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Front Facade

Date 21 April 2015

Scale As Noted

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1 OF **19**

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E3 PHOTOGRAPH - FRONT FACADE (SOUTH)

C3 PHOTOGRAPH - FRONT FACADE (SOUTH)

A3 PHOTOGRAPH - FRONT FACADE (SOUTH)



E1 TAX PHOTO 1940

C1 TAX PHOTO 1980

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Front Facade
(South)
Photographs

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E3 PHOTOGRAPH - REAR FACADE



C3 PHOTOGRAPH - REAR FACADE



A3 PHOTOGRAPH - REAR FACADE



E1 PHOTOGRAPH - NEIGHBOR'S FACADE (NORTH)



C1 PHOTOGRAPH - REAR FACADE (NORTH)



A1 PHOTOGRAPH - NEIGHBOR'S FACADE (NORTH)

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North Facade Photographs

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E3 PHOTOGRAPH - BIRD'S EYE VIEW OF REAR FACADES

C3 PHOTOGRAPH - REAR YARD



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Surrounding
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E1 PHOTOGRAPH - BIRD'S EYE VIEW OF REAR YARD

C1 MAP - AREA 4 FROM THE LPC DESIGNATION REPORT (DETAIL)

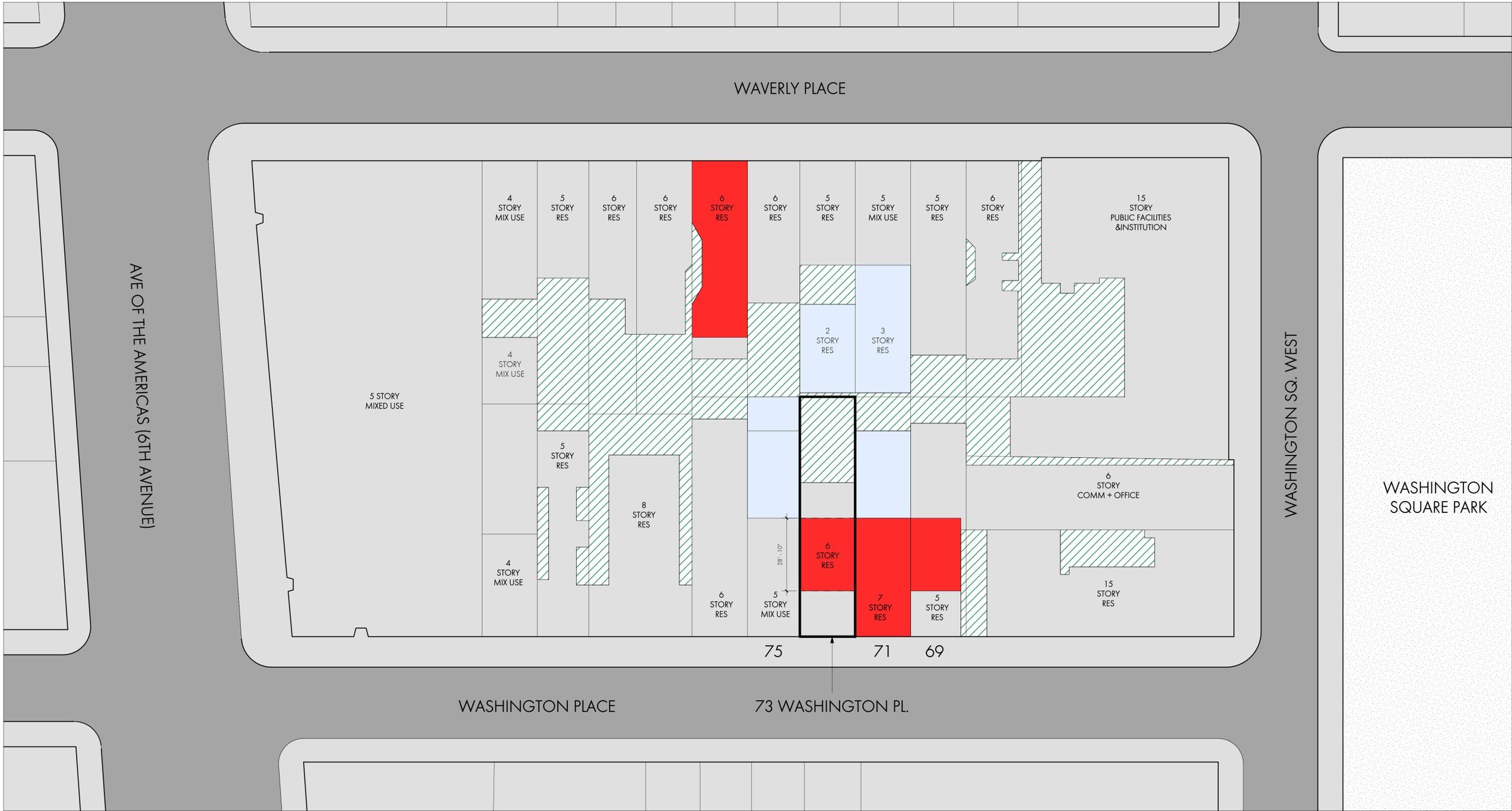
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WASHINGTON
SQUARE PARK

