DELSON OR SHERMAN ARCHITECTS PC

20 JAY ST
SUITE 636
BROOKLYN
NY 11201

718-789-2919
delsonsherman.com

TAX PHOTO: 1940s

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING
TUESDAY, DECEMBER 8TH 2015

46 MORTON STREET
NEW YORK, NY 10014

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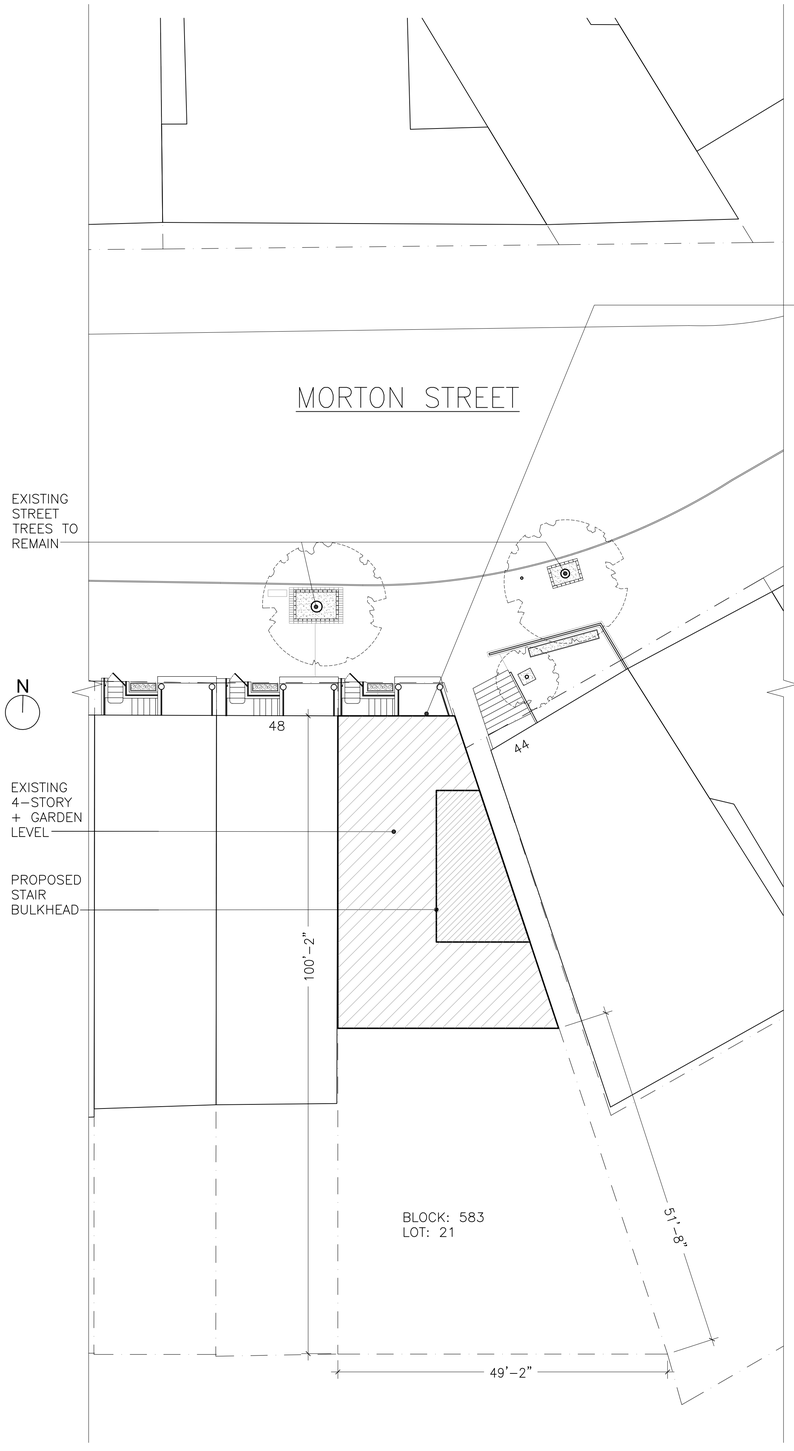
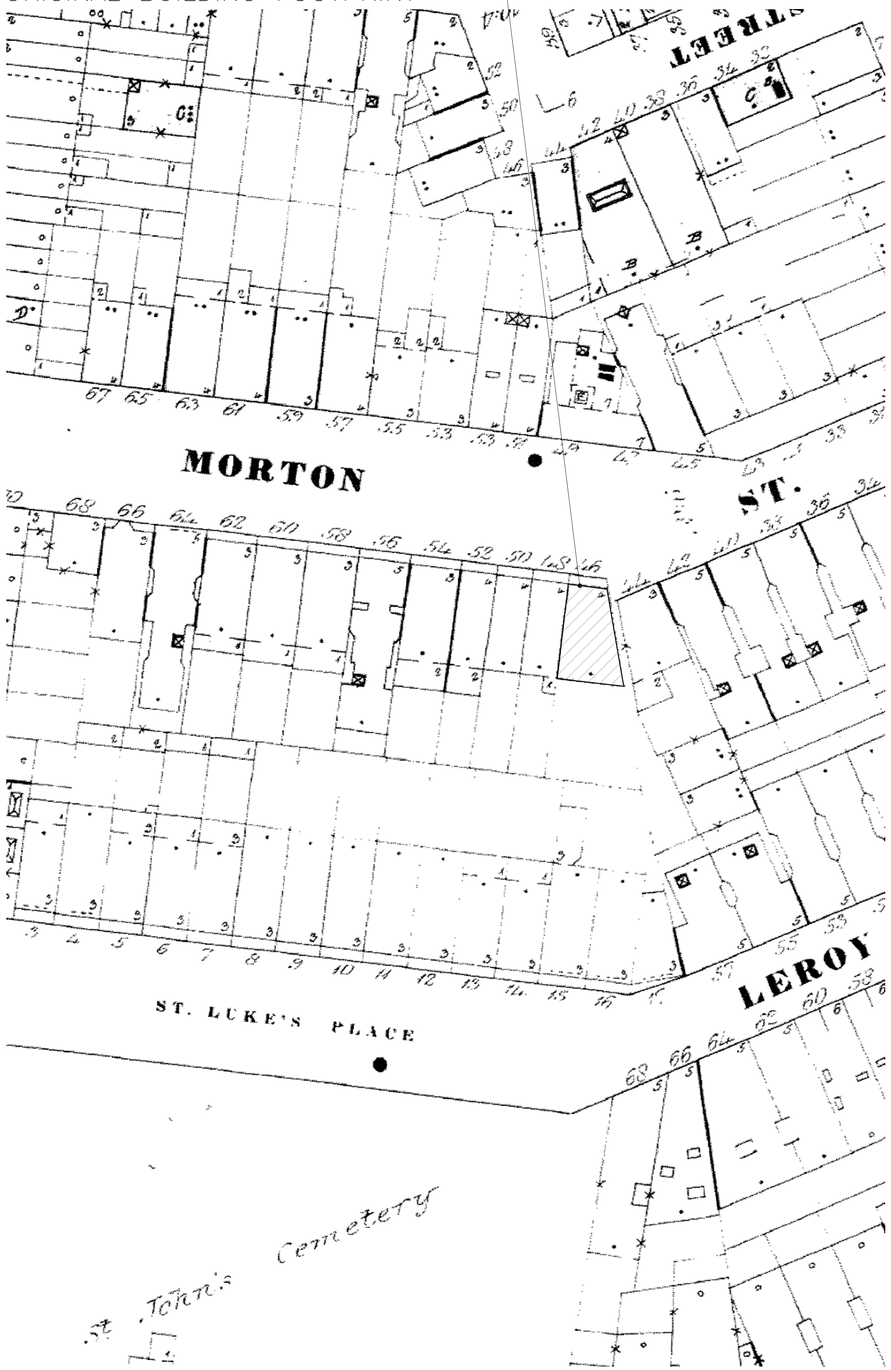


