

1 1 7 E A S T 6 4 T H S T R E E T

N E W Y O R K N E W Y O R K 1 0 0 6 5

L A N D M A R K S P R E S E R V A T I O N C O M M I S S I O N
P R E S E N T A T I O N B O O K L E T

2 5 F E B R U A R Y 2 0 1 6

T I M O T H Y B R Y A N T

A R C H I T E C T, P L L C

6 6 W E S T B R O A D W A Y N E W Y O R K N E W Y O R K 1 0 0 0 7

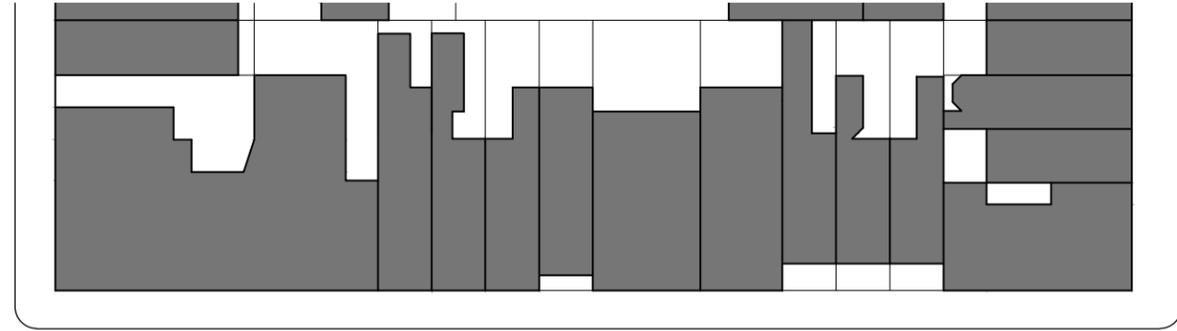
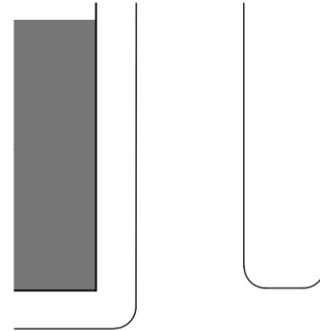
P H O N E 2 1 2 5 7 1 6 8 8 5 F A X 2 1 2 5 7 1 6 8 7 0



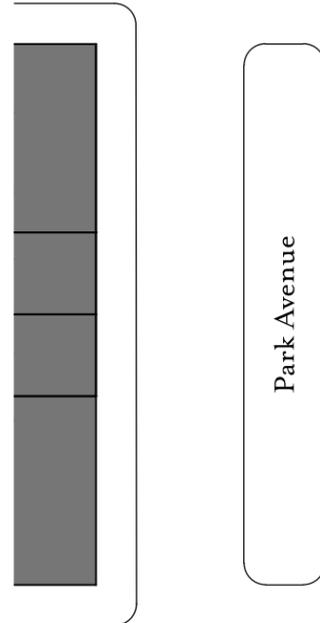
Street Front (1940 Tax Photo)



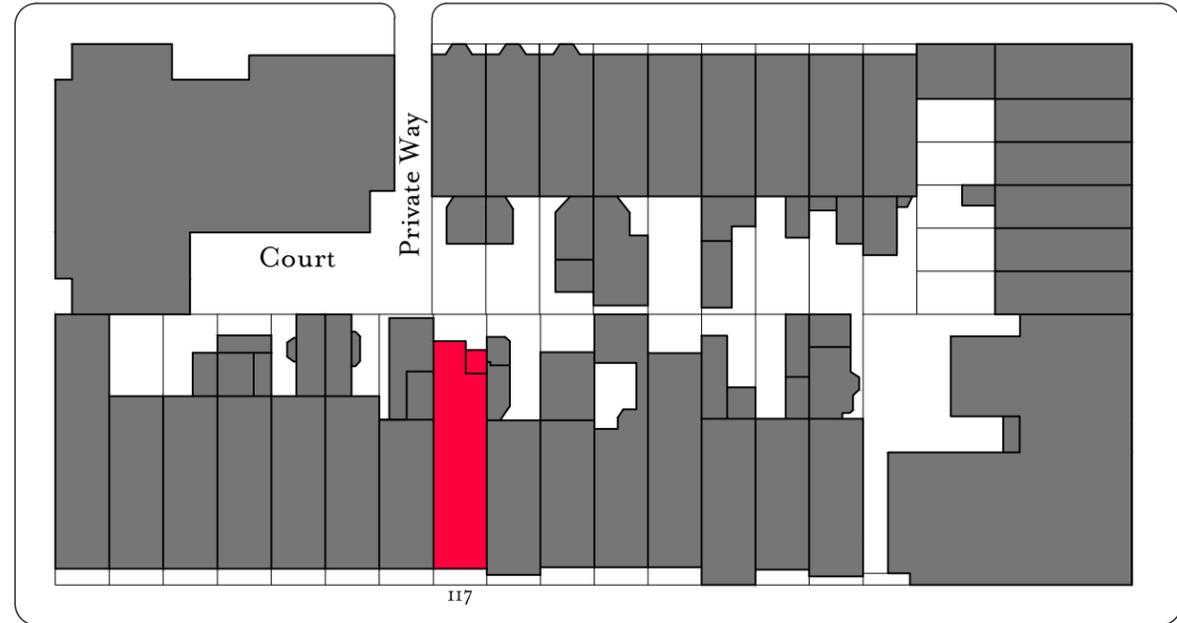
Upper East Side Historic District Map



East 65th Street

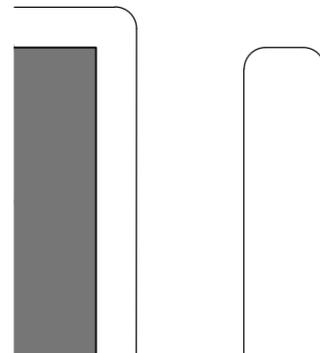


Park Avenue

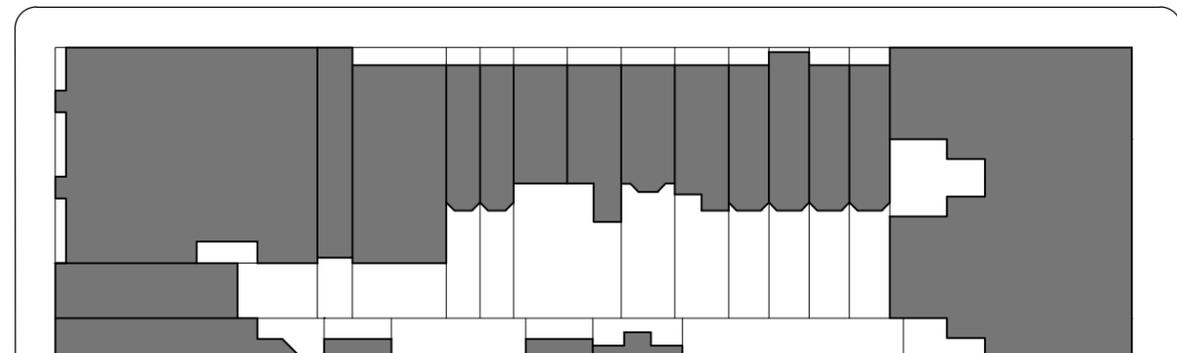


Lexington Avenue

East 64th Street



Neighborhood Plan





1 Street View (1940 Tax Photo)



2 Street View (current photo)



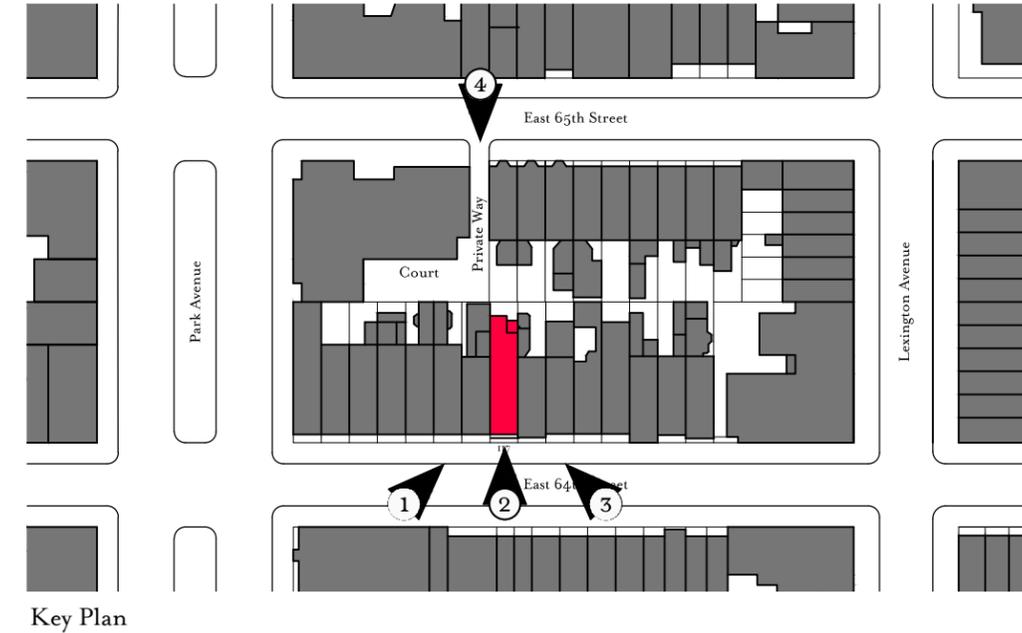
3 Street View (current photo)



4 Rear View (through private way)

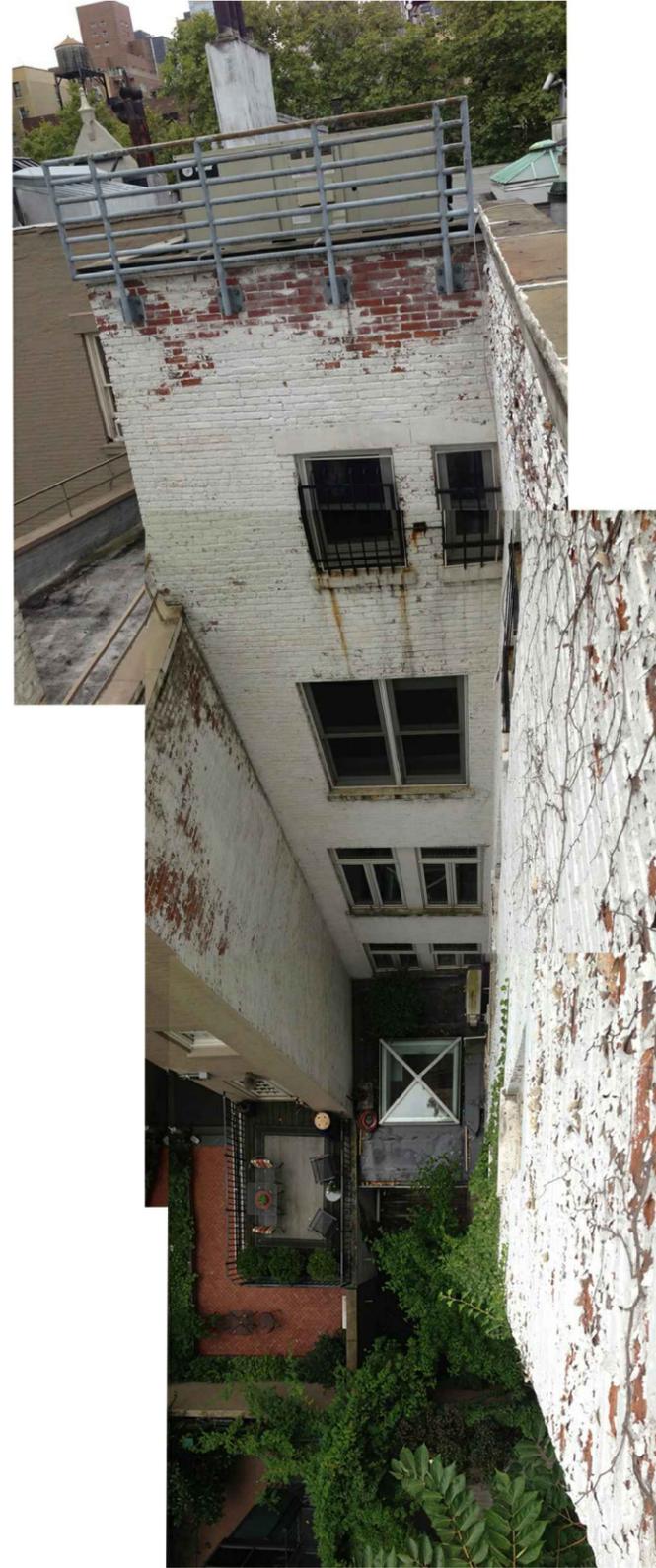


5 Close-up of View 4





1 Garden from Roof (composite photo)



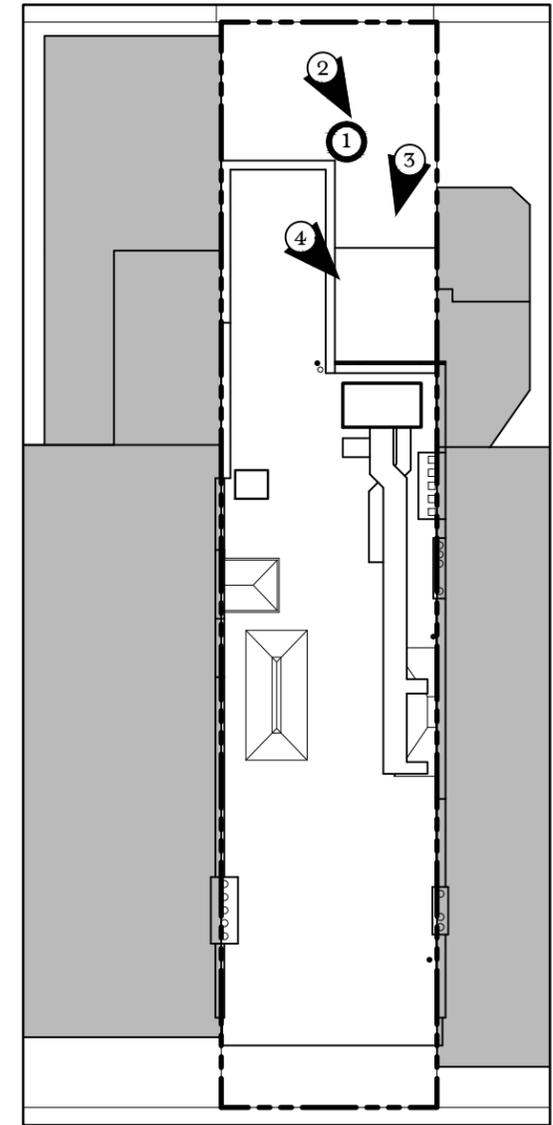
4 Rear Facade from Roof (composite photo)



2 East Garden View with 119 E 64



3 Rear Facade from Garden



Key Plan



1 SE Neighboring Chimney (119 E 64)



2 View looking South



3 Existing SW Chimney



4 NE Neighboring Chimney (119 E 64)



5 Existing Main Stair Skylight



6 Existing Elevator Bulkhead



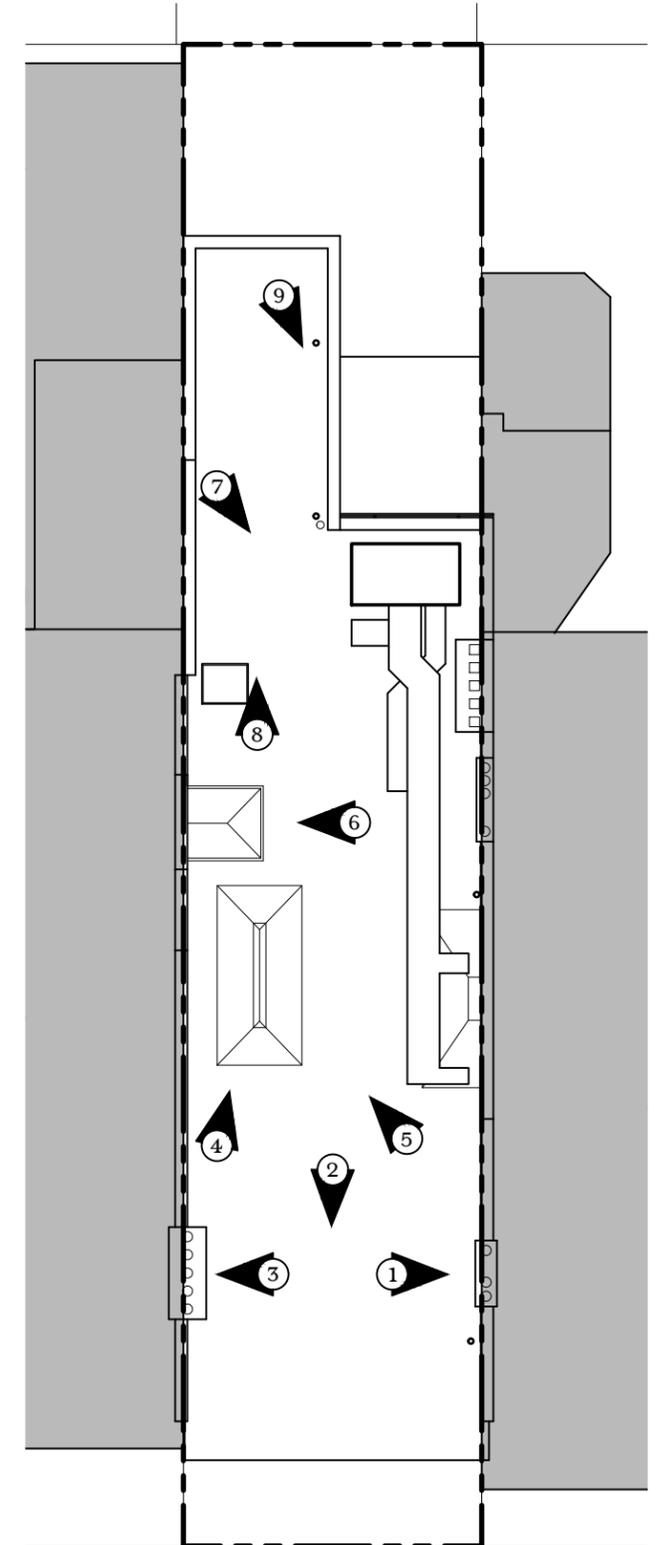
7 View looking North



8 "EL" Extension: View looking South



9 Existing Mechanical Equipment at North Facade



Key Plan

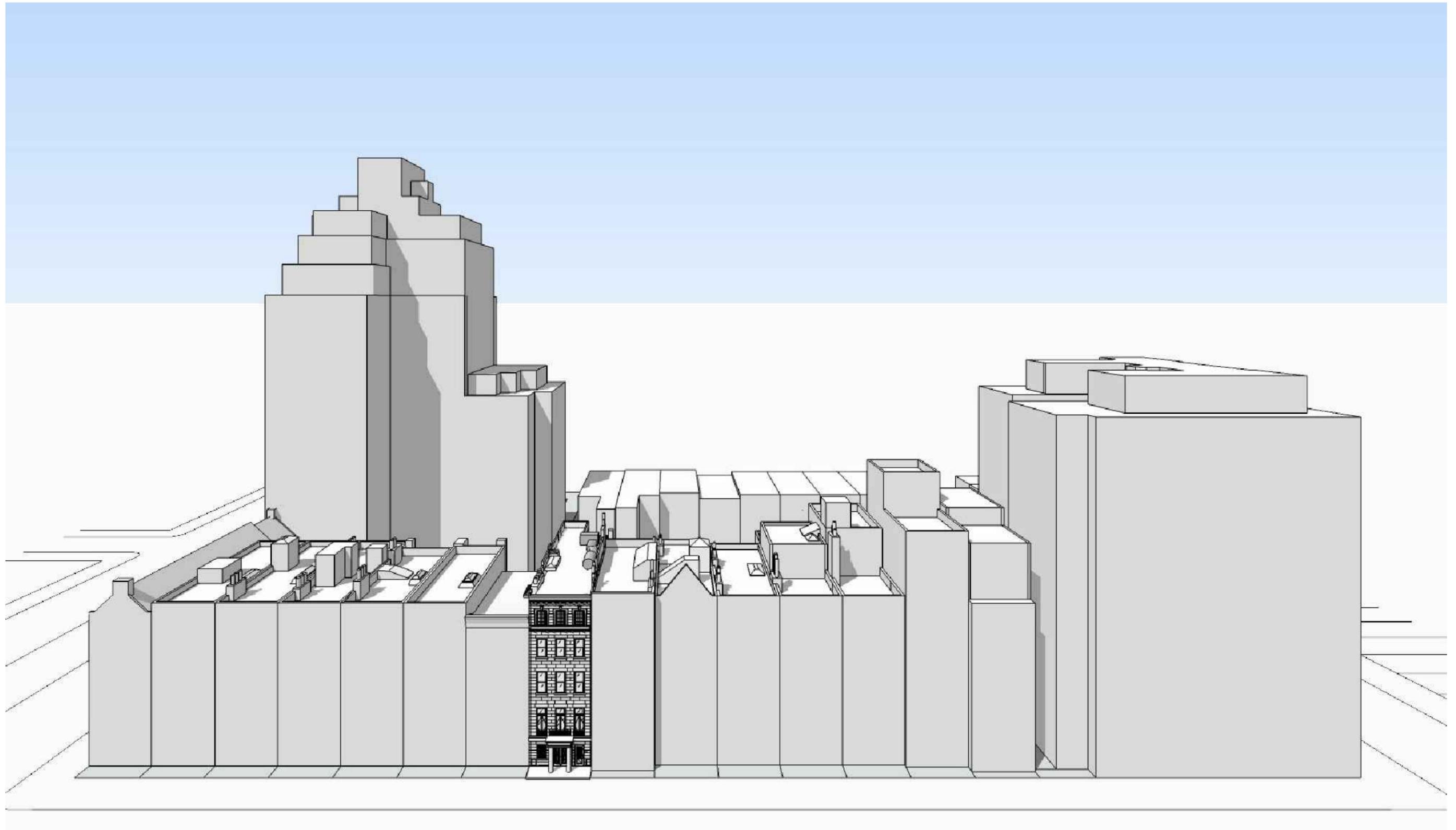


All house numbers along E 64th Street

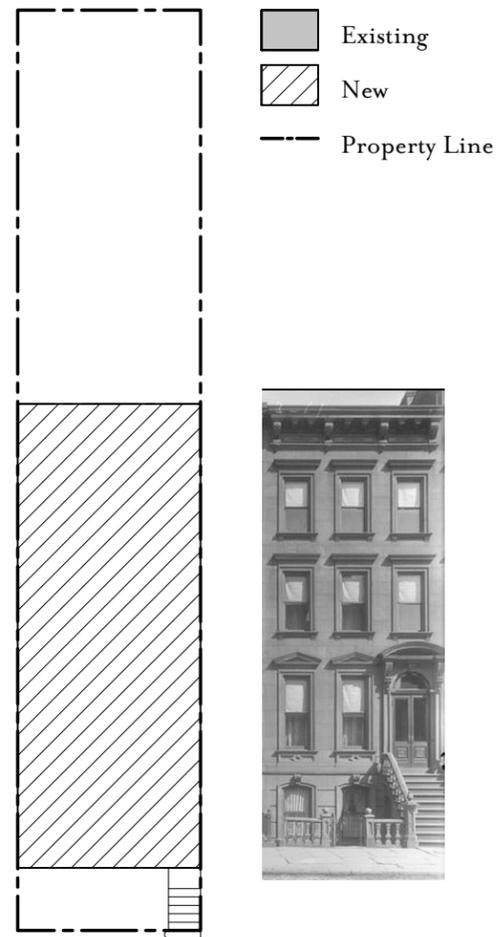
TIMOTHY BRYANT
ARCHITECT PLLC

117 EAST 64TH STREET
NEW YORK, NY 10065

NEIGHBORING ROOF DEVELOPMENT
LANDMARKS PRESENTATION

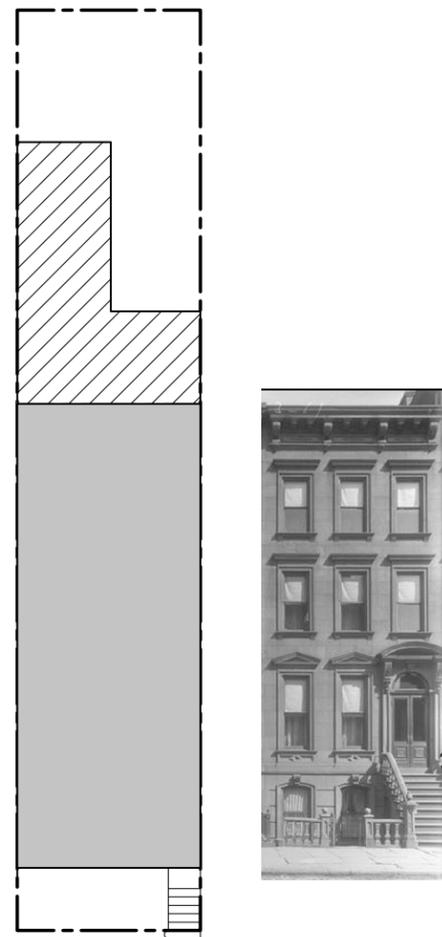






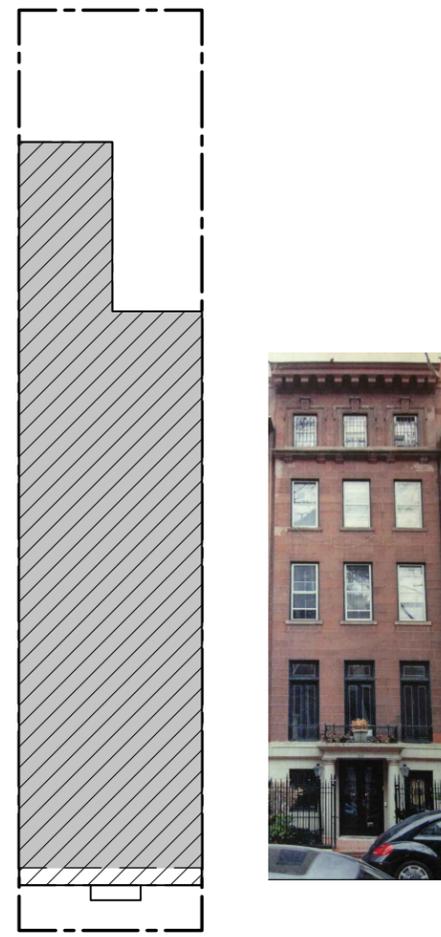
1876 Footprint as part of row 115-33 E 64 St

Typical Street Elevation compare similar at 115 E 64



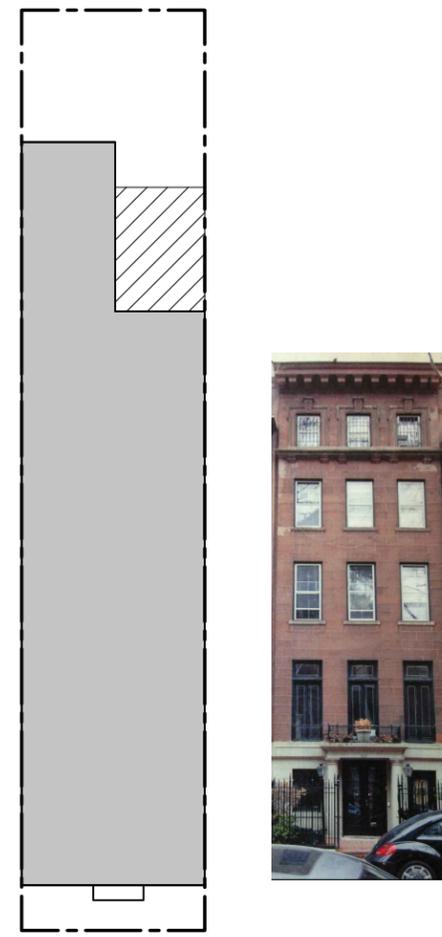
1882 Footprint rear extended on all levels

Street Elevation unchanged



1906 Footprint unchanged with additional floor level at roof

Street Elevation reconfigured and rebuilt



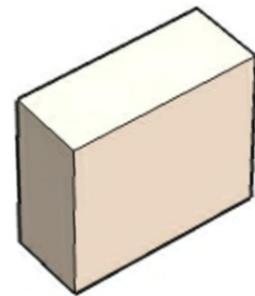
1988 Footprint new construction within existing footprint

Street Elevation unchanged

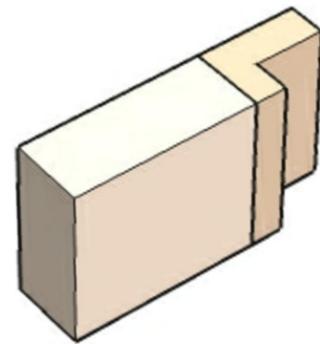


2016 Proposal new construction within existing footprint, new roof development

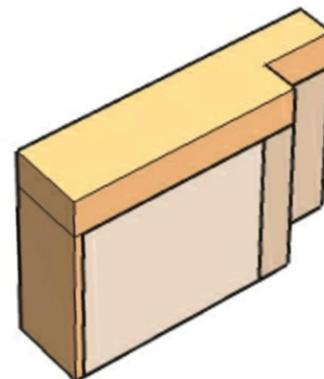
Street Elevation restored to 1906 design, new roof development behind street wall



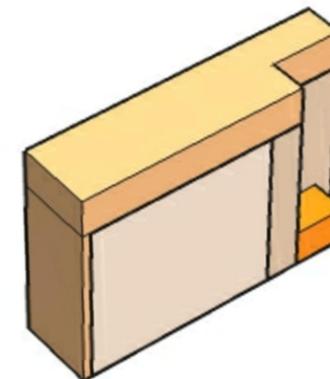
1876-7 New construction: three stories over basement



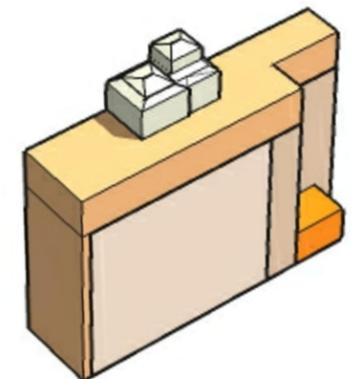
1882 Rear extension added: three stories over basement



