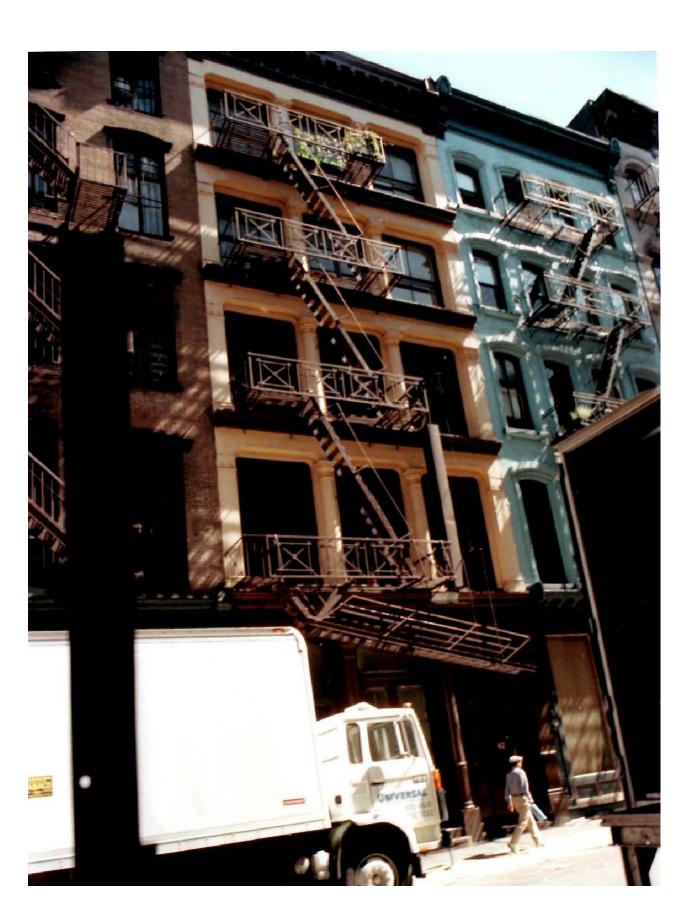




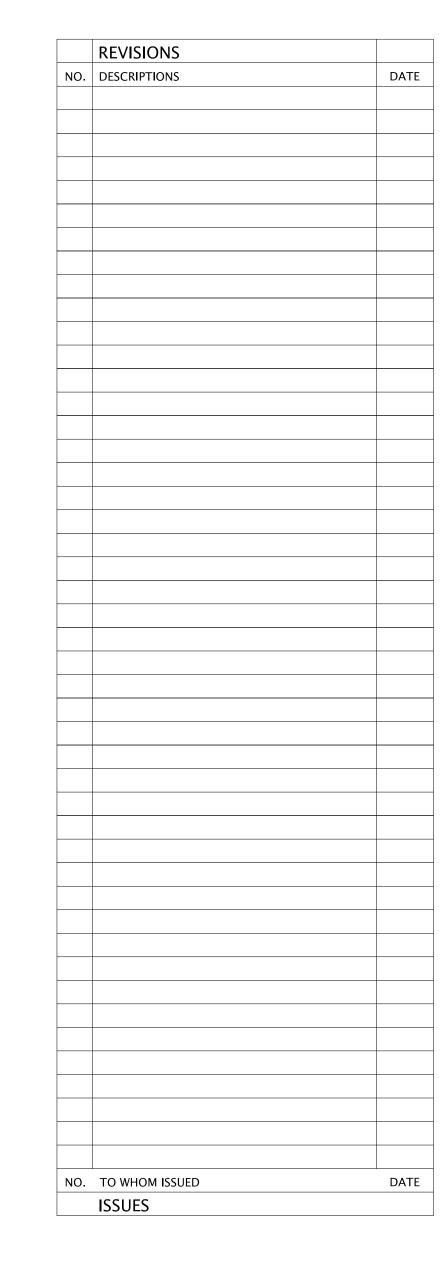




HISTORIC PERSPECTIVE VIEW



6 HISTORIC PHOTO



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42 WALKER STREET

NYC DOB BIN: Block: 194

Lot: 11

LPC / SANBORN MAP, HISTORICAL / CURRENT PICTURES & SCOPE OF WORK

Date: 10/08/2018
Scale: As Noted
Project No.: 17-178

Drawing By: NZ

Checked By: MM

LPC-02

4 EXISTING NON HISTORIC 6 OVER 6 DOUBLE HUNG WINDOWS AT THE WESTMOST BAY REMOVED UNDER **DOCKET** # 14–3833

MISSING COLUMN CAPITAL

2 EXISTING NON HISTORIC PAIRED THREE-LIGHT **CASEMENT WOOD** WINDOWS AT THE CENTER BAY REMOVED UNDER **DOCKET** # 14–3833

MISSING COLUMN CAPITAL

2 EXISTING NON HISTORIC PAIRED THREE-LIGHT **CASEMENT WOOD WINDOWS** WITH TRANSOM AT THE **CENTER BAY REMOVED UNDER DOCKET # 14-3833**

MISSING COLUMN CAPITAL



MISSING COLUMN CAPITAL

> EXISTING COLUMN CAPITAL TO BE MATCHED

MISSING COLUMN CAPITAL

MISSING RESIDENTIAL ENTRANCE

EXISTING WOOD METAL CLAD

DOOR



TWELVE EXISTING WINDOWS AT SECOND THROUGH FIFTH FLOOR ARE REPLACED WITH TWELVE TWO-OVER-TWO DOUBLE HUNG WOOD WINDOWS WITH CURVED CORNERS AT THE TOP OF THE SASHES AT EXISTING OPENINGS.

EXISTING BRICK MOLDS ARE REPLACED IN KIND. NEW WINDOWS MATCH THE HISTORIC WINDOWS IN TERMS OF CONFIGURATION, OPERATION, DETAILS, MATERIAL, AND FINISH. WINDOWS AND BRICK MOLD ARE PAINTED A CREAM COLOR (BENJAMIN MOORE #911 "WINDSOR CREAM").

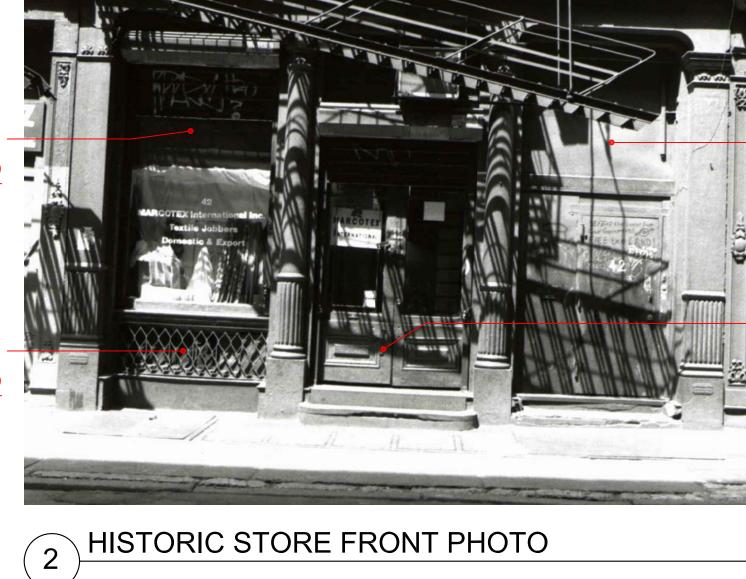
UNDER DOCKET # 14-3833

ALL MISSING COLUMN CAPITALS ARE RESTORED TO MATCH EXISTING



EXISTING COMMERCIAL WINDOW TO REMAIN AND BE REPAIRED UNDER **DOCKET** # 17–20789

> EXISTING DECORATIVE GRILL TO REMAIN AND BE REPAIRED UNDER DOCKET # 17-20789



COMMERCIAL DOOR TO REMAIN AND BE RESTORED UNDER **DOCKET** # 17–20789 **EXISTING DECORATIVE GRILL** & REPAIRED PAINTED BENJAMIN MOORE #911 "WINSOR CREAM" COLOR TO MATCH THE REST OF THE FACADE UNDER **DOCKET** # 17-20789



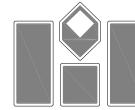
NEW RESIDENTIAL IN SWING ENTRANCE DOOR FABRICATED TO MATCH EXISTING AND PAINTED BENJAMIN MOORE #911 "WINSOR CREAM" COLOR TO MATCH THE REST OF THE FACADE UNDER DOCKET # 17-20789