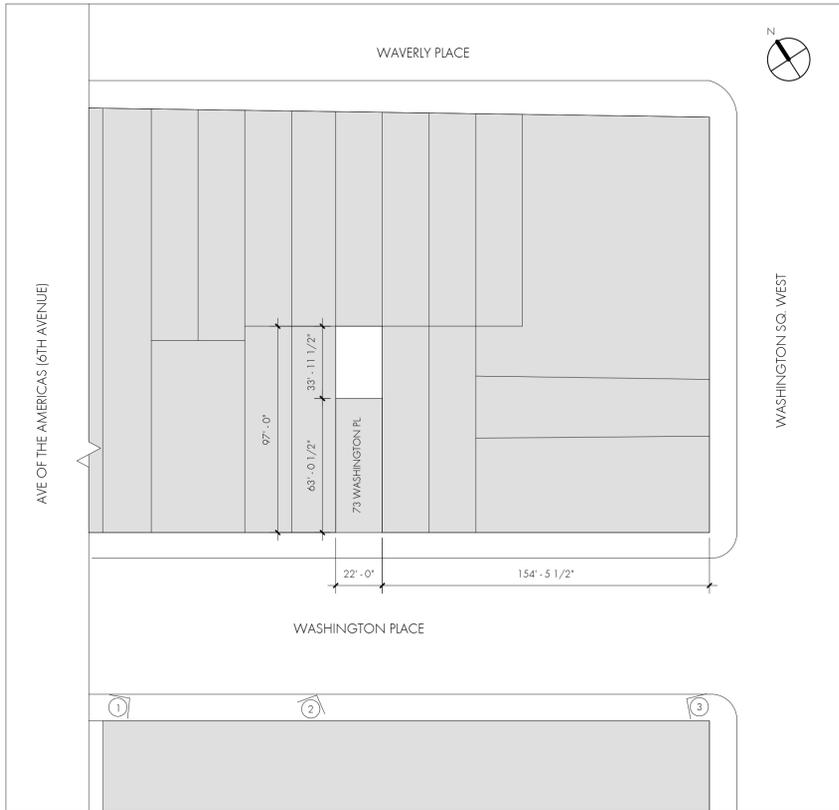
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