1906 Internal floor levels reconfigured, new fourth floor added, street front rebuilt



1988 Garden Room Addition



2016 Proposed Full Renovation with new rooftop development



Existing South Elevation



Proposed South Elevation

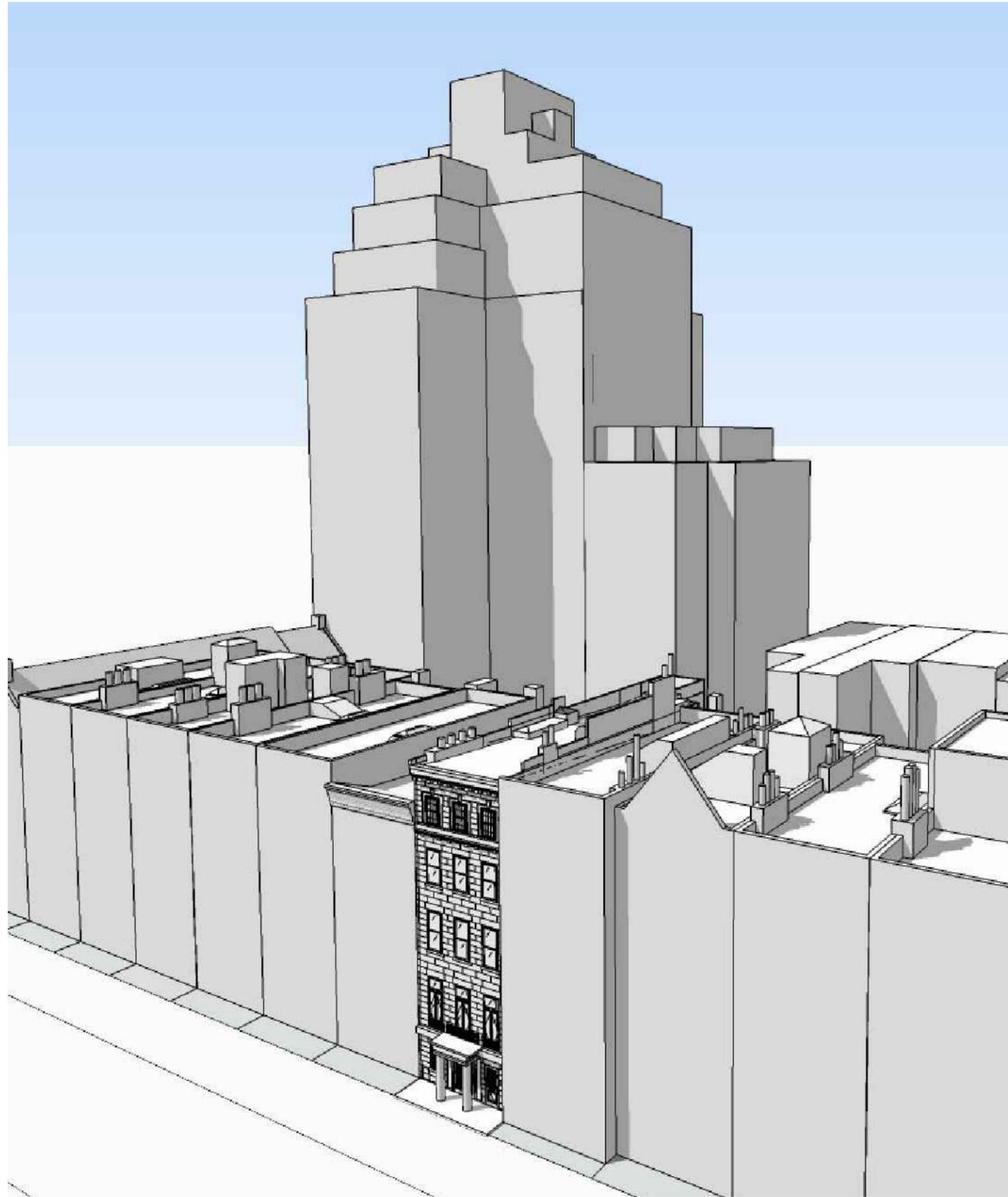


Existing North Elevation

Existing East Elevation

Proposed North Elevation

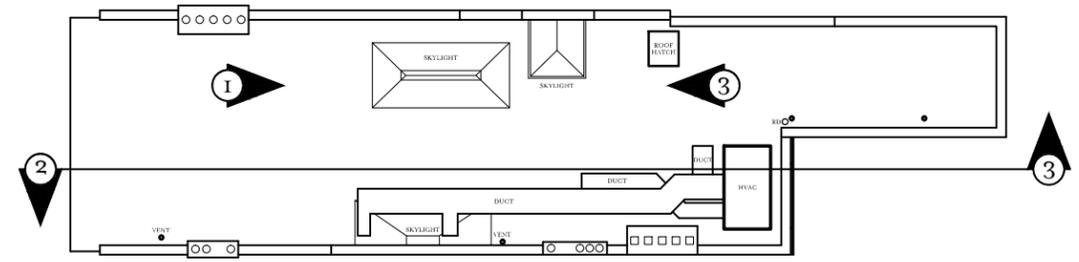
Proposed East Elevation



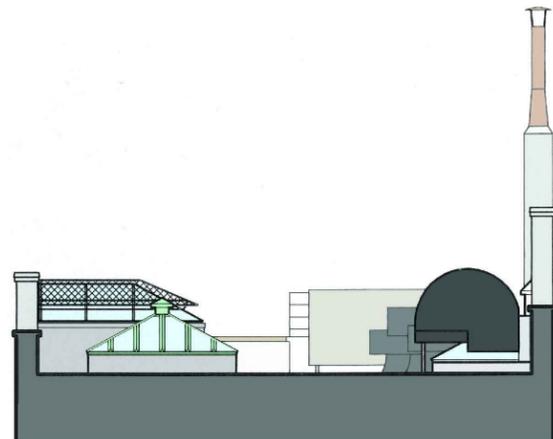
Existing Rooftop View



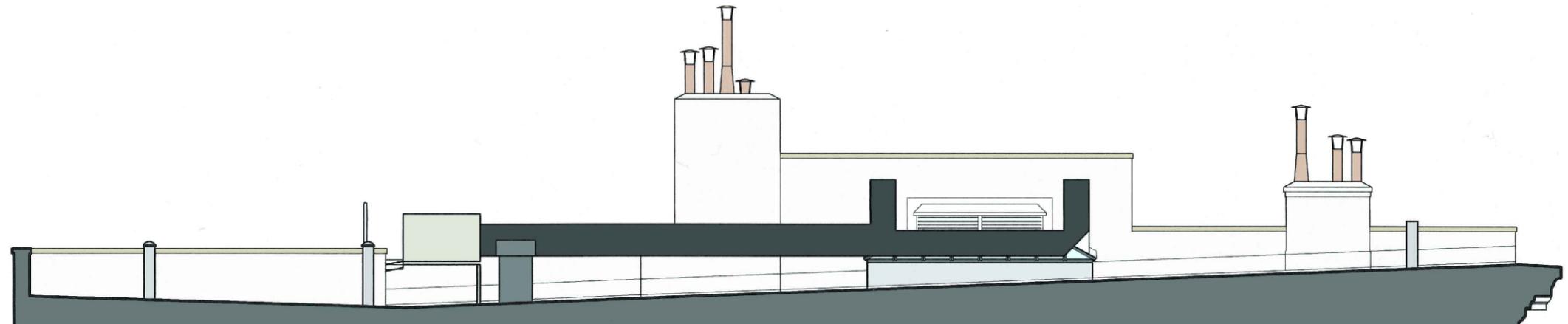
Proposed Rooftop View



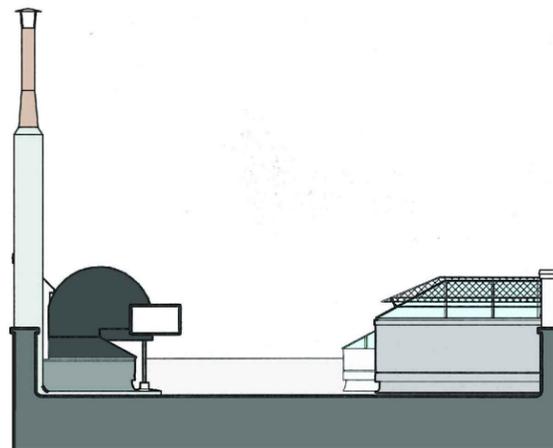
Key Plan



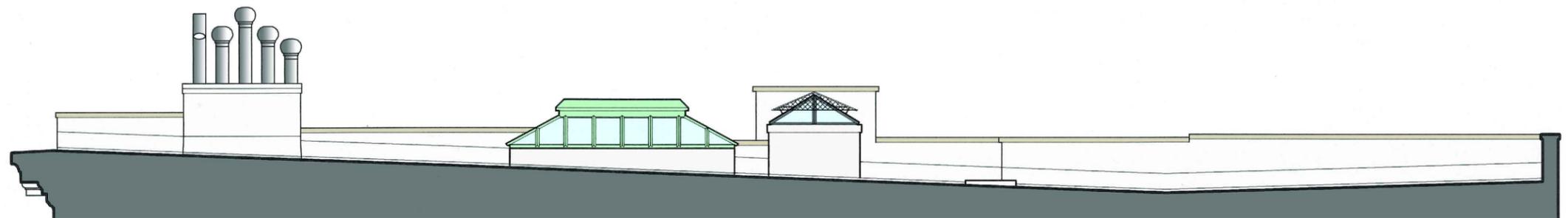
1 Existing Roof Elevation looking North



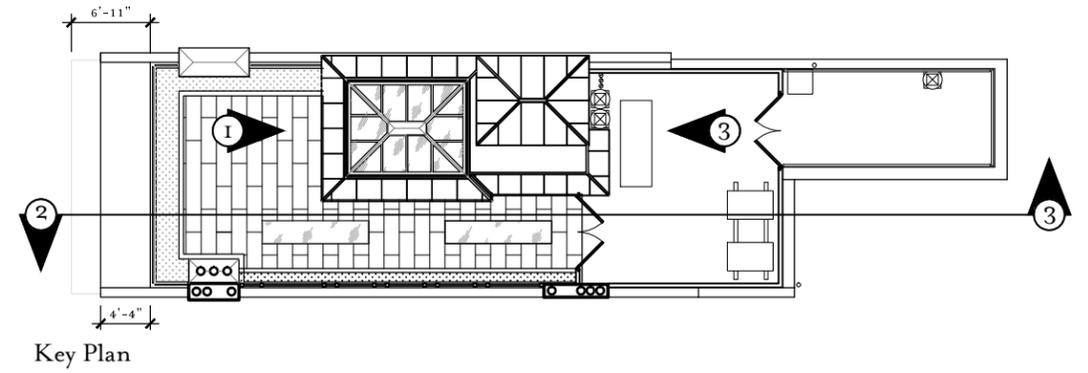
2 Existing Roof Elevation looking East



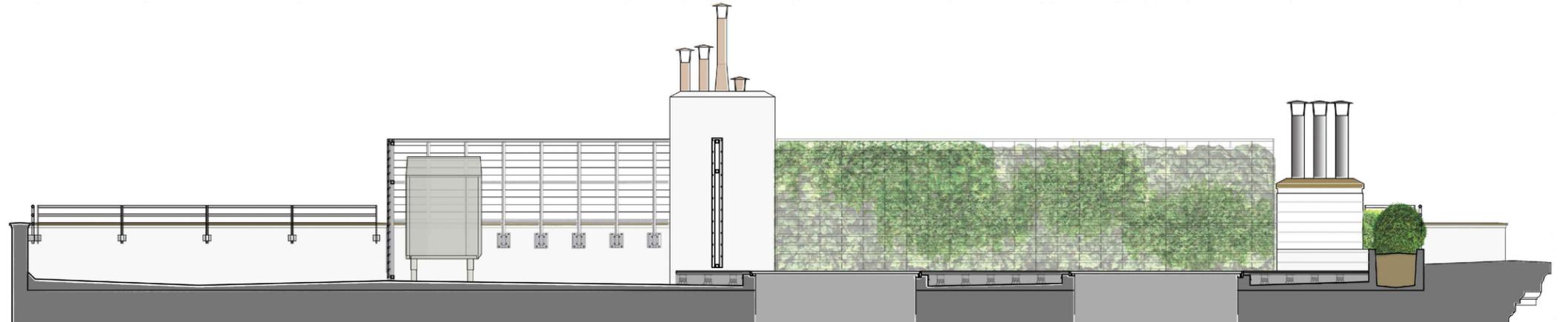
3 Existing Roof Elevation looking South



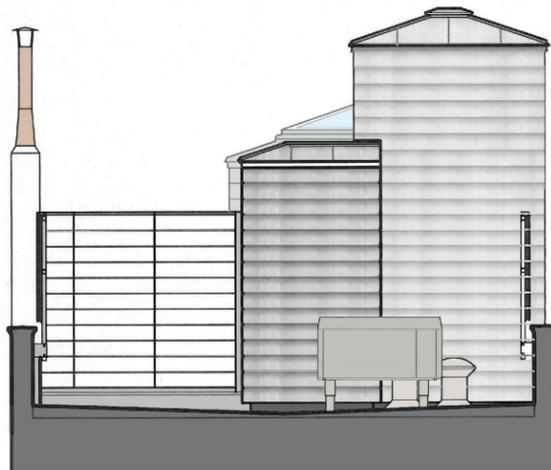
4 Existing Roof Elevation looking West



1 Proposed Roof Elevation looking North



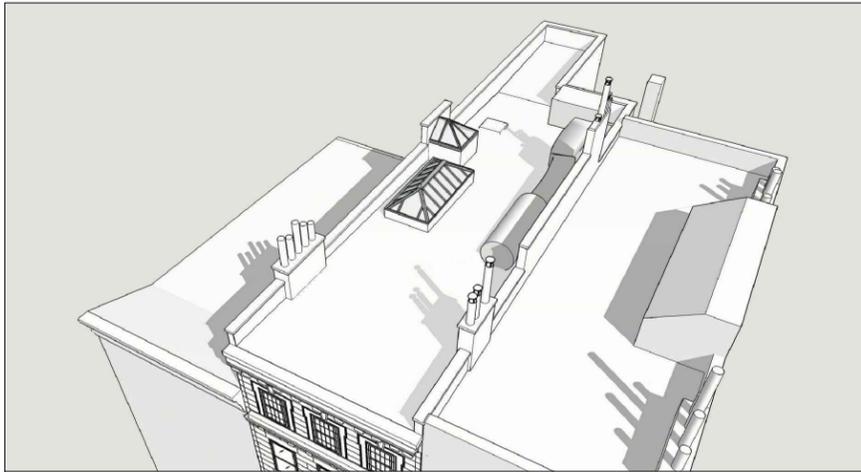
2 Proposed Roof Elevation looking East



3 Proposed Roof Elevation looking South



4 Proposed Roof Elevation looking West



Existing Rooftop Development



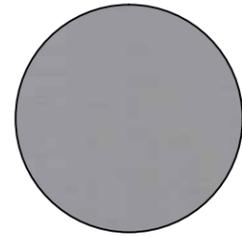
Proposed Rooftop Development from South



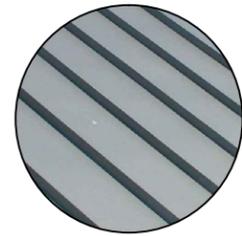
Proposed Rooftop Development from South-West



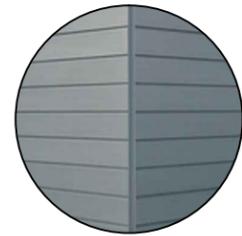
Proposed Rooftop Development from South-East



Skylight Frame:
Powder-coated Aluminum Dark Pewter



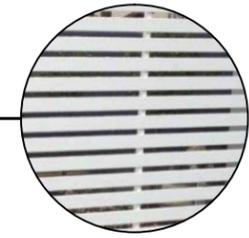
Bulkhead Roofing:
Standing Seam Metal Roofing
Zink with Blue-Grey Patina



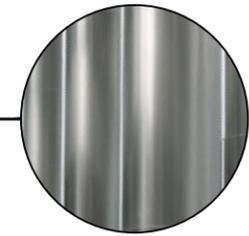
Bulkhead Siding:
Horizontal Reveal Metal Siding
Zink with Blue-Grey Patina



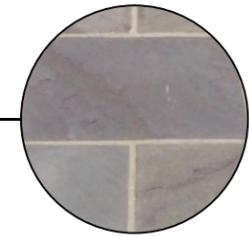
Exposed Brick:
Parged at Interior Roof Parapet
Painted at Exterior Walls to match
Existing Rear Facade Brickwork



Mechanical Area Fencing:
3 1/2" Cementitious Planking
set with Reveals, painted to match
Existing Rear Facade Brickwork



Chimney Flues:
Stainless Steel with Cambric Finish



Coping and Roof Decking:
Lilac Range Bluestone
with Natural Cleft Finish.



1 View to South-East:
Planter and Guardrail from North



2 View to South:
Planter and Guardrail from North



3 View to South-West:
Planter and Guardrail from North



4 View to North:
Bulkhead from South



5 View to North-West:
Bulkhead from South



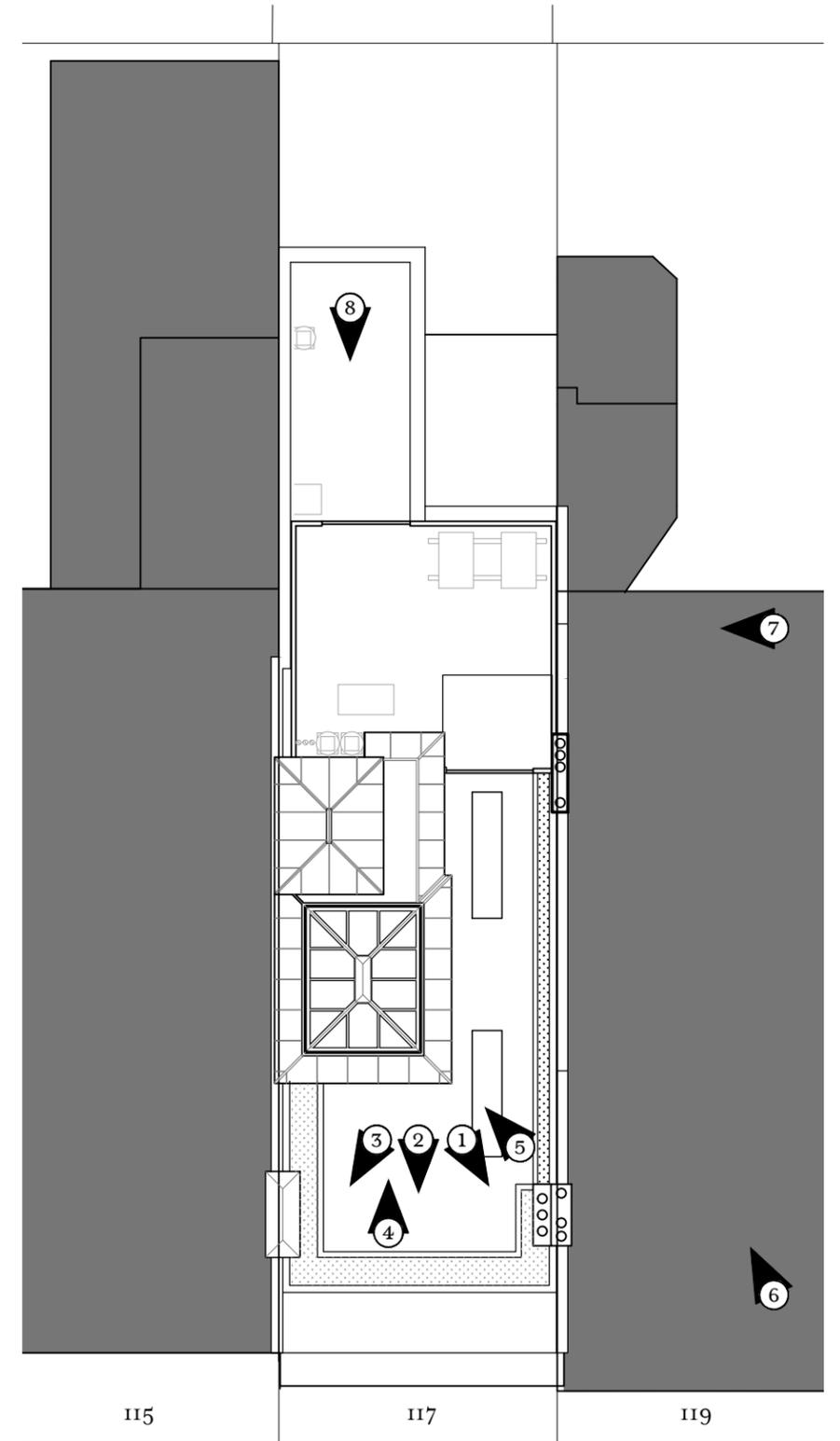
6 View to North-West:
Bulkhead from 119 E 64th St roof



7 View to West at rear:
Mechanical Screen from 119 E 64th St roof



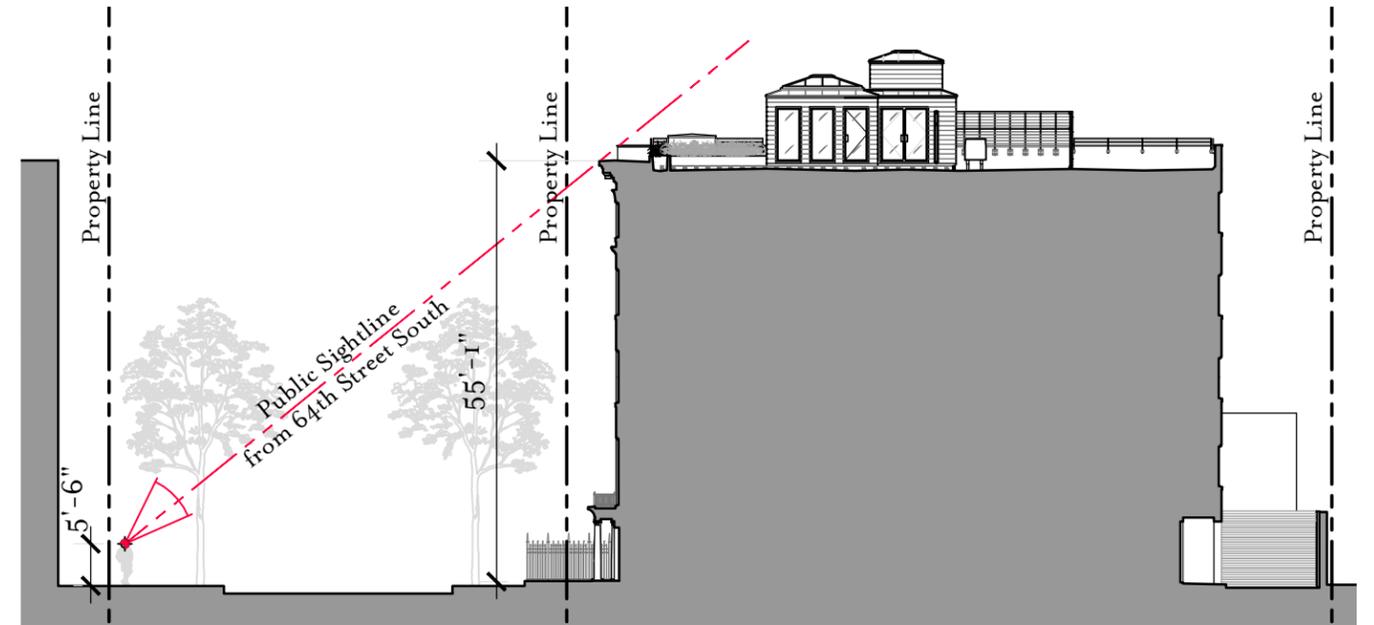
8 View to South:
Mechanical Screen, Bulkhead, Raised Parapet and Guardrail from North



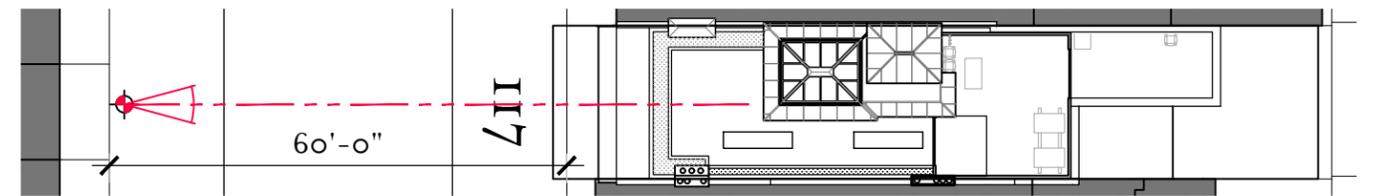
Key Plan: Proposed Roof Development



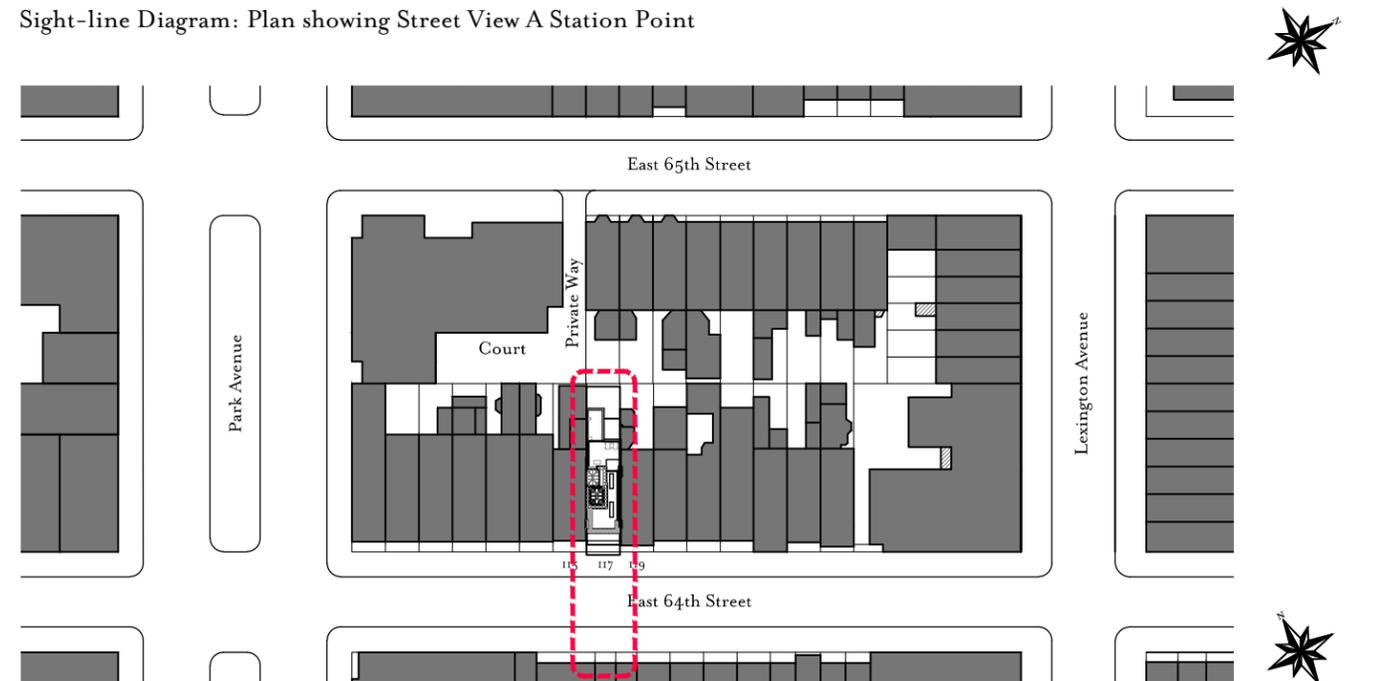
1 Street View A from South side of 64th Street looking North:
Roof Development Mock-up not visible



Sight-line Diagram: Section showing Street View A Station Point



Sight-line Diagram: Plan showing Street View A Station Point



Location Map



1 Street View B from Park Avenue looking East: Spring



2 Street View B: Winter



3 Close-up detail of View B, Image 2: Roof Mock-up highlighted



4 Street View C from South side of 64th Street: Winter



5 Close-up detail of Street View C: Spring



6 Close-up detail of Street View C, Image 5



Location Map: Street View B Station Point



Location Map: Street View C Station Point



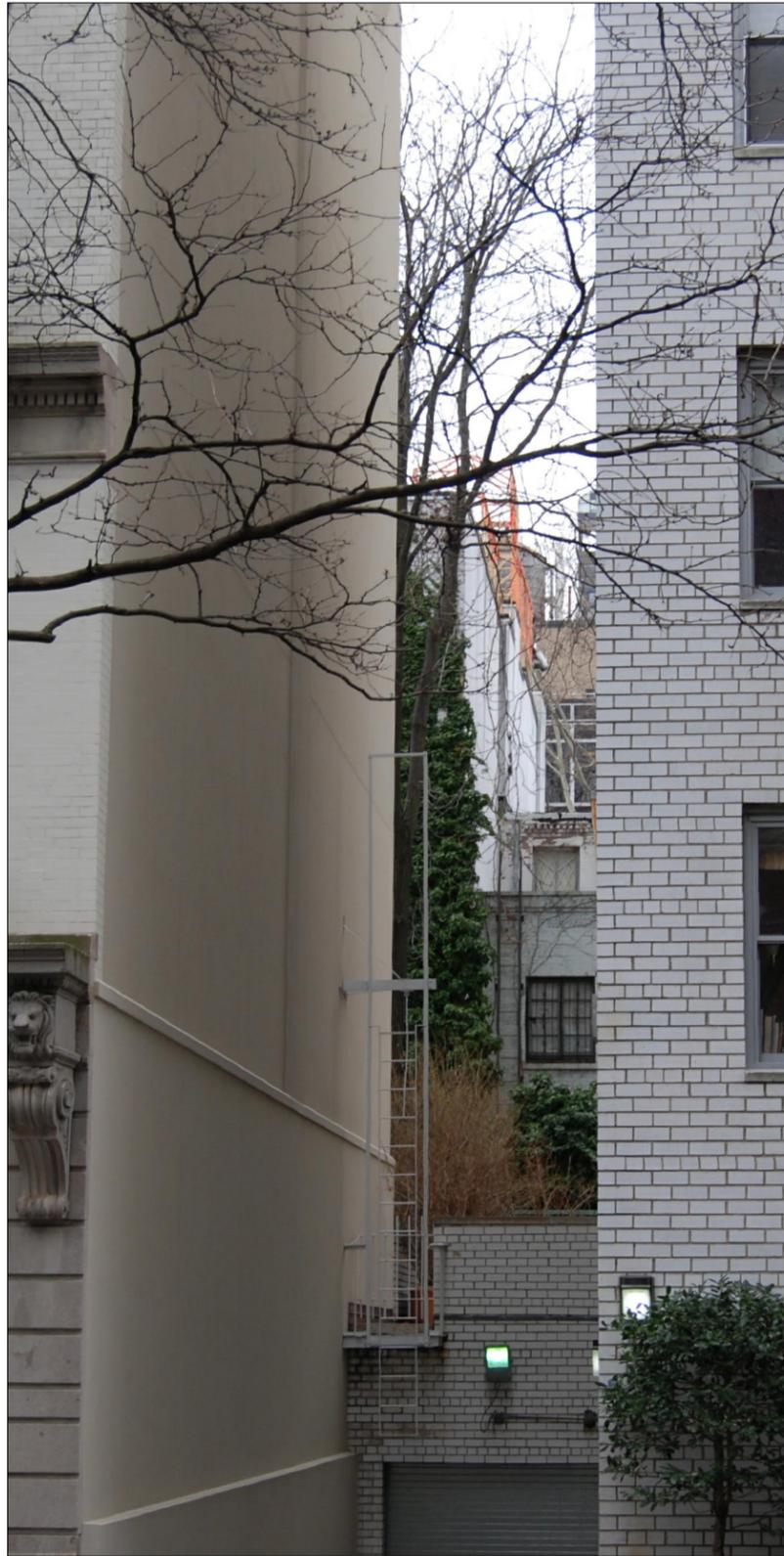
1 Street View D from Park Avenue looking East down 64th Street



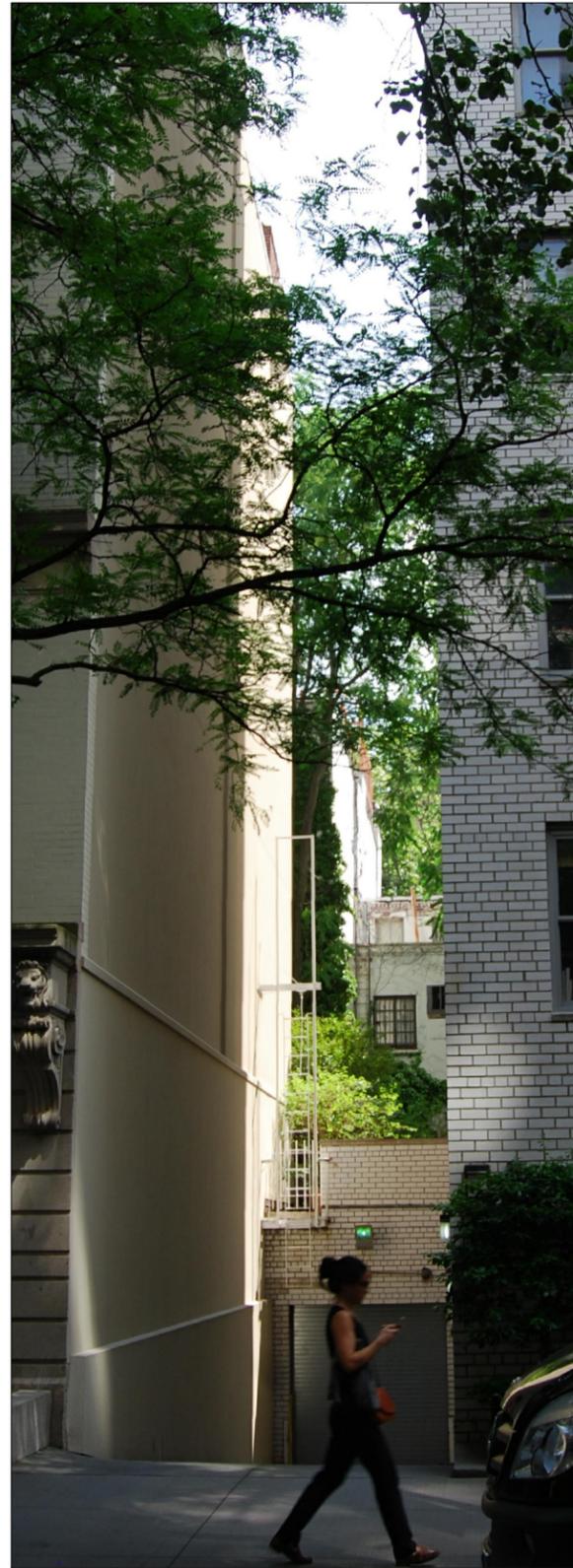
2 Close-up detail of Street View D:
Roof Mock-up not visible



Location Map: Street View D Station Point



1 Street View E from E 65th Street looking South: Winter



2 Street View E: Spring

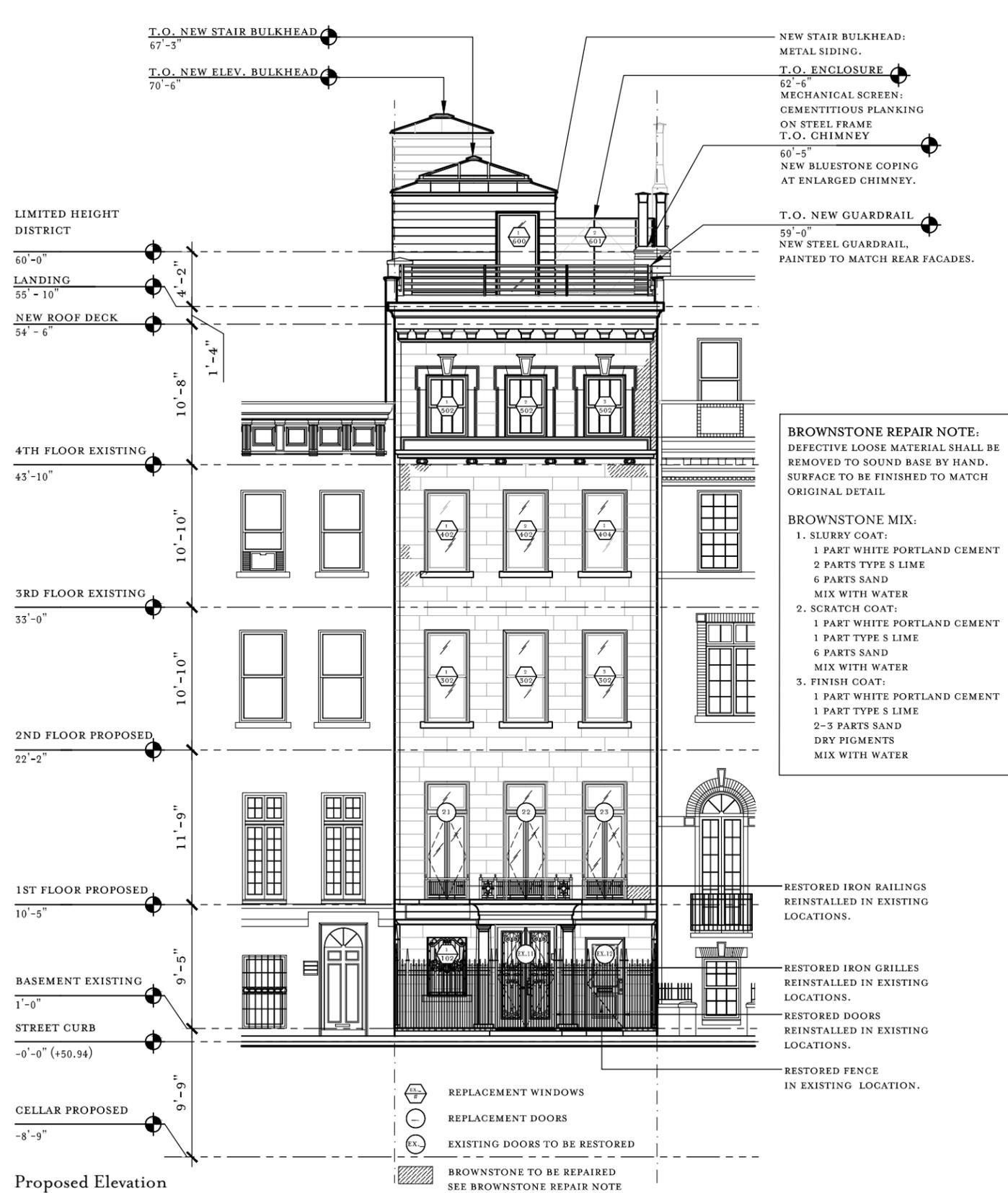
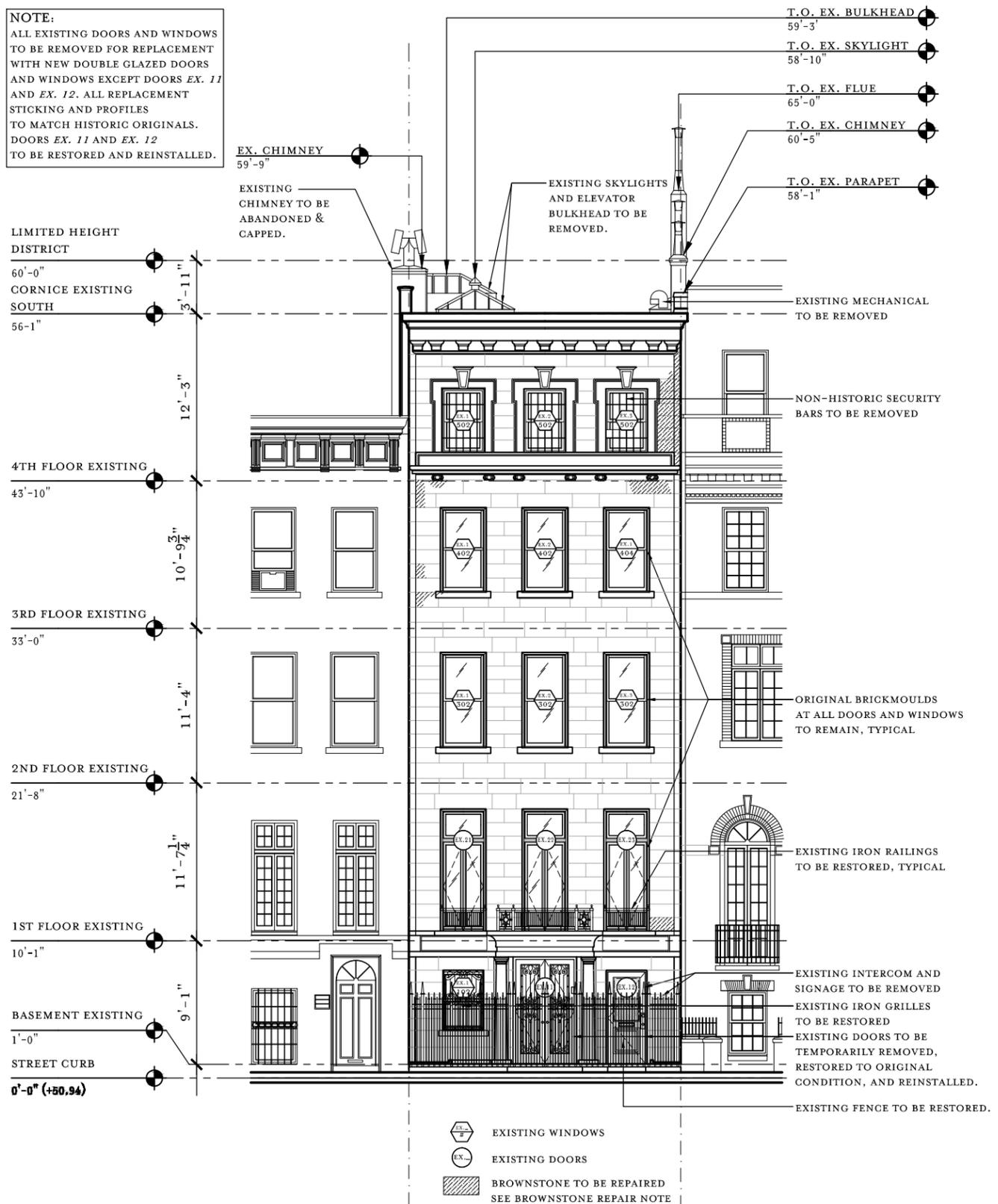


3 Street View E: Close-up (300x magnification)



Location Map: Street View E Station Point

NOTE:
 ALL EXISTING DOORS AND WINDOWS TO BE REMOVED FOR REPLACEMENT WITH NEW DOUBLE GLAZED DOORS AND WINDOWS EXCEPT DOORS EX. 11 AND EX. 12. ALL REPLACEMENT STICKING AND PROFILES TO MATCH HISTORIC ORIGINALS. DOORS EX. 11 AND EX. 12 TO BE RESTORED AND REINSTALLED.