1 PROPOSED PLOT PLAN
SCALE: 3/32"=1'-0"

2 HISTORIC DISTRICT MAP
SCALE: NTS

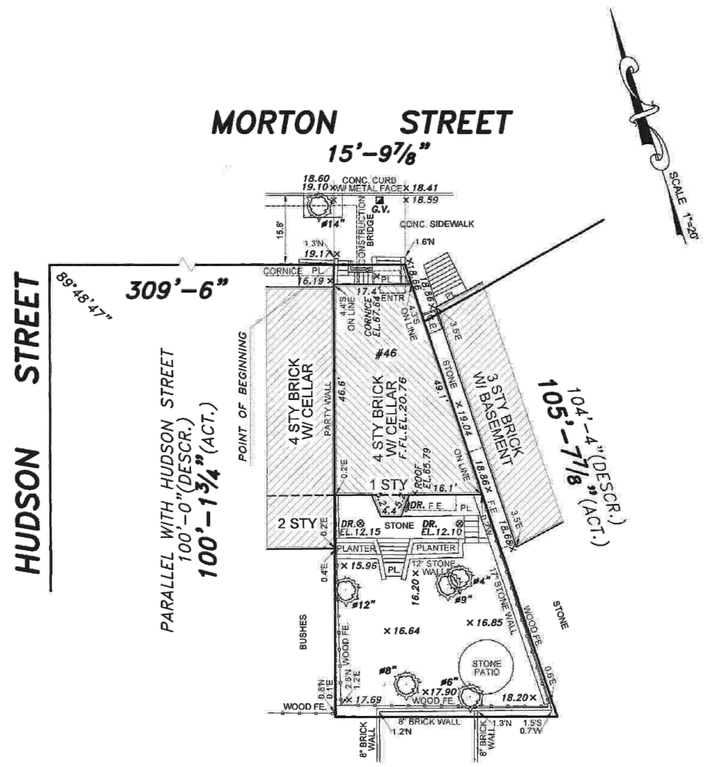
46 MORTON STREET,
ORIGINAL BUILDING FOOTPRINT



1 SANBORN MAP - 1895
SCALE: 1/32"= 1'-0"

JOB NO.: M 583-21-LOCEL

DATE: JULY 15, 2015
LOCATION SURVEY



NOTES:
ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM. TO OBTAIN:
– NGVD 1929 DATUM – ADD 1.098 FEET
– MANHATTAN BOROUGH DATUM – SUBTRACT 1.652 FEET

SYMBOLS AND ABBREVIATIONS

AIRWAY A/W	PARKING METER P.M.	TRAFFIC LIGHT T.L.	MONUMENTED WITH M.W.
CONCRETE CONC	OIL FILL O.F.	LIGHT	FENCE CHN.LK. WOOD FE.
OVERHANG O.H	CURB AND CURB CUT CURB CUT	STREET LIGHT L.P.	BAY WINDOW B.W.
AIR CONDITION AC	OVERHEAD SERVICE O.H.S.W.	FIRE HYDRANT	ROOF OVER R.O.
METAL MET	CABLE TV MANHOLE CTV	SIAMESE CONNECTION	FIRE ESCAPE F.E.
NORTH OF PROPERTY LINE N	MANHOLES	SHUT OFF VALVE	UTILITY POLE
SOUTH OF PROPERTY LINE S	CATCH BASIN	HANDICAPPED PARKING	PLATFORM PL. or PLTF.
EAST OF PROPERTY LINE E	EXISTING ELEVATIONS 6.54 TOP OF CURB 6.04 BOTTOM OF CURB	EXISTING TREE	BIOGRAVITY ENTRANCE B.E.
WEST OF PROPERTY LINE W	CITY ESTABLISHED GRADES L.G.7.52	DRAINS	CELLAR ENTRANCE C.E.

46 MORTON STREET, MANHATTAN, NEW YORK CO., NY

PERFECT POINT
LAND SURVEYING RT
brooklyn - queens - manhattan - bronx
staten island - nassau
phone: (718) 474-7700
fax: (718) 872-9699
info@ppsurveying.com
www.ppsurveying.com

STATE OF NEW YORK RICHARD TOM 049844 LICENSED PROFESSIONAL SURVEYOR
N.Y.S. L.L.S. 049844

SEC. ..... BLOCK 583 LOT 21
GUARANTEED TO: .....
Delson or Sherman Architects PC
TITLE NO. .....