NEW SMALL CAST IRON SILLS TO BE RESTORED TO MATCH EXISTING UNDER **DOCKET** # 17–20789

EXISTING STORE FRONT PHOTO

RESTORED FRONT FACADE





NO. TO WHOM ISSUED **ISSUES**

REVISIONS

DATE

NO. DESCRIPTIONS

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DATE

42 WALKER STREET

NYC DOB BIN: Block: 194

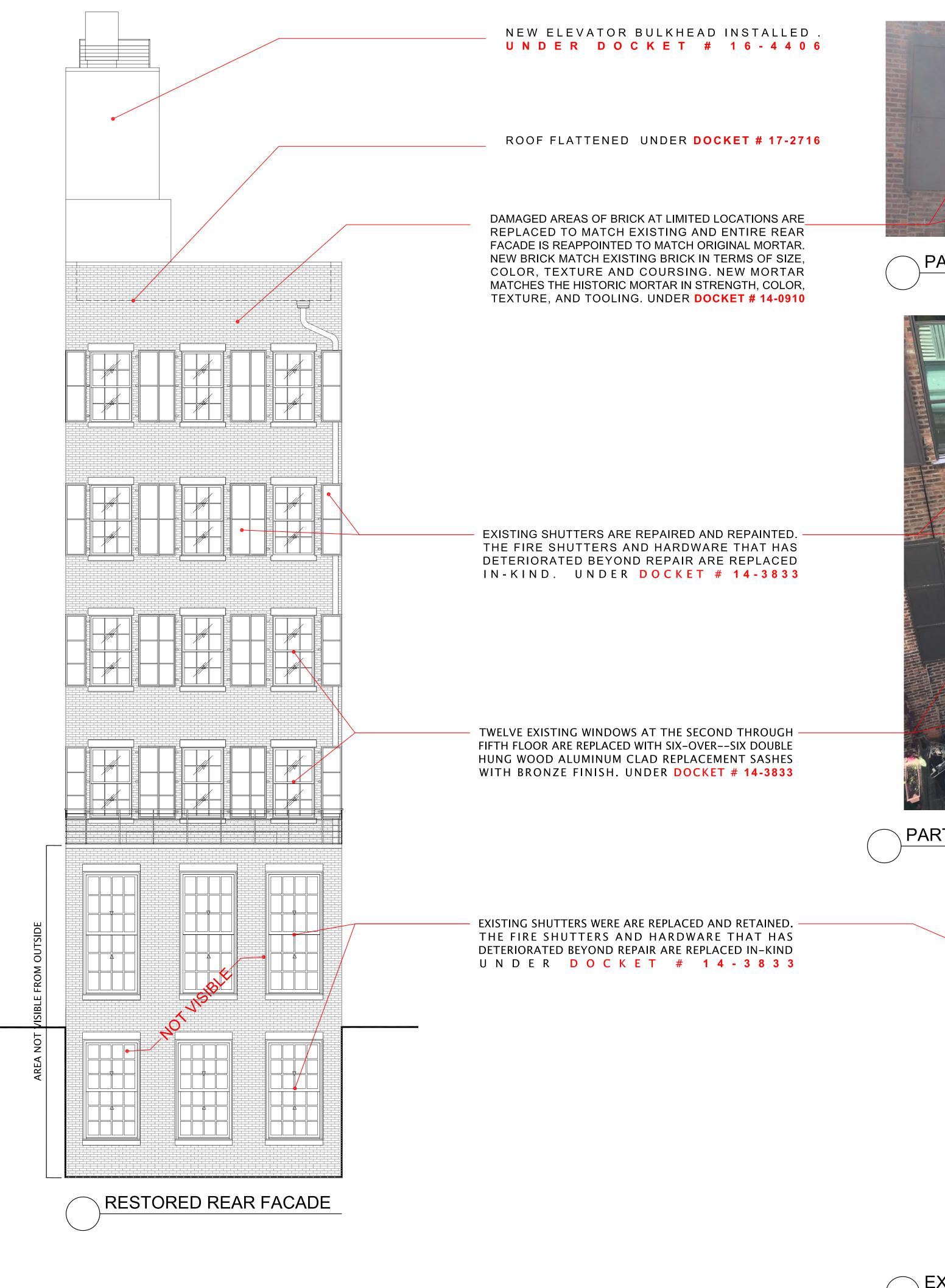
FRONT FACADE. HISTORIC VS RESTORED.

> Scale: As Noted Project No.: 17-178 Drawing By: NZ

Lot: 11

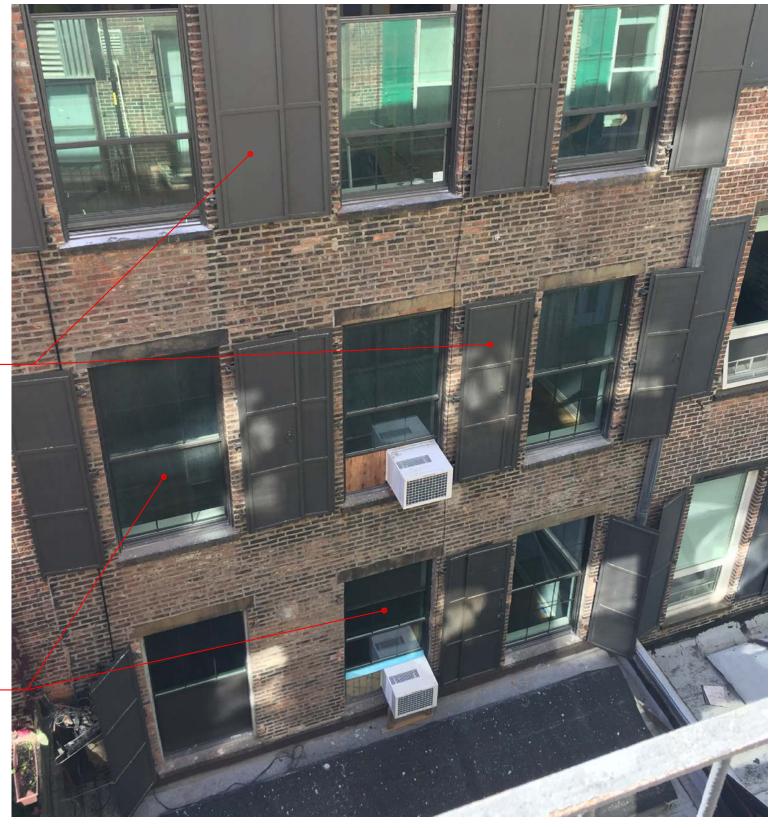
Checked By: MM

LPC-03





PARTIAL REAR FACADE @ 5TH FLOOR



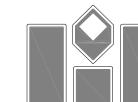
PARTIAL REAR FACADE @ 2ND THROUGH 4TH FLOOR



EXTERIOR VIEW OF 1ST FLOOR WINDOW



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42 WALKER STREET

NYC DOB BIN: Block: 194

Lot: 11

RESTORED REAR FACADE.

Scale: As Noted
Project No.: 17-178
Drawing By: NZ

. . . .

LPC-04



SITE 40 44 WALKER STREET WALKER STREET WALKER STREET MECHANICS ELEVATOR BULKHEAD ROOF 84'-9"AS PER LPC DOCKET #16-4406 / CNE #16-7761 42" GLASS -RAILING -NEW SIXTH FLOOR ROOF (UNDERSIDE OD STRUCTURE) 90.25' FIFTH FLOOR ROOF 81.59' FOURTH FLOOR 57.09' THIRD FLOOR
44.84 SECOND FLOOR
31.60' GROUND FLOOR 16.37' BASE PLANE

EXISTING STREET ELEVATION SCALE: 1/8" = 1'-0"

PROPSED STREET ELEVATION 2 SCALE: 1/8" = 1'-0"