BROWNSTONE REPAIR NOTE:
 DEFECTIVE LOOSE MATERIAL SHALL BE REMOVED TO SOUND BASE BY HAND. SURFACE TO BE FINISHED TO MATCH ORIGINAL DETAIL

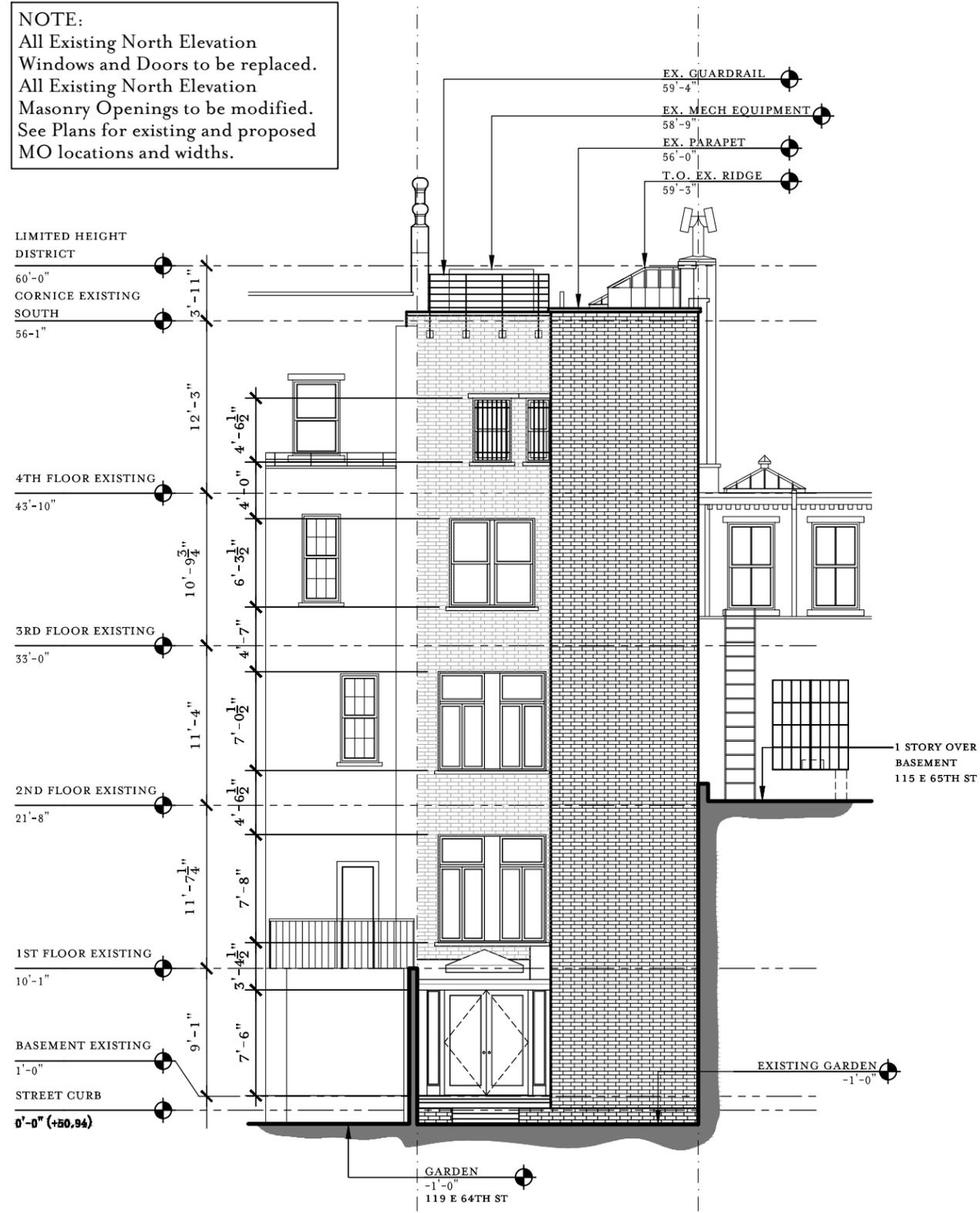
BROWNSTONE MIX:

- SLURRY COAT:
 1 PART WHITE PORTLAND CEMENT
 2 PARTS TYPE S LIME
 6 PARTS SAND
 MIX WITH WATER
- SCRATCH COAT:
 1 PART WHITE PORTLAND CEMENT
 1 PART TYPE S LIME
 6 PARTS SAND
 MIX WITH WATER
- FINISH COAT:
 1 PART WHITE PORTLAND CEMENT
 1 PART TYPE S LIME
 2-3 PARTS SAND
 DRY PIGMENTS
 MIX WITH WATER

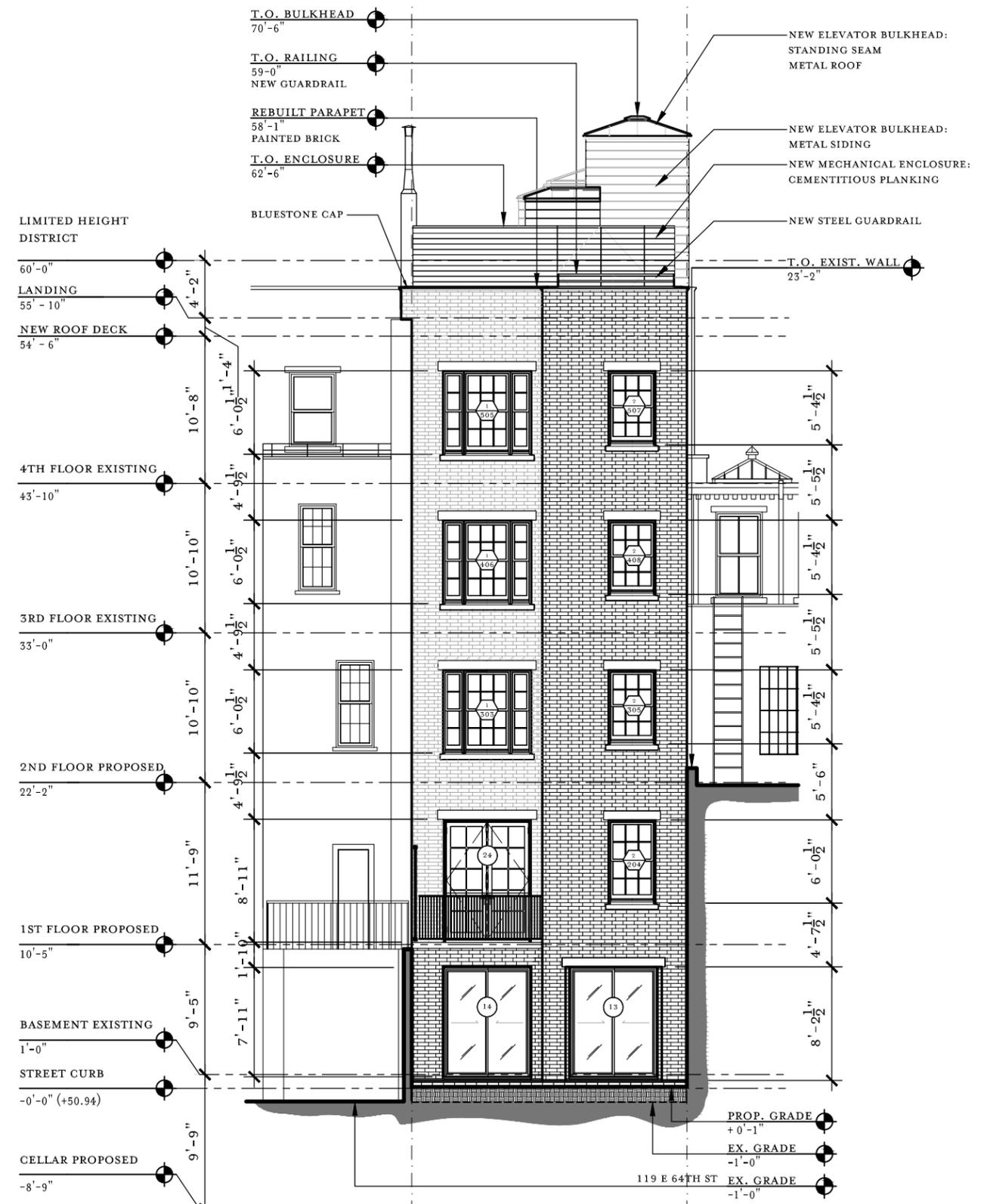
Existing Elevation

Proposed Elevation

NOTE:
 All Existing North Elevation
 Windows and Doors to be replaced.
 All Existing North Elevation
 Masonry Openings to be modified.
 See Plans for existing and proposed
 MO locations and widths.

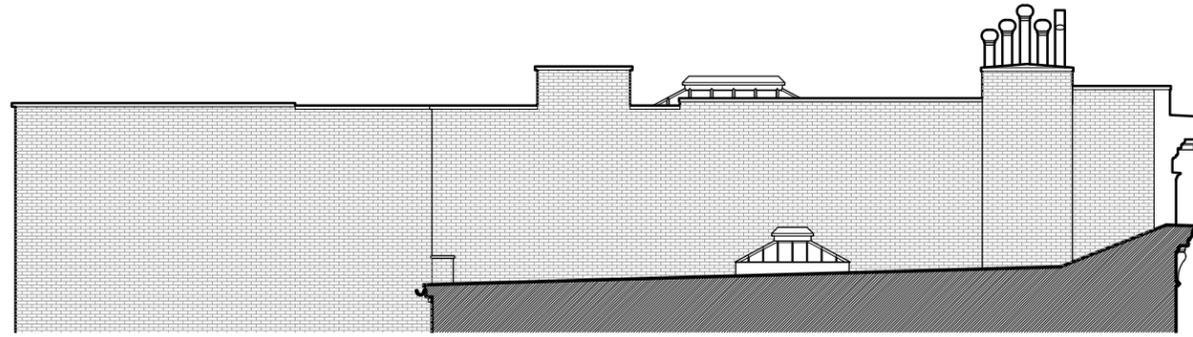


Existing Elevation

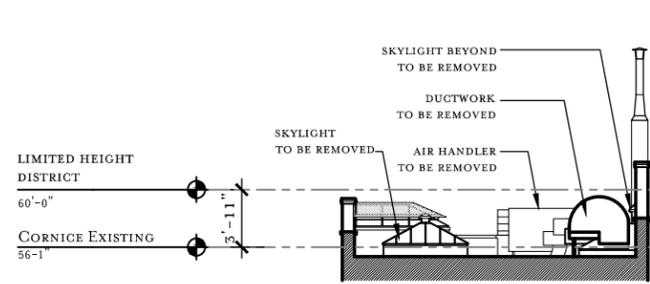


Proposed Elevation

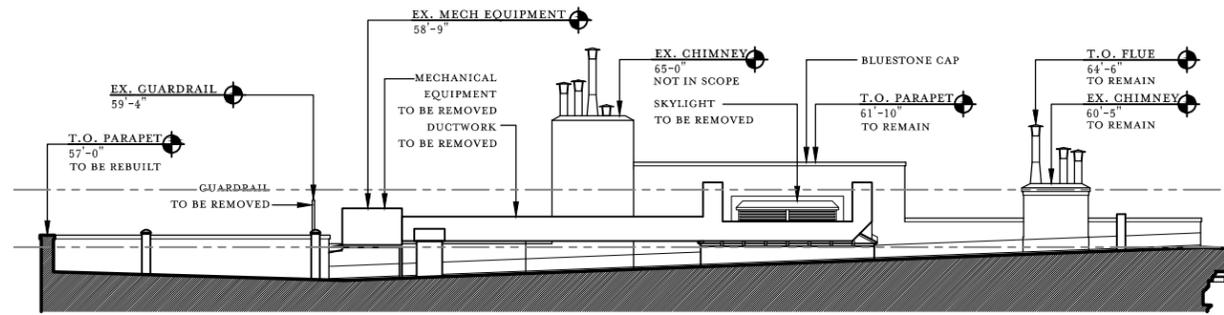
All existing rooftop masonry parged below bluestone or metal caps.



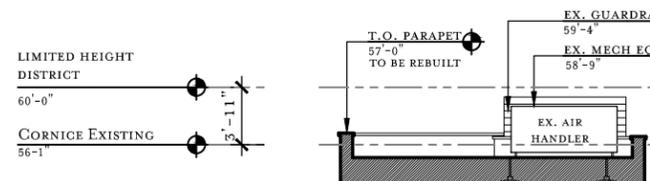
1 Exposed Party Wall: Section through 115 E 64th Street looking East



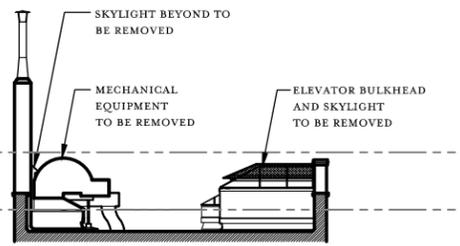
2 Section looking North



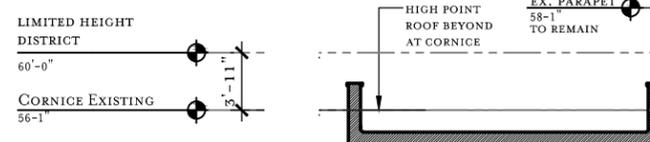
3 Section looking East



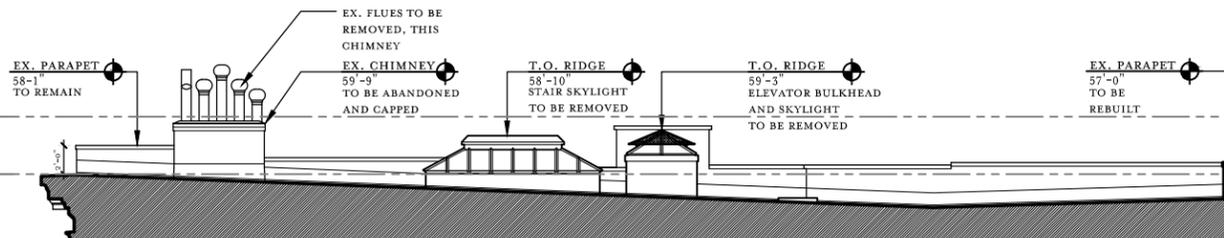
4 Section looking North



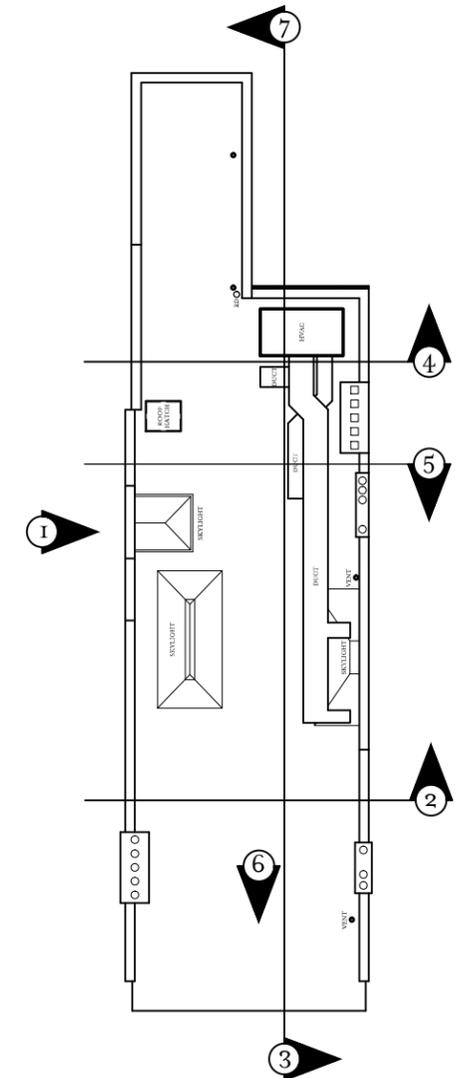
5 Section looking South

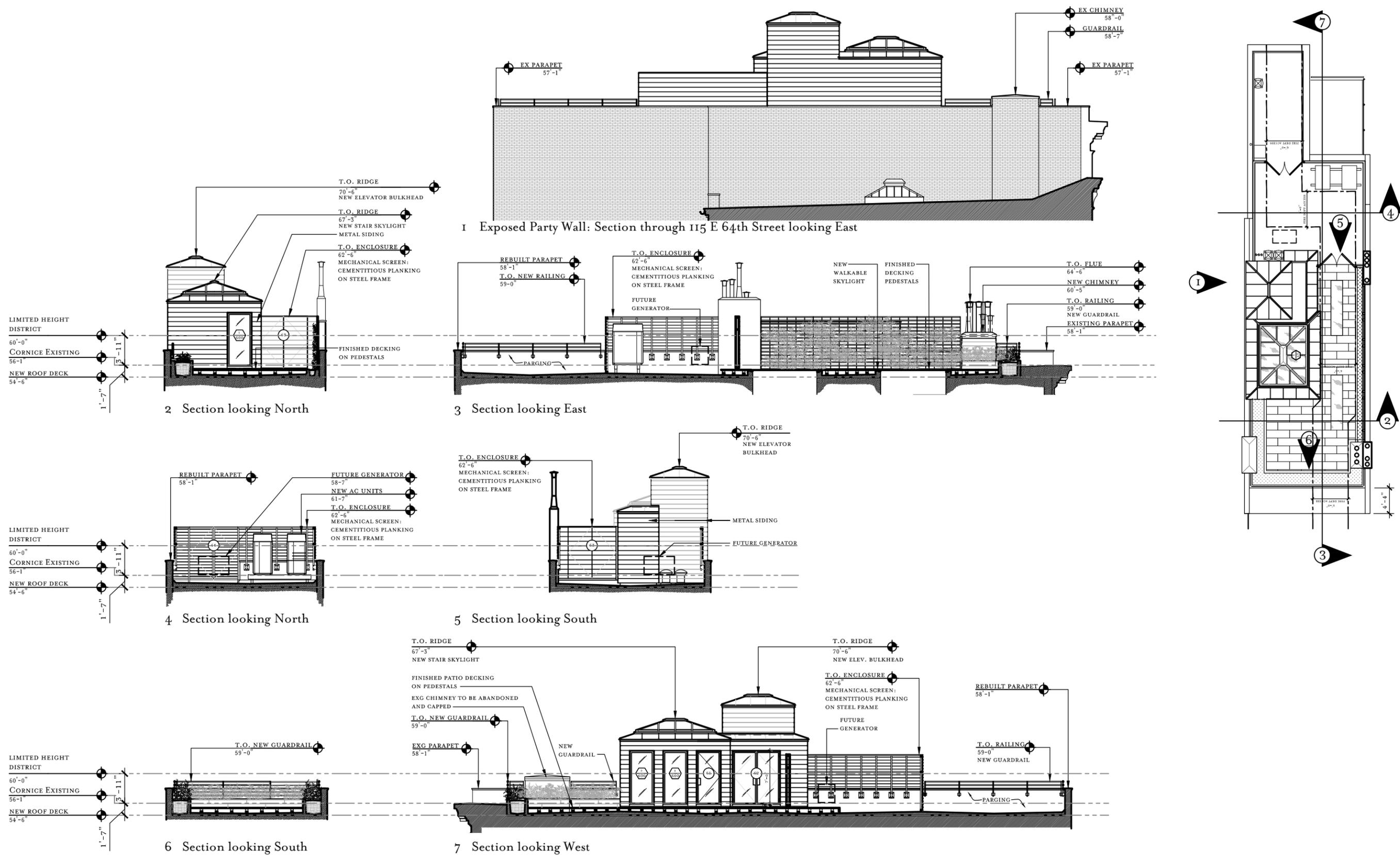


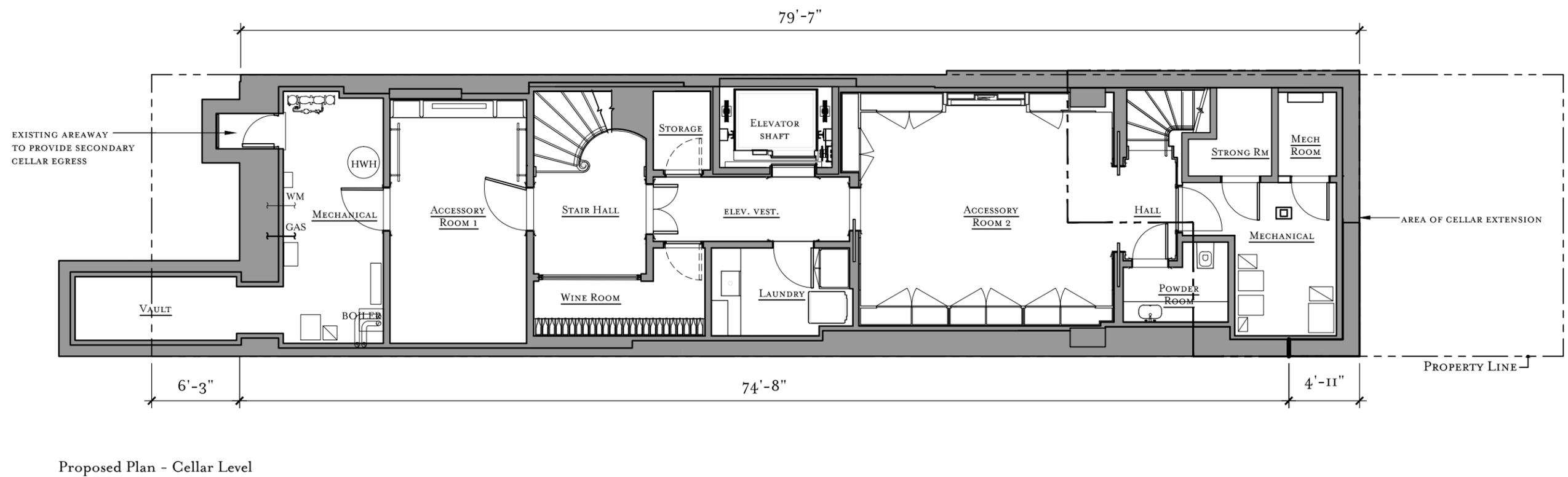
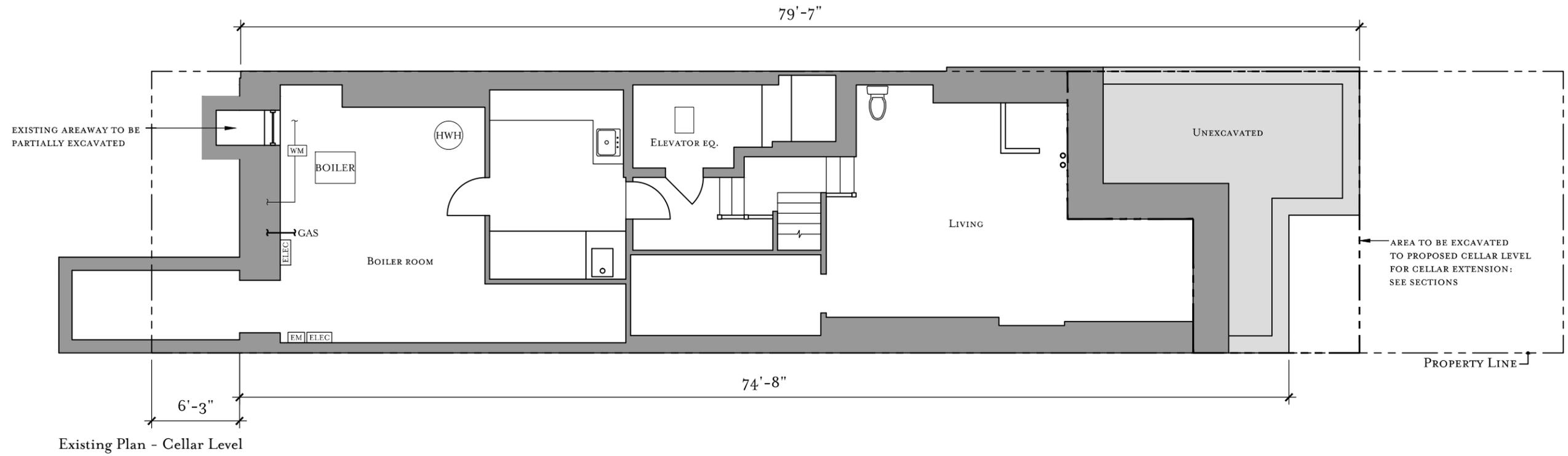
6 Section looking South



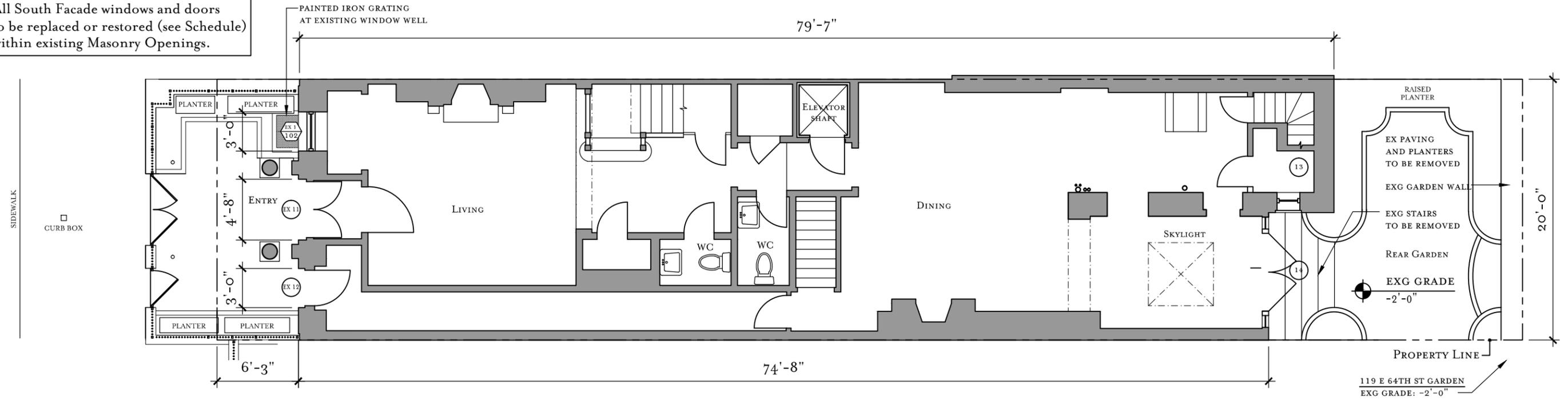
7 Section looking West



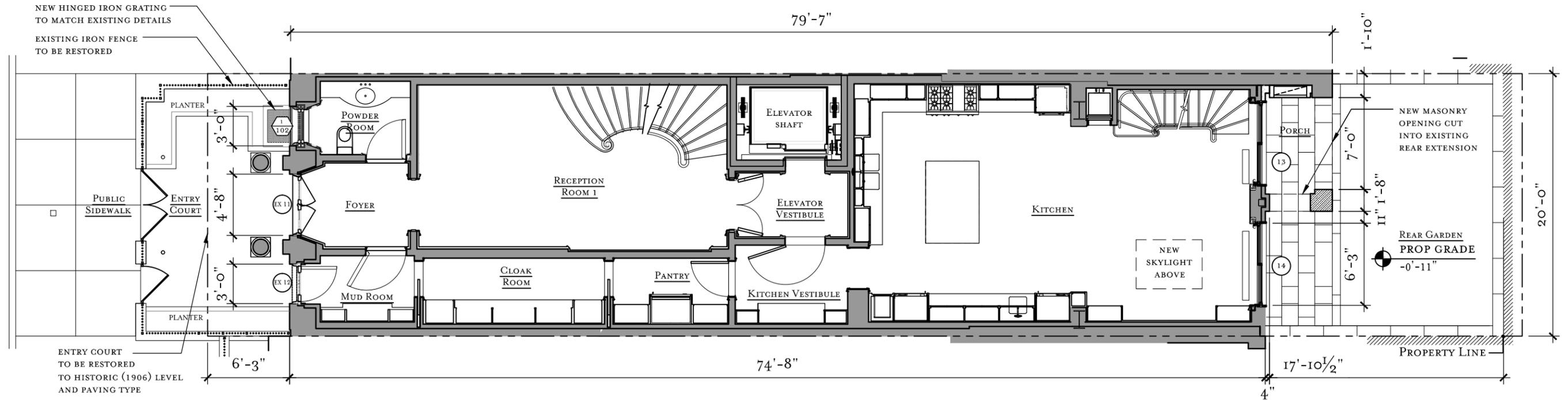




NOTE:
All South Facade windows and doors to be replaced or restored (see Schedule) within existing Masonry Openings.

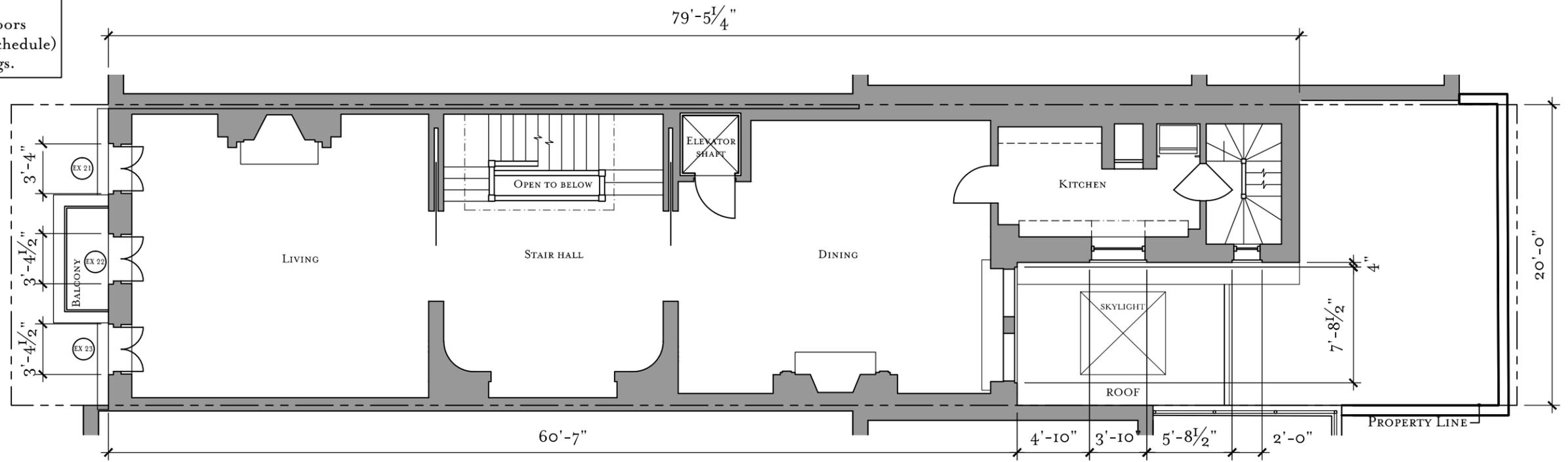


Existing Plan - Basement Level

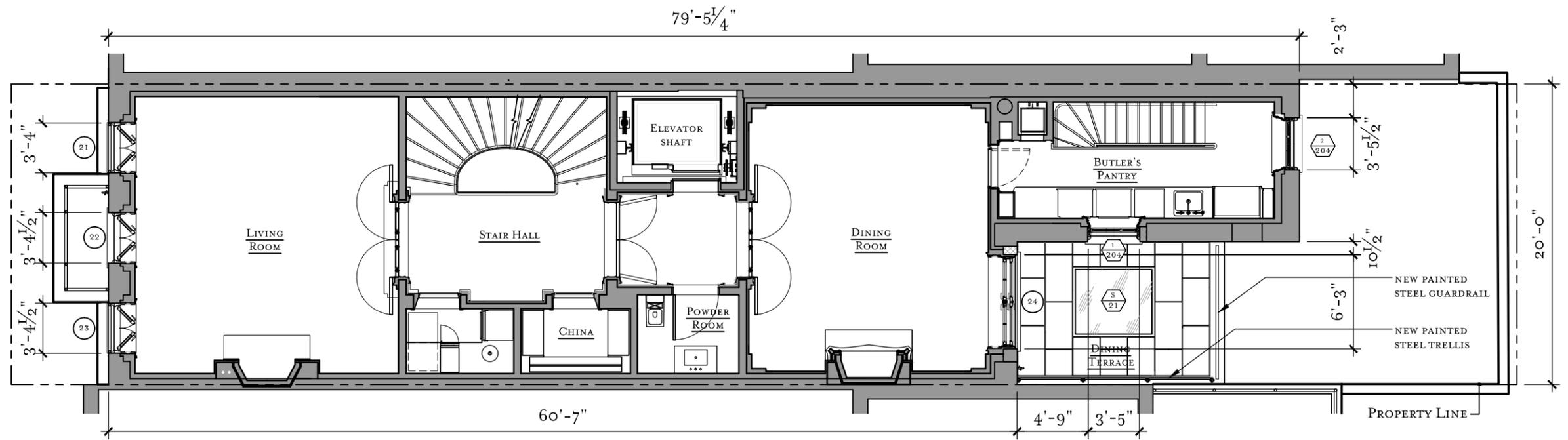


Proposed Plan - Basement Level

NOTE:
All South Facade windows and doors to be replaced or restored (see Schedule) within existing Masonry Openings.

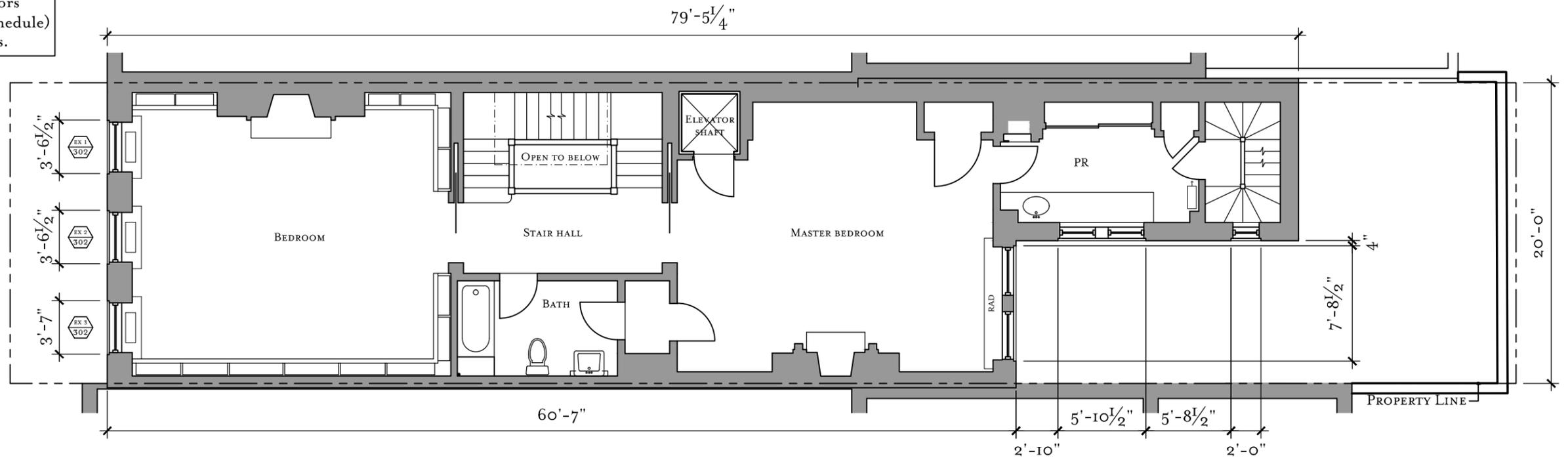


Existing Plan - Level 1

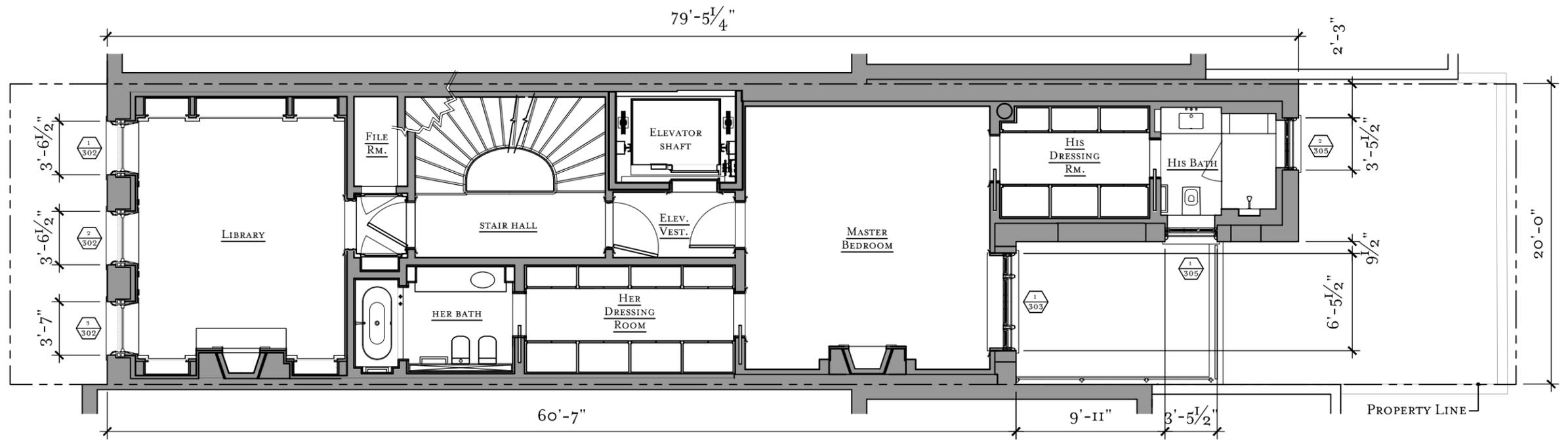


Proposed Plan - Level 1

NOTE:
 All South Facade windows and doors
 to be replaced or restored (see Schedule)
 within existing Masonry Openings.