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

2 PROPERTY SURVEY
SCALE: 1/16" = 1'-0"

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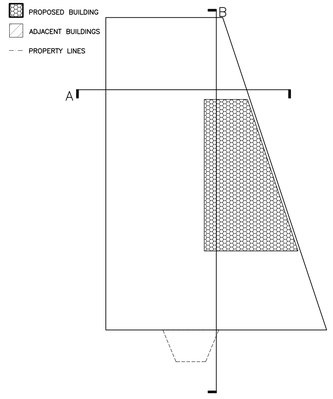
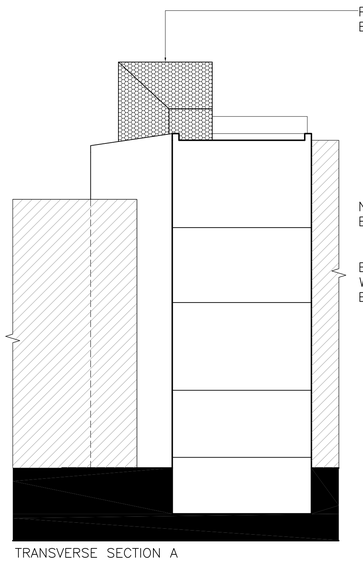
LEGEND
R6
RESIDENTIAL DISTRICT

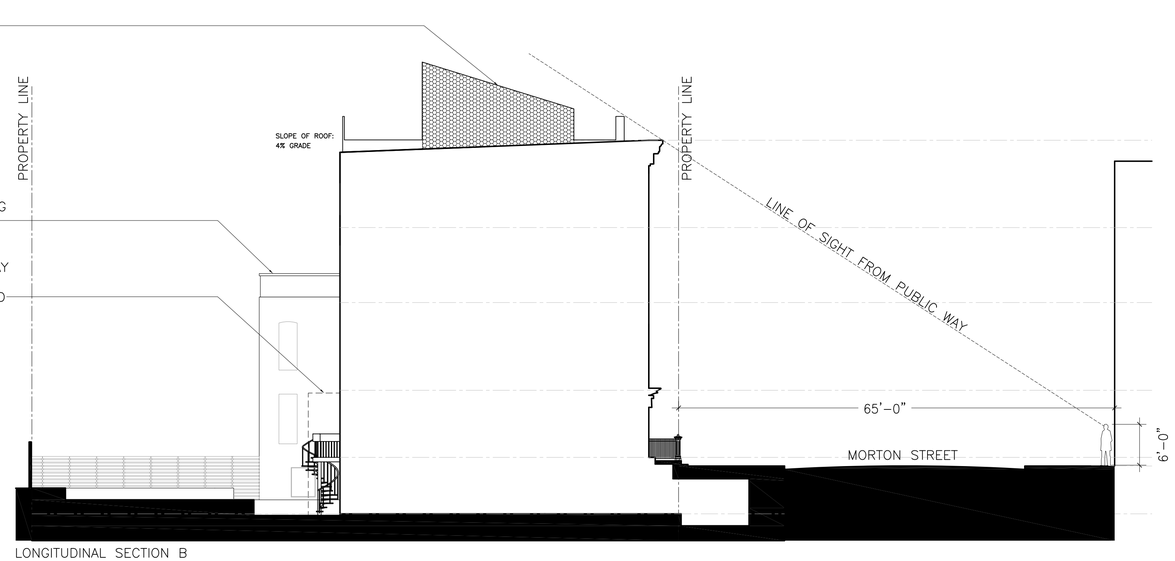
N

EXISTING BUILDING
EXISTING BUILDING TO BE REMOVED
PROPOSED BUILDING
ADJACENT BUILDINGS
PROPERTY LINES



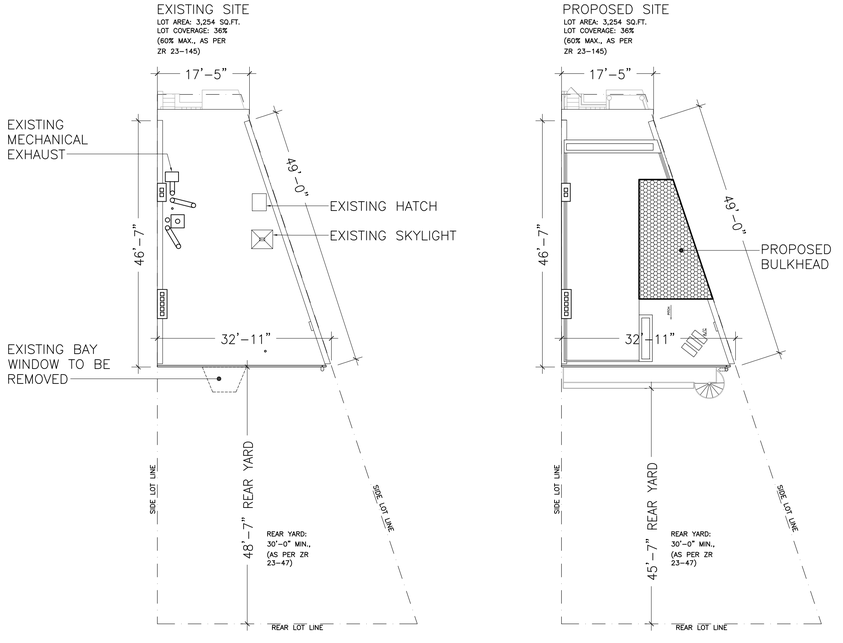


TRANSVERSE SECTION A

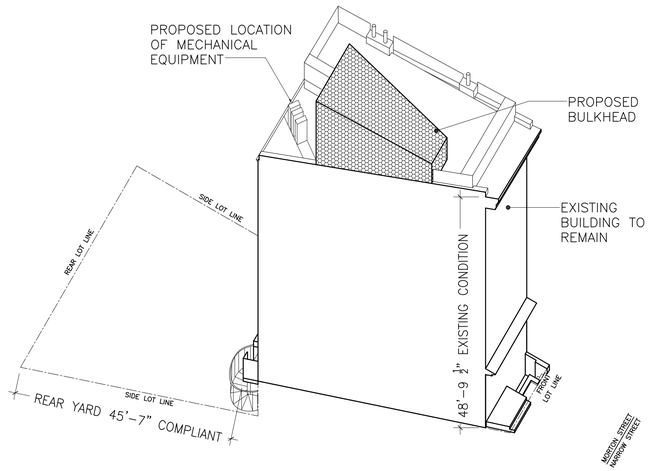


LONGITUDINAL SECTION B

1 SITE PLAN DIAGRAMS
SCALE: 3/32" = 1'-0"



2 ROOF PLAN DIAGRAMS
SCALE: NTS



3 AXONOMETRIC DIAGRAM
SCALE: NTS

R6
RESIDENTIAL DISTRICT

REQUIRED SETBACKS
FRONT: 15'-0" ALONG A NARROW STREET
(AS PER ZR 23-632)
PROPOSED: EXISTING BASE & BUILDING HEIGHT TO REMAIN, NO CHANGE

STREETWALL
MAX. BASE: 60'-0" (AS PER ZR 23-632)
EXISTING TO REMAIN: 48'-9 1/2"
NO CHANGE IN BASE HEIGHT, NO INCREASE IN DEGREE OF NON-COMPLIANCE

REAR YARD:
30'-0" MIN. (AS PER ZR 23-47)
EXISTING REAR YARD: 48'-7"
PROPOSED REAR YARD: 45'-7"
COMPLIES

LIMITED HEIGHT RESTRICTION
MAX. PERMITTED BUILDING HEIGHT IS 60'-0" (ZR 23-632):