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ISSUES

REVISIONS

NO. DESCRIPTIONS

42 WALKER STREET

Lot: 11

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EXISTING FRONT ELEVATION

Date: 10/08/2018

Scale: As Noted Project No.: 17-178

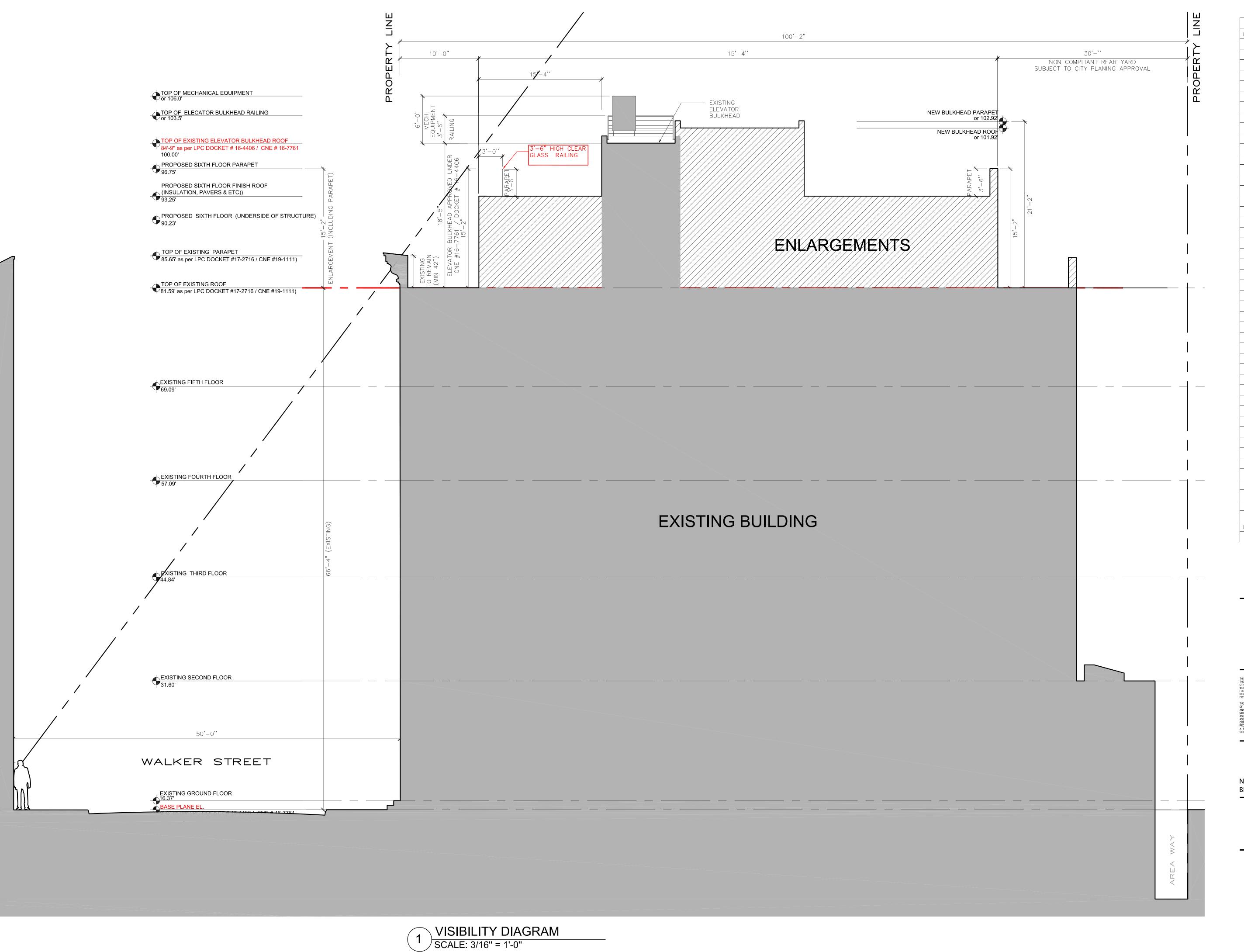
Drawing By: NZ

Checked By: MM

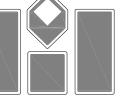
LPC-5

SHEET XX OF XX

DATE







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42 WALKER STREET

NYC DOB BIN: Block: 194

VISIBILITY DIAGRAM

Project No.: 17-178

Drawing By: NZ

Lot: 11

LPC-6

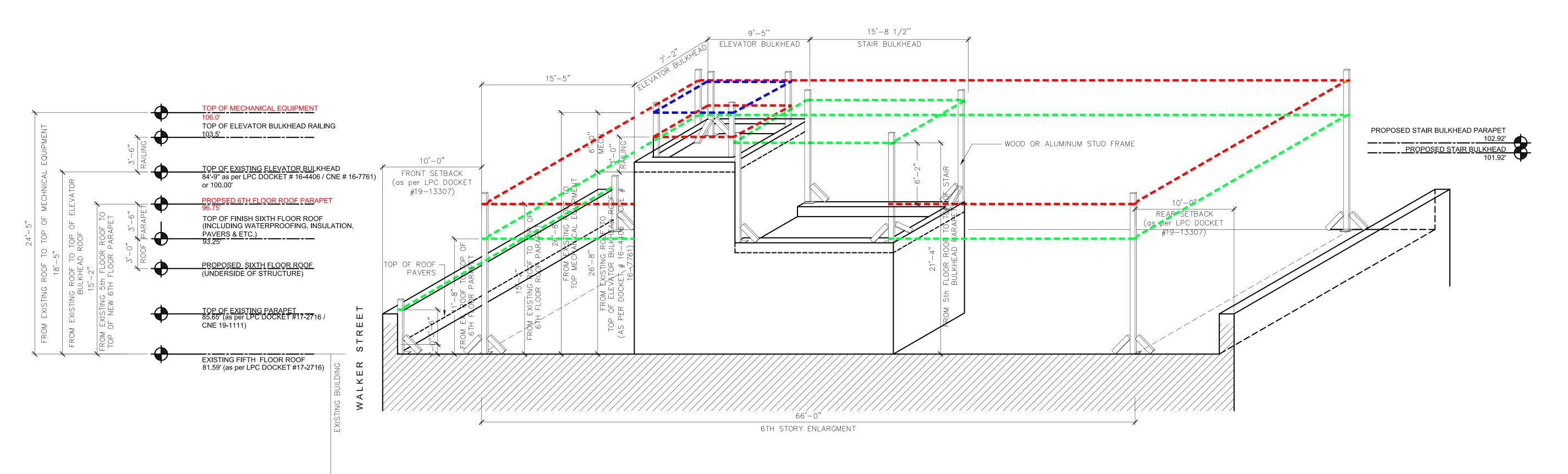
1. METHOD OF CONSTRUCTION IS SHOWN FOR REPRESENTATION ONLY.
2. GC TO BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.

- YELLOW CAUTION TAPE
FOR TOP OF THE SOLID STRUCTURE (ROOF OR PARAPET)
- RED DANGER TAPE
FOR TOP OF THE SEE THROUGH RAILING
- BLUE FLAGING TAPE

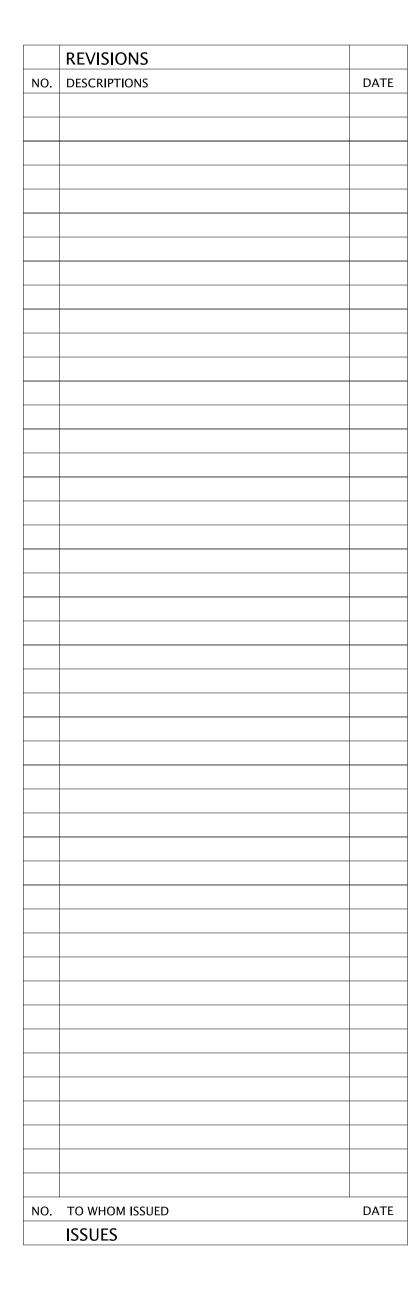
FOR MECHANICALEQUIPMENT AREA

NOTES:

NOTE: PROPOSED RAILING WILL BE A CLEAR GLASS RAILING.
THE RAILING WILL BE INSTALLED 3' FURTHER FROM
STREET WALL THAN MOCK-UP DRAWING SHOWS.