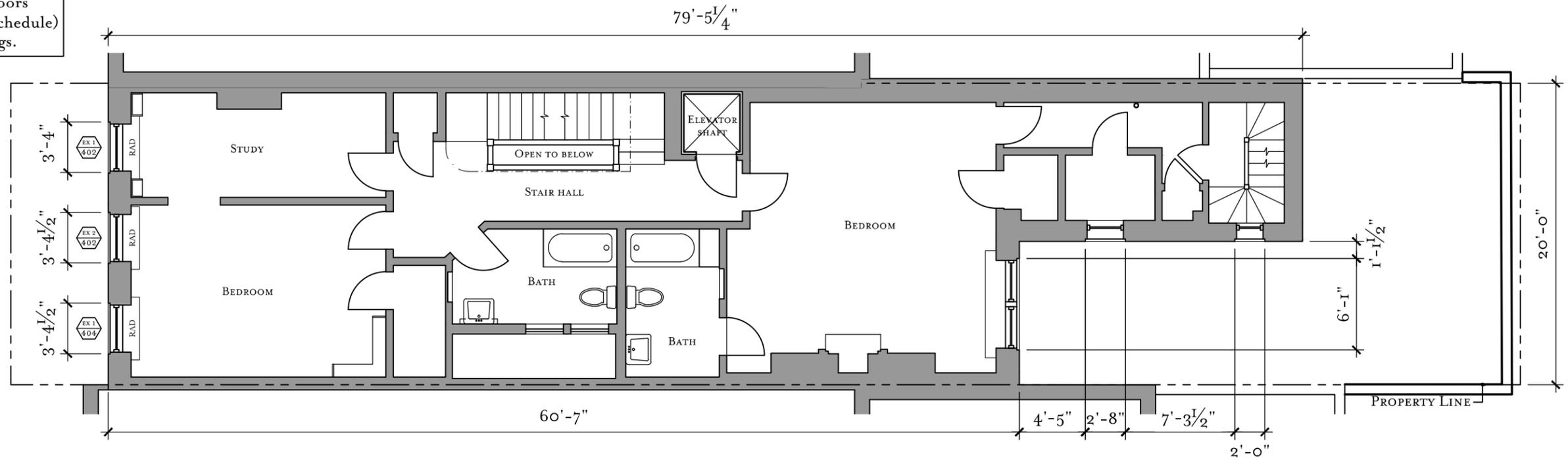


Existing Plan - Level 2

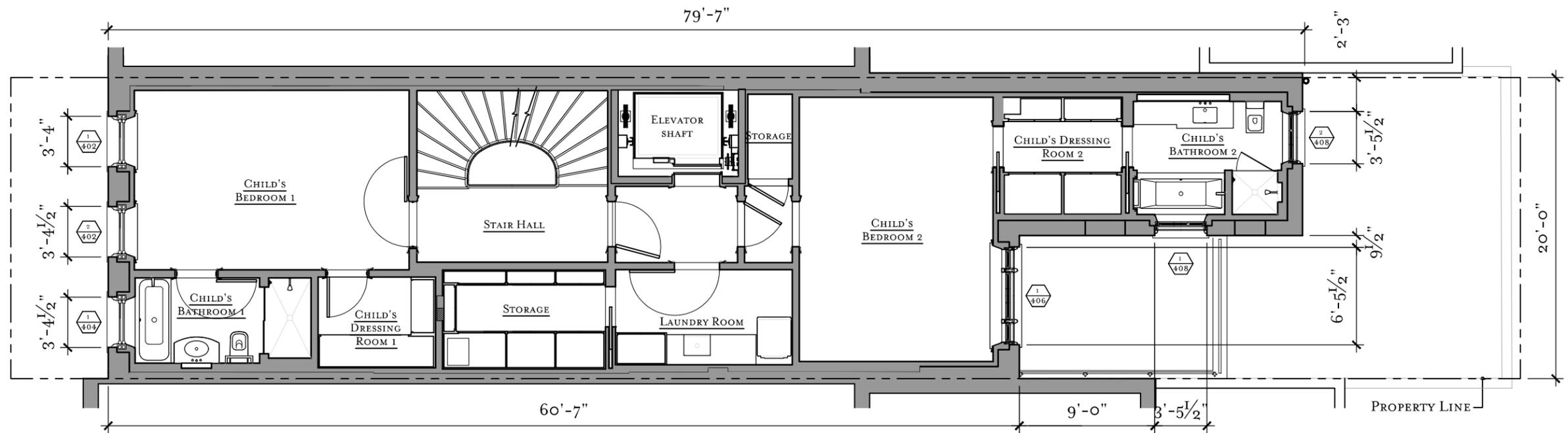


Proposed Plan - Level 2

NOTE:
 All South Facade windows and doors
 to be replaced or restored (see Schedule)
 within existing Masonry Openings.

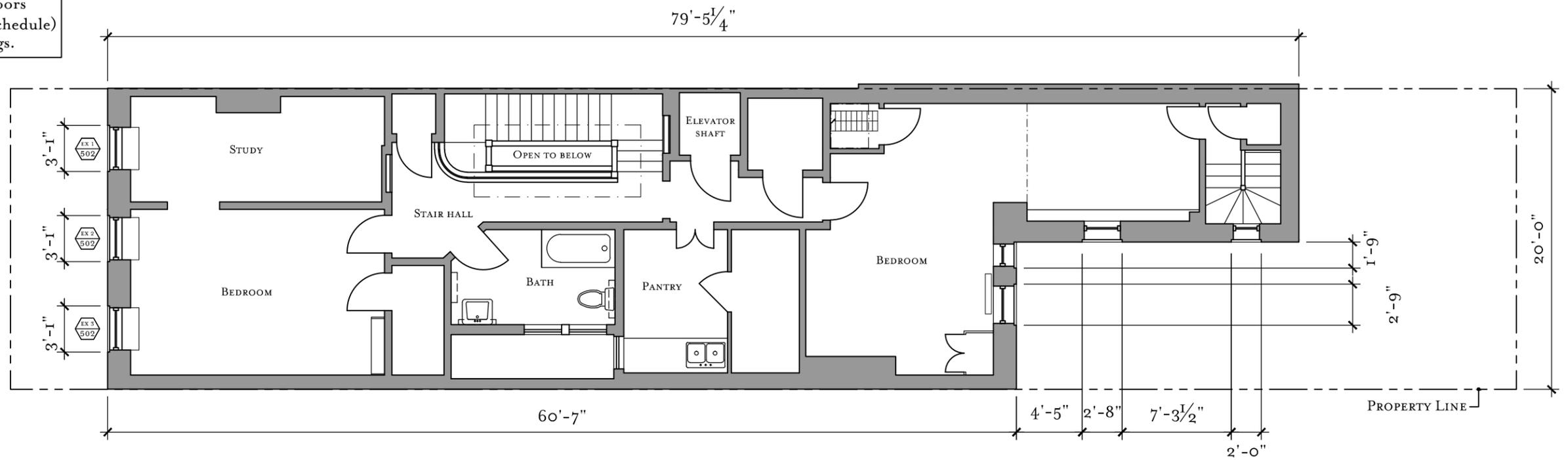


Existing Plan - Level 3

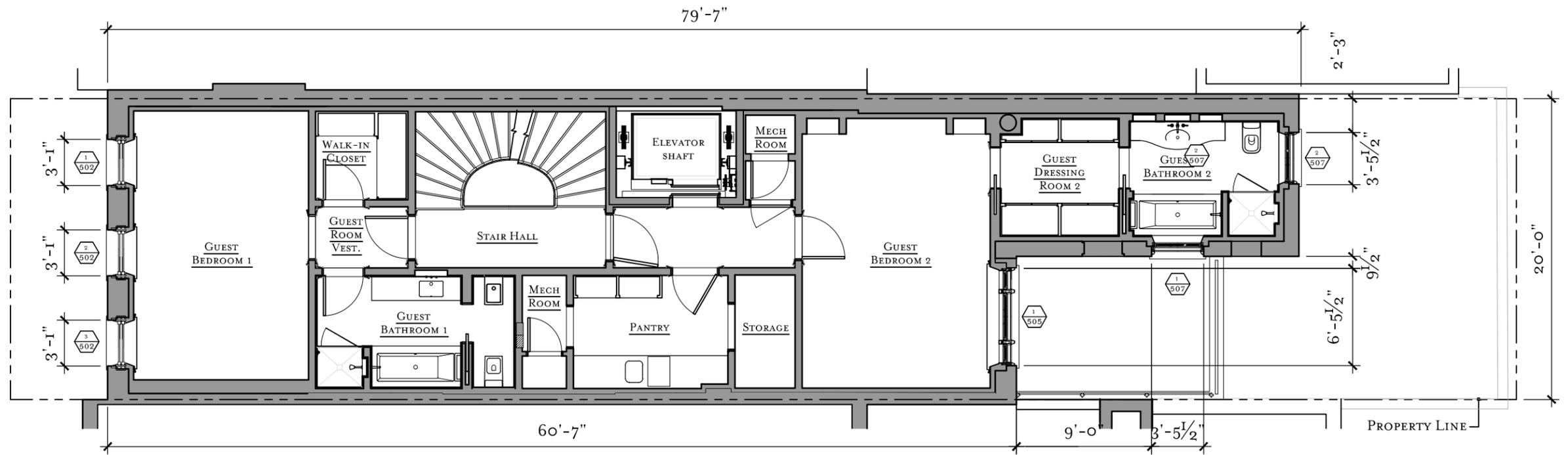


Proposed Plan - Level 3

NOTE:
 All South Facade windows and doors
 to be replaced or restored (see Schedule)
 within existing Masonry Openings.

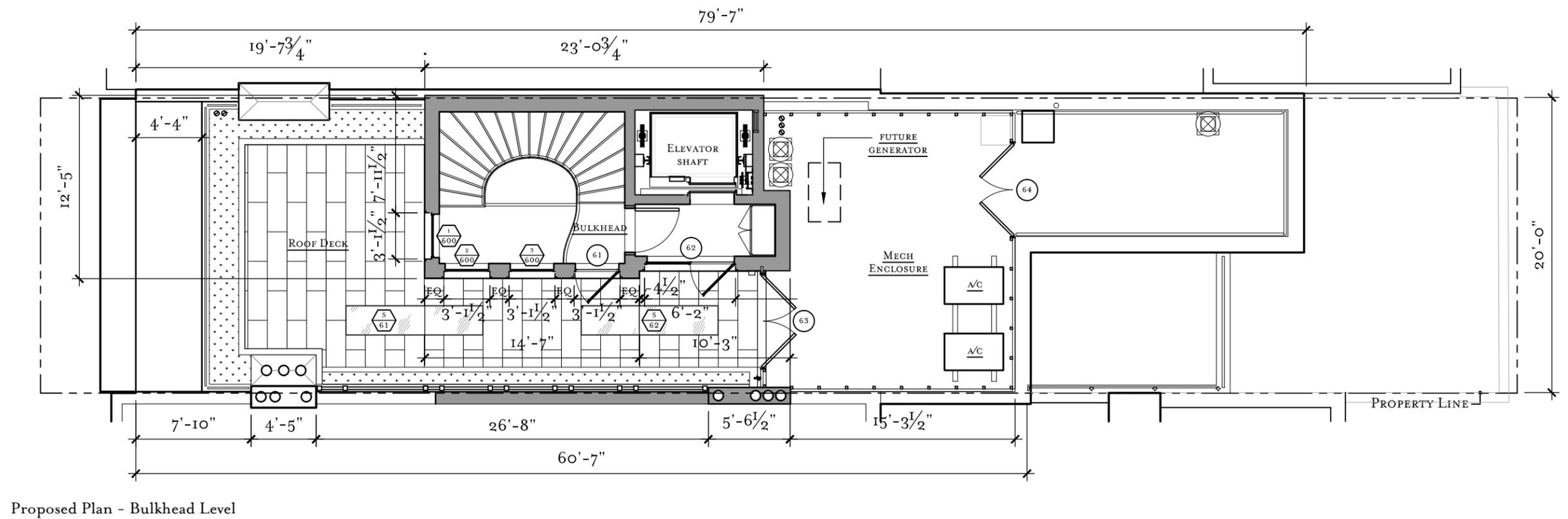
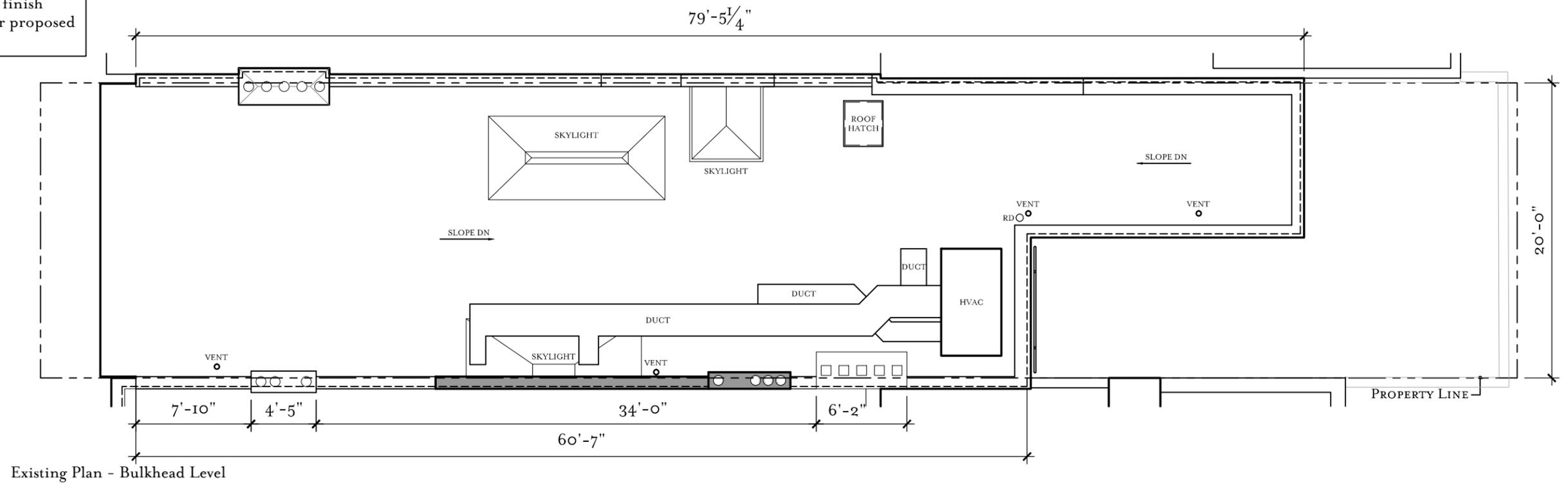


Existing Plan - Level 4

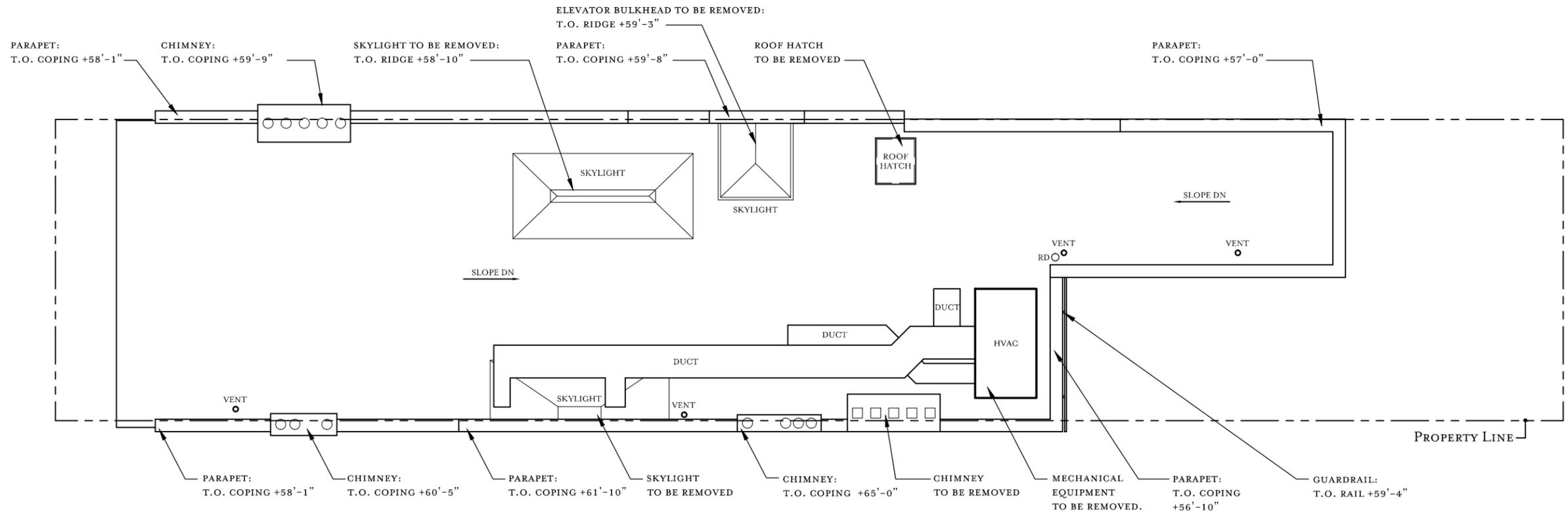


Proposed Plan - Level 4

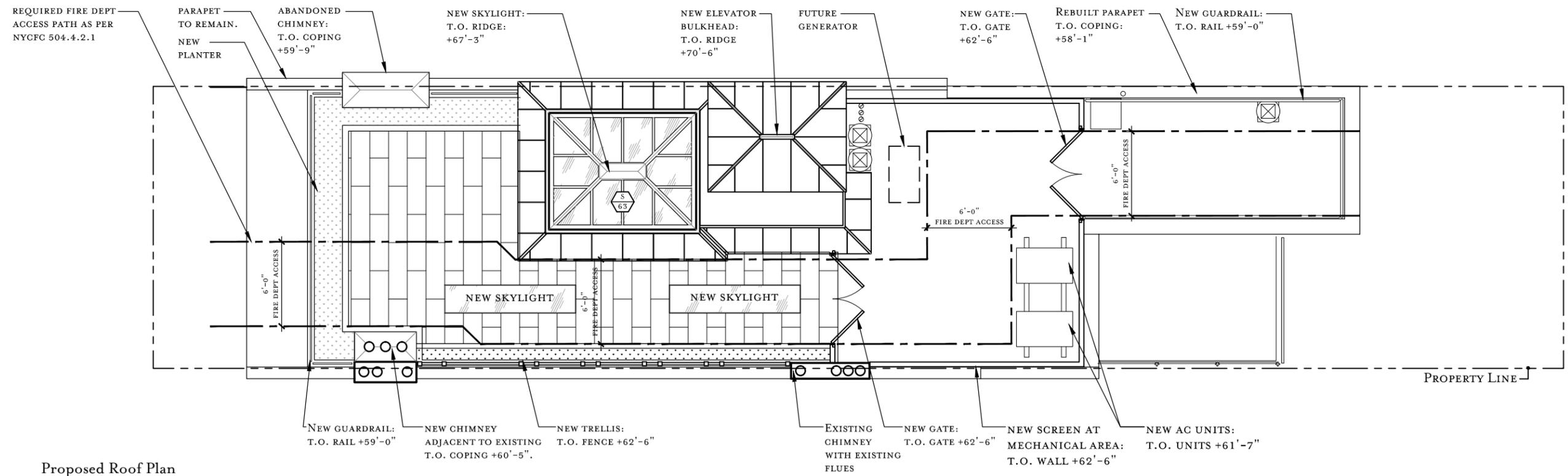
NOTE:
Existing Roof to be replaced, finish and structure. See Section for proposed Roof Deck height.



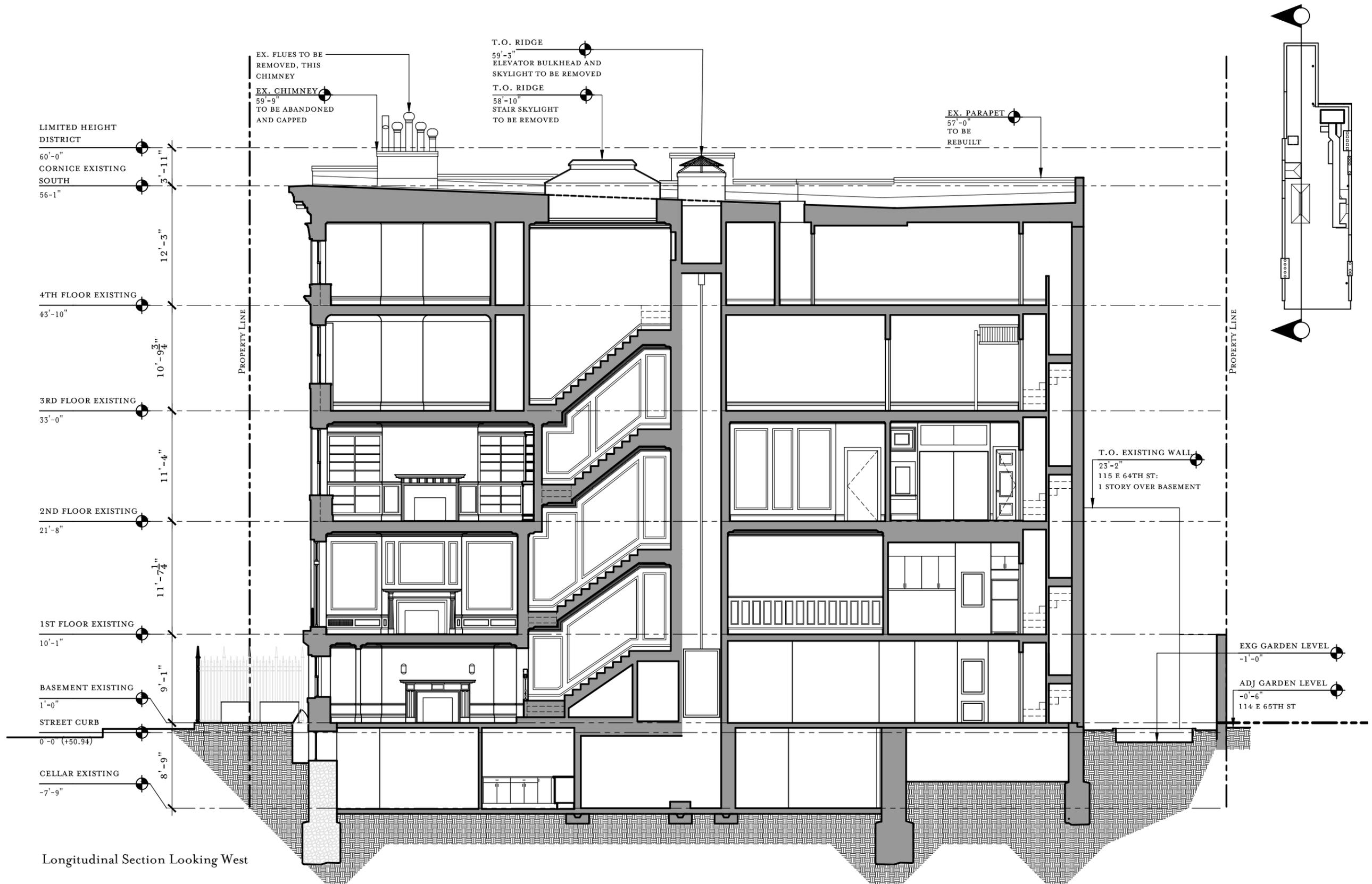
NOTE:
See Bulkhead Plan
dimensions.

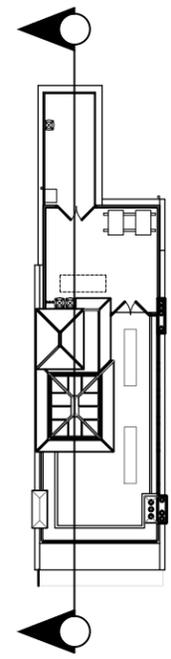
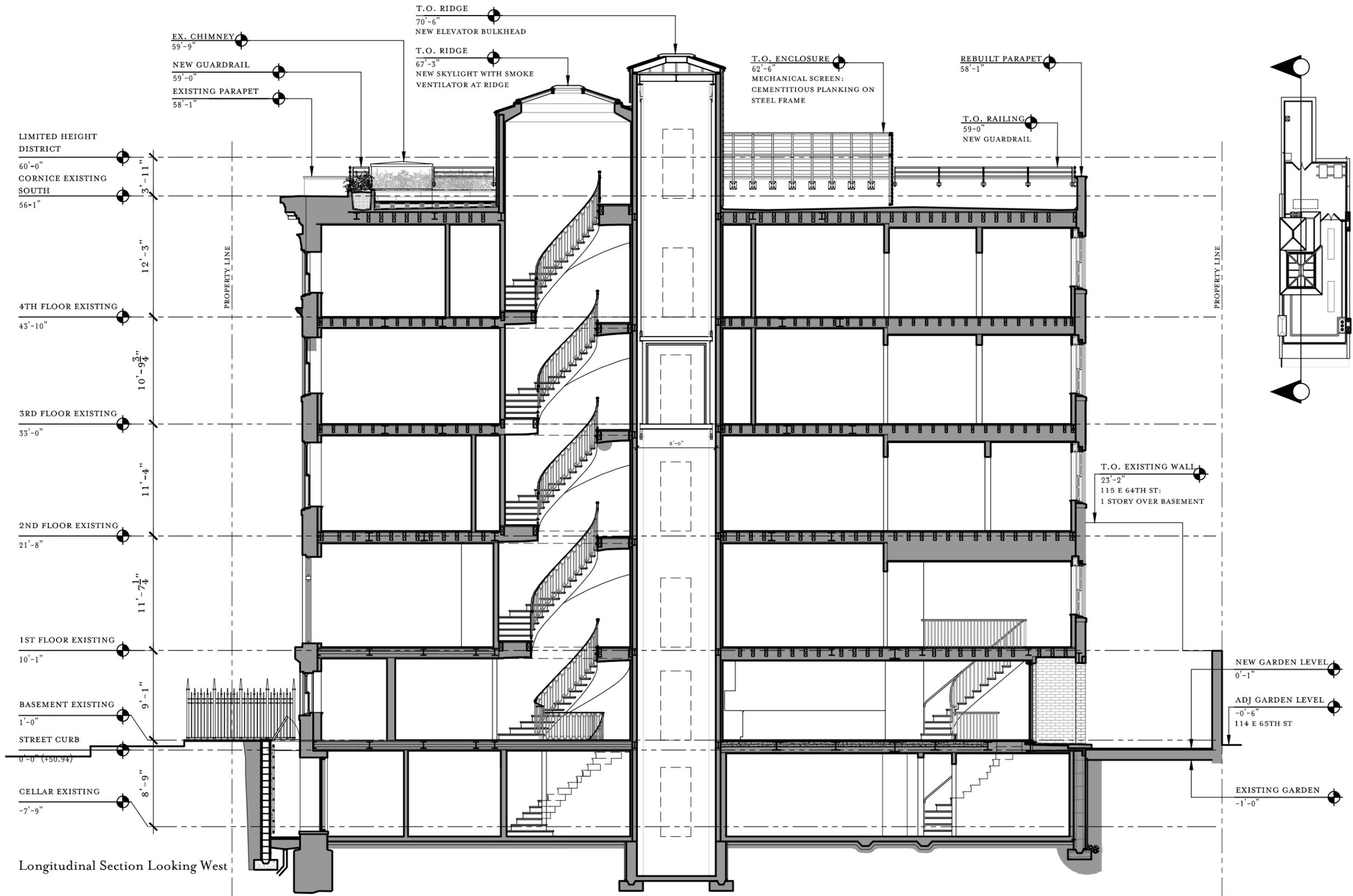


Existing Roof Plan

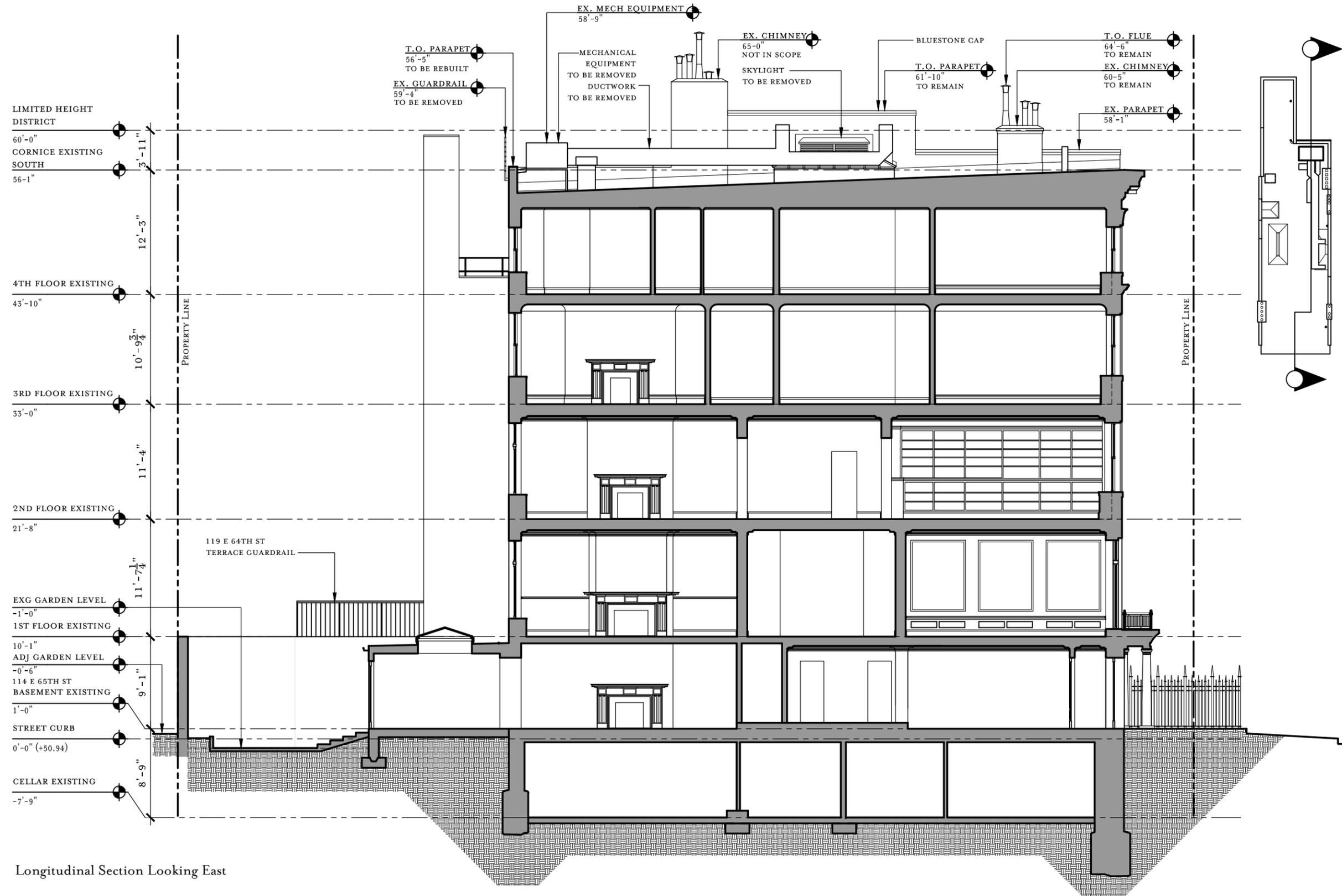


Proposed Roof Plan

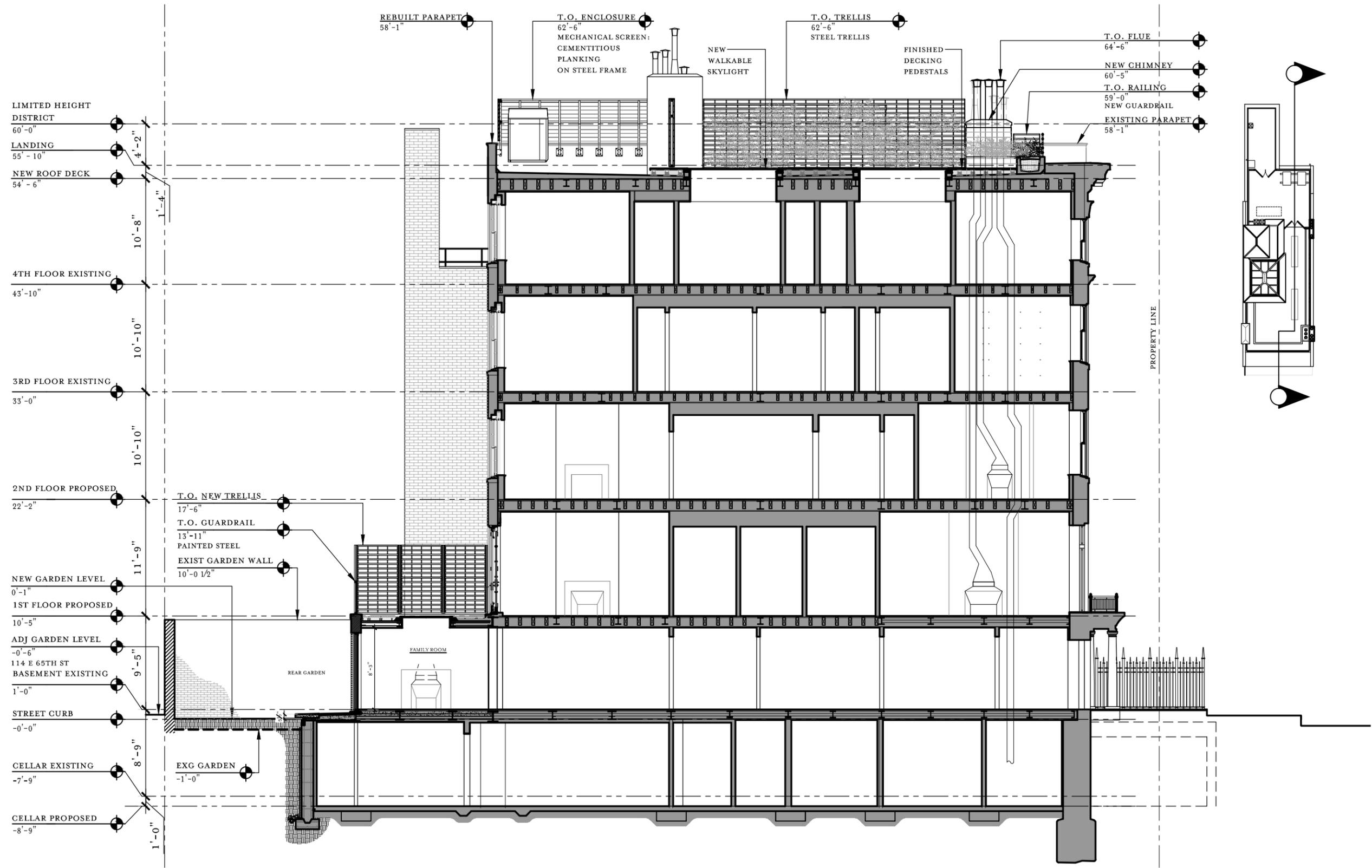




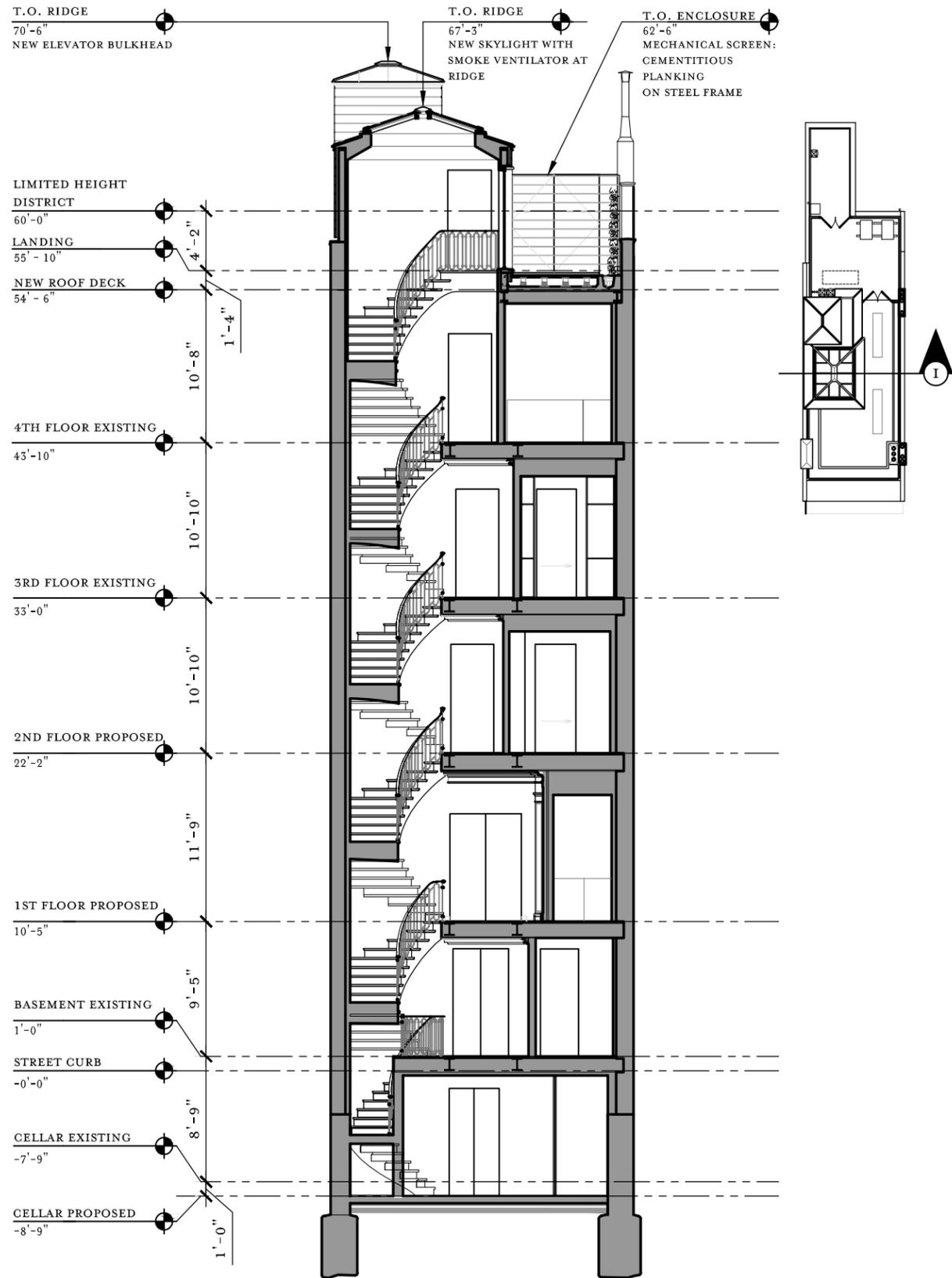
Longitudinal Section Looking West



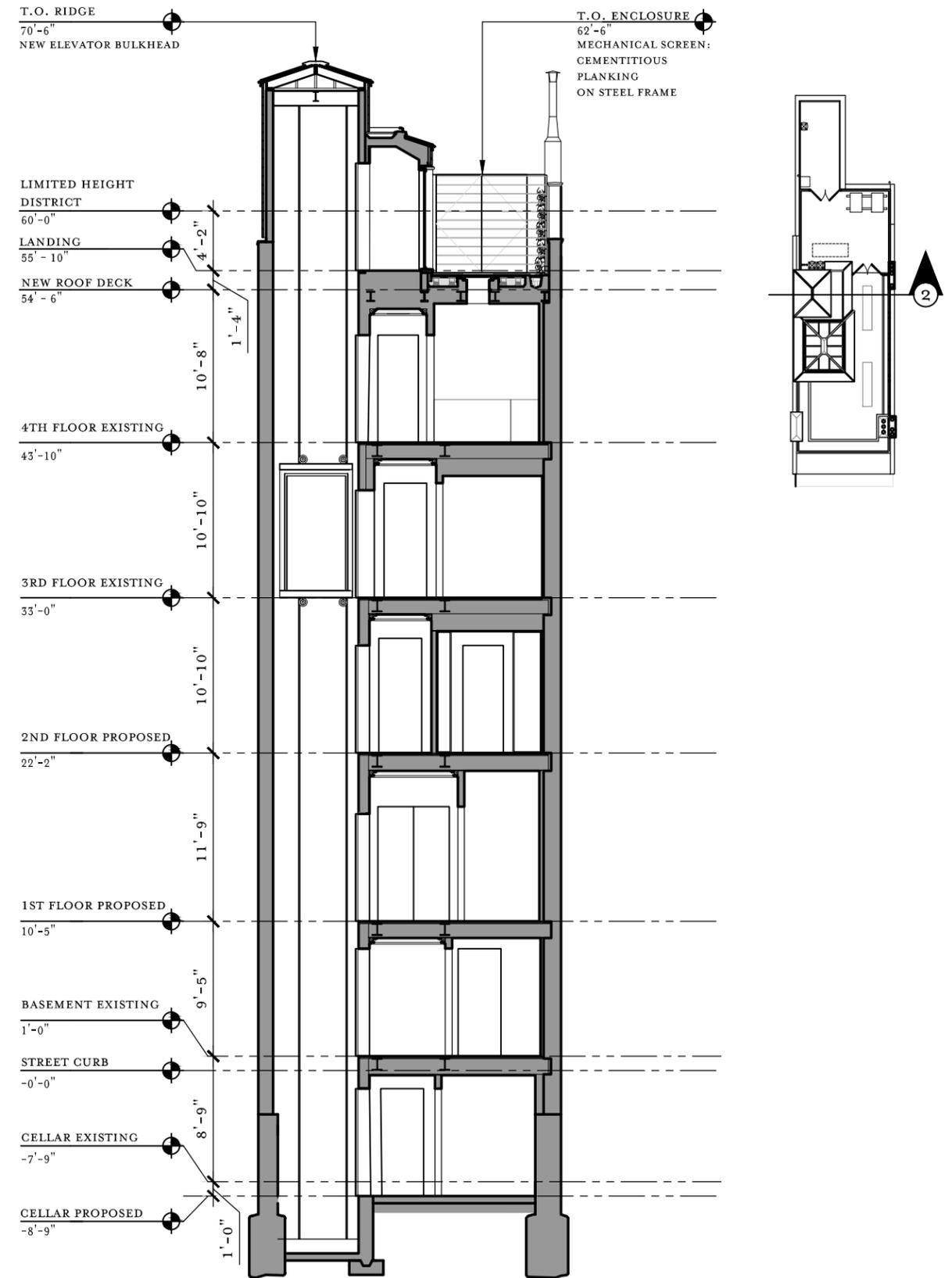
Longitudinal Section Looking East



Longitudinal Section Looking East



I Transverse Section through Stairs



2 Transverse Section through Elevator

4th Floor Window, see photo 2: replacement with identical profile and proportion.