STREET FRONTAGE WIDTH:	17'-5"
MORTON STREET WIDTH:	65'-0"
EXISTING BUILDING HEIGHT:	48'-9 1/2"
PROPOSED BUILDING HEIGHT:	48'-9 1/2"

NO CHANGE IN BUILDING HEIGHT, NO INCREASE
IN DEGREE OF NON-COMPLIANCE

1 EXISTING FRONT FACADE, NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED FRONT FACADE, NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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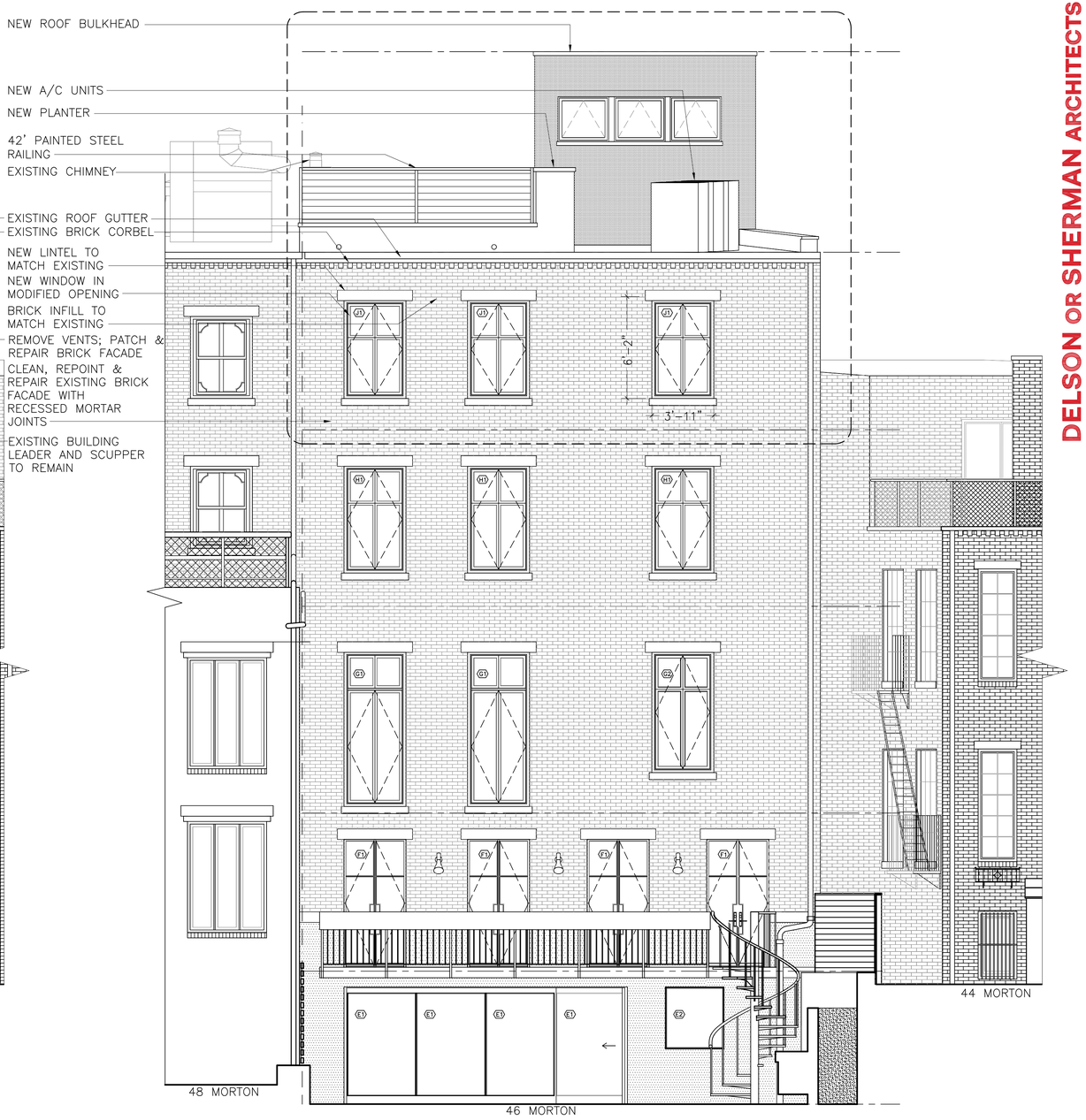
1 EXISTING REAR FACADE, SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR FACADE, SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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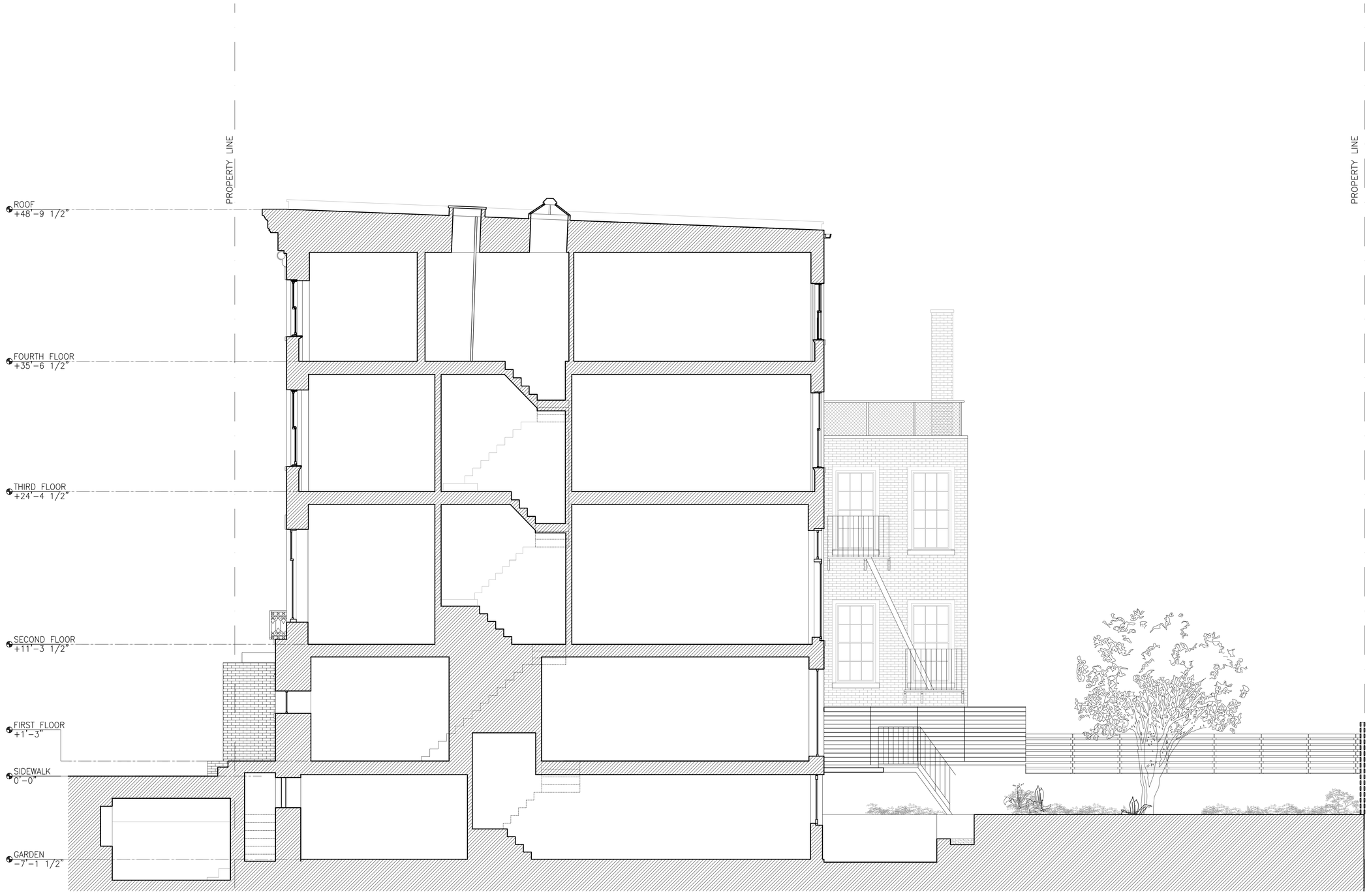