1 TEMPORARY MOCK UP



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42 WALKER STREET

NYC DOB BIN: Block: 194

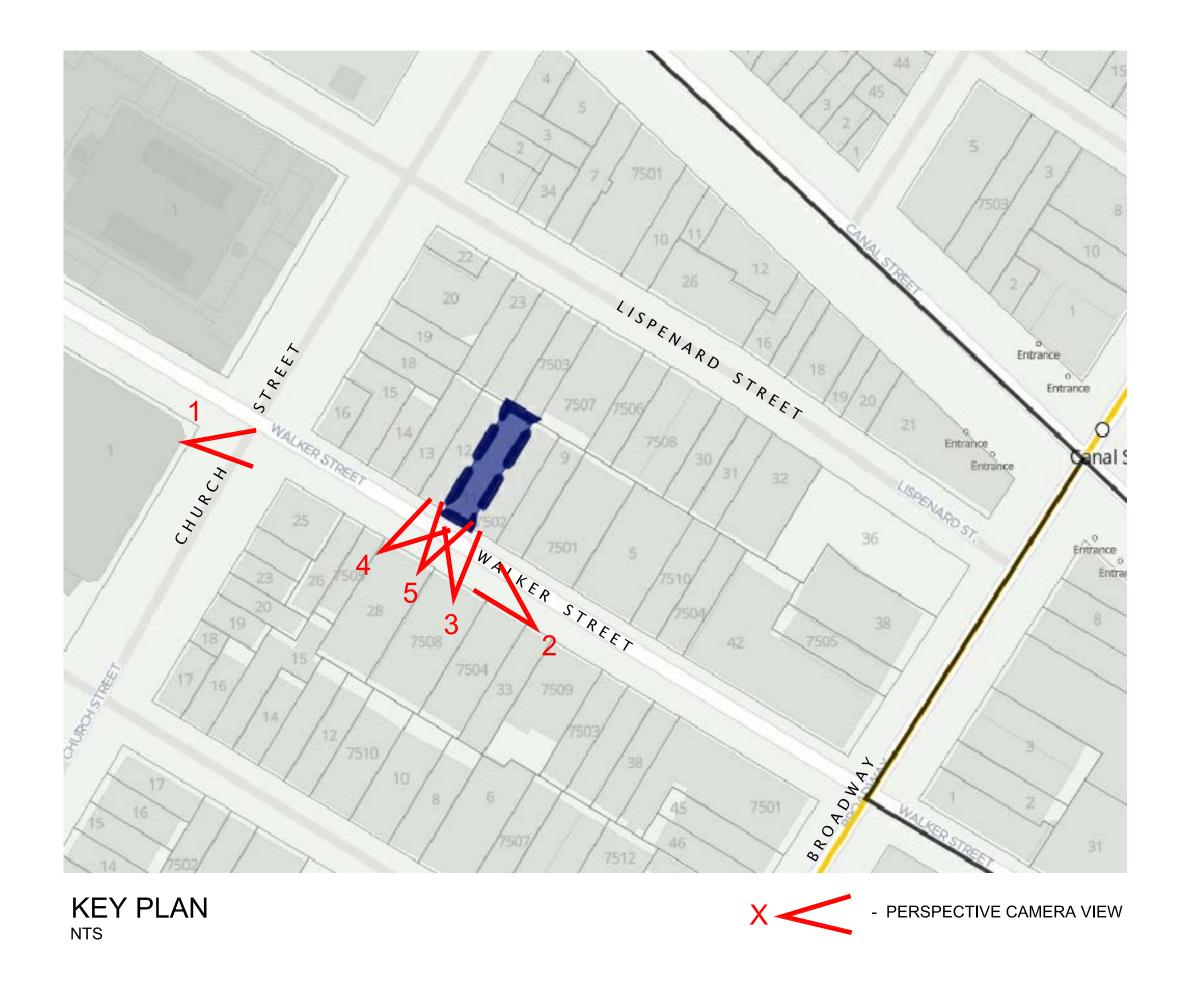
Lot: 11

TEMPORARY MOCKUP DRAWING

Date:
Scale: As Noted
Project No.: 17–178
Drawing By: NZ

Checked By: MM

LPC-7





MOST VISIBLE VIEW



NOT VISIBLE VIEW



PERSPECTIVE VIEW 2

PERSPECTIVE VIEW 2

DATE NO. TO WHOM ISSUED ISSUES

REVISIONS NO. DESCRIPTIONS

DATE

MICHAEL MUROFF ARCHITECT



42 WALKER STREET

NYC DOB BIN: Block: 194

Lot: 11

SIGHTLINES PHOTOS

Date: 10/08/2018 Scale: As Noted

Project No.: 17-178 Drawing By: NZ

Checked By: MM

LPC-8

SHEET XX OF XX

NOT VISIBLE VIEW

NOT VISIBLE VIEW



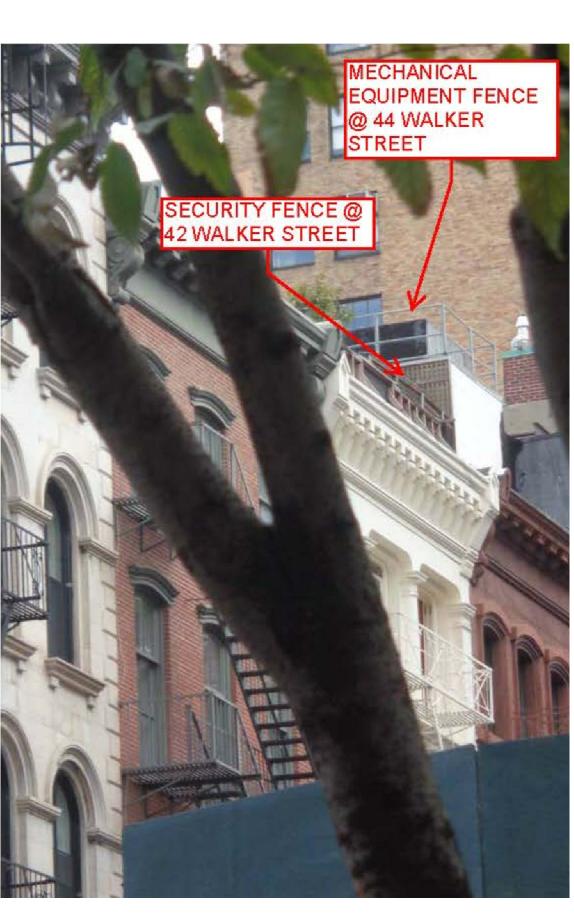
1 MOCK UP OF ROOFTOP ADDITION _ ROOF VIEW