3rd Floor Window, see photo 3: replacement with identical profile and proportion.

2nd Floor Window, see photo 4: replacement with identical profile and proportion.

1st Floor French Door, see photo 5: replacement with identical profile and proportion.

Basement Window, see photo 6: replacement with identical profile and proportion.

Front Door, see photo 7: to be restored and reinstalled.

Service Door, see photo 8: to be restored and reinstalled.



1 Street View (existing condition)

Non-historic window grilles to be removed.

Non-historic storm windows to be removed, typical.

Brownstone to be repaired as needed, typical: see Brownstone Repair Note at South Elevation drawing.

Historic brickmoulds to be sanded, repaired, and repainted for reinstallation with new and/or restored windows and doors, typical.

Iron Railings at 1st Floor, iron Door and Window Grilles at Basement, to be restored and reinstalled in existing locations.

Iron Fence to be restored in-place.

Non-historic intercom and signage to be removed.

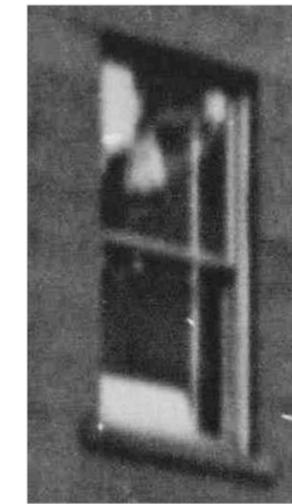
Areaway pavers to be removed to level of historic paving. Original surface to be repaired or replaced in kind as required.



2 4th Floor Window



3 3rd Floor Window



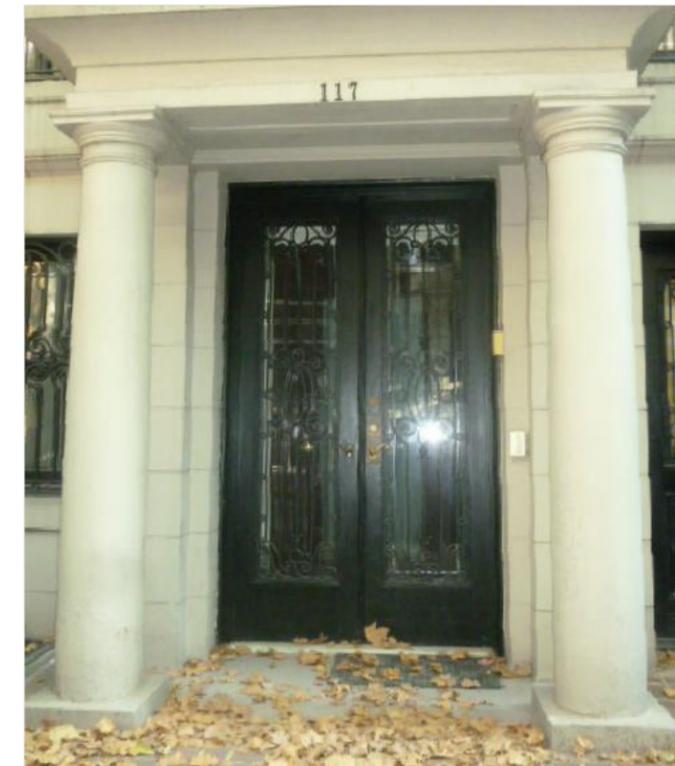
4 2nd Floor Window



5 1st Floor French Door



6 Basement Window



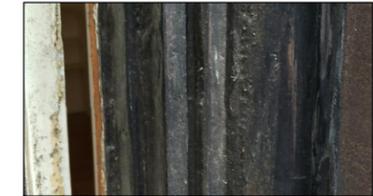
7 Front Door



8 Service Door

Unit Number	Location	Room Num	Existing Unit	Count	Type	Operation	Material Finish	Muntin Division	Masonry Opening WxH	Sash Opening WxH	Fabricator
	Mechanical Room	003	new		Inswing Casement-Fixed Transom	RHR	Steel Powder Coat	1/1	2'-6" x 4'-10"	2'-3" x 3'-7 1/2"	Optimum Window
102.1				1							
102.1	Powder Room		102 EX 1	1	Single Hung	na	Wood Paint	1/1	3'-0" x 4'-5"	2'-5 3/4" x 1'-10"	Artistic Window
204.1	Butler's Pantry	102	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 6'-0 1/2"	3'-0" x 2'-8"	Artistic Window
204.2	Butler's Pantry	204	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 6'-0 1/2"	3'-0" x 2'-8"	Artistic Window
302.1	Library	204	302 EX 1	1	Double Hung	na	Wood Paint	1/1	3'-6 1/2" x 6'-11 1/2"	3'-0 1/2" x 3'-0"	Artistic Window
302.2	Library	302	302 EX 2	1	Double Hung	na	Wood Paint	1/1	3'-6 1/2" x 6'-11 1/2"	3'-0 1/2" x 3'-0"	Artistic Window
302.3	Library	302	302 EX 3	1	Double Hung	na	Wood Paint	1/1	3'-6 1/2" x 6'-11 1/2"	3'-0 1/2" x 3'-0"	Artistic Window
303.1	Master bedroom	302	new	1	Double Hung-Single Hung- Double Hung	na	Wood Paint	1x2/1x2-3x2/3x2-1x2/1x2	6'-6" x 6'-0 1/2"	3'-0" x 2'-8"	Artistic Window
305.1	His Bath	303	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
305.2	His Bath	305	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
402.1	Child's Bedroom 1	305	402 EX 1	1	Double Hung	na	Wood Paint	1/1	3'-4" x 6'-1 1/2"	2'-10" x 2'-7 1/2"	Artistic Window
402.2	Child's Bedroom 1	402	402 EX 2	1	Double Hung	na	Wood Paint	1/1	3'-4" x 6'-1 1/2"	2'-10" x 2'-7 1/2"	Artistic Window
404.1	Child's Bath 1	402	404 EX 1	1	Single Hung	na	Wood Paint	1/1	3'-4" x 6'-1 1/2"	2'-10" x 2'-7 1/2"	Artistic Window
406.1	Child's Bedroom 2	404	new	1	Double Hung-Single Hung- Double Hung	na	Wood Paint	1x2/1x2-3x2/3x2-1x2/1x2	6'-6" x 6'-0 1/2"	3'-0" x 2'-8"	Artistic Window
408.1	Child's Bath 2	406	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
408.2	Child's Bath 2	408	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
502.1	Guest Room 1	408	502 EX 1	1	Double Hung	na	Wood Paint	3x1 / 3x1	3'-0 3/4" x 4'-8"	2'-6 3/4" x 1'-10"	Artistic Window
502.2	Guest Room 1	502	502 EX 2	1	Double Hung	na	Wood Paint	3x1 / 3x1	3'-0 3/4" x 4'-8"	2'-6 3/4" x 1'-10"	Artistic Window
502.3	Guest Room 1	502	504 EX 3	1	Double Hung	na	Wood Paint	3x1 / 3x1	3'-0 3/4" x 4'-8"	2'-6 3/4" x 1'-10"	Artistic Window
505.1	Guest Room 2	502	new	1	Double Hung-Single Hung- Double Hung	na	Wood Paint	1x2/1x2-3x2/3x2-1x2/1x2	6'-6" x 6'-0 1/2"	3'-0" x 2'-8"	Artistic Window
507.1	Guest 2 Bath	505	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
507.2	Guest 2 Bath	507	new	1	Single Hung	na	Wood Paint	3x2 / 3x2	3'-6" x 5'-4 1/2"	3'-0" x 2'-4"	Artistic Window
600.1	Stair Bulkhead	507	new	1	Fixed	na	Steel Powder Coat	na	3'-1 1/2" x 7'-4"	na	Euroline Steel Window
600.2	Stair Bulkhead	600	new	1	Fixed	na	Steel Powder Coat	na	3'-1 1/2" x 7'-4"	na	Euroline Steel Window

Window Schedule



Typical Upper Floor Brickmould at Street Front

Note: All historic brickmoulds at street front to be sanded, repaired, and repainted for reinstallation with new windows and restored doors.

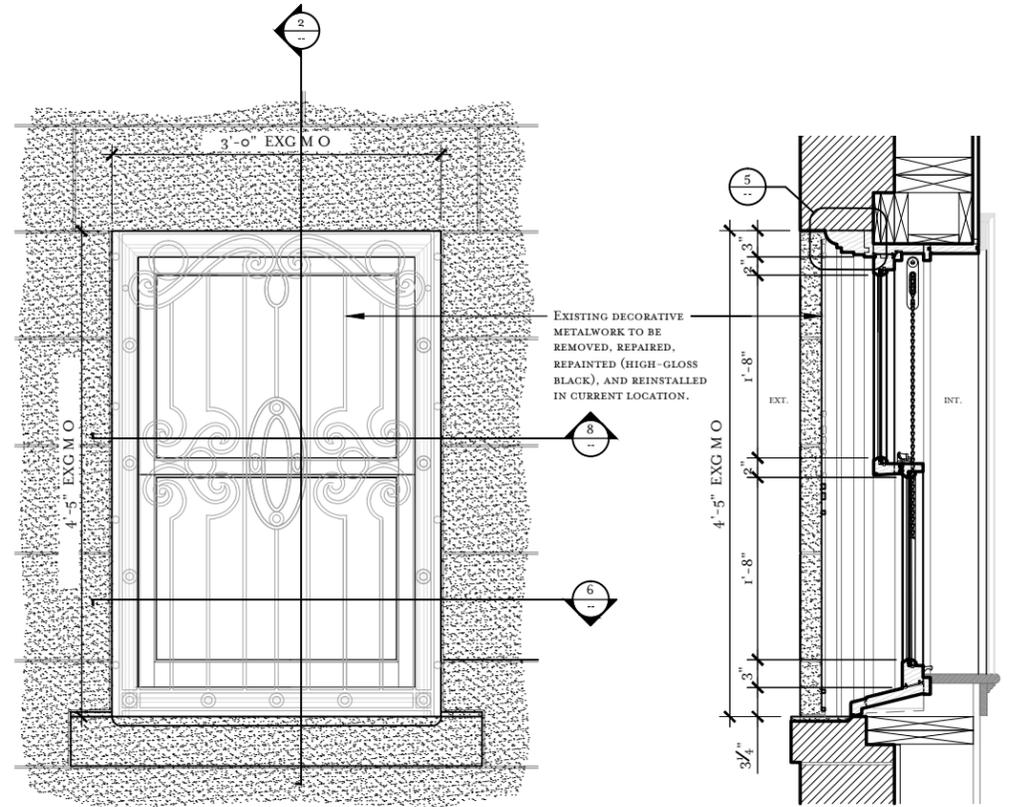
Unit Number	Location	Room Num	Existing Unit	Count	Type	Operation	Material Finish	Muntin Division	Masonry Opening	Sash Opening	Fabricator
EXTERIOR DOORS											
EX 11	Main Entry/Foyer see Note 1 below	100	same	1	French Inswing	na	Wood Paint	na	na	na	Existing
EX 12	Secondary Entry see Note 1 below	102	same	1	Inswing	na	Wood Paint	na	na	na	Existing
13	Family Room	107	new	1	Slider	O-O	Steel Powder Coat	na	6'-5" x 7'-11"	2'-9 1/2" x 7'-8"	Euroline Steel Window
14	Family Room	107	new	1	Slider	O-O	Steel Powder Coat	na	6'-5" x 7'-11"	2'-9 1/2" x 7'-8"	Euroline Steel Window
21	Living Room	202	EX 21	1	French Inswing w/ Transom	R Active	Wood Paint	na	3'-4" x 8'-11 1/2"	(2) 1'-5" x 6'-6"	Artistic Window
22	Living Room	202	EX 22	1	French Inswing w/ Transom	R Active	Wood Paint	na	3'-4" x 8'-11 1/2"	(2) 1'-5" x 6'-6"	Artistic Window
23	Living Room	202	EX 23	1	French Inswing w/ Transom	R Active	Wood Paint	na	3'-4" x 8'-11 1/2"	(2) 1'-5" x 6'-6"	Artistic Window
24	Dining Room	203	new	1	French Inswing	R Active	Wood Paint	5x2/5x2	6'-5" x 8'-11"	(2) 2'-10 1/2" x 8'-5"	Artistic Window
61	Stair Bulkhead	600	new	1	Outswing	na	Steel Powder Coat	none	3'-1 1/2" x 7'-4"	2'-11" x 6'-11"	Euroline Steel Window
62	Elevator Bulkhead	601	new	1	French Outswing	R Active	Steel Powder Coat	none	3'-1 1/2" x 7'-4"	(2) 2'-11" x 6'-11"	Euroline Steel Window
63	Roof Mechanical Area	na	new	1	Inswing Double Gate	R Active	TBD Paint	none	6'-4" x 7'-0"	3'-0" x 7'-0"	TBD
64	Roof Mechanical Area	na	new	1	Outswing Double Gate	R Active	TBD Paint	none	6'-4" x 7'-4"	3'-0" x 7'-4"	TBD
SKYLIGHTS											
S21	Dining Terrace	na	new	1	Walkable Skylight	na		na	na	na	Glass Flooring Systems
S61	Roof Deck	na	new		Walkable Skylight	na		na	na	na	Glass Flooring Systems
S62	Roof Deck	na	new		Walkable Skylight	na		na	na	na	Glass Flooring Systems
S63	Stair Bulkhead	600	new		Hipped	na	Aluminum Powder coat	see plan	na	na	Super Sky
General Notes &											
1	Doors ex 11, ex 12: Existing doors to be restored, reinstalled.										
2	All units to be primed for paint interior and exterior										
3	All units to be provided without exterior casing										
4	All window units to have field applied stool										
5	All hardware to be _____, all fittings to be reviewed and approved by architect prior to fabrication										
6	All Glazing to be Insulating Glass/Low E II - Air										
7	All units to be fitted with to be fitted with recessed Security Alarm contacts.										



Typical Basement Brickmould at Street Front

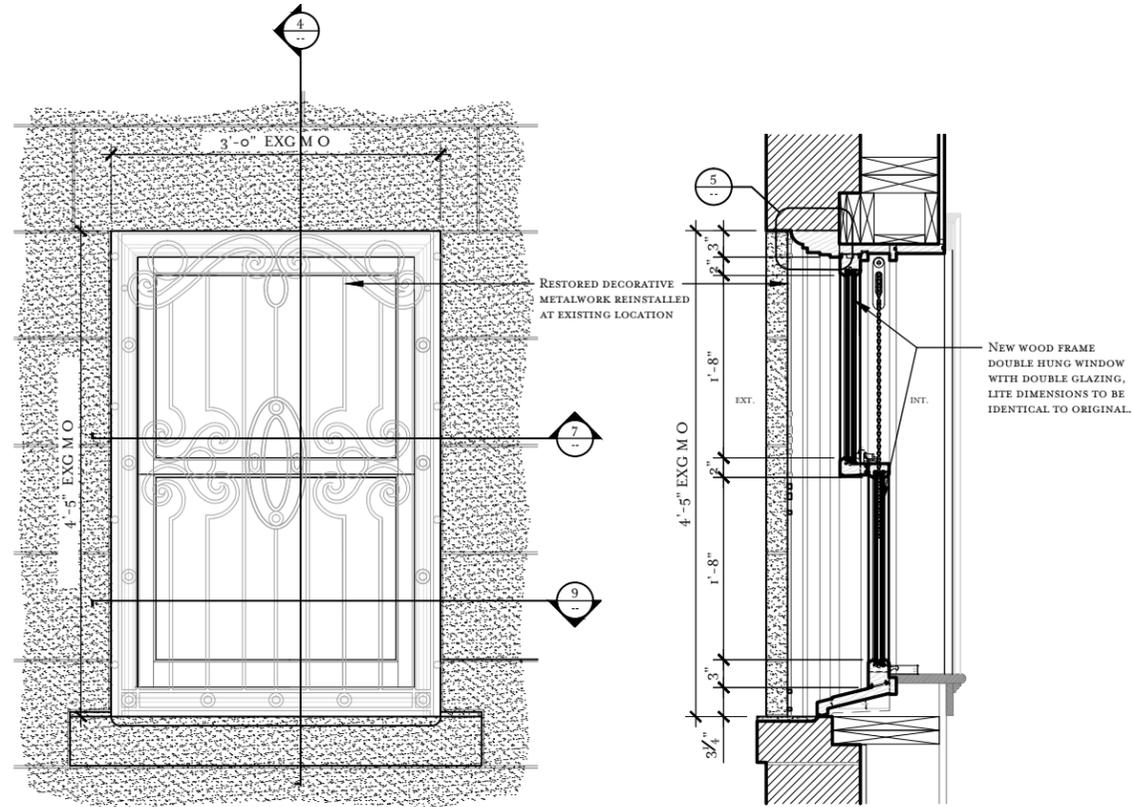
Note: All historic brickmoulds at street front to be sanded, repaired, and repainted for reinstallation with new and/or restored windows and doors.

Door Schedule Skylight Schedule General Notes



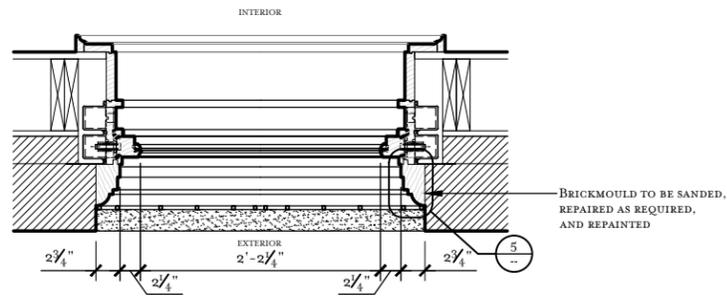
EX.1 EXISTING WINDOW ELEVATION 102 1

EXISTING WINDOW SECTION 2

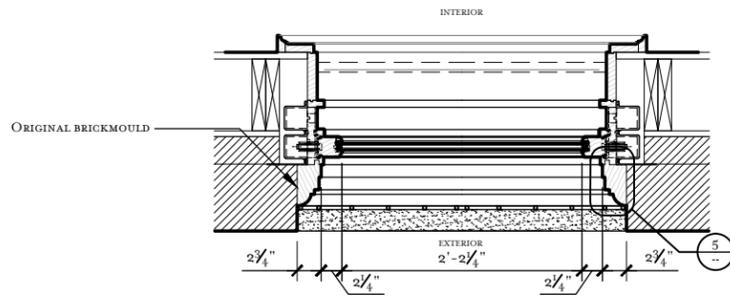


1 PROPOSED WINDOW ELEVATION 102 3

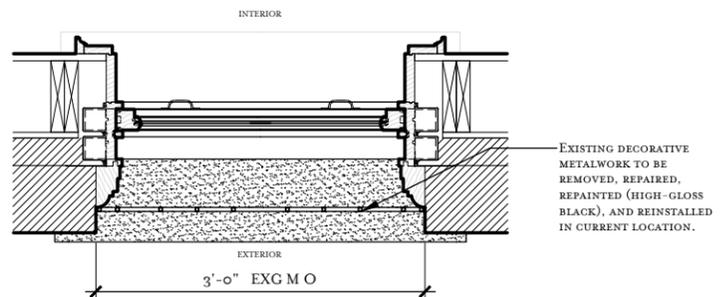
PROPOSED WINDOW SECTION 4



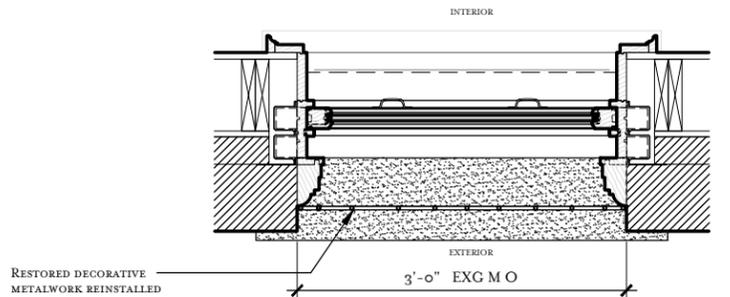
EXISTING WINDOW REFLECTED PLAN SECTION 5 6



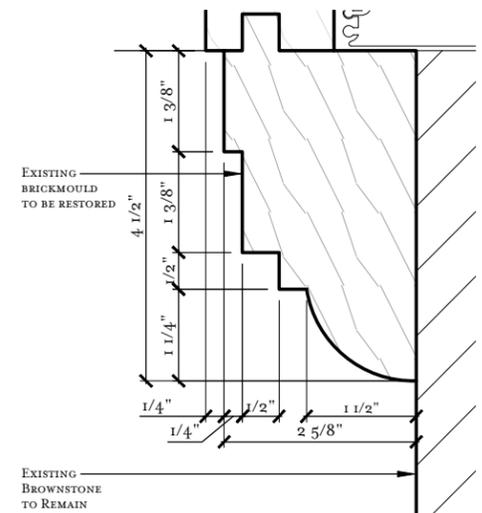
PROPOSED WINDOW REFLECTED PLAN SECTION 7



EXISTING WINDOW PLAN SECTION 8



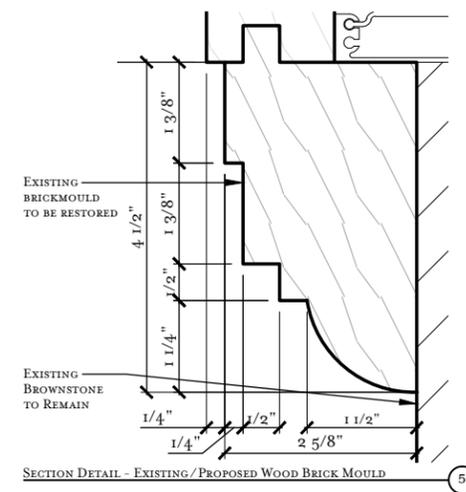
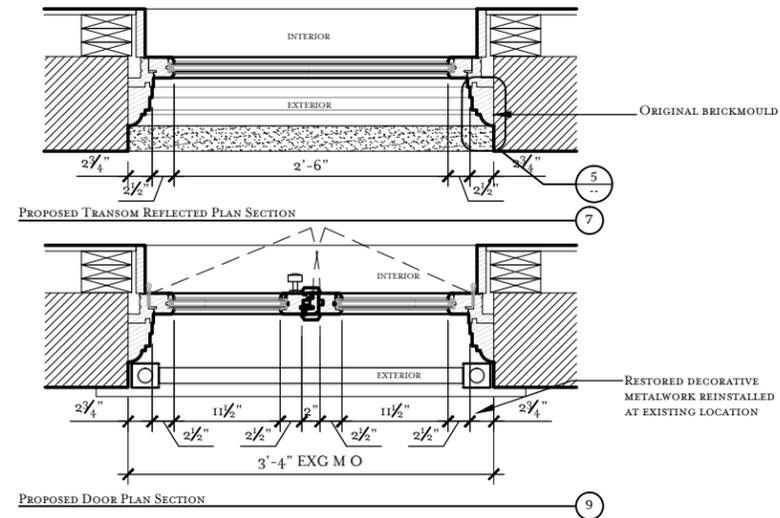
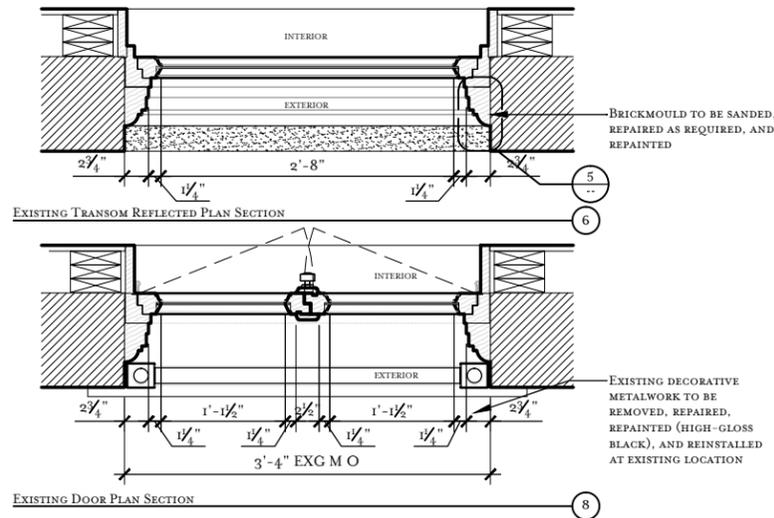
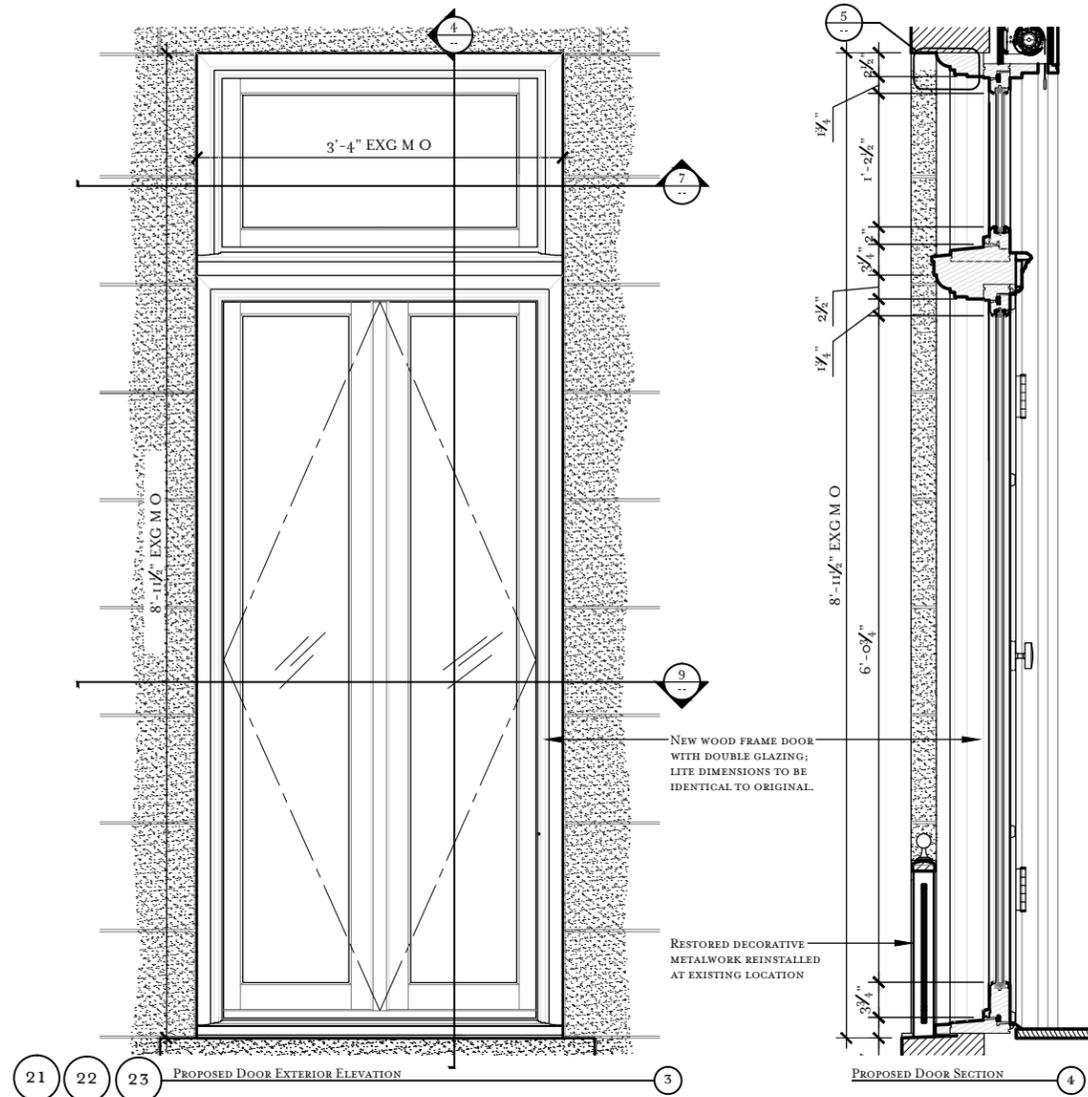
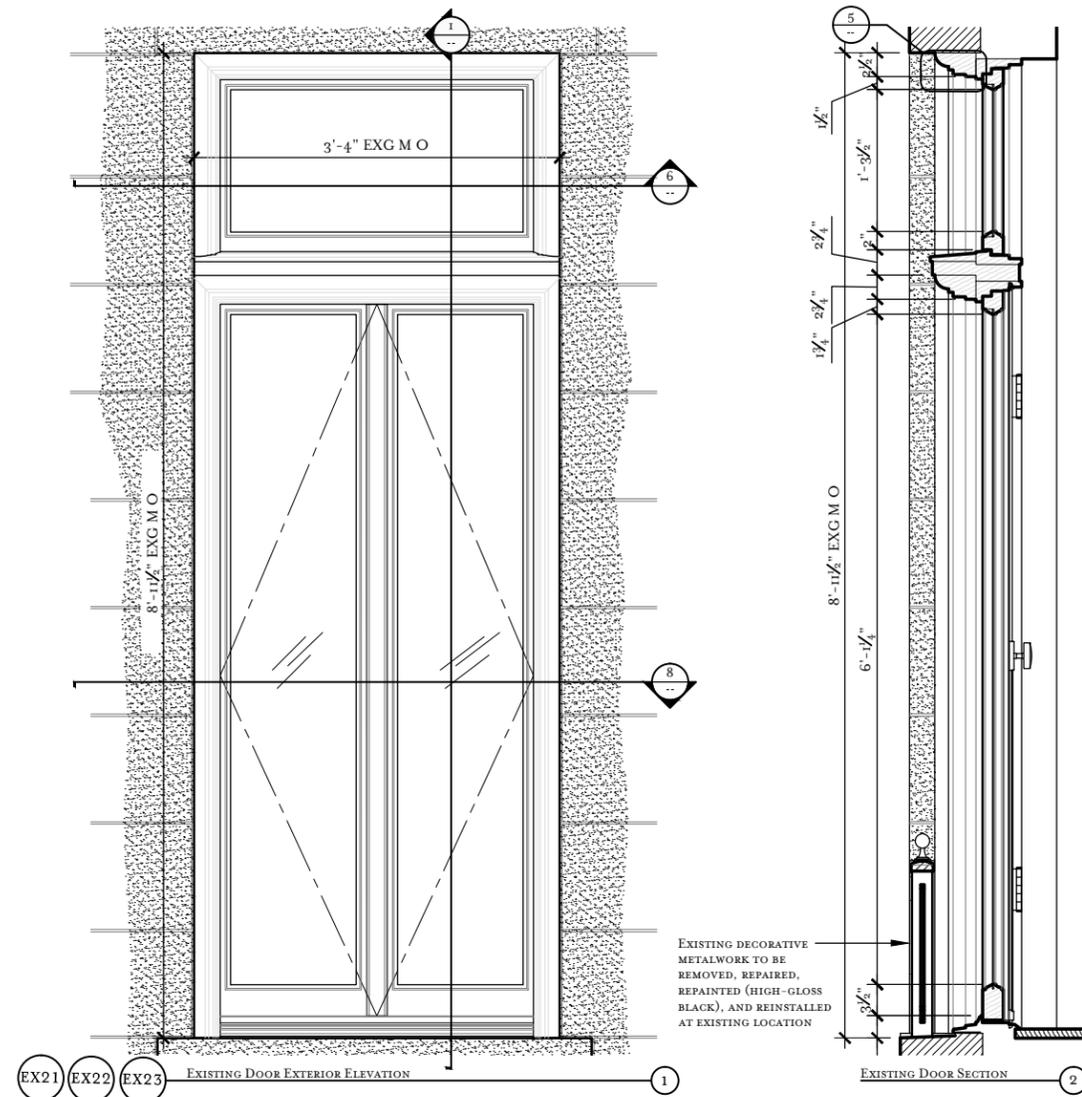
PROPOSED WINDOW PLAN SECTION 9



SECTION DETAIL - EXISTING WOOD BRICK MOULD 5

NOTE: SEE WINDOW AND BRICK MOULD PHOTOS.