1 EXISTING BUILDING SECTION
SCALE: NTS

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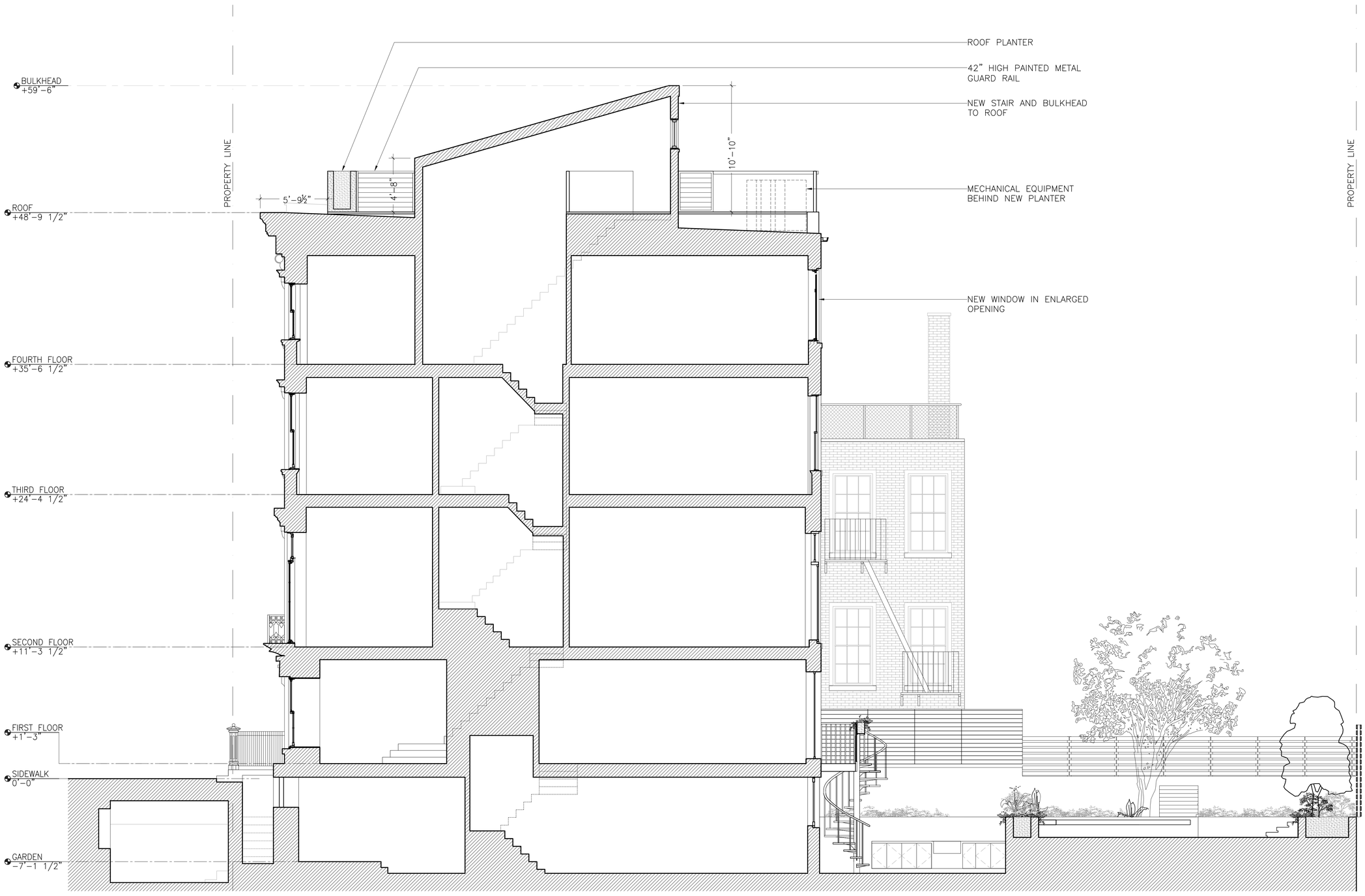