(2) KEY PLAN



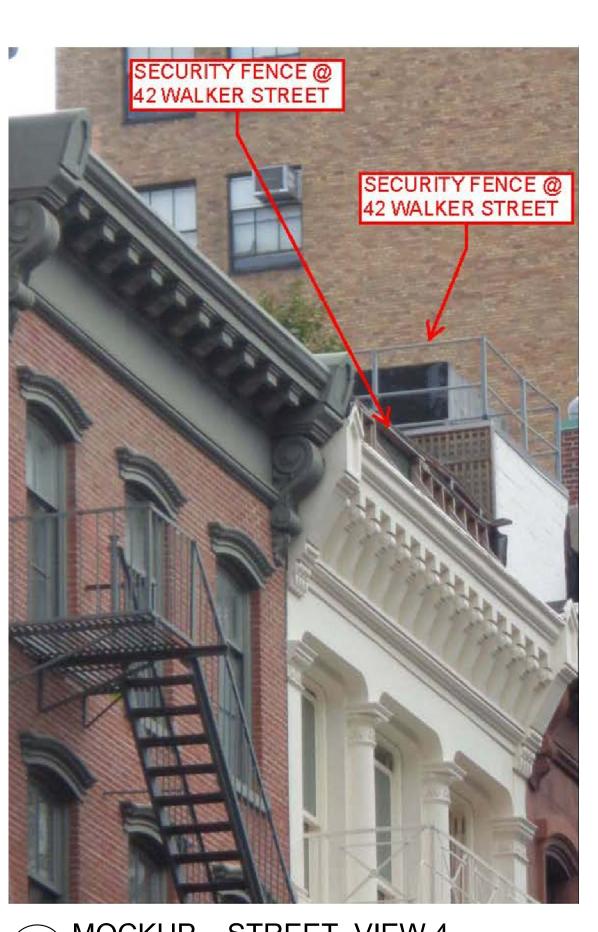




MOCKUP _ STREET VIEW 3
NOT VISIBLE VIEW



MOCKUP_STREET_VIEW 2
NOT VISIBLE VIEW



6 MOCKUP_STREET_VIEW 4
NOT VISIBLE VIEW



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NYC DOB BIN: Block: 194

Lot: 11

PHOTOS OF MOCKUPS OF ROOFTOP ADDITION

Date: 10/08/2018

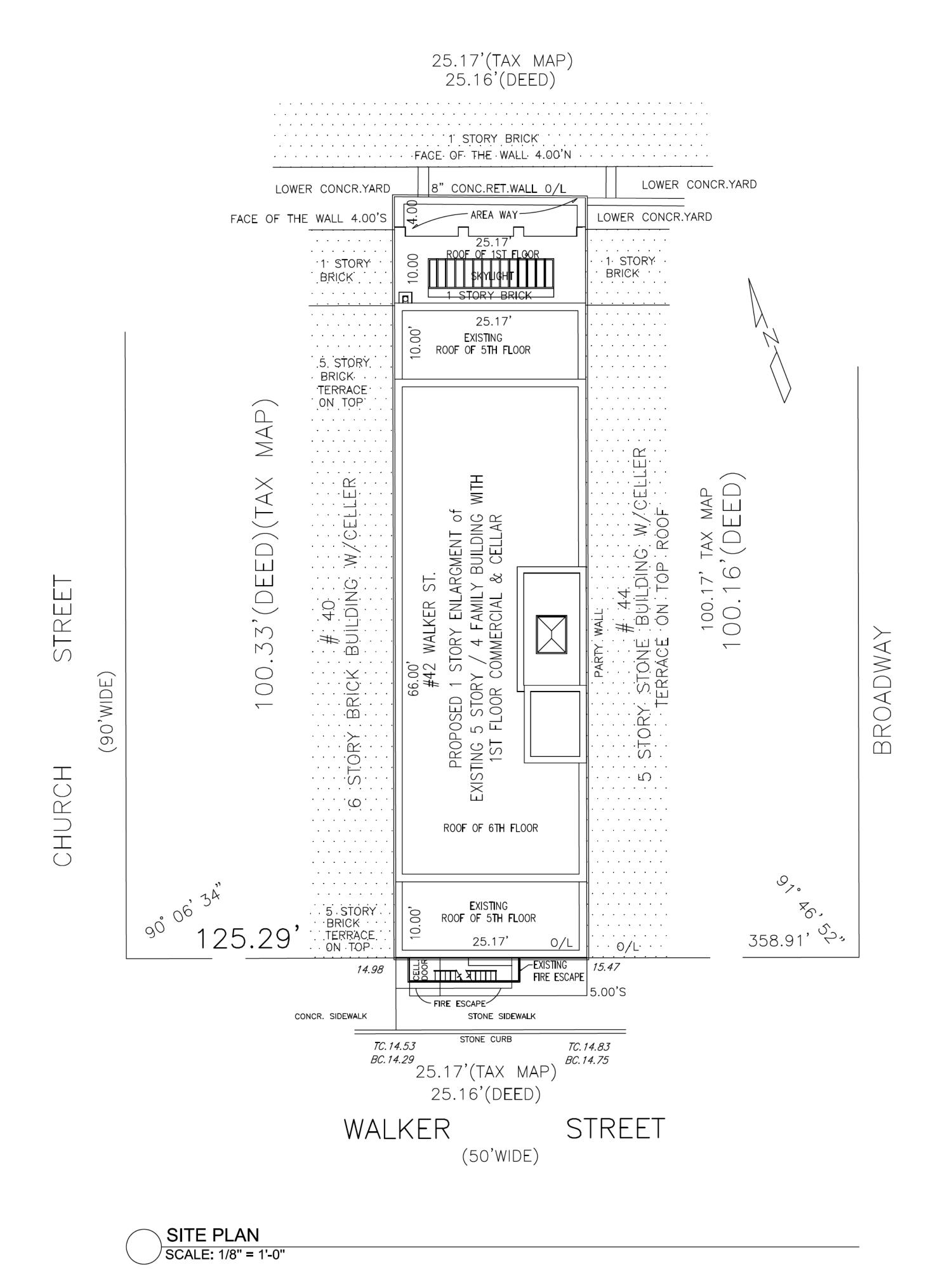
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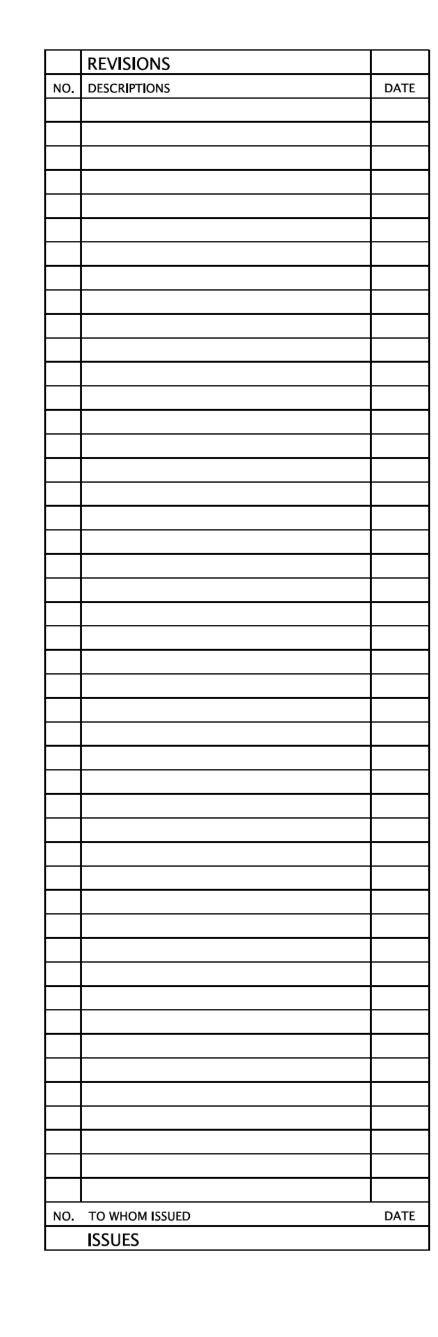
Project No. : 17–178