SOUTH BASEMENT WINDOW



NOTE: SEE WINDOW AND BRICK MOULD PHOTOS.

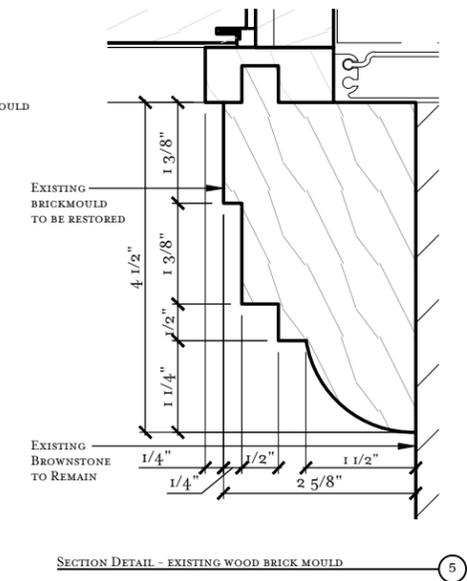
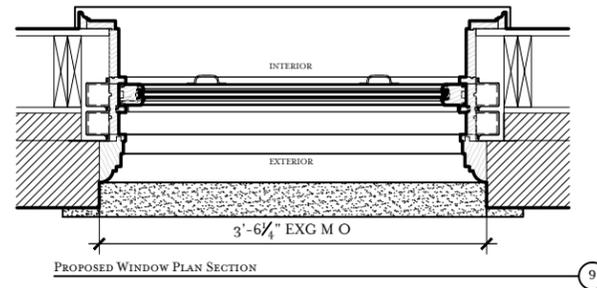
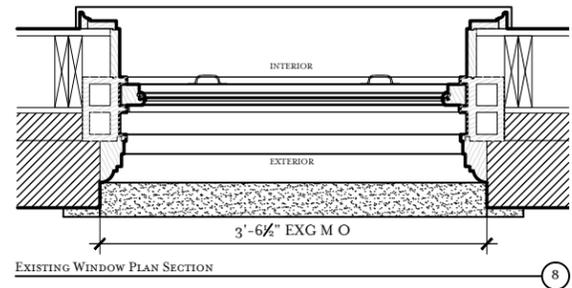
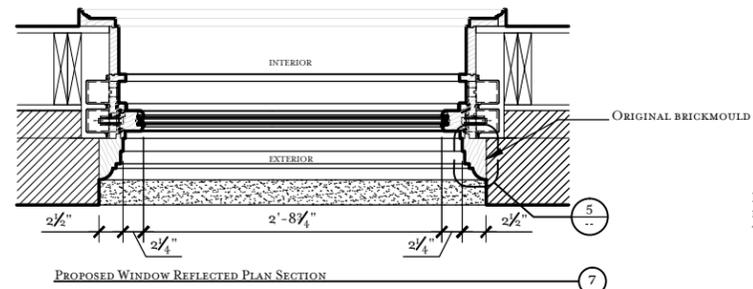
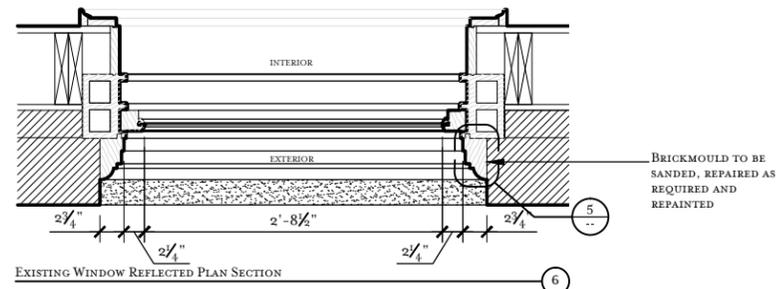
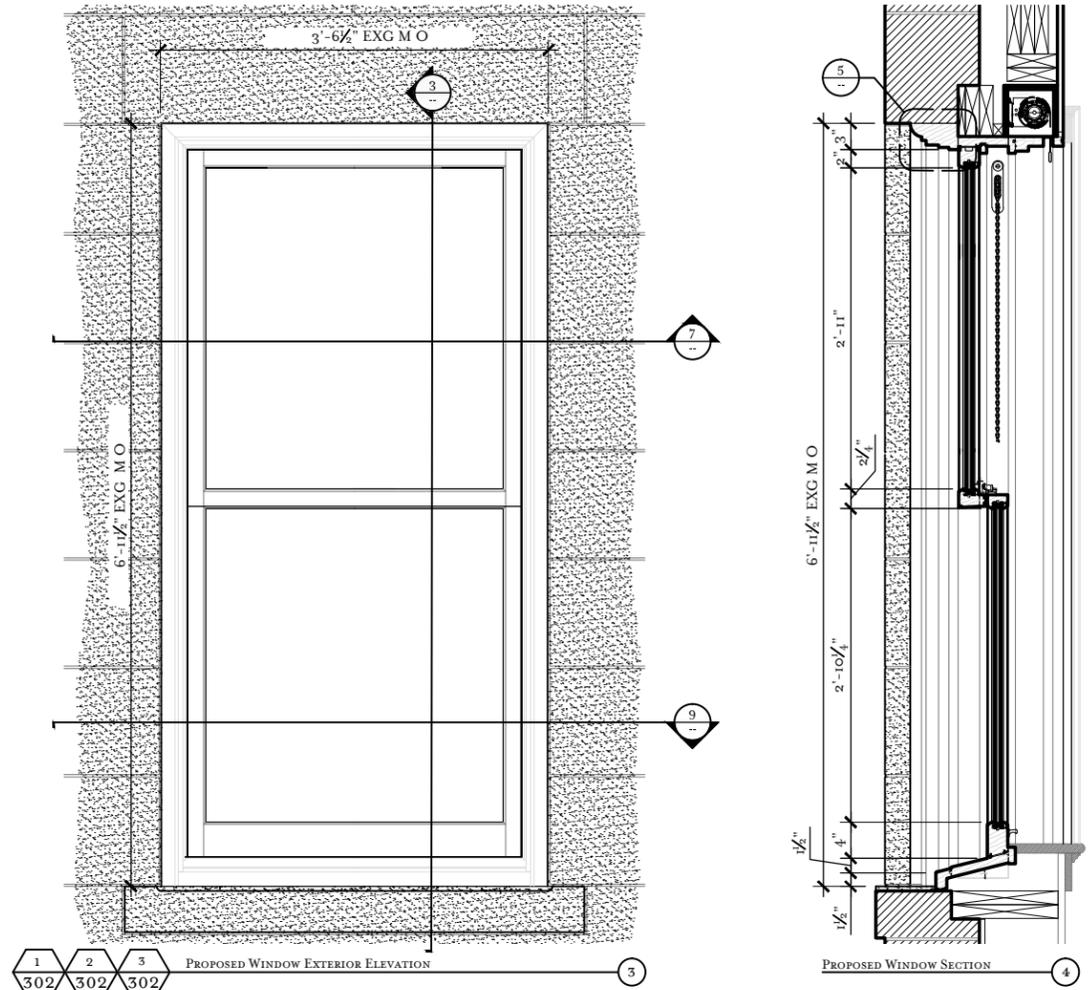
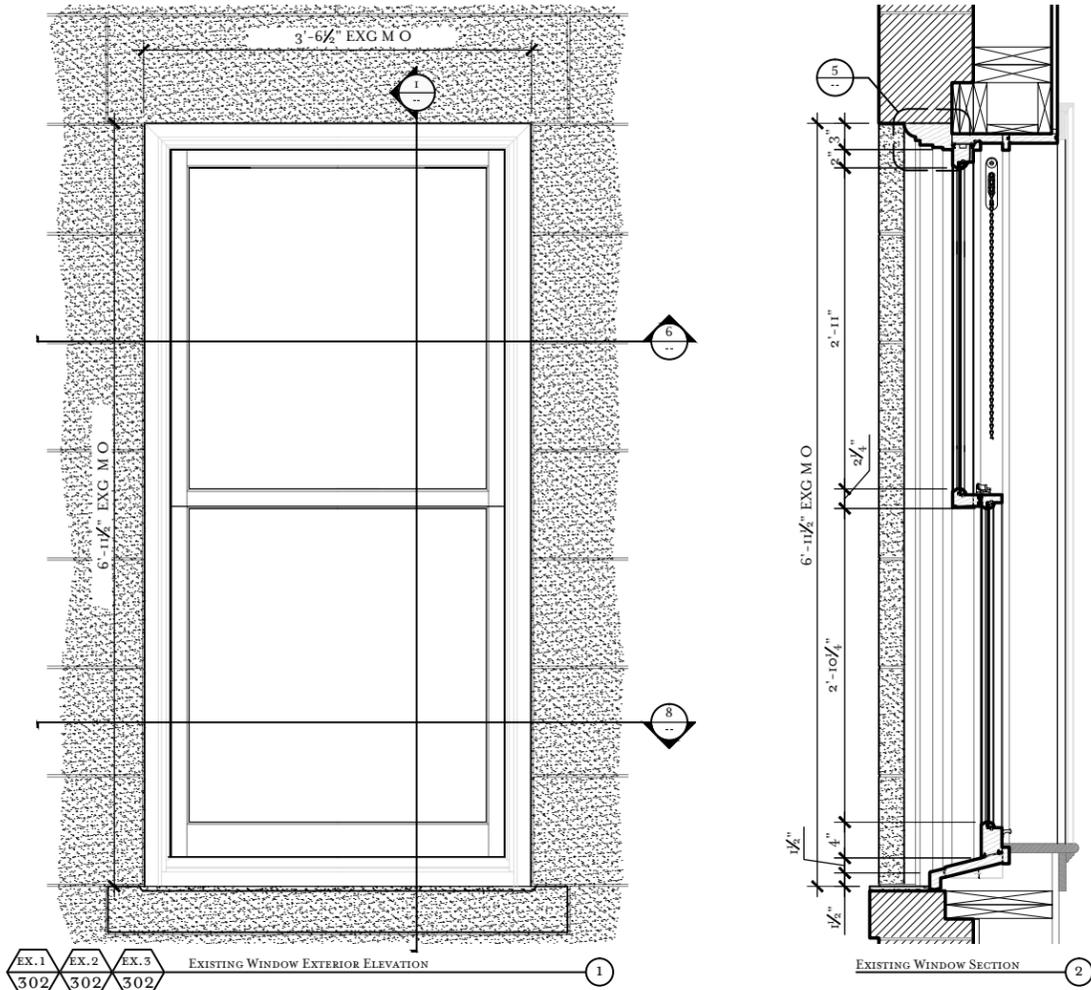
SOUTH FIRST FLOOR DOOR

TIMOTHY BRYANT
ARCHITECT PLLC

117 EAST 64TH STREET
NEW YORK, NY 10065

WINDOW-DOOR RESTORATION PROGRAM
LANDMARKS PRESENTATION

APPENDIX 5



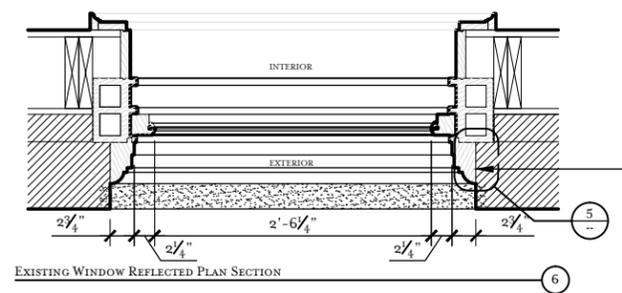
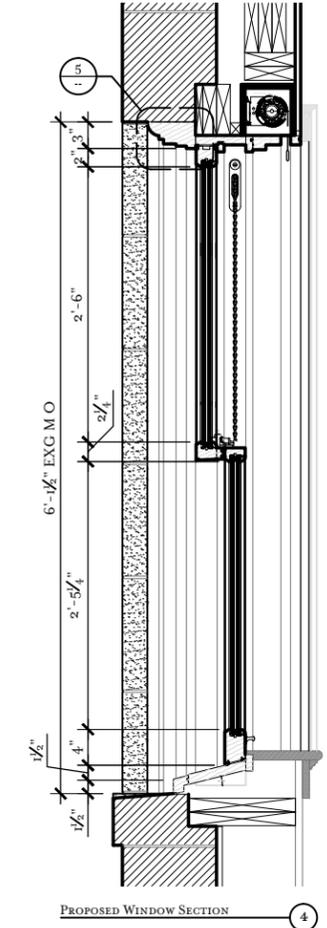
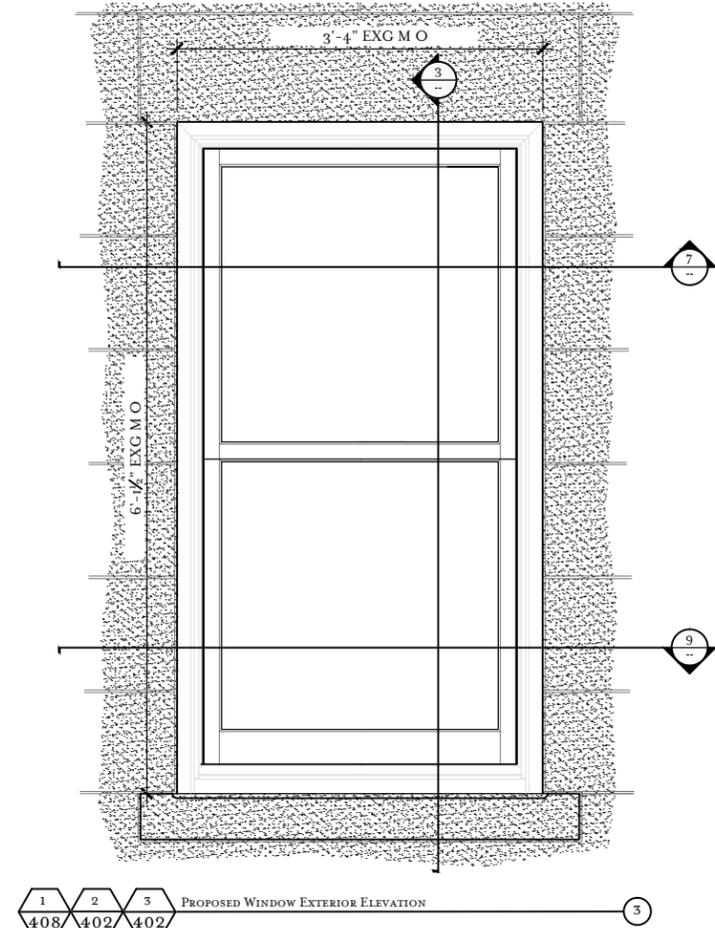
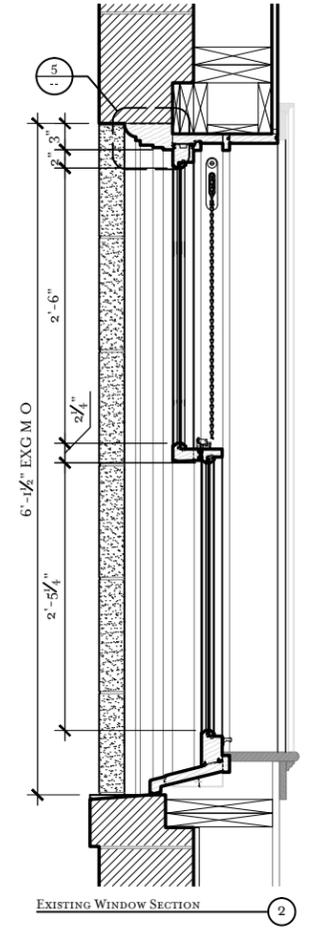
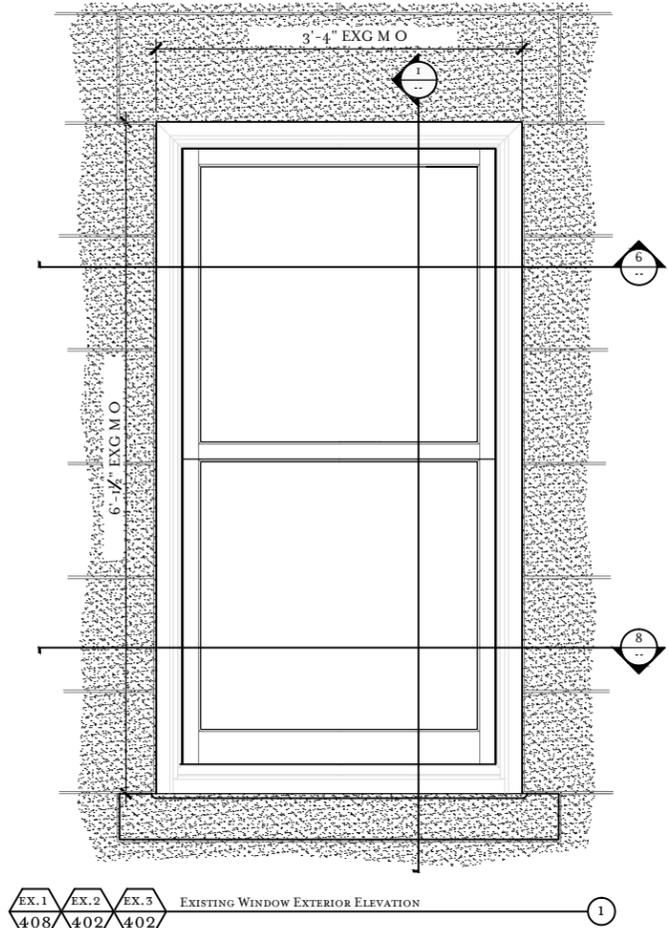
NOTE: SEE WINDOW AND BRICK MOULD PHOTOS.

SOUTH SECOND FLOOR WINDOW

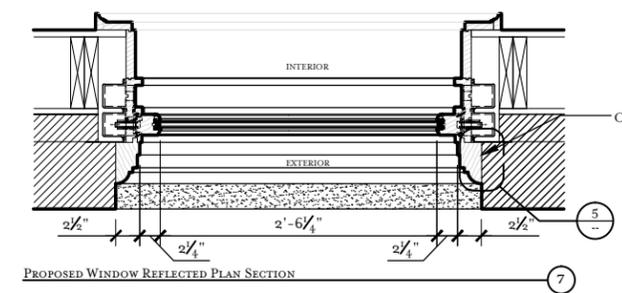
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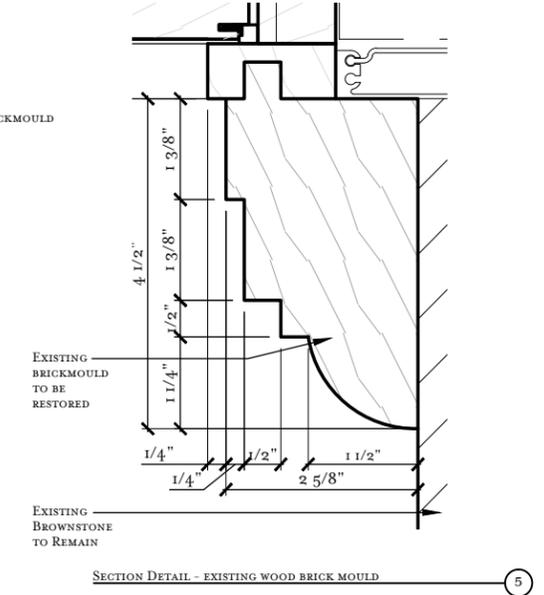
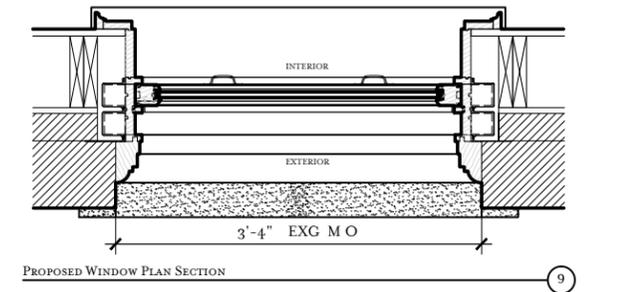
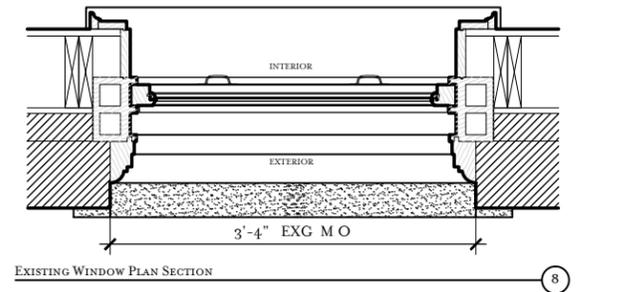
WINDOW-DOOR RESTORATION PROGRAM
LANDMARKS PRESENTATION



BRICKMOULD TO BE SANDED, REPAIRED AS REQUIRED AND REPAINTED



ORIGINAL BRICKMOULD



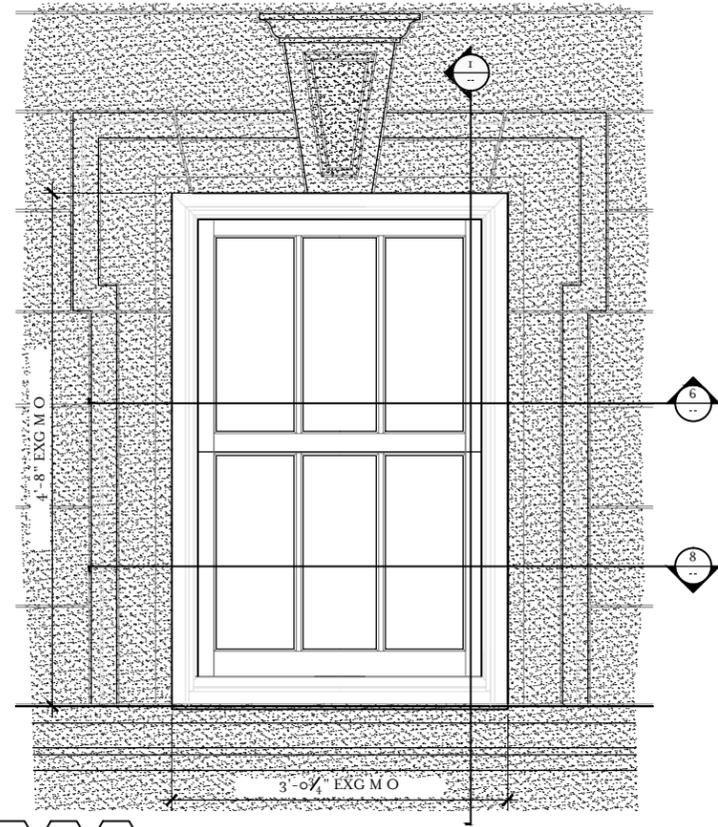
NOTE: SEE WINDOW AND BRICK MOULD PHOTOS.

SOUTH THIRD FLOOR WINDOW

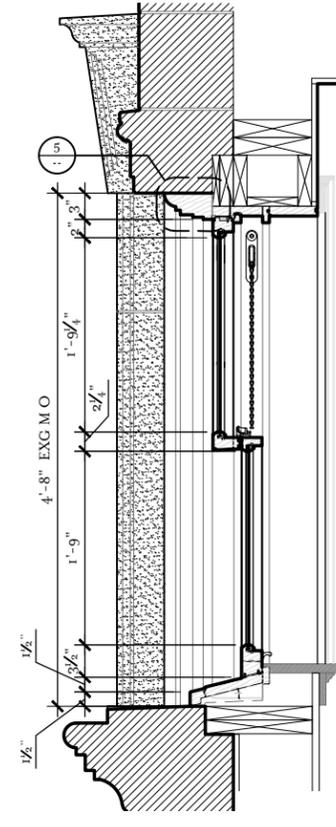
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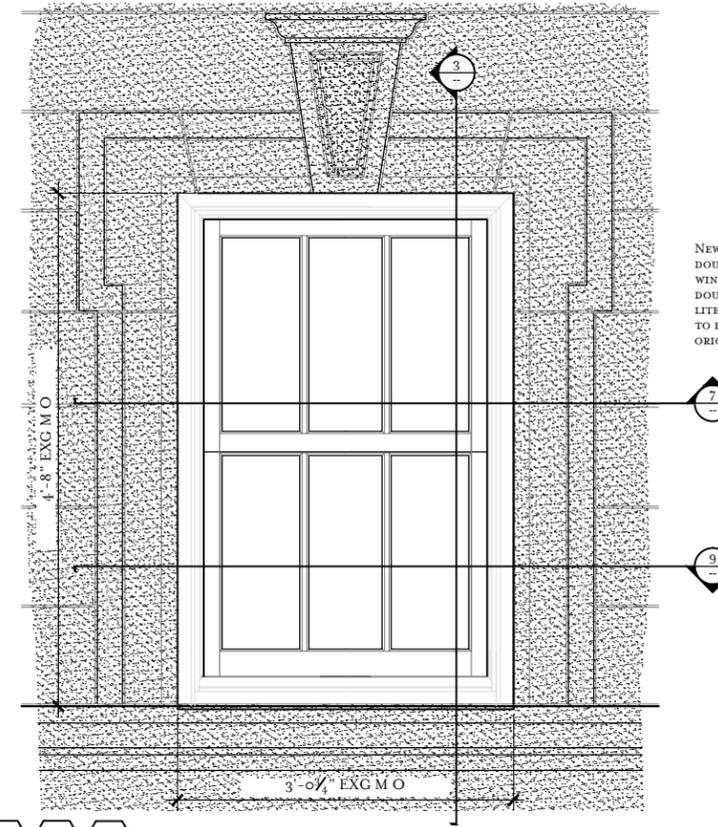
WINDOW-DOOR RESTORATION PROGRAM
LANDMARKS PRESENTATION



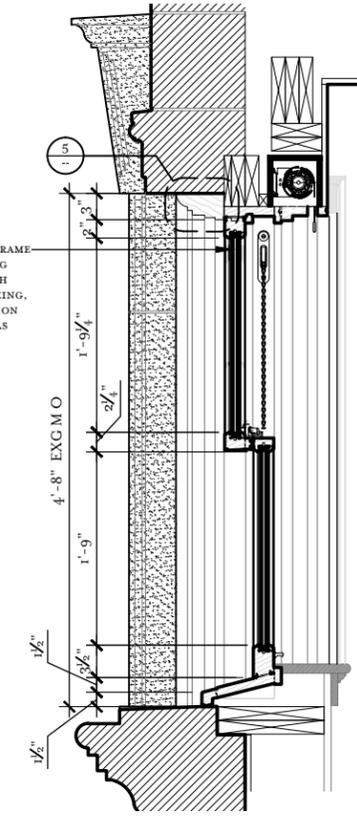
EX.1 EX.2 EX.3
502 502 502
EXISTING WINDOW EXTERIOR ELEVATION 1



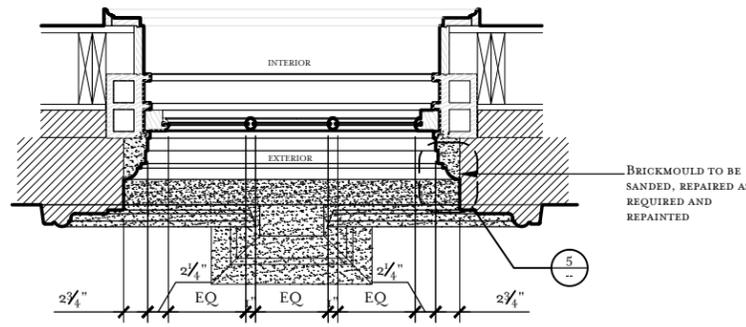
EXISTING WINDOW SECTION 2



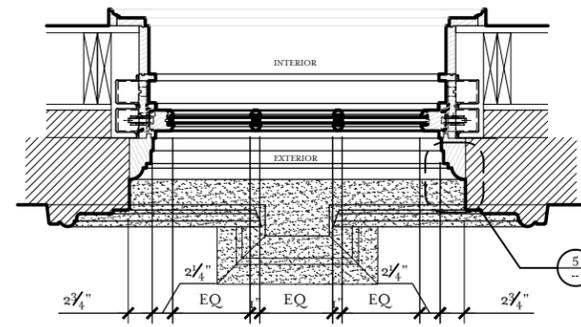
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PROPOSED WINDOW EXTERIOR ELEVATION 3



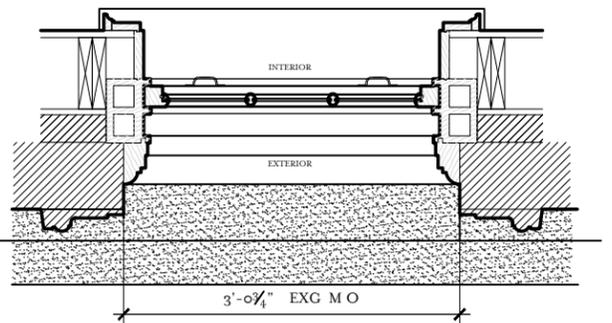
PROPOSED WINDOW SECTION 4



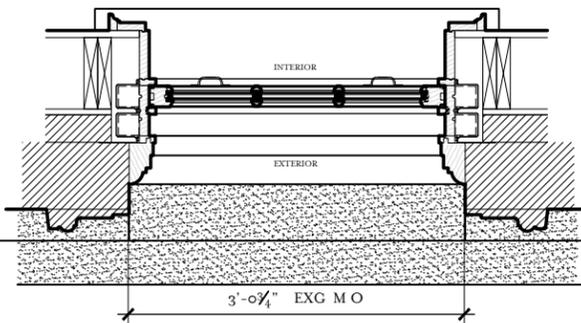
EXISTING WINDOW PLAN SECTION 5



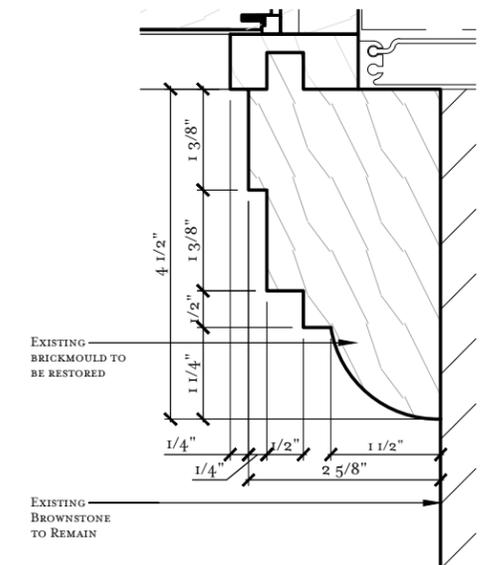
PROPOSED WINDOW PLAN SECTION 6



EXISTING WINDOW PLAN SECTION 7



PROPOSED WINDOW PLAN SECTION 8



SECTION DETAIL - EXISTING WOOD BRICK MOULD 9

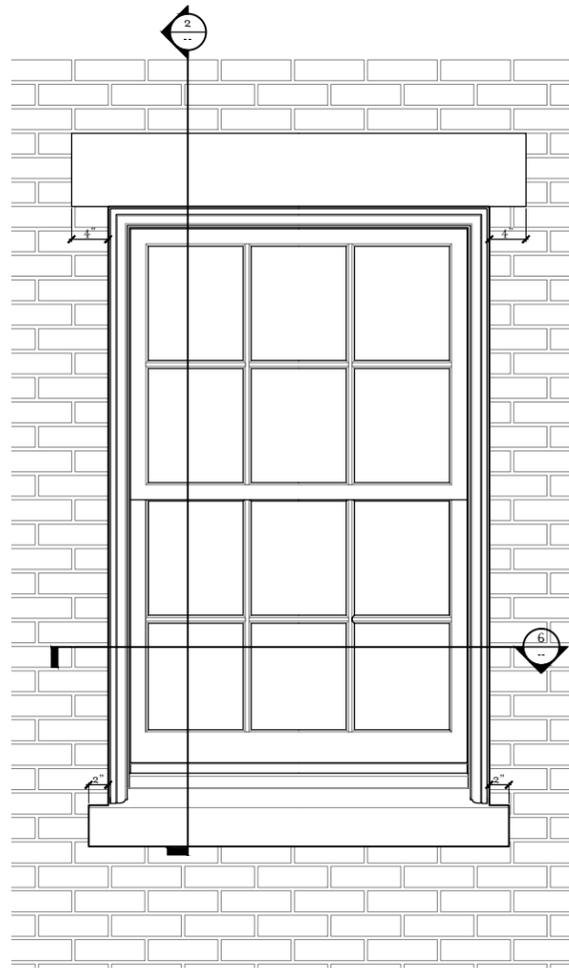
NOTE: SEE WINDOW AND BRICK MOULD PHOTOS.