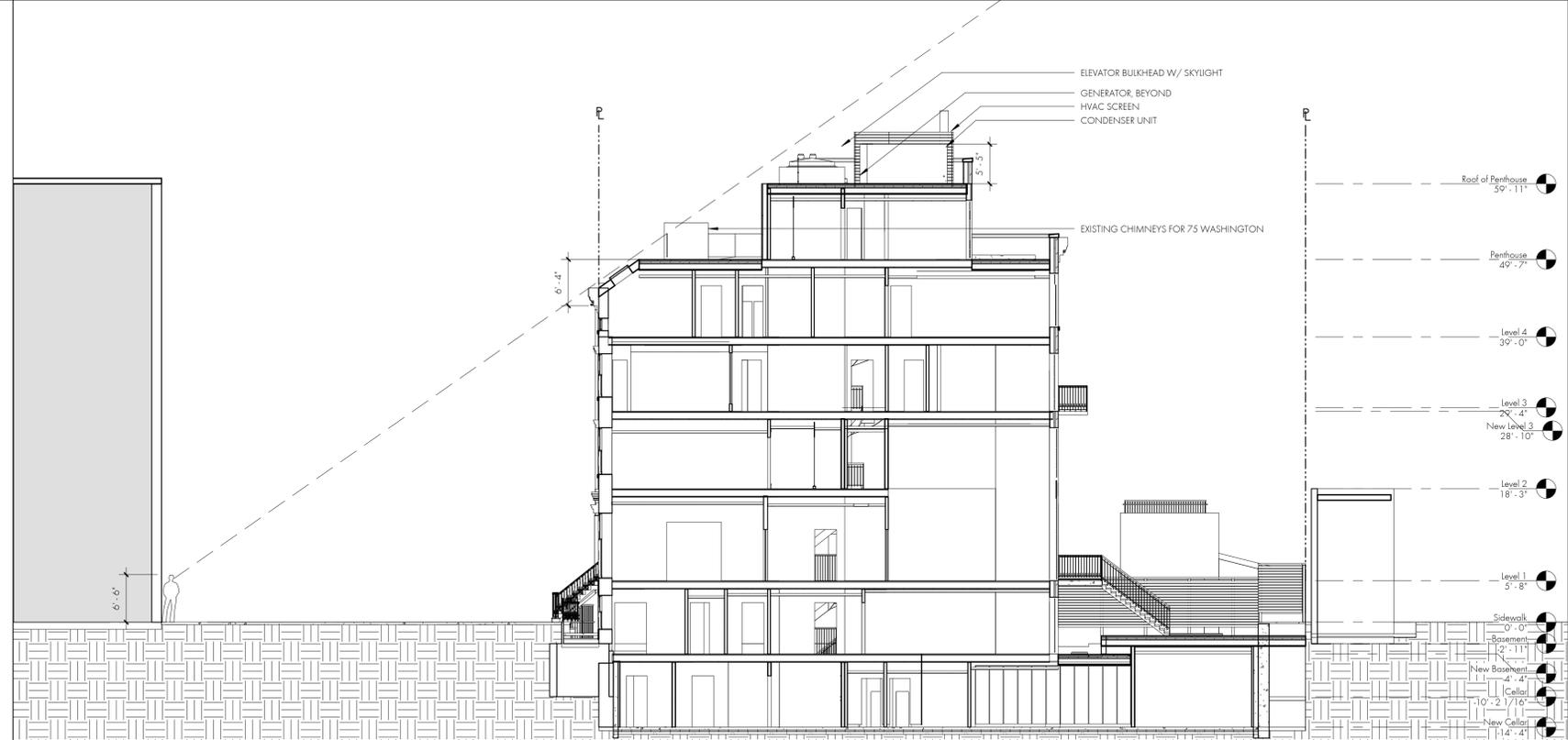