Drawing By: NZ

Checked By: MM

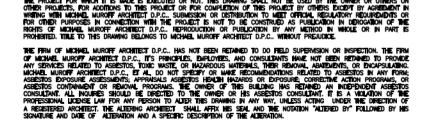
LPC-9







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42 WALKER STREET

NYC DOB BIN: Block: 194

Lot: 11

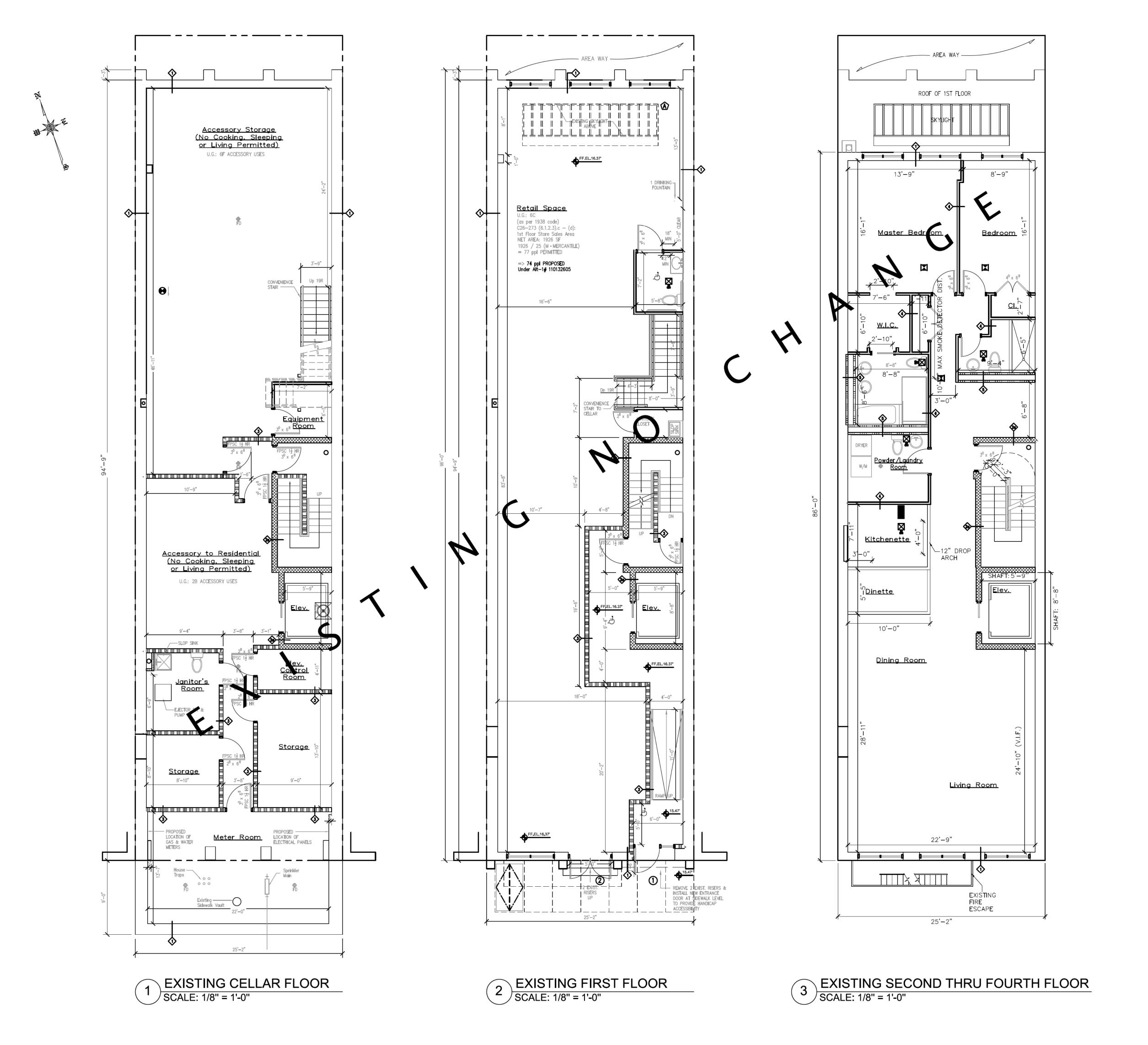
SITE PLAN

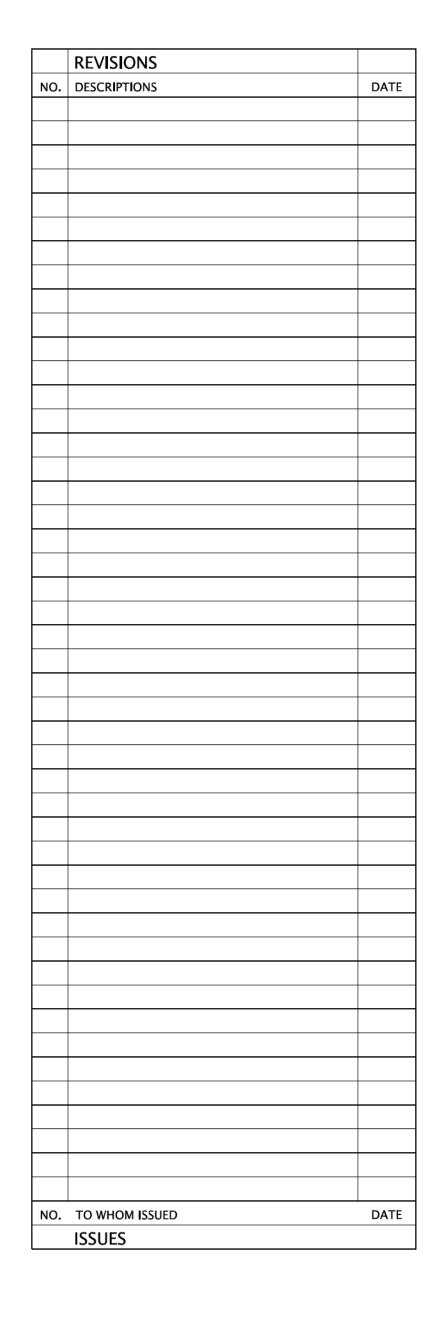
Date: 10/08/2018 Scale: As Noted

Project No.: 17-178 Drawing By: NZ

LPC-10

Checked By: MM







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42 WALKER STREET

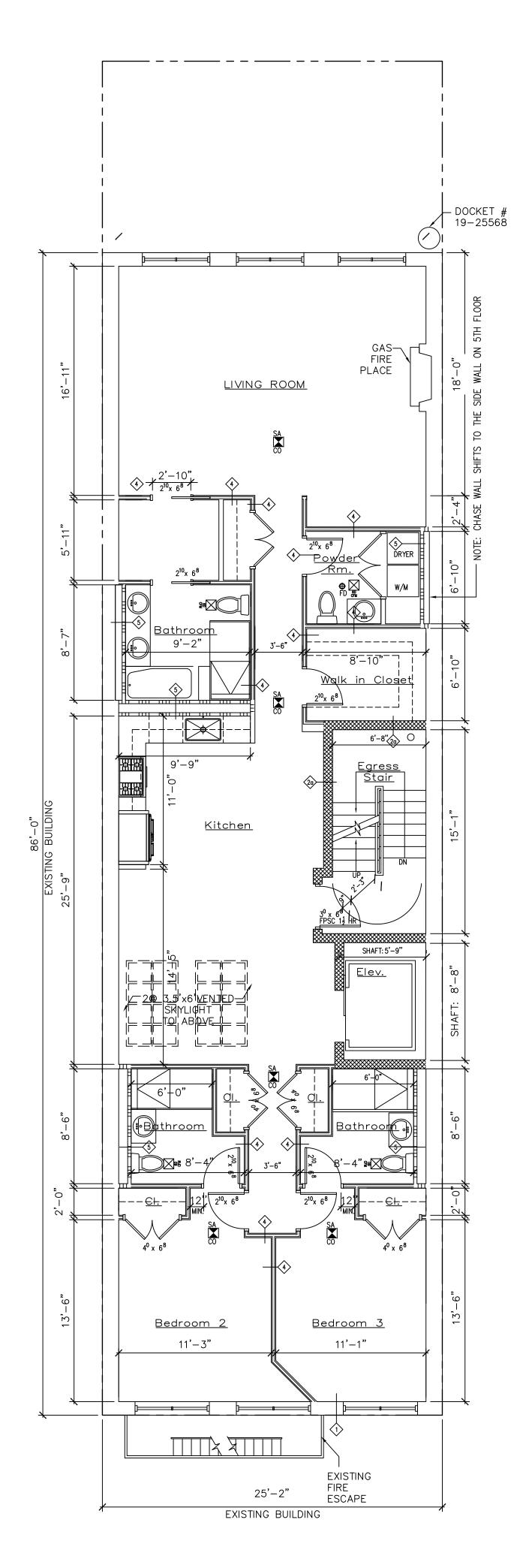
NYC DOB BIN: Block: 194

Lot: 11

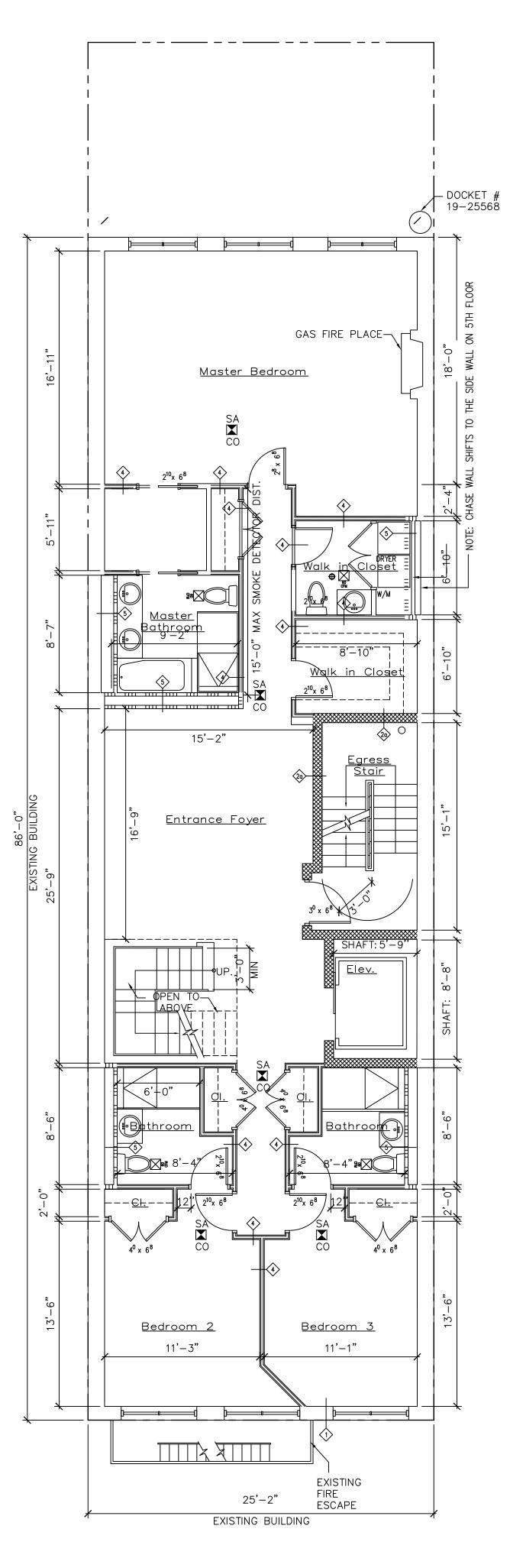
SECOND THRU FOURTH, FIFTH & SIXTH FLOOR PLANS.