SOUTH FOURTH FLOOR WINDOW

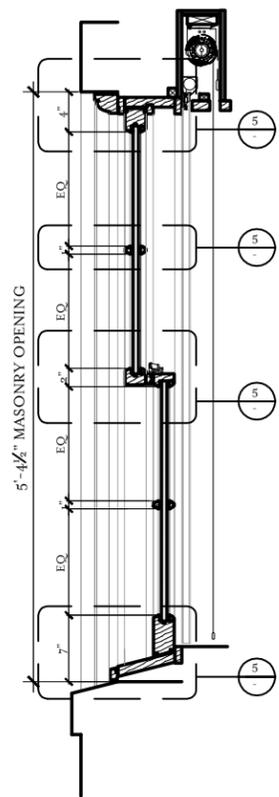
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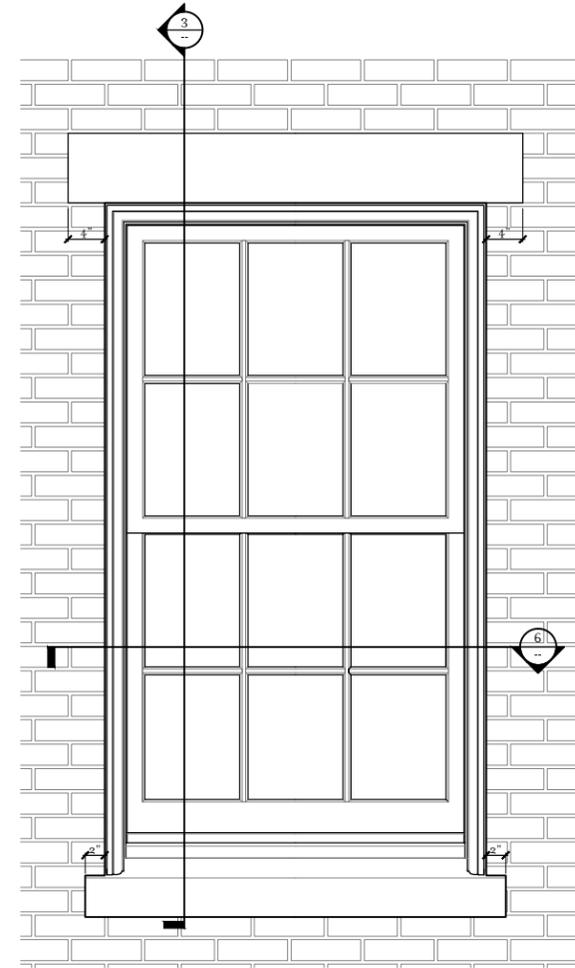
WINDOW-DOOR RESTORATION PROGRAM
LANDMARKS PRESENTATION



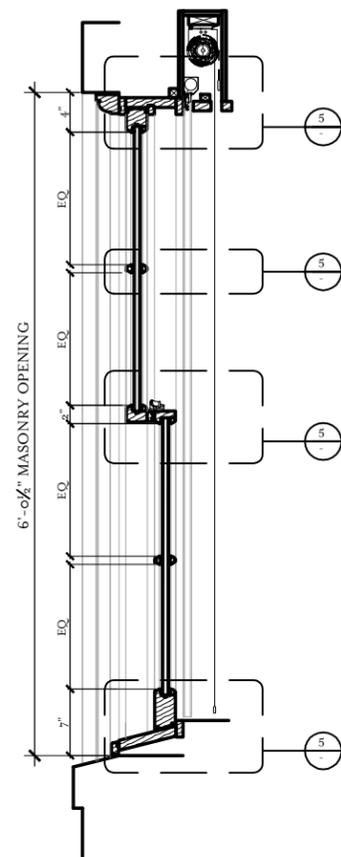
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305 305 408 408 507 507
PROPOSED WOOD WINDOW ELEVATION 1



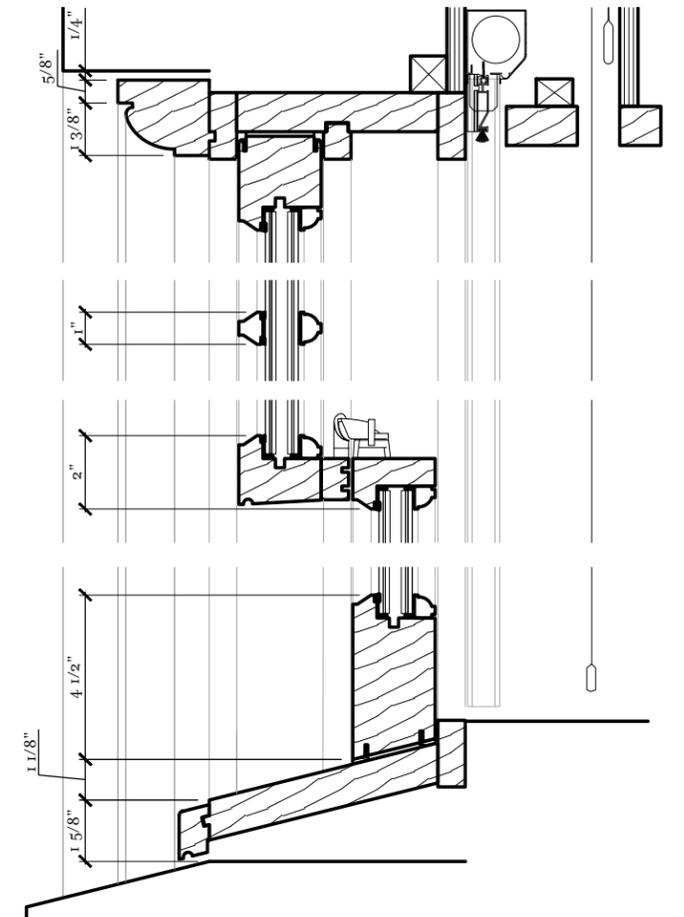
5'-4 1/2" MASONRY OPENING
PROPOSED WINDOW SECTION 2



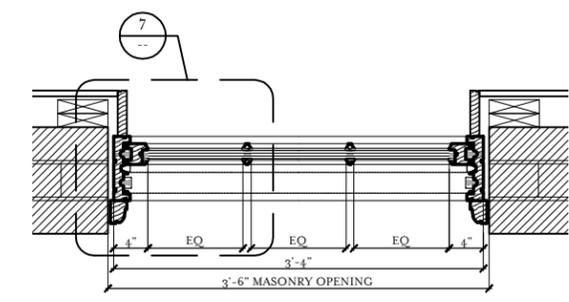
1 2
204 204
PROPOSED WOOD WINDOW ELEVATION 3



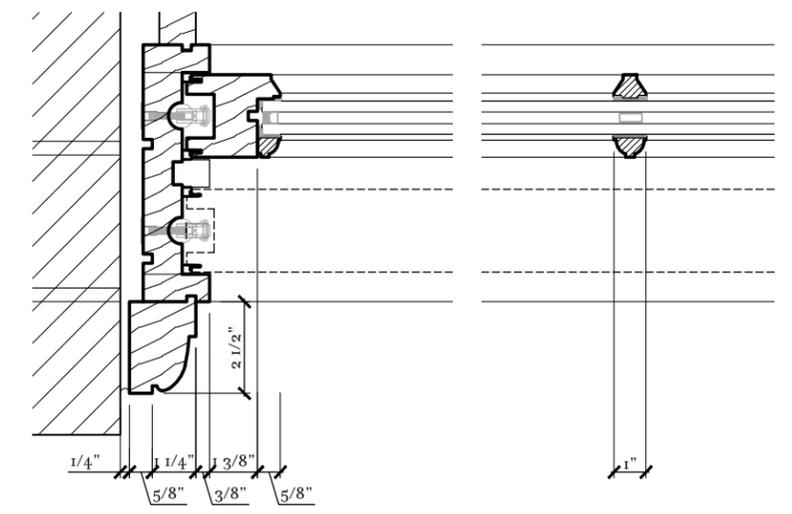
6'-0 1/2" MASONRY OPENING
PROPOSED WINDOW SECTION 4



PROPOSED WOOD WINDOW SECTION DETAIL 5



PROPOSED WOOD WINDOW PLAN SECTION 6



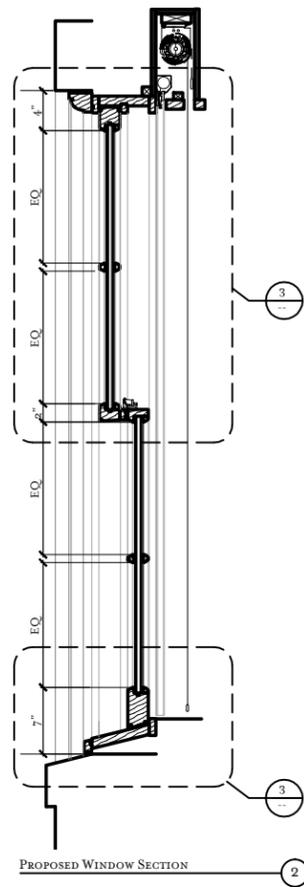
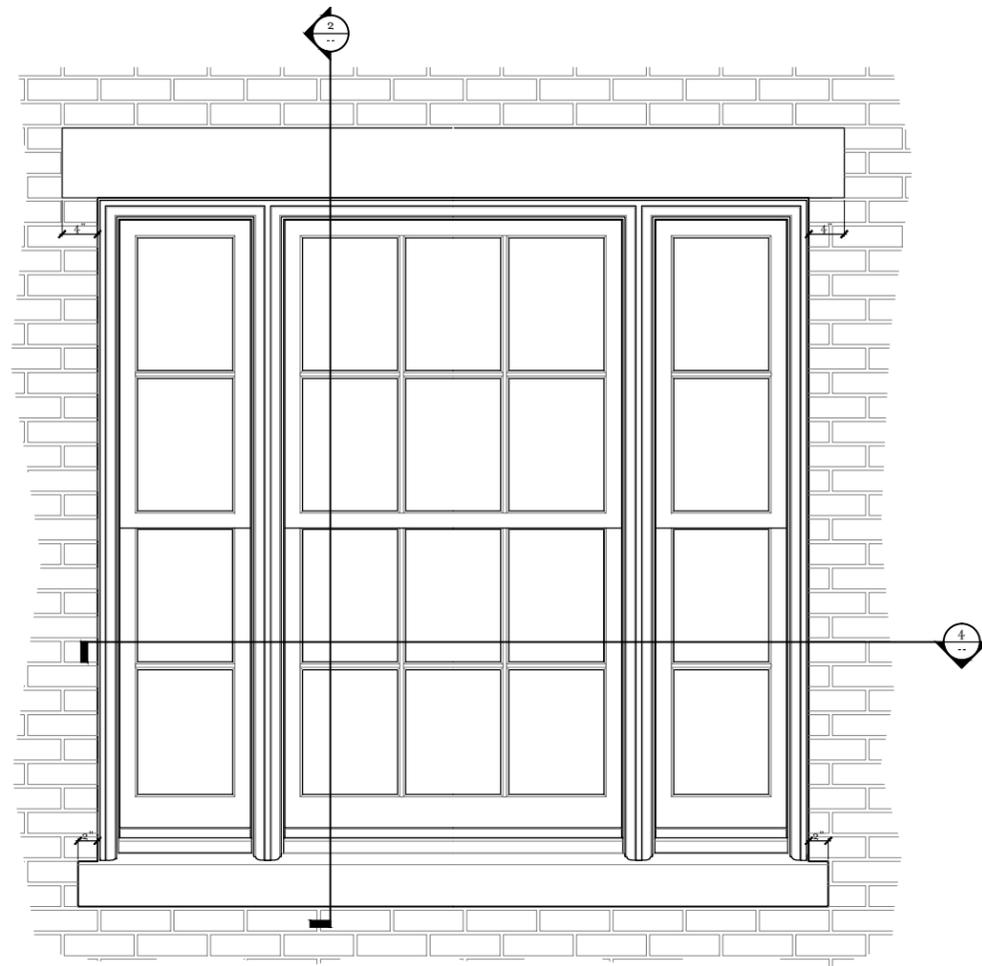
PROPOSED WOOD WINDOW PLAN SECTION DETAIL 7

REAR SECONDARY WINDOWS

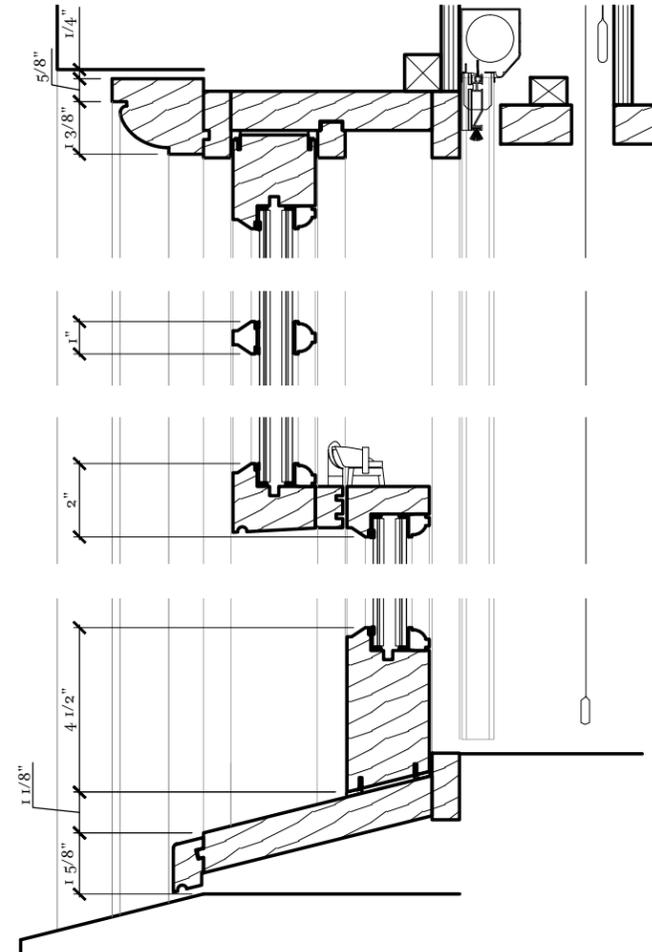
TIMOTHY BRYANT
ARCHITECT PLLC

117 EAST 64TH STREET
NEW YORK, NY 10065

NEW WINDOW-DOOR PROGRAM
LANDMARKS PRESENTATION

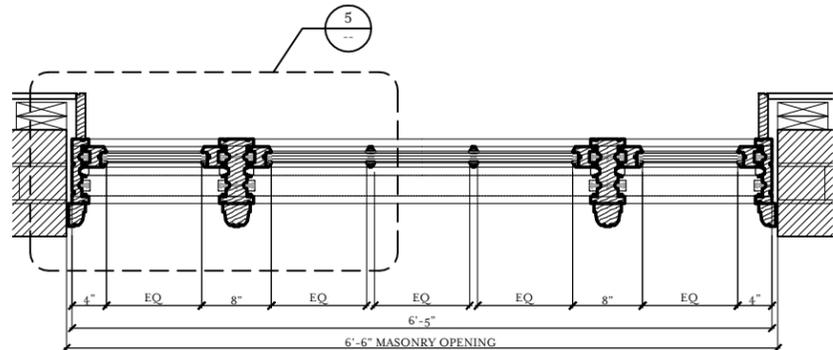


PROPOSED WINDOW SECTION 2

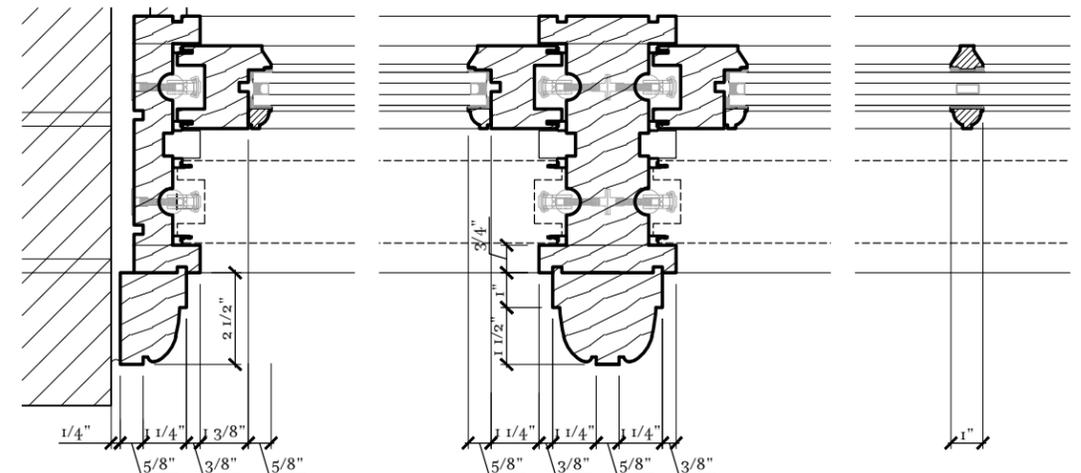


PROPOSED WOOD WINDOW SECTION DETAIL 3

1 1 1 PROPOSED WOOD WINDOW ELEVATION
303 406 505 1



PROPOSED WOOD WINDOW PLAN SECTION 4



PROPOSED WOOD WINDOW PLAN SECTION DETAIL 5

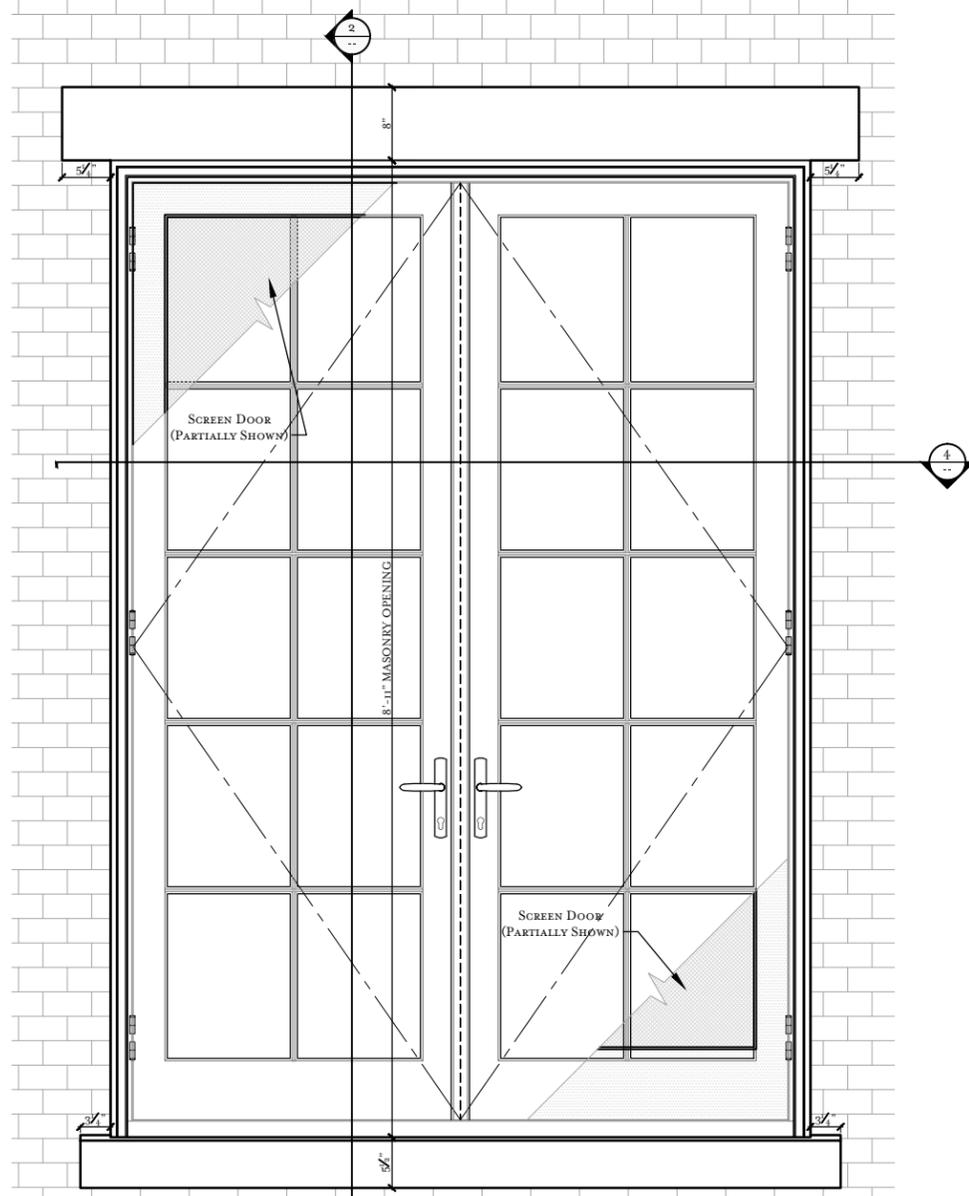
NORTH BEDROOM WINDOWS

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ARCHITECT PLLC

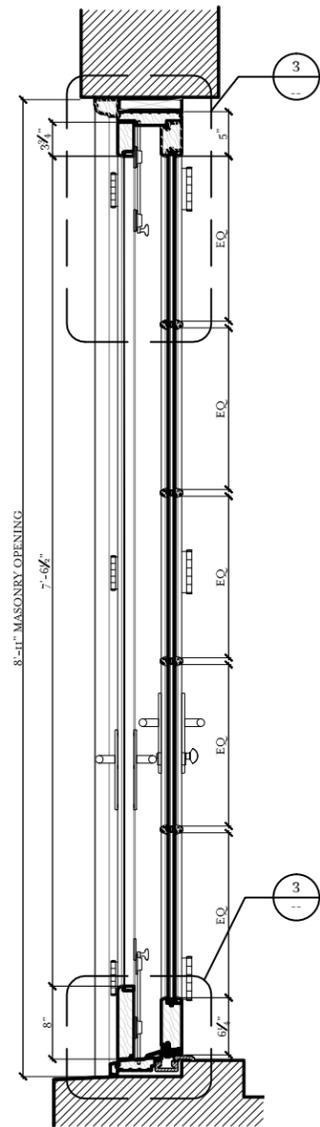
117 EAST 64TH STREET
NEW YORK, NY 10065

NEW WINDOW-DOOR PROGRAM
LANDMARKS PRESENTATION

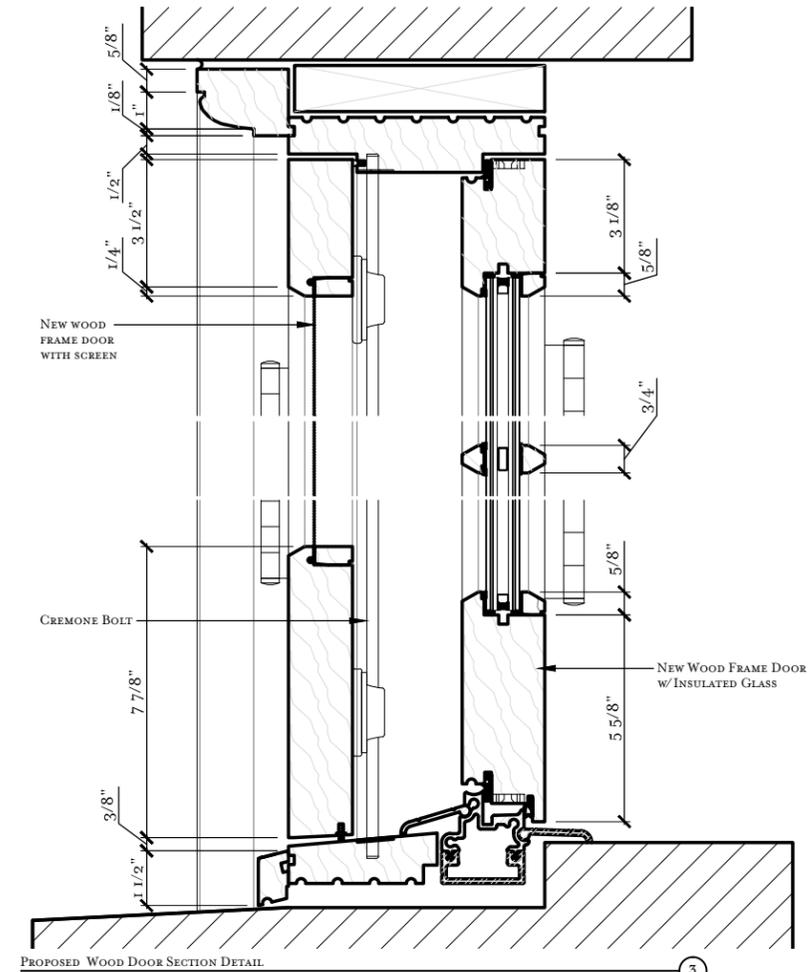
APPENDIX 10



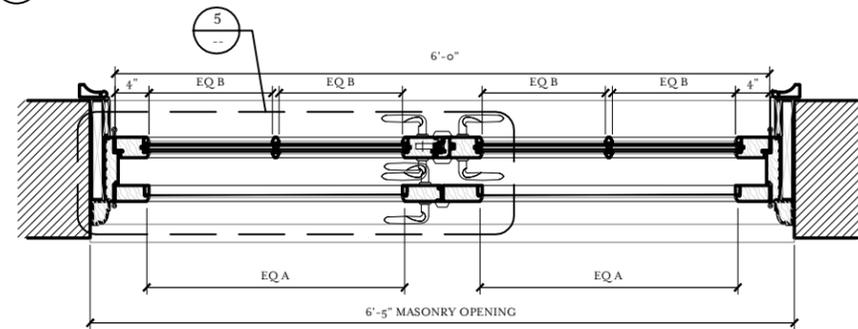
24 PROPOSED WOOD DOOR ELEVATION 1



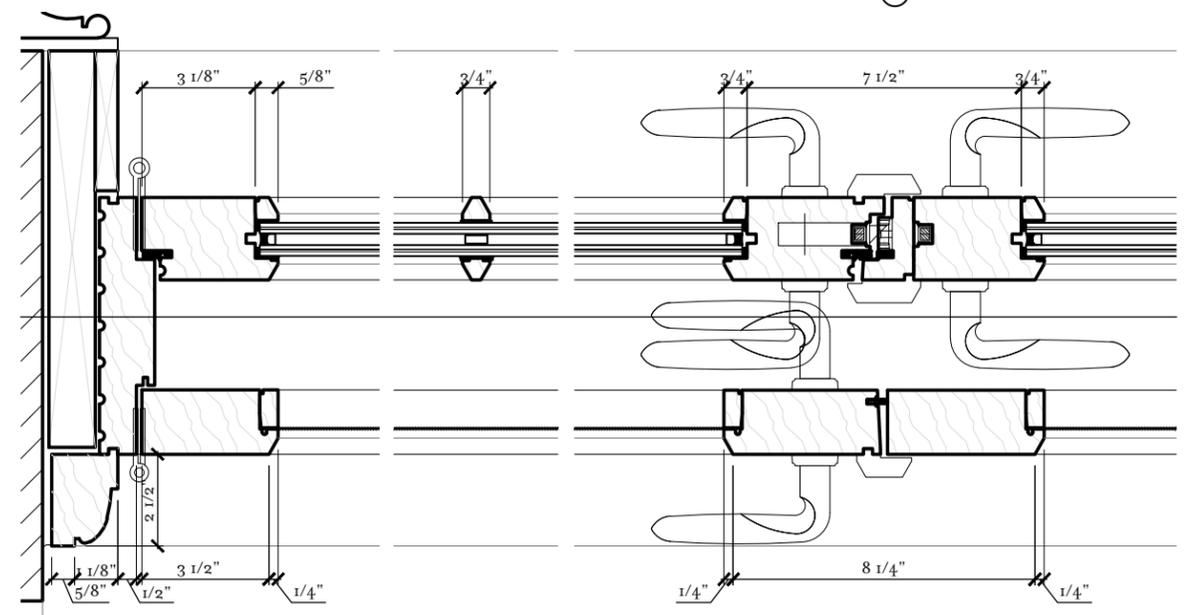
PROPOSED WOOD DOOR SECTION 2



PROPOSED WOOD DOOR SECTION DETAIL 3

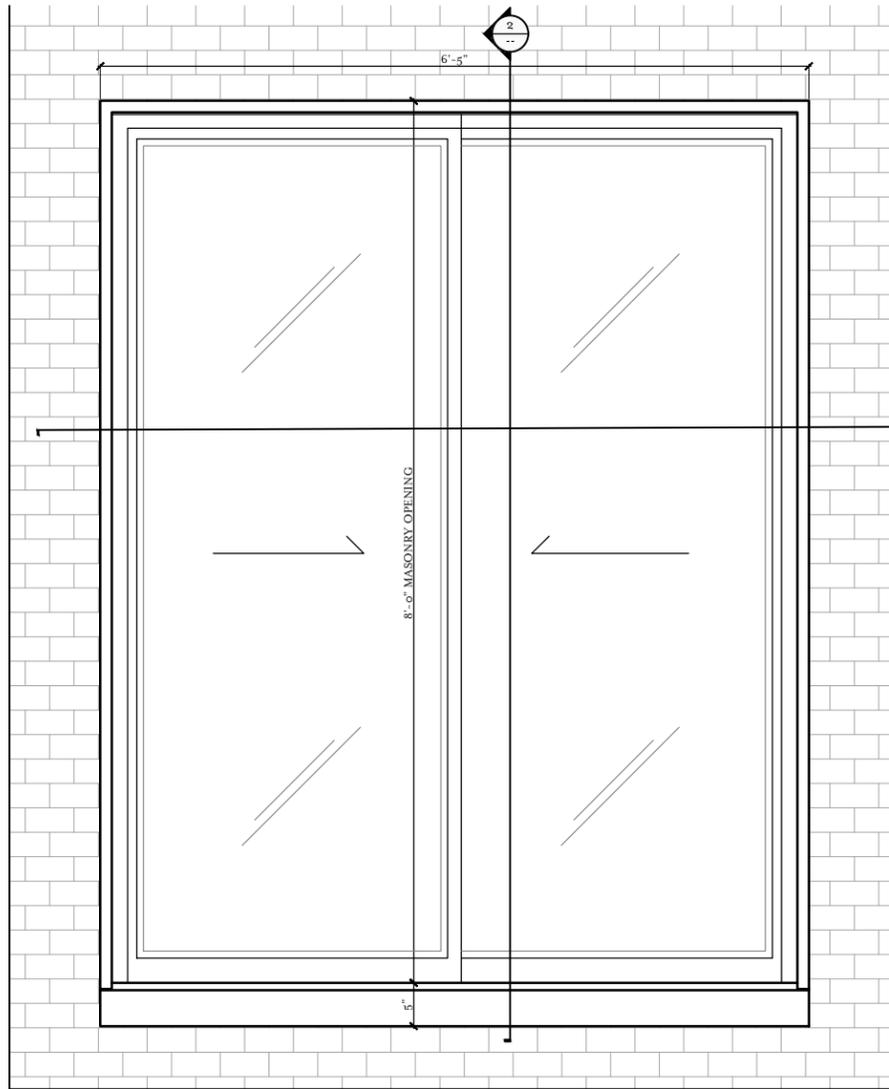


PROPOSED WOOD DOOR PLAN SECTION 4

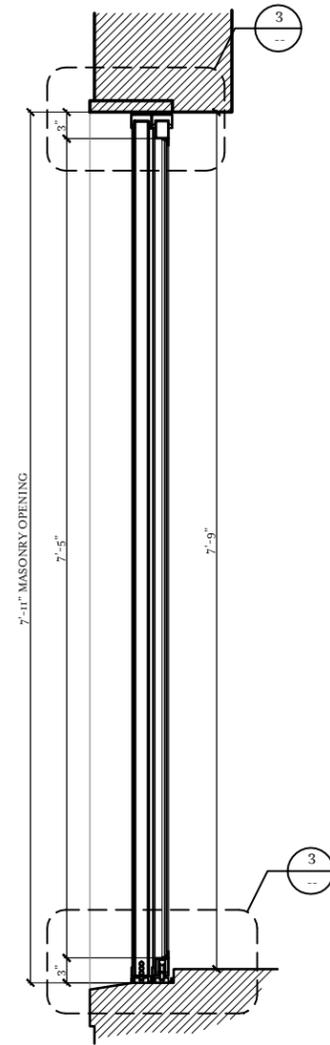


PROPOSED METAL DOOR PLAN SECTION DETAIL 5

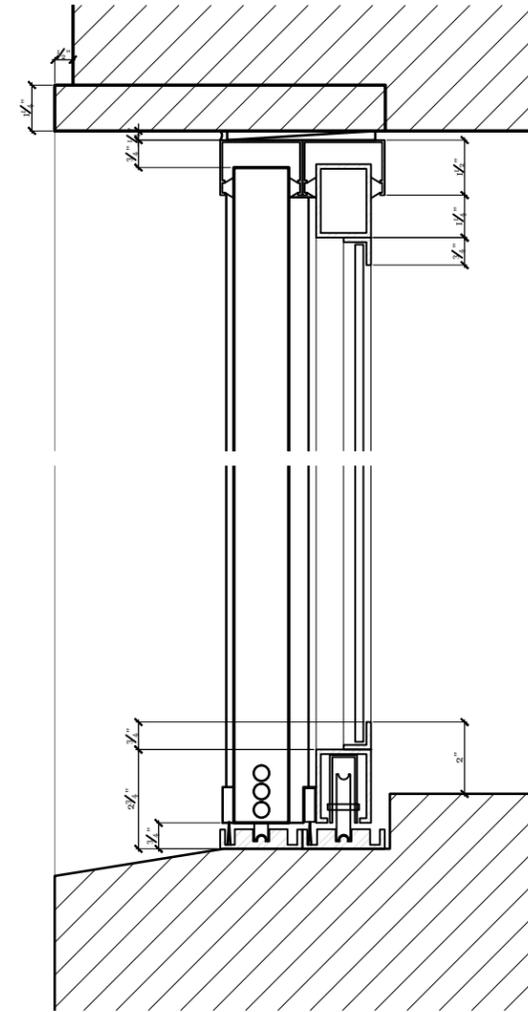
NORTH FIRST FLOOR DOOR



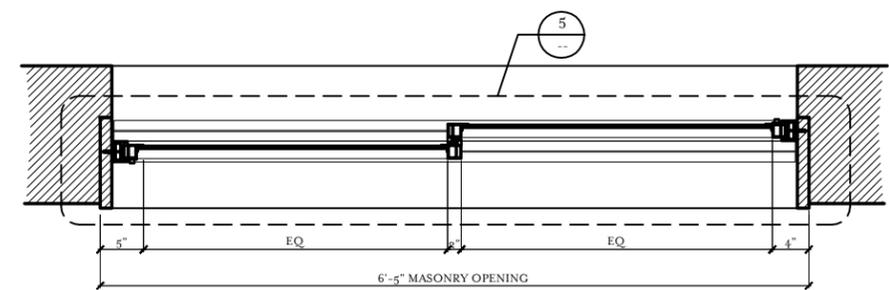
13 14 PROPOSED METAL DOOR ELEVATION 1



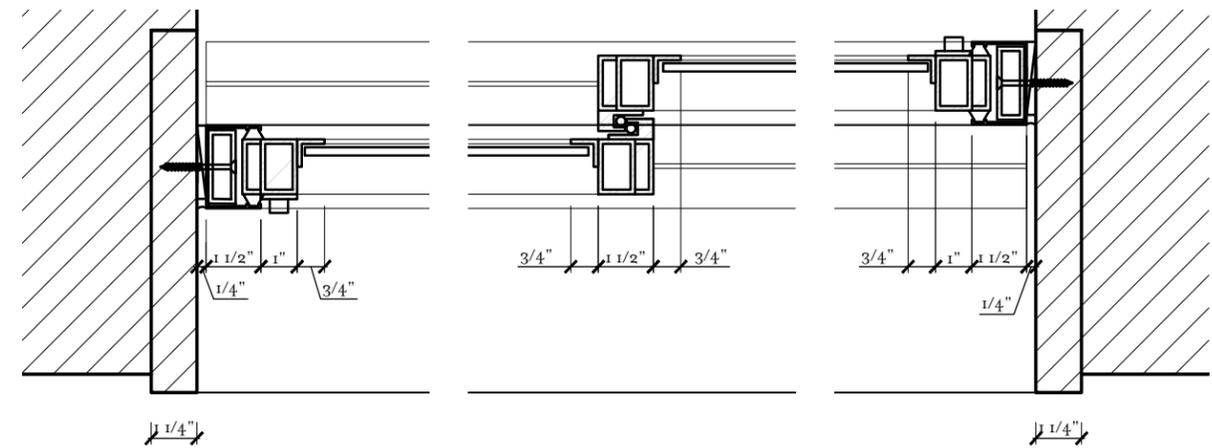
PROPOSED METAL DOOR SECTION 2



PROPOSED METAL DOOR SECTION DETAIL 3



PROPOSED DOOR PLAN SECTION 4



PROPOSED METAL DOOR PLAN SECTION DETAIL 5

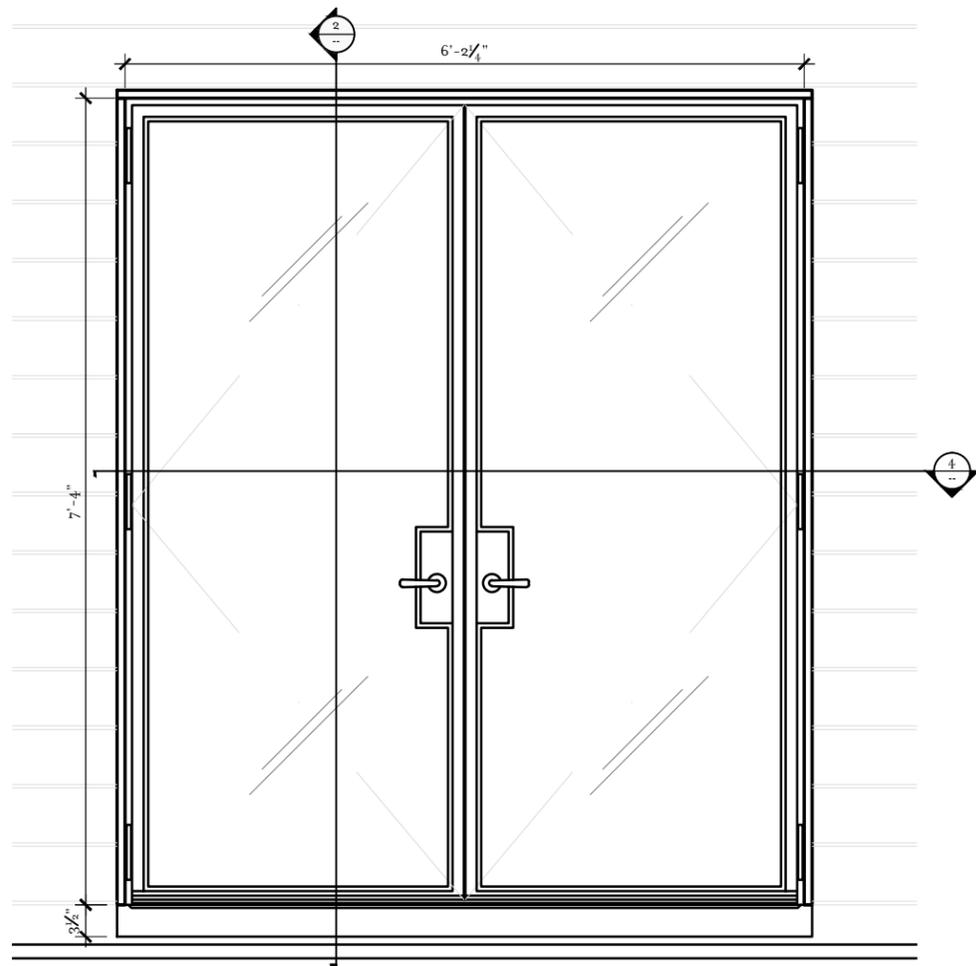
NORTH BASEMENT DOOR

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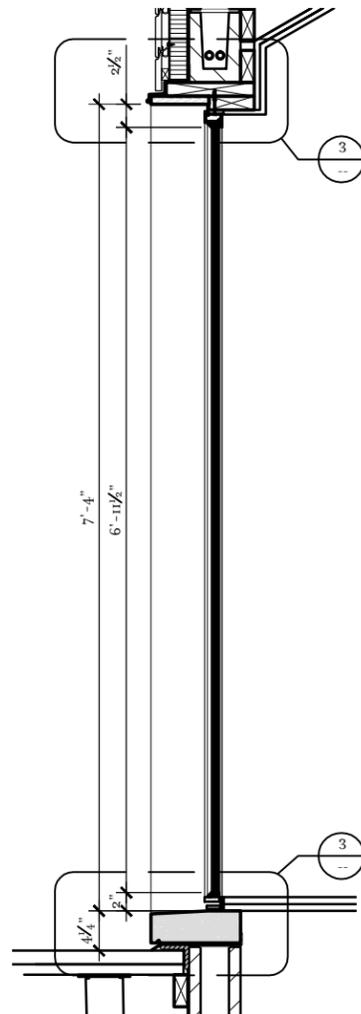
117 EAST 64TH STREET
NEW YORK, NY 10065