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E3 PLOT PLAN - PHOTO KEY 1" = 40'-0"

C3 PHOTO # 1

A3 PHOTO # 2



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Sight Line
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E1 PHOTO # 3

C1 DIAGRAM - SIGHT LINE

3/32" = 1'-0"

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Existing &
Proposed
Elevations, Front
Facade (South)

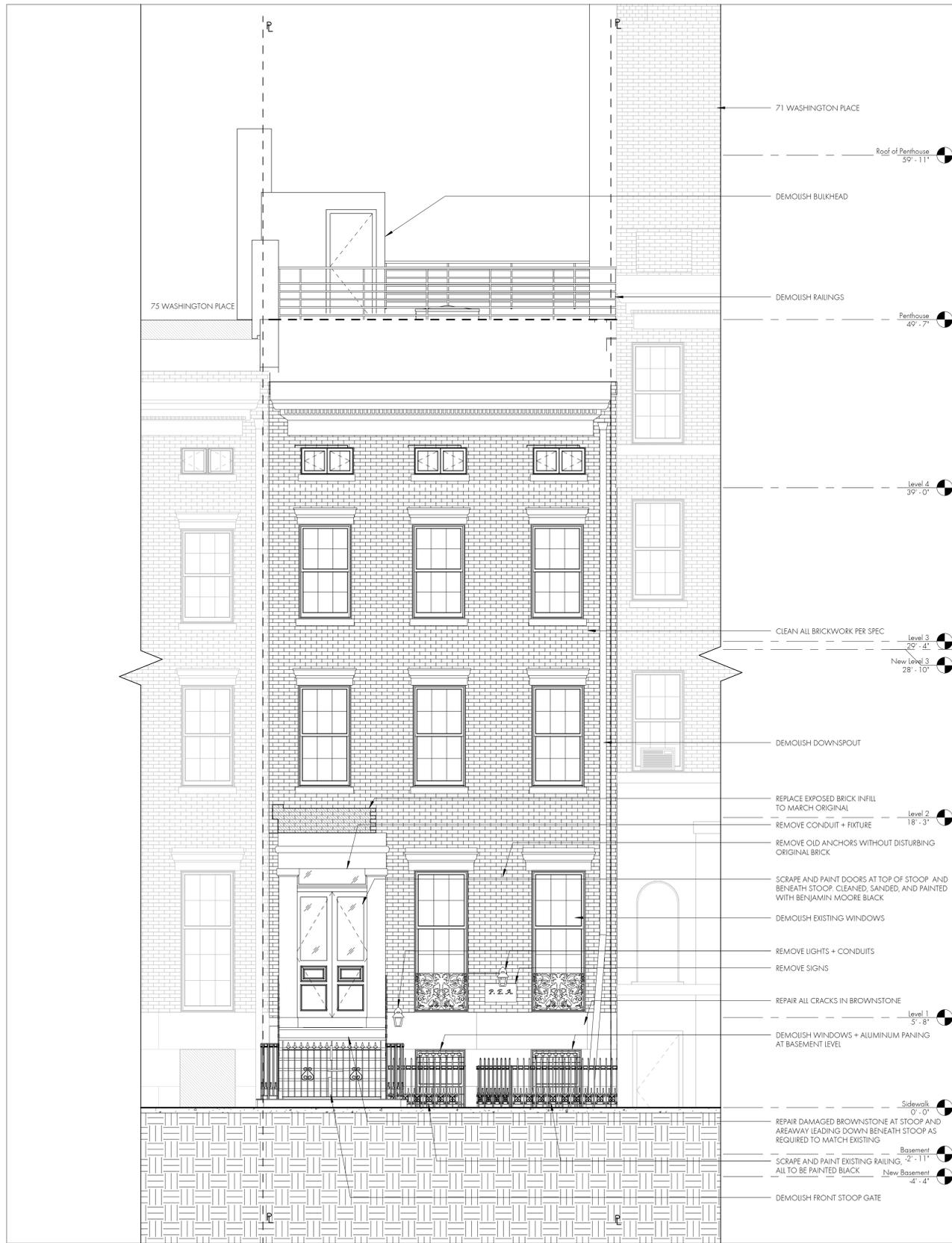
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E1 EXISTING ELEVATION - FRONT FACADE (SOUTH)

1/4" = 1'-0"



C1 PROPOSED ELEVATION - FRONT FACADE (SOUTH)