1 PROPOSED BUILDING SECTION
SCALE: NTS

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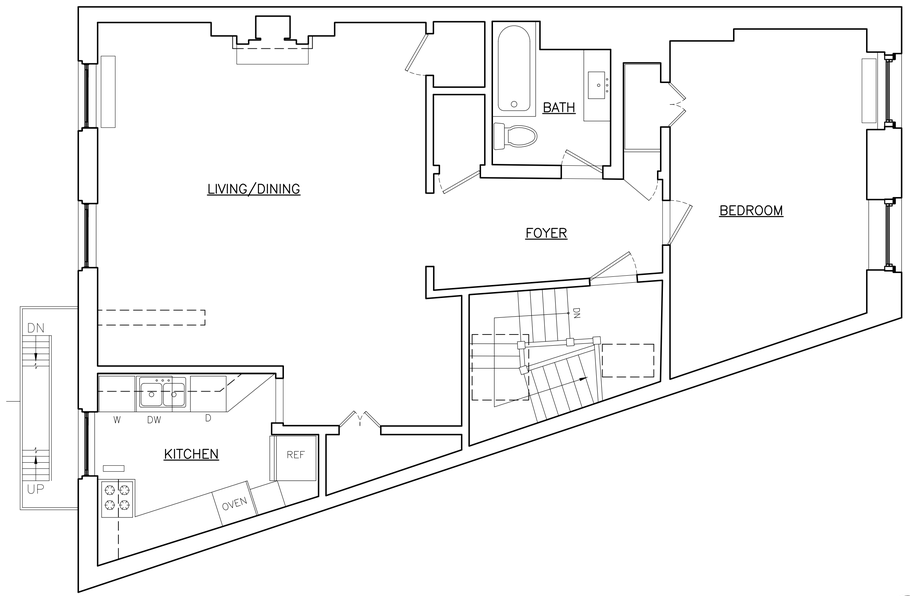
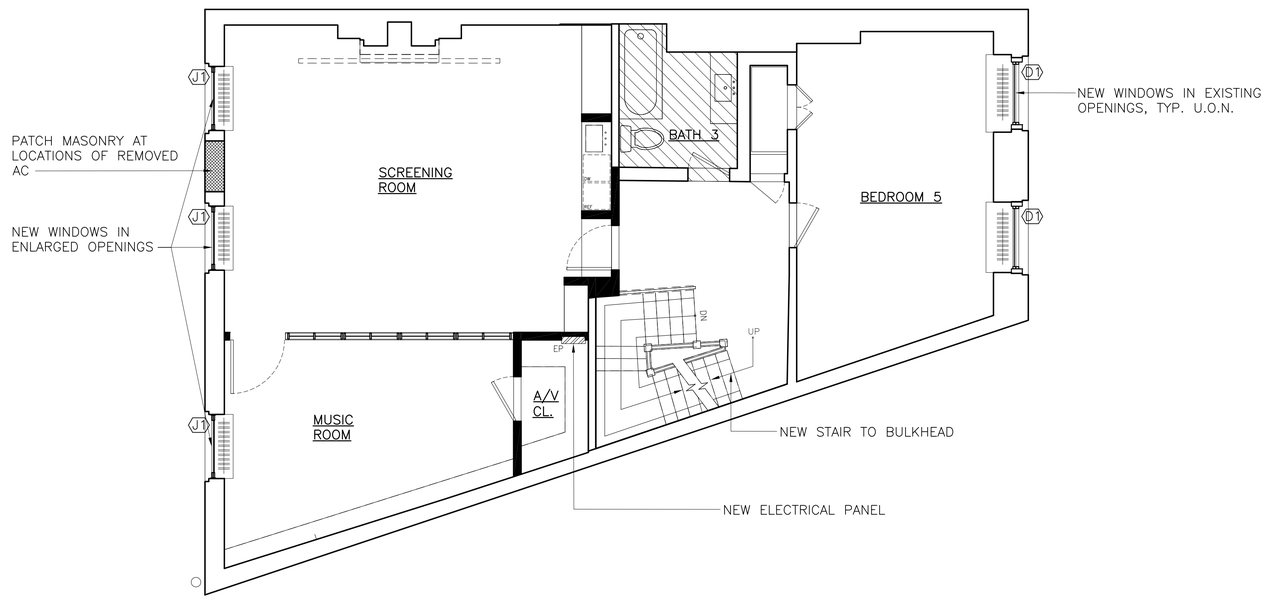


1 EXISTING FOURTH FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED FOURTH FLOOR
SCALE: 1/4" = 1'-0"

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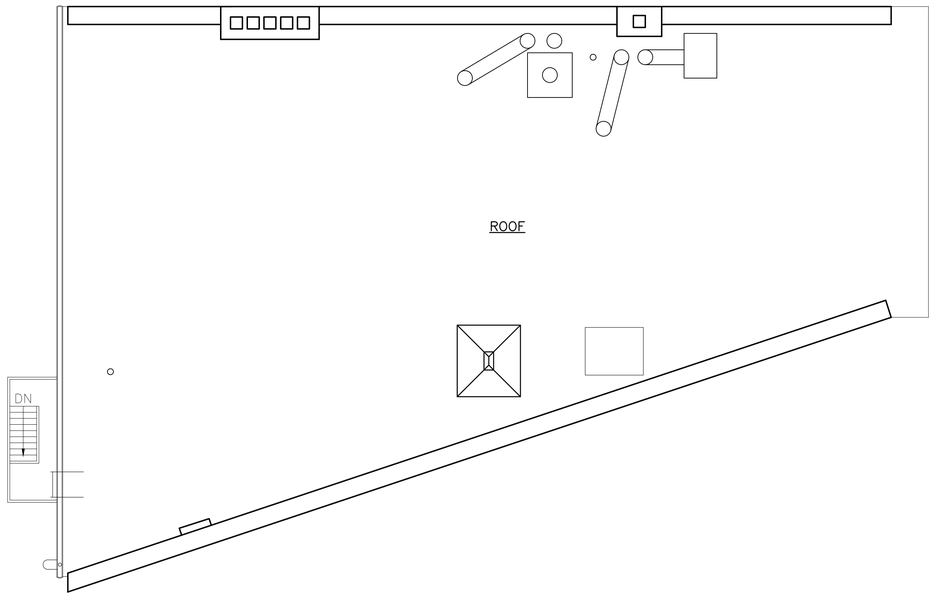
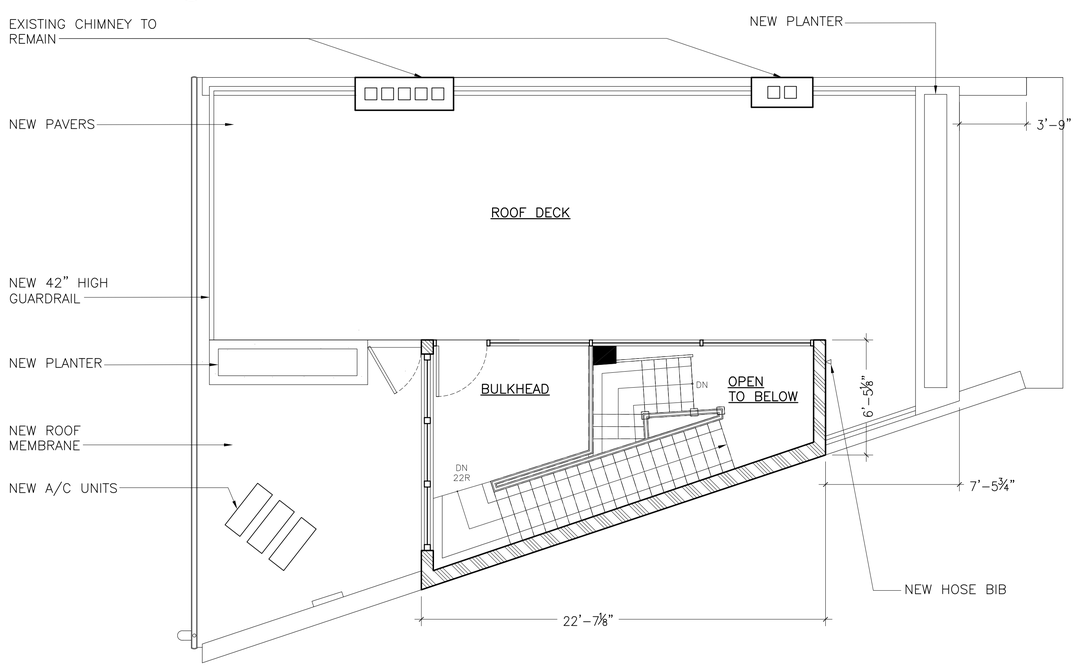