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LANDMARKS PRESENTATION

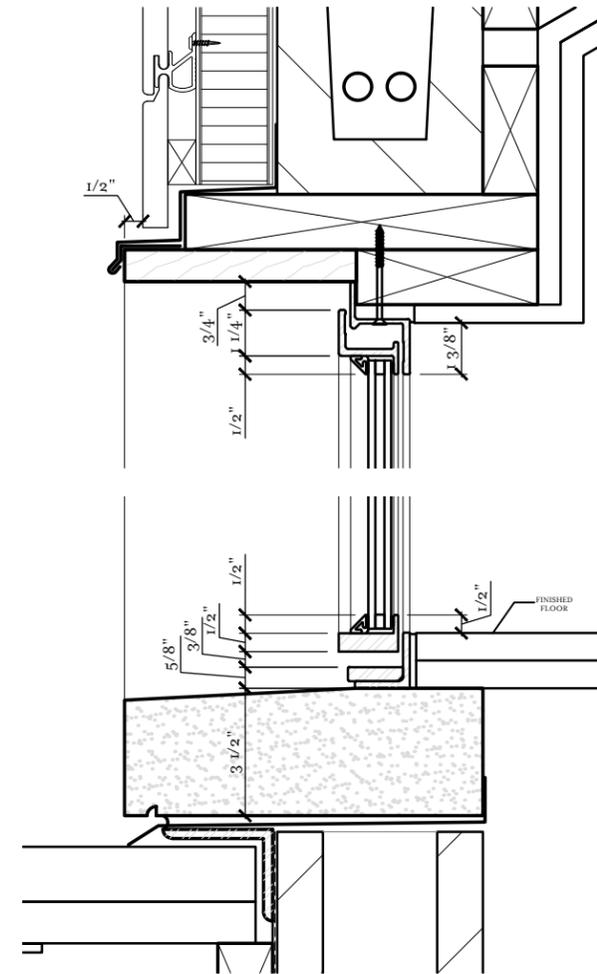
APPENDIX 12



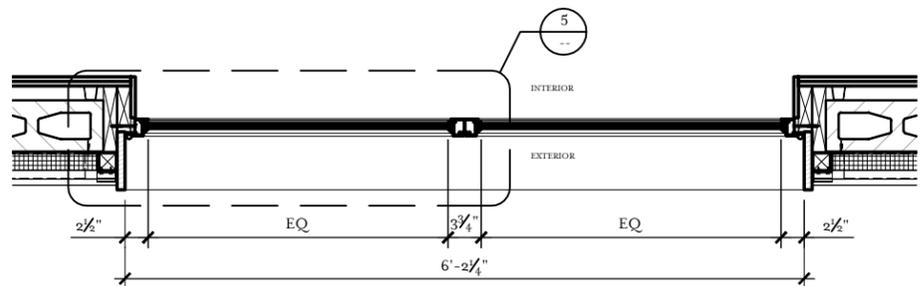
62 PROPOSED METAL DOOR ELEVATION 1



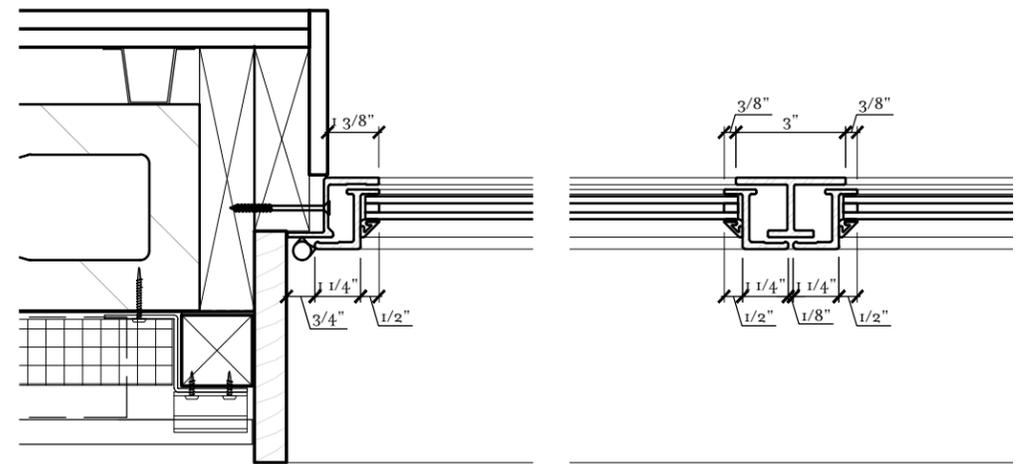
PROPOSED METAL DOOR SECTION 2



PROPOSED METAL DOOR SECTION DETAIL 3



PROPOSED DOOR PLAN SECTION 4



PROPOSED METAL DOOR PLAN SECTION DETAIL 5

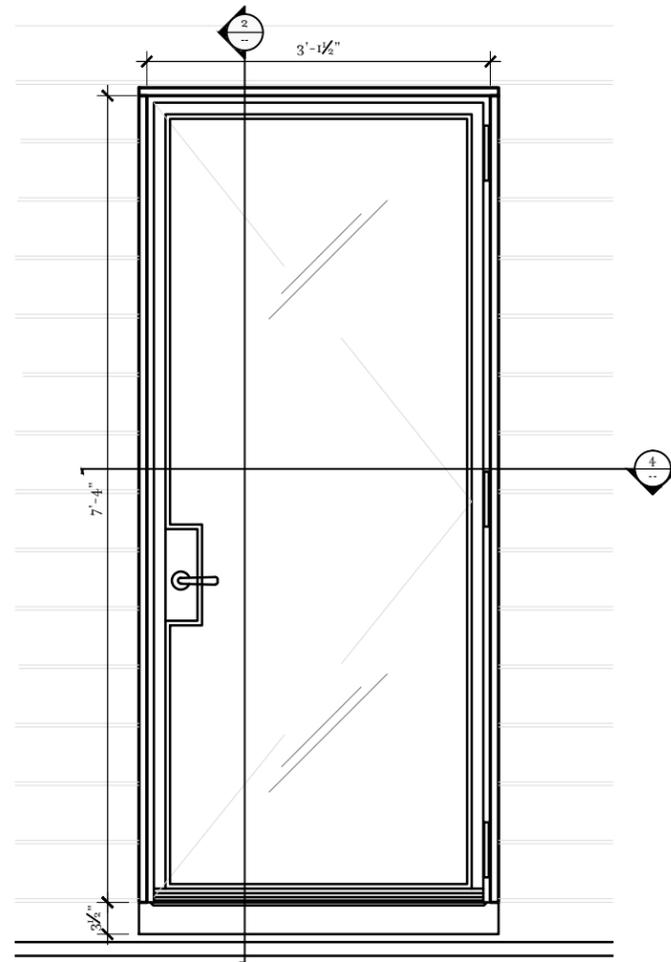
ROOF BULKHEAD DOUBLE DOOR

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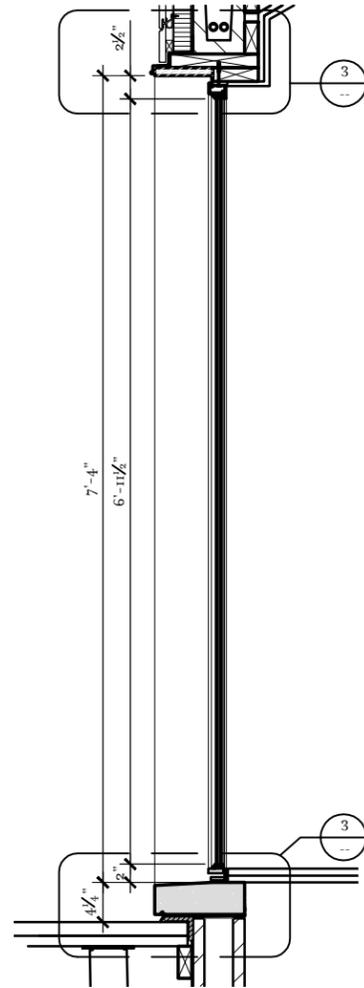
117 EAST 64TH STREET
NEW YORK, NY 10065

NEW WINDOW-DOOR PROGRAM
LANDMARKS PRESENTATION

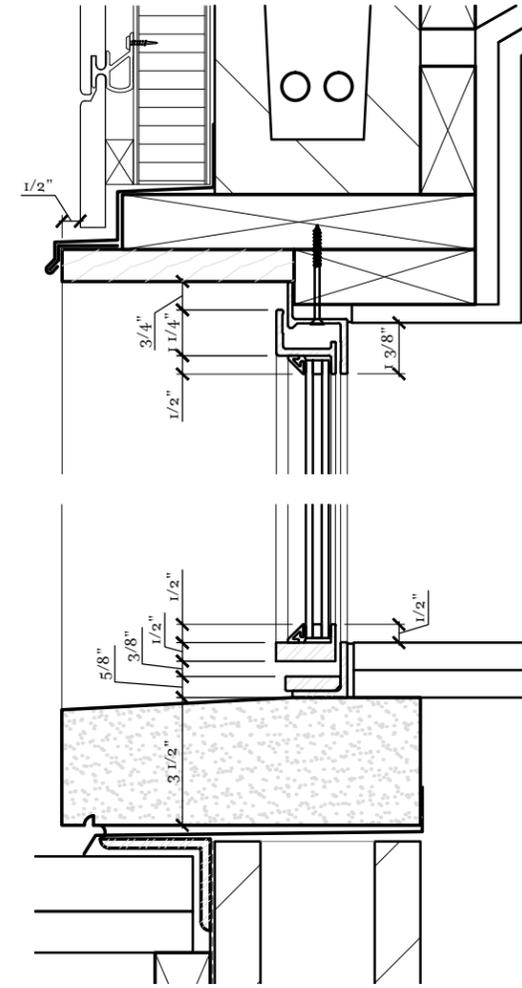
APPENDIX 13



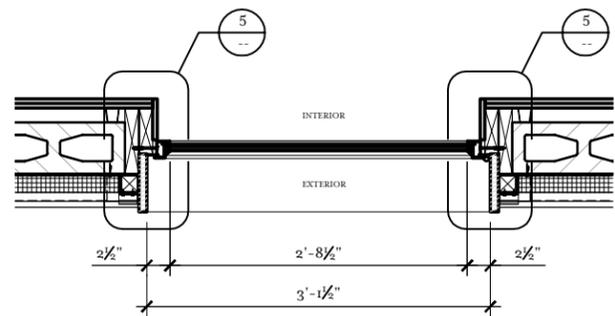
61 PROPOSED METAL DOOR ELEVATION 1



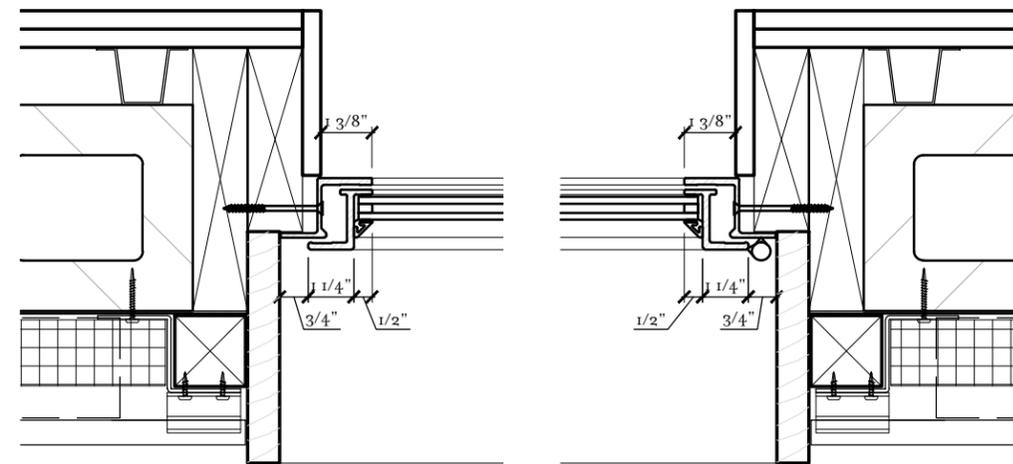
PROPOSED METAL DOOR SECTION 2



PROPOSED METAL DOOR SECTION DETAIL 3



PROPOSED DOOR PLAN SECTION 4



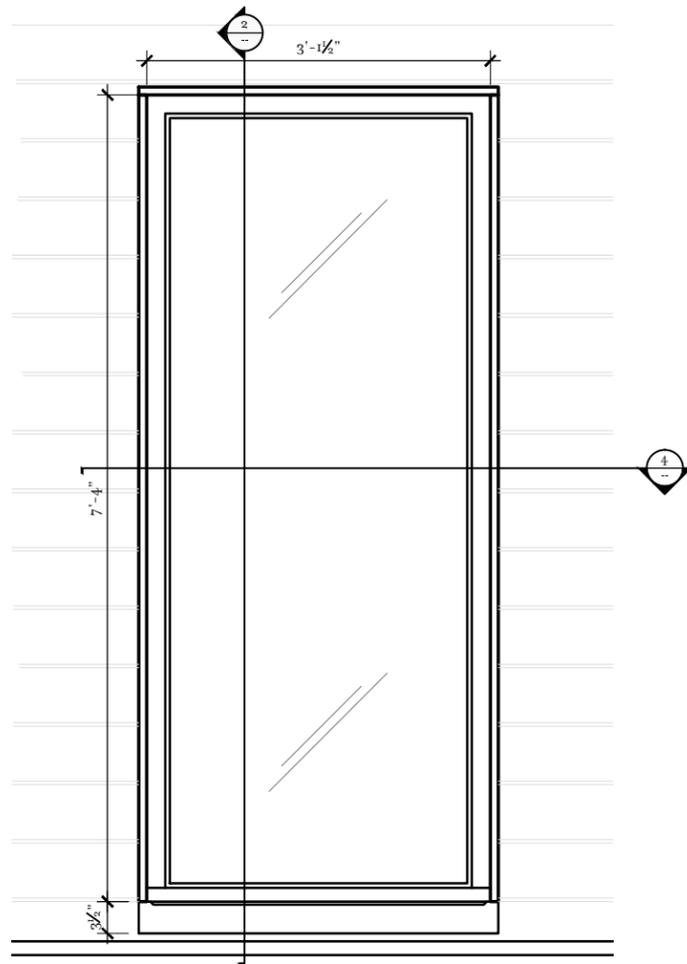
PROPOSED METAL DOOR PLAN SECTION DETAIL 5

ROOF BULKHEAD SINGLE DOOR

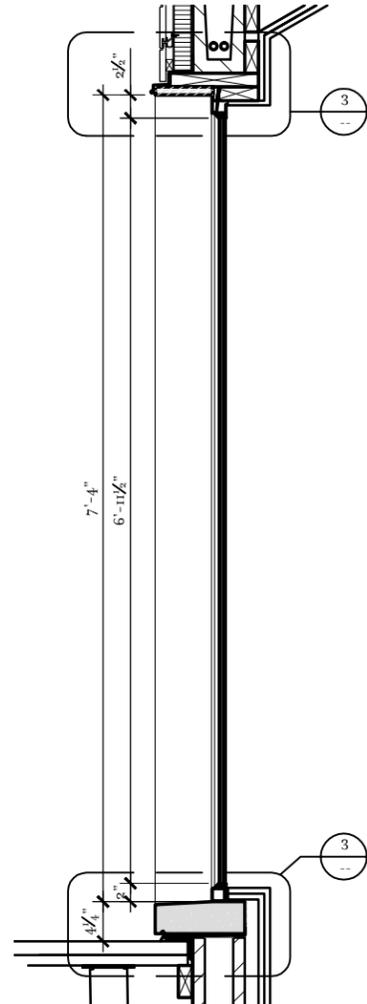
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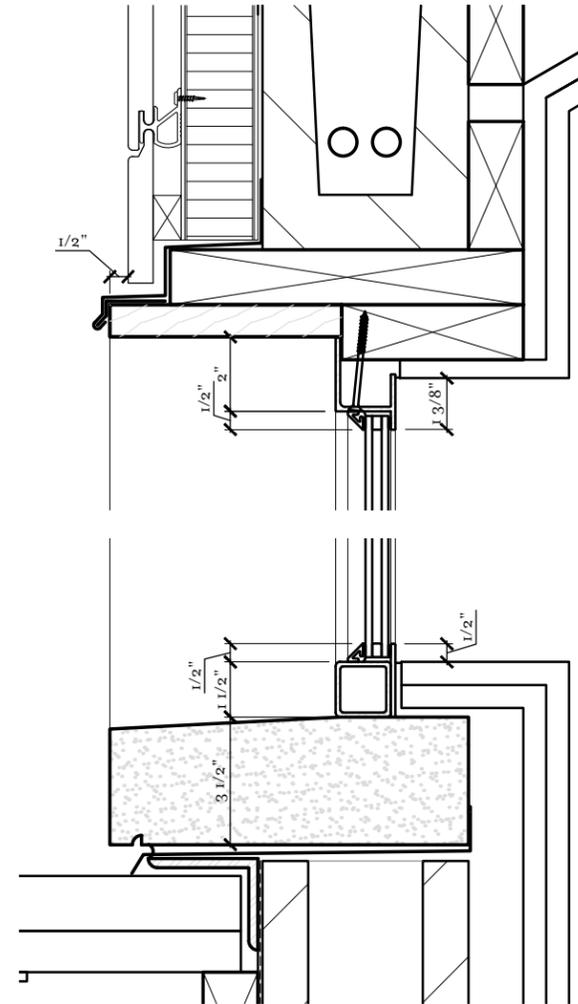
NEW WINDOW-DOOR PROGRAM
LANDMARKS PRESENTATION



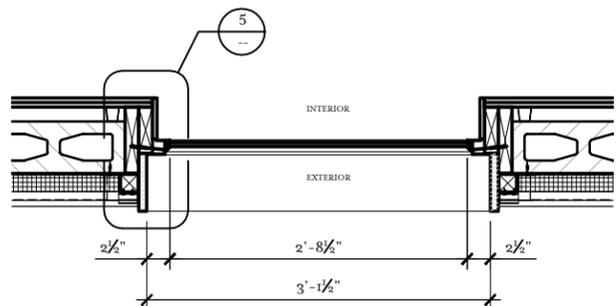
1 2 1
600 600 600 PROPOSED METAL PICTURE WINDOW ELEVATION 1



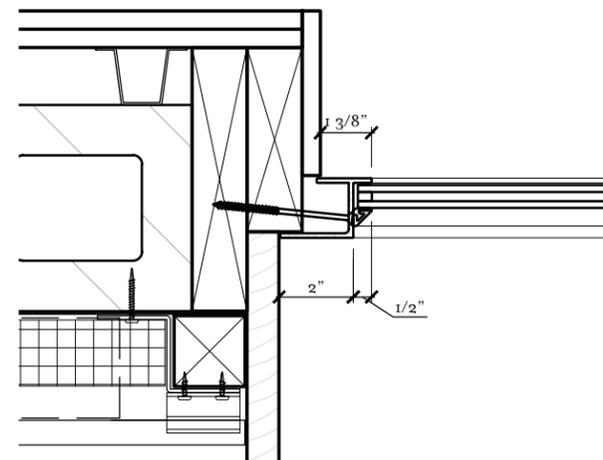
PROPOSED METAL PICTURE WINDOW SECTION 2



PROPOSED METAL PICTURE WINDOW SECTION DETAIL 3

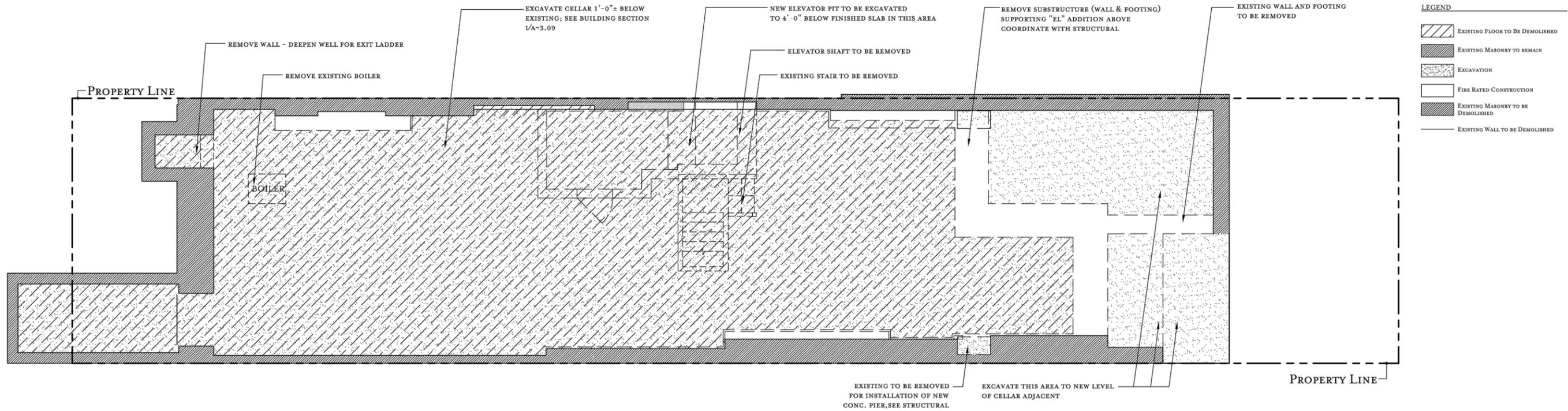


PROPOSED PICTURE WINDOW PLAN SECTION 4

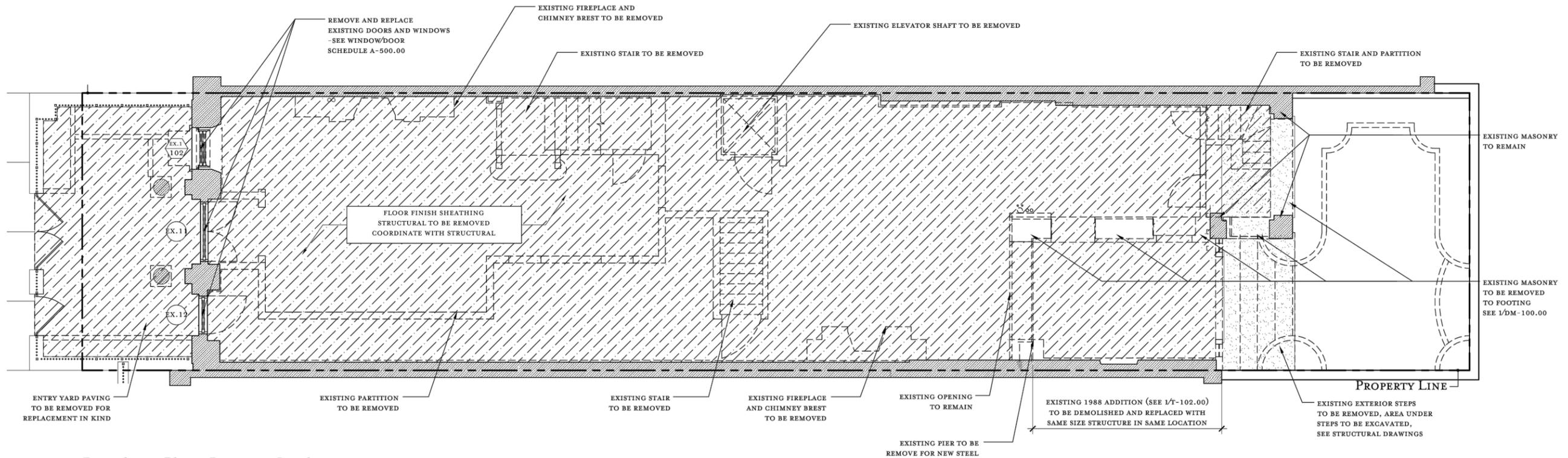


PROPOSED METAL PICTURE WINDOW PLAN SECTION DETAIL 5

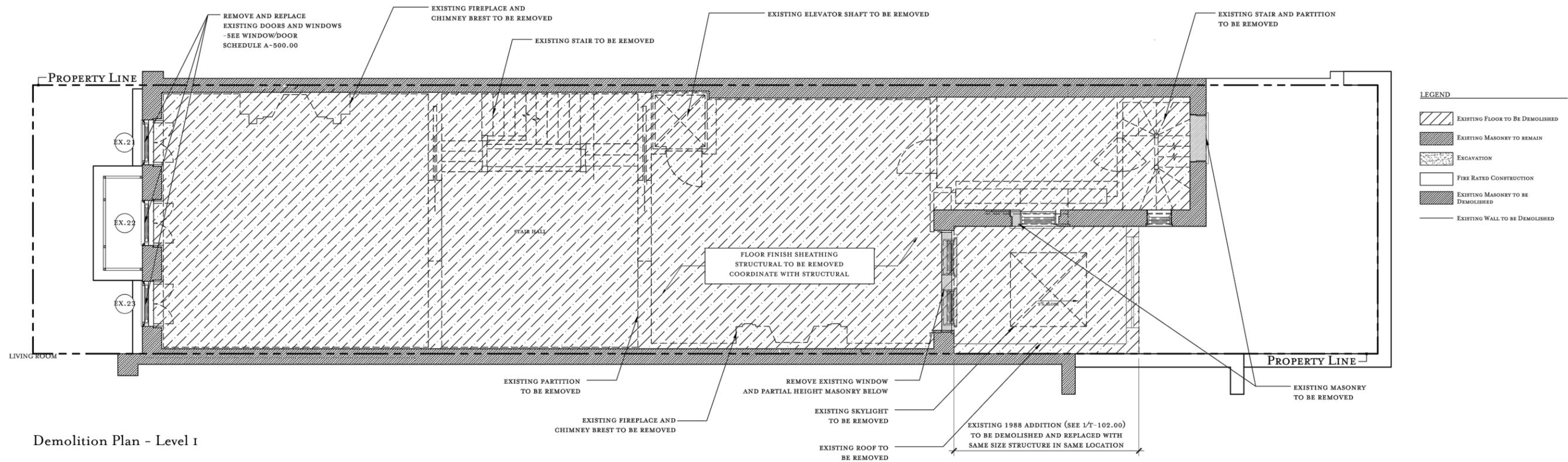
ROOF BULKHEAD WINDOW



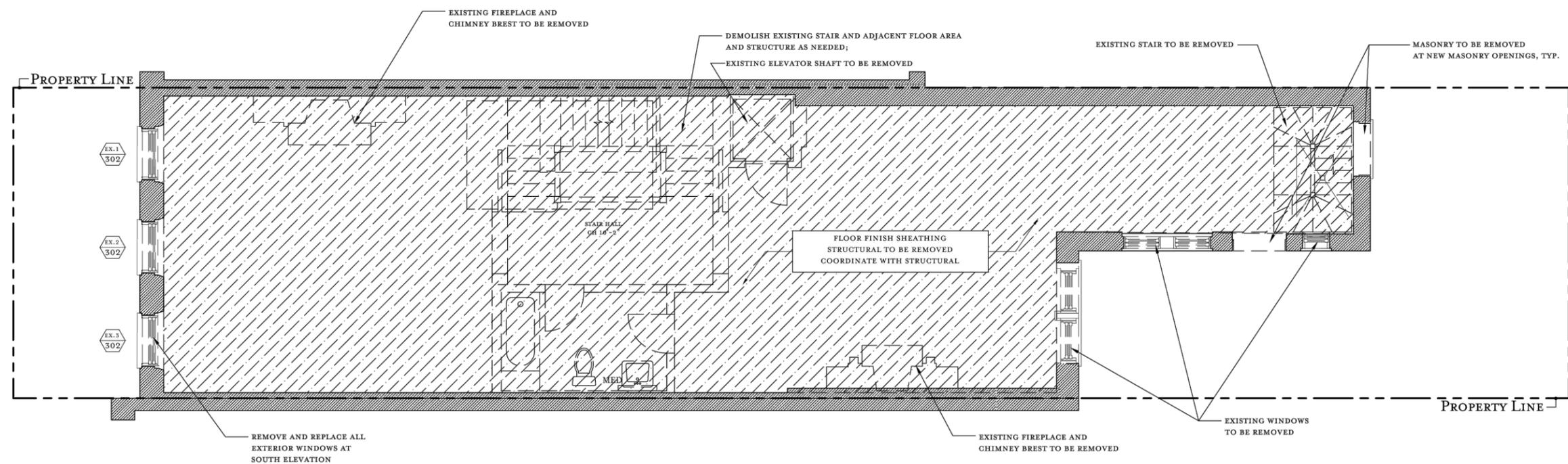
Demolition Plan - Cellar Level



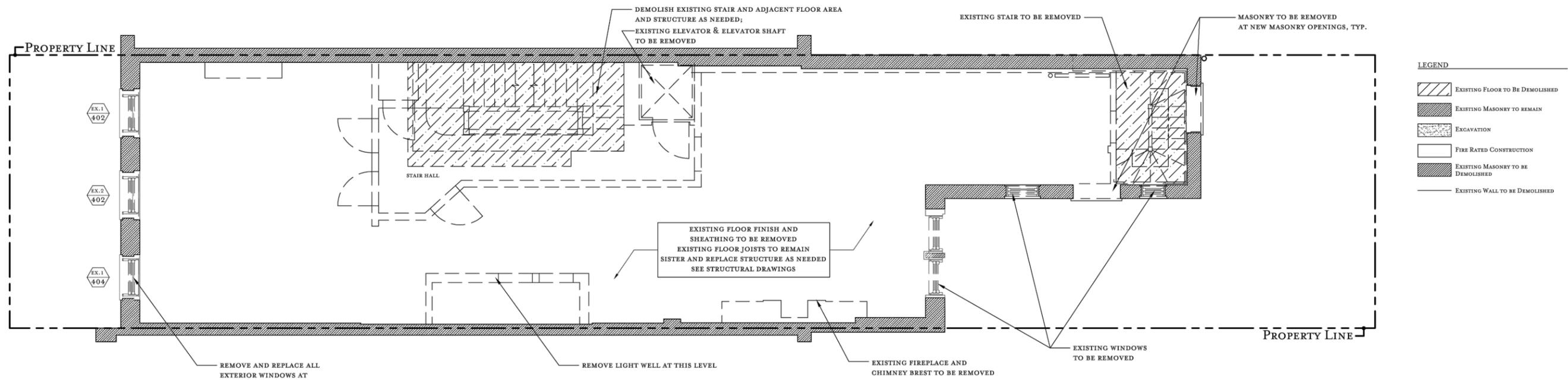
Demolition Plan - Basement Level



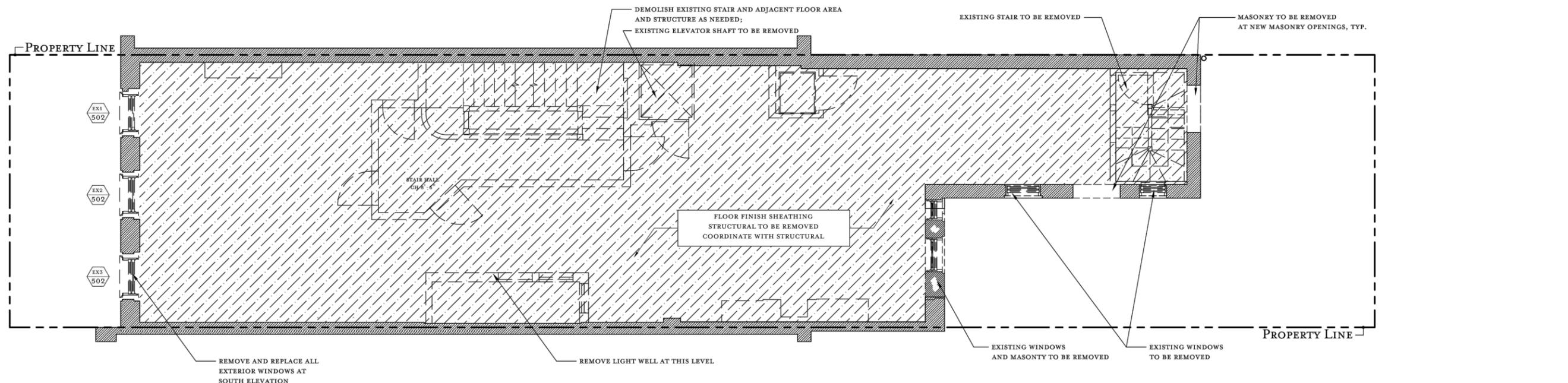
Demolition Plan - Level 1



Demolition Plan - Level 2



Demolition Plan - Level 3



Demolition Plan - Level 4



ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT
C - COMMERCIAL DISTRICT
M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT (a letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.)

AREA(S) REZONED

Effective Date(s) of Rezoning:
02-06-2013 C 120396 ZMM

Special Requirements:
For a list of lots subject to CQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive designations, see APPENDIX D.
For inclusionary housing designated areas on this map, see APPENDIX F.

MAP KEY

5d	6b
8a	8c
8b	8d
9a	9b

ZONING MAP 8C

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

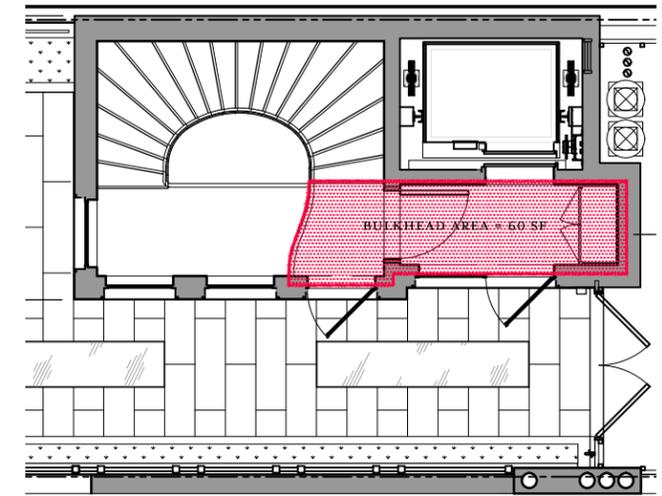
SITE AND ZONING

Tax Section: 5
 Tax Block: 1399
 Tax Lot(s): 7
 Zoning District:
 R8B - Dwelling Factor: 900
 IH-1A - Limited Height District: 60'-0" max.
 Contextual Zoning Area: B
 Zoning Map: 8C
 Building Type:
 Non-Combustable, wood & masonry construction
 Occupancy: Single family
 FAR: 4.0 Max.
 Lot Size: 100'-5" x 20'-0" = 2,008'-3" x 4.0 = 8,033'-3"

Existing:	Proposed:
Basement 1,549	Basement 1,541
First 1,413	First 1,413
Second 1,413	Second 1,413
Third 1,413	Third 1,413
Fourth 1,413	Fourth 1,413
Roof 0	Roof 60
Total 7,201 sq ft	Total 7,253 sq ft

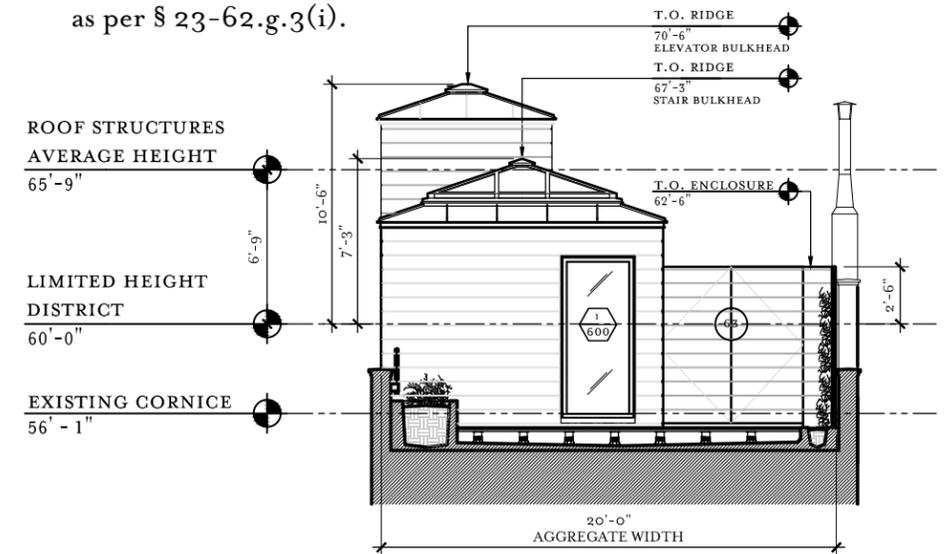
PERMITTED OBSTRUCTION COMPLIANCE

1 Area of Bulkhead to be not larger than 60 sf as per § 23-62.g.



2 Volume of Bulkhead to comply with the formula:

Aggregate Width x Average Height ≤ Street Wall Width x 8' as per § 23-62.g.3(i).



Aggregate Width x Average Height ≤ Street Wall Width x 8'
 20' x 6'-9" = 135.5 sf ≤ 20' x 8' = 160 sf

ZONING RESOLUTION ARTICLE II: RESIDENCE DISTRICT REGULATIONS
CHAPTER 3 - RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS (11/25/14)

§ 23-62 PERMITTED OBSTRUCTIONS

- g) Elevator or stair bulkheads (including shafts; and vestibules not larger than 60 square feet in area providing access to a roof)...and accessory mechanical equipment (including enclosures)...provided that:
 1. such obstructions shall be located not less than 10 feet from the street wall of a building, except that such obstructions need not be set back more than 25 feet from a narrow street line or more than 20 feet from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts

- or vestibules), provided the aggregate width of street walls of such bulkheads within 10 feet of a street wall, facing each street frontage, times their average height, in feet, does not exceed an area equal to four times the width, in feet, of the street wall of the building facing such frontage;
- 2. mechanical equipment shall be screened on all sides;
- 3. such obstructions and screening are contained within a volume that complies with one of the following:
 - (i) the product, in square feet, of the aggregate width of street walls of such obstructions facing each street frontage, times their average height, shall not exceed an area equal to eight feet times the width, in feet, of the street wall of the building facing such frontage....