> Date: Scale: As Noted Project No. : 17-178 Drawing By: NZ Checked By: MM

LPC-11

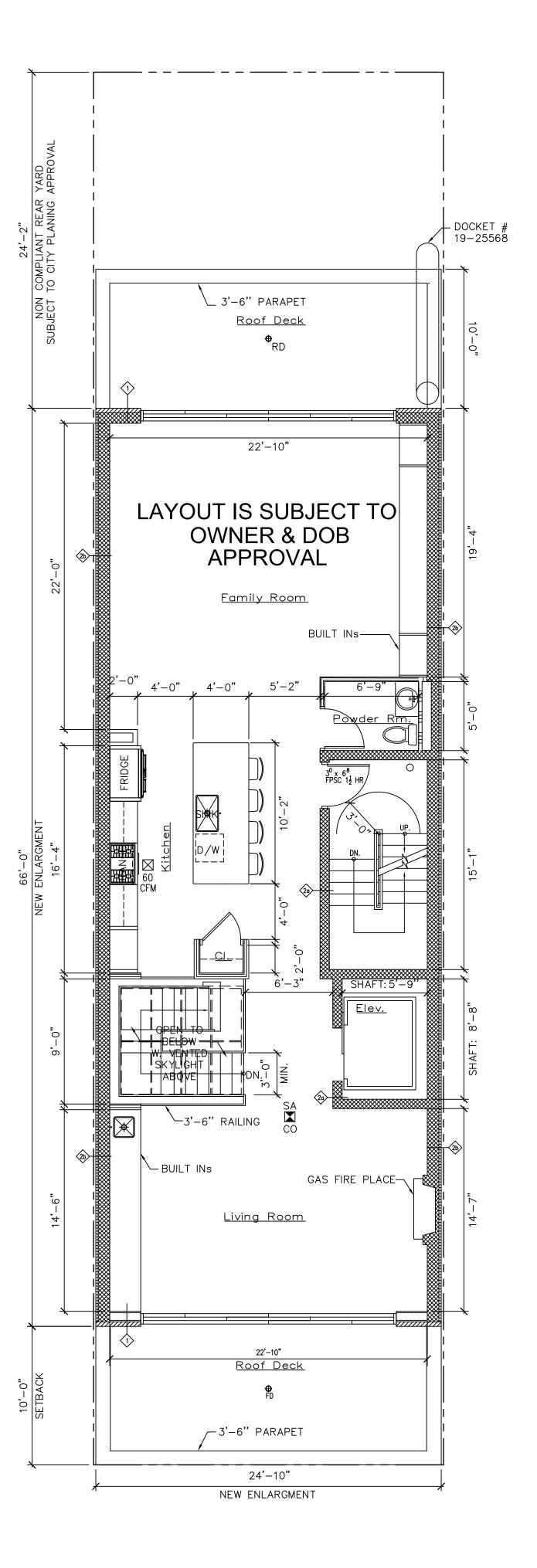




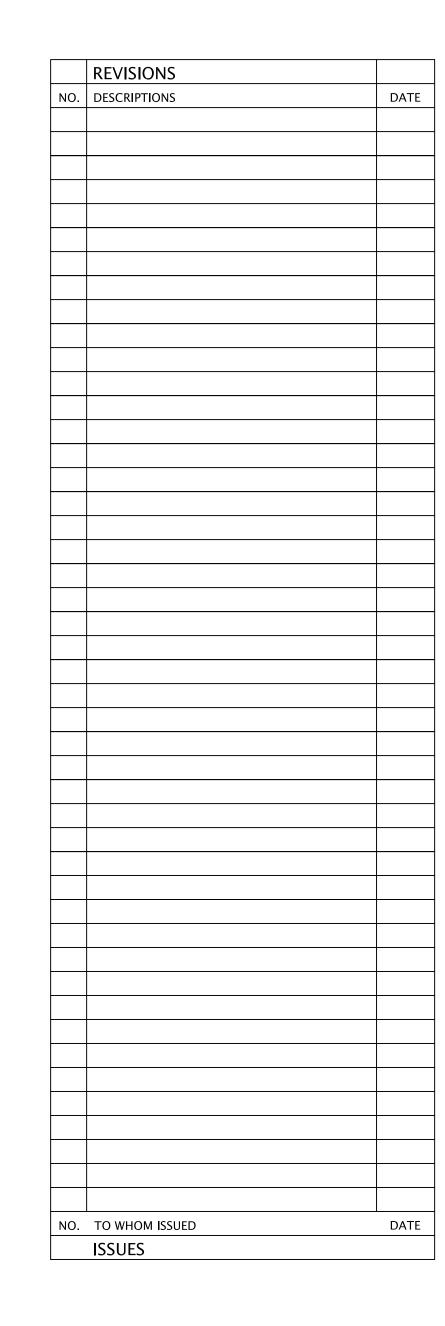


PROPOSED FIFTH FLOOR

SCALE: 1/8" = 1'-0"



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



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42 WALKER STREET

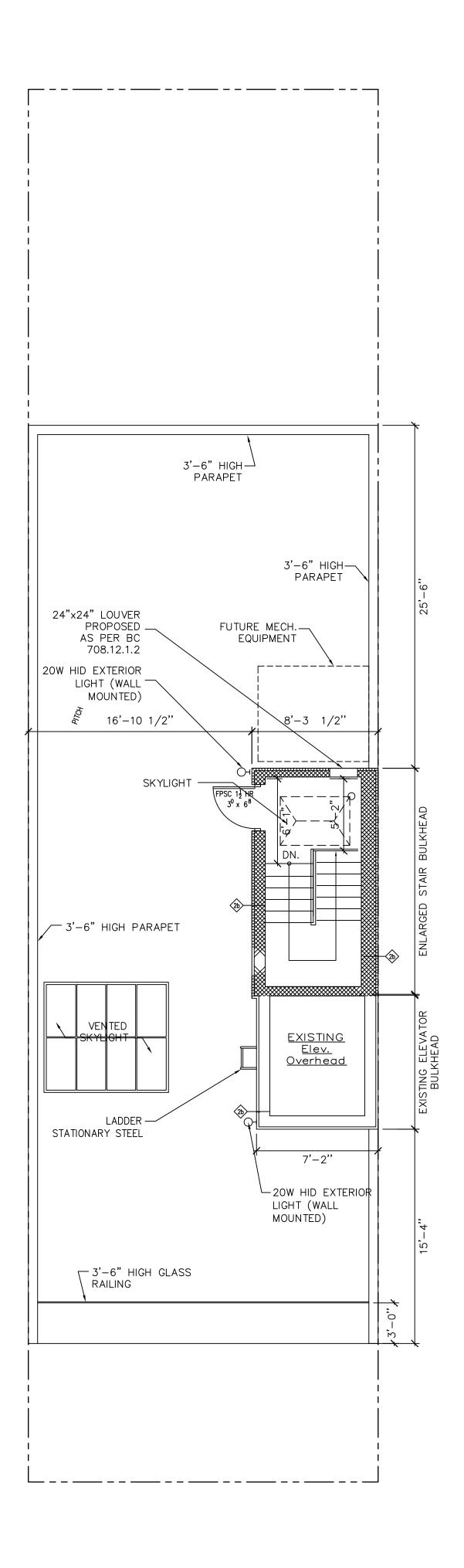
NYC DOB BIN: Block: 194

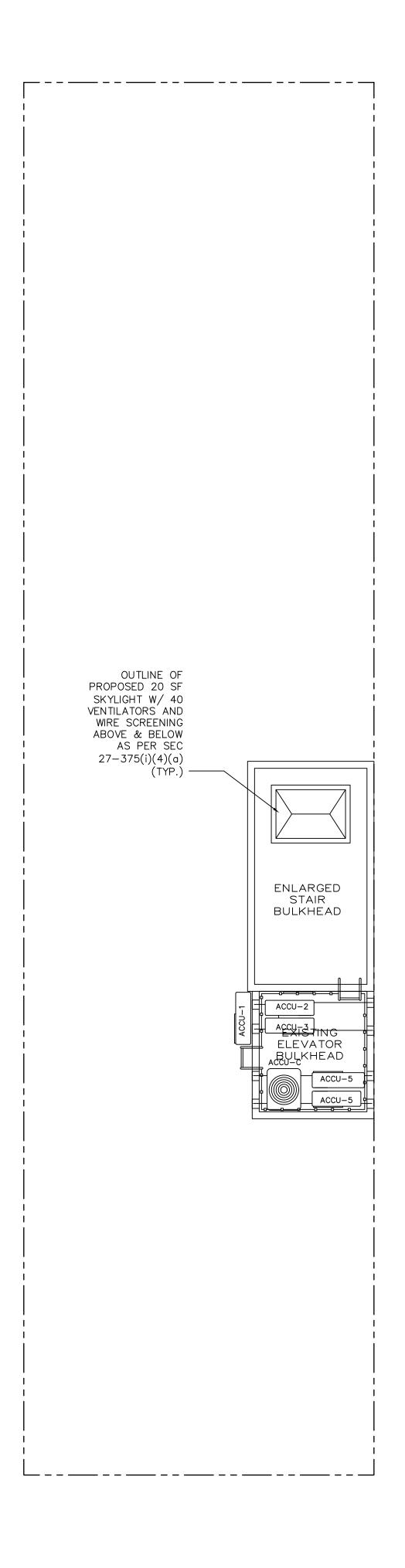
Lot: 11

EXISTING & PROPOSED FIFTH FLOOR AND PROPOSED SIXTH FLOOR PLANS.

Date:
Scale: As Noted
Project No. : 17–178
Drawing By: NZ

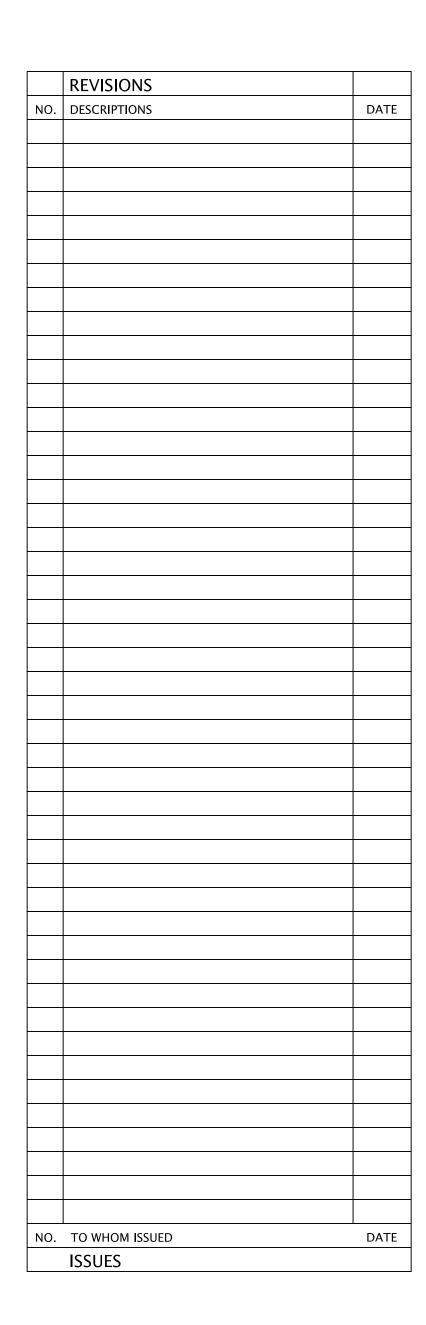
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42 WALKER STREET