1 EXISTING ROOF
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF & BULKHEAD
SCALE: 1/4" = 1'-0"

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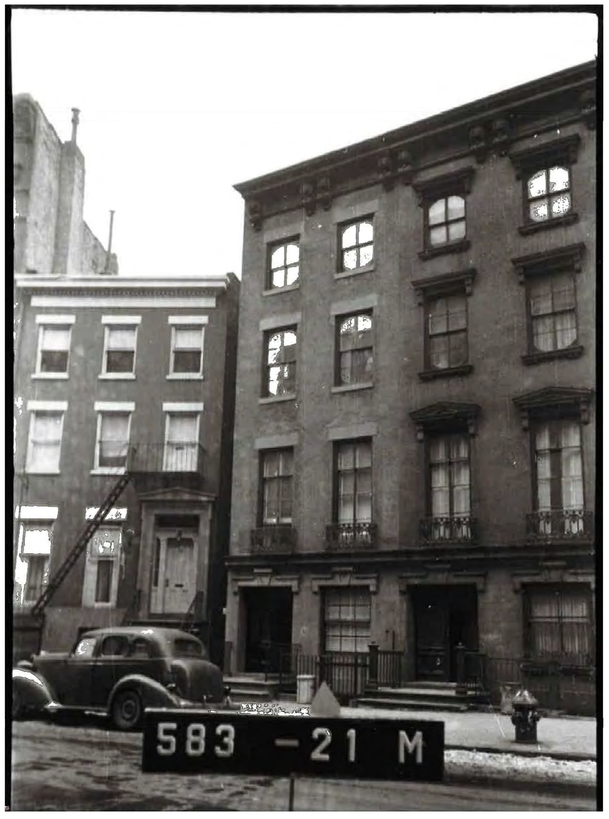

1 TAX PHOTO - 1940
SCALE: NTS

2 46 MORTON AND NEIGHBORS, FRONT FACADE
SCALE: NTS

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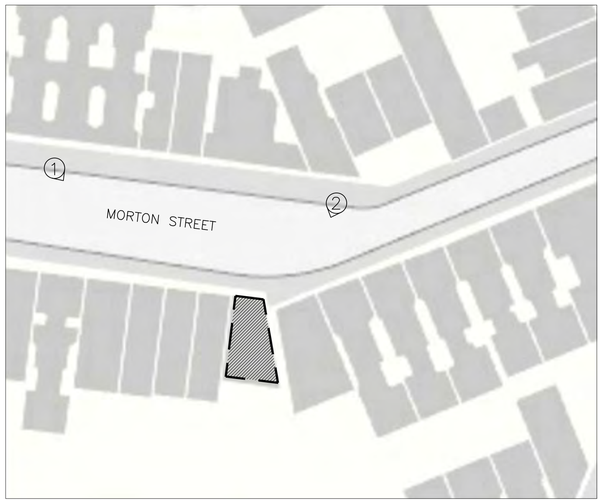