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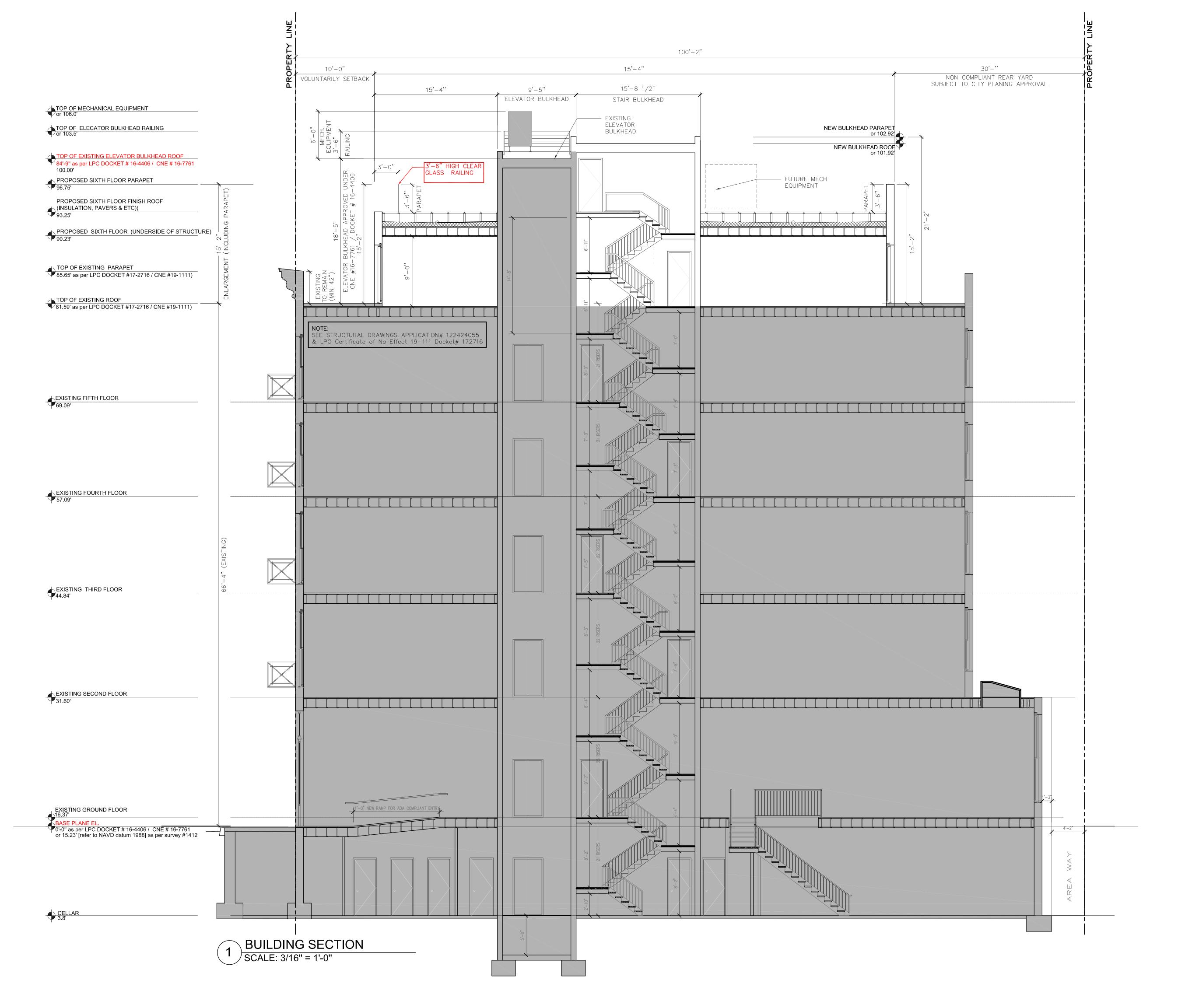
Lot: 11

ROOF AND BULKHEAD PLANS

Date:
Scale: As Noted
Project No.: 17-178
Drawing By: NZ

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LPC-13







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42 WALKER STREET

NYC DOB BIN: Block: 194

1 Lot: 11

SECTION A-A

Date:
Scale: As Noted
Project No.: 17–178
Drawing By: NZ

Checked By: MM

LPC-14

ENTRANCE FIVE EXISTING CAST IRON AND - GLASS BULLET SIDEWALK LIGHT PANELS IN FRONT OF COMMERCIAL

ENTRANCE

BELOW IN FRONT OF RESIDENTIAL

EXISTING HISTORIC DIAMOND PLATE OVER THE VAULT SPACE

> INSTALL NEW CONCRETE FLAGSTONES TO MATCH THE EXISTING STONE IN COLOR AND TEXTURE WHERE MISSING

SIDEWALK FLAGS

FOUR EXISTING CAST IRON AND GLASS BULLET SIDEWALK LIGHT PANELS TO BE REPAIRED AND RESTORED.

RAISE AND RESTORE **EXISTING GRANITE**

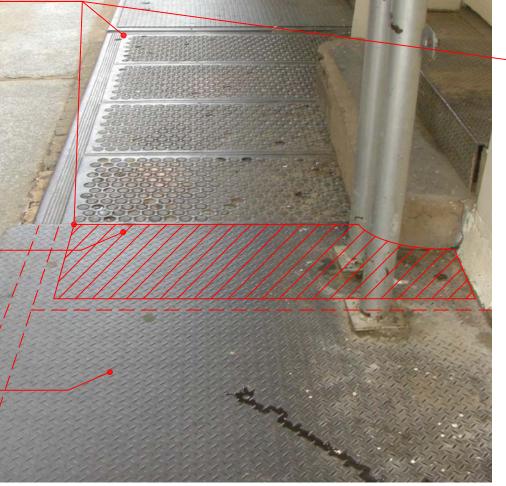
SIDEWALK FLAGSTONES

MISSING GLASS BULLETS TO BE REPLACED WITH 81R GLASS BULLET BY "CIRCLE REDMONT" OR OTHER LPC APPROVED SUPPLIER (SHOP DWGs TO BE SUBMITTED)

ONE MISSING CAST IRON AND GLASS BULLET SIDEWALK LIGHT PANEL TO BE FABRICATED TO MATCH EXISTING.

> **NEW HISTORIC DIAMOND** PLATE OVER THE VAULT SPACE BELOW TO MATCH EXISTING

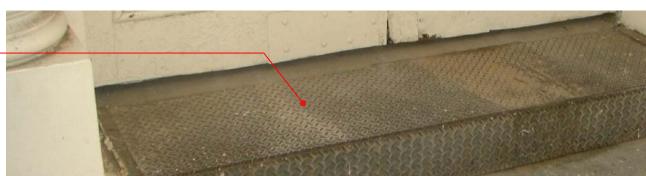
EXISTING CAST IRON AND GLASS BULLET SIDEWALK LIGHT PANELS IN FRONT OF COMMERCIAL ENTRANCE



CAST IRON & GLASS BULLET SIDEWALK VAULT LIGHT PANELS

RESTORE EXISTING CURB TO MATCH EXISTING ADJACENT STONE CURB RAISE ACCEPTABLE HEIGHT





REMOVE NON HISTORIC STONE STOOP

REPAIR AND RESTORE EXISTING

DIAMOND PLATE STOOP

AND RESTORE TO MATCH EXISTING DIAMOND PLATE STOOP.



EXISTING STOPS AT COMMERCIAL ENTRANCE

EXISTING HISTORIC DIAMOND PLATE STOOP

EXISTING NON HISTORIC REPAIR OVER TO EXISTING STOOP

EXISTING DIAMOND PLATE HATCH IN FRONT OF COMMERCIAL WINDOW

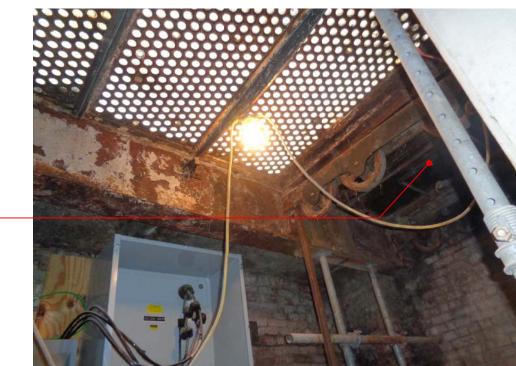
EXISTING HISTORIC GRANITE SIDEWALK FLAGS

EXISTING HISTORIC PICTURE OF SIDEWALK AND STOOPS









EXISTING DIAMOND PLATE

WINDOW

HATCH IN FRONT OF COMMERCIAL

PICTURE OF EXISTING SIDEWALK LIGHT PANELS FROM BELOW



EXISTING DIAMOND PLATE STOOPS AT ADJACENT BUILDING

LPC-15

Date: 10/08/2018

Scale: As Noted Project No.: 17-178 Drawing By: NZ

Checked By: MM

Lot: 11

REVISIONS

NO. TO WHOM ISSUED **ISSUES**

NYC DOB BIN: Block: 194

PROPOSED SIDEWALK REPAIR

MICHAEL MUROFF ARCHITECT

42 WALKER STREET

333 Hudson Street Suite 501 New York, NY 10013 Tel: 646. 230. 7111 NY Licence #015011

DATE

NO. DESCRIPTIONS

SHEET XX OF XX

DATE