PHOTO LEGEND

MOCK UP PHOTO

ENLARGED VIEW

1 VIEW 1
SCALE: NTS

MOCK UP PHOTO

PHOTO MONTAGE

ENLARGED VIEW

2 VIEW 2
SCALE: NTS

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PHOTO LEGEND

MOCK UP PHOTO

ENLARGED VIEW

1 VIEW 1
SCALE: NTS

MOCK UP PHOTO

ENLARGED VIEW

2 VIEW 2
SCALE: NTS

MOCK UP PHOTO

ENLARGED VIEW

3 VIEW 3
SCALE: NTS

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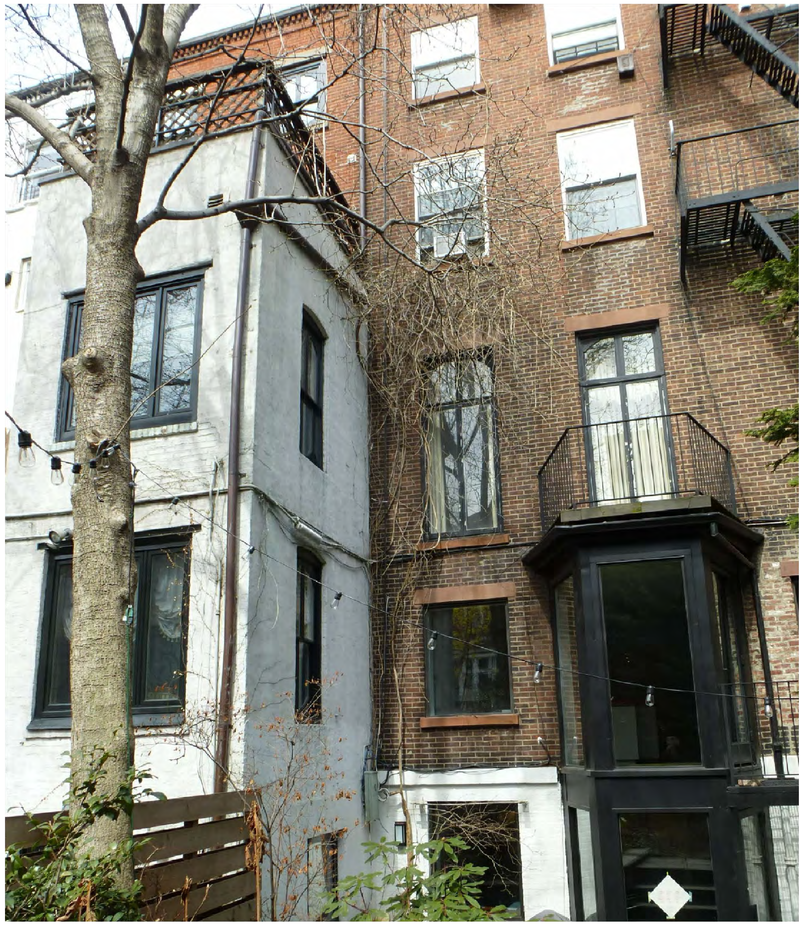
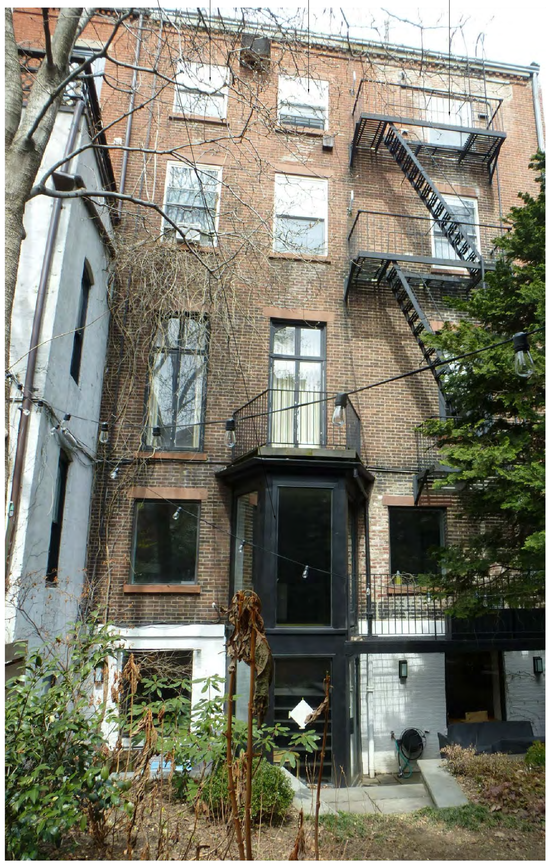
REMOVE GARDEN LEVEL & FIRST FLOOR BAY WINDOWS, DOORS, & RAILING

REMOVE EXISTING WINDOWS & RAISE HEADERS AT 4TH FLOOR REAR FACADE; EXISTING SILL HEIGHT TO REMAIN. EXISTING LINTEL TO BE REPLICATED



1 REAR FACADE
SCALE: NTS



2 REAR FACADE
SCALE: NTS

3 REAR FACADE
SCALE: NTS

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46 MORTON STREET

1 NEIGHBORING REAR FACADE
SCALE: NTS

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MOCK UP PHOTO

PHOTO MONTAGE

MOCK UP PHOTO

1 REAR FACADE MOCK UP
SCALE: NTS

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LOOKING NORTH

1 ROOF MOCK UP
SCALE: NTS

LOOKING NORTHEAST

2 ROOF MOCK UP
SCALE: NTS

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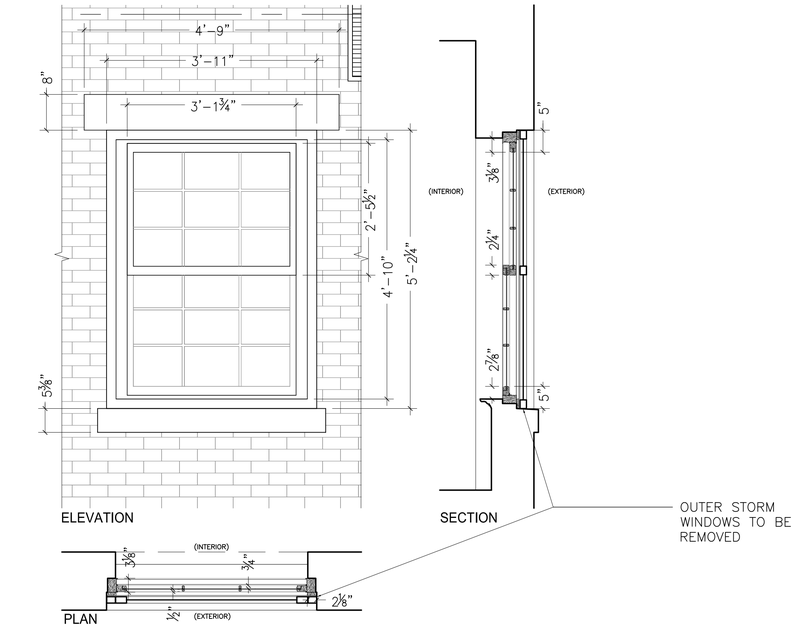
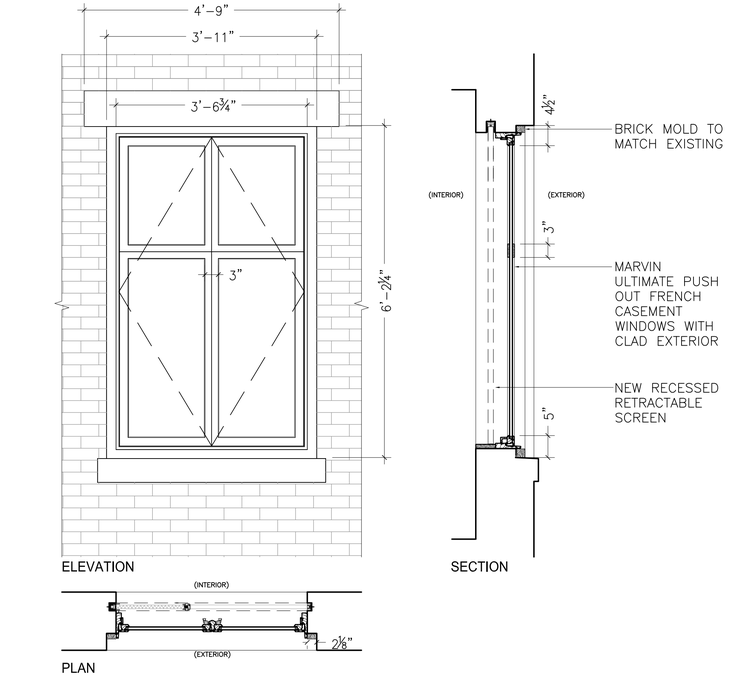
1 ROOF MOCK UP
SCALE: NTS

2 ROOF MOCK UP
SCALE: NTS



1 EXISTING WINDOW DETAILS - REAR FACADE - FOURTH FLOOR
SCALE: 3/4" = 1'-0"



2 PROPOSED WINDOW DETAILS - REAR FACADE - FOURTH FLOOR
SCALE: 3/4" = 1'-0"

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