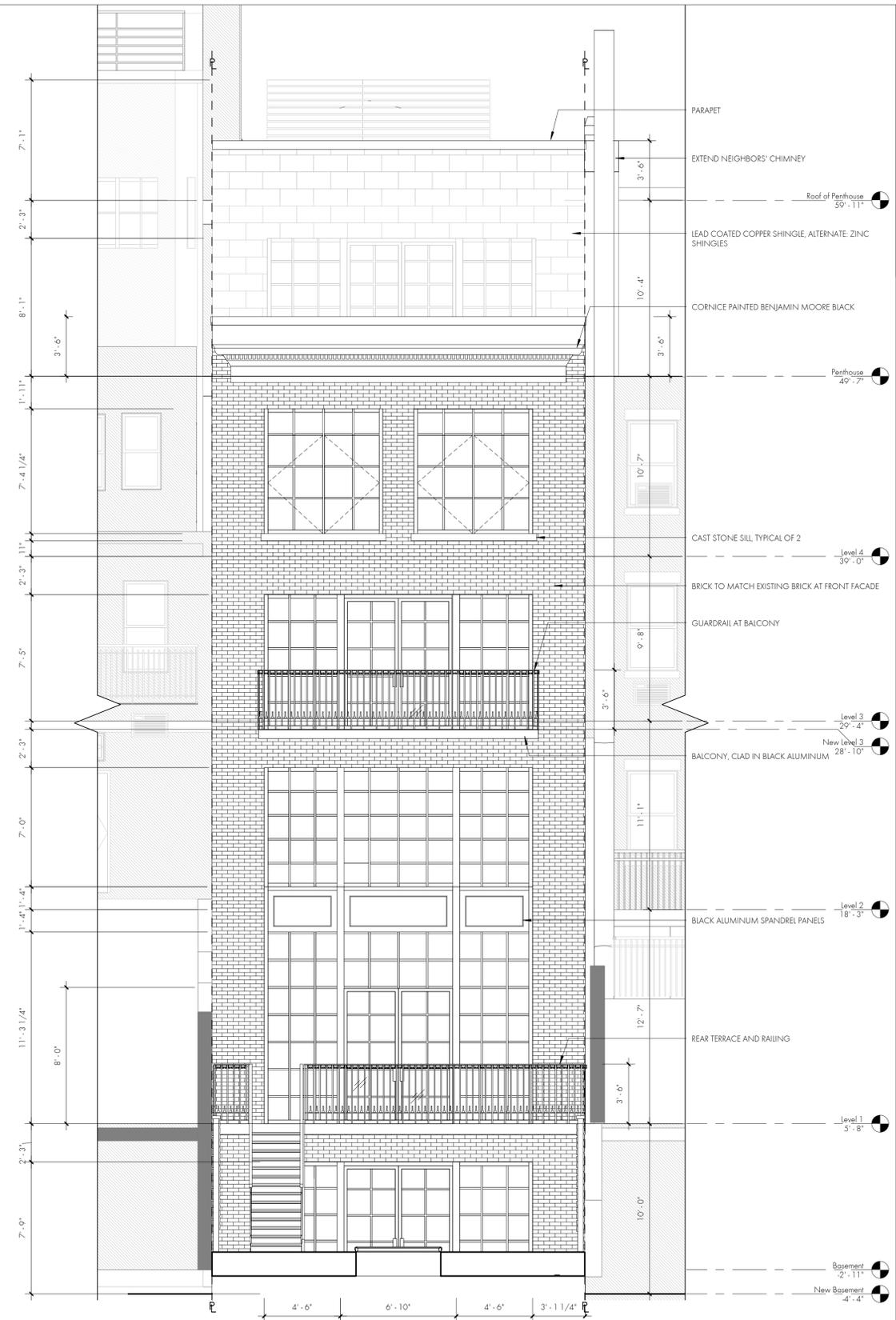
1/4" = 1'-0"

4/21/2015 3:05:33PM



E1 EXISTING ELEVATION - REAR FACADE (NORTH)

1/4" = 1'-0"



C1 PROPOSED ELEVATION - REAR FACADE (NORTH)

1/4" = 1'-0"

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Existing &
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Facade (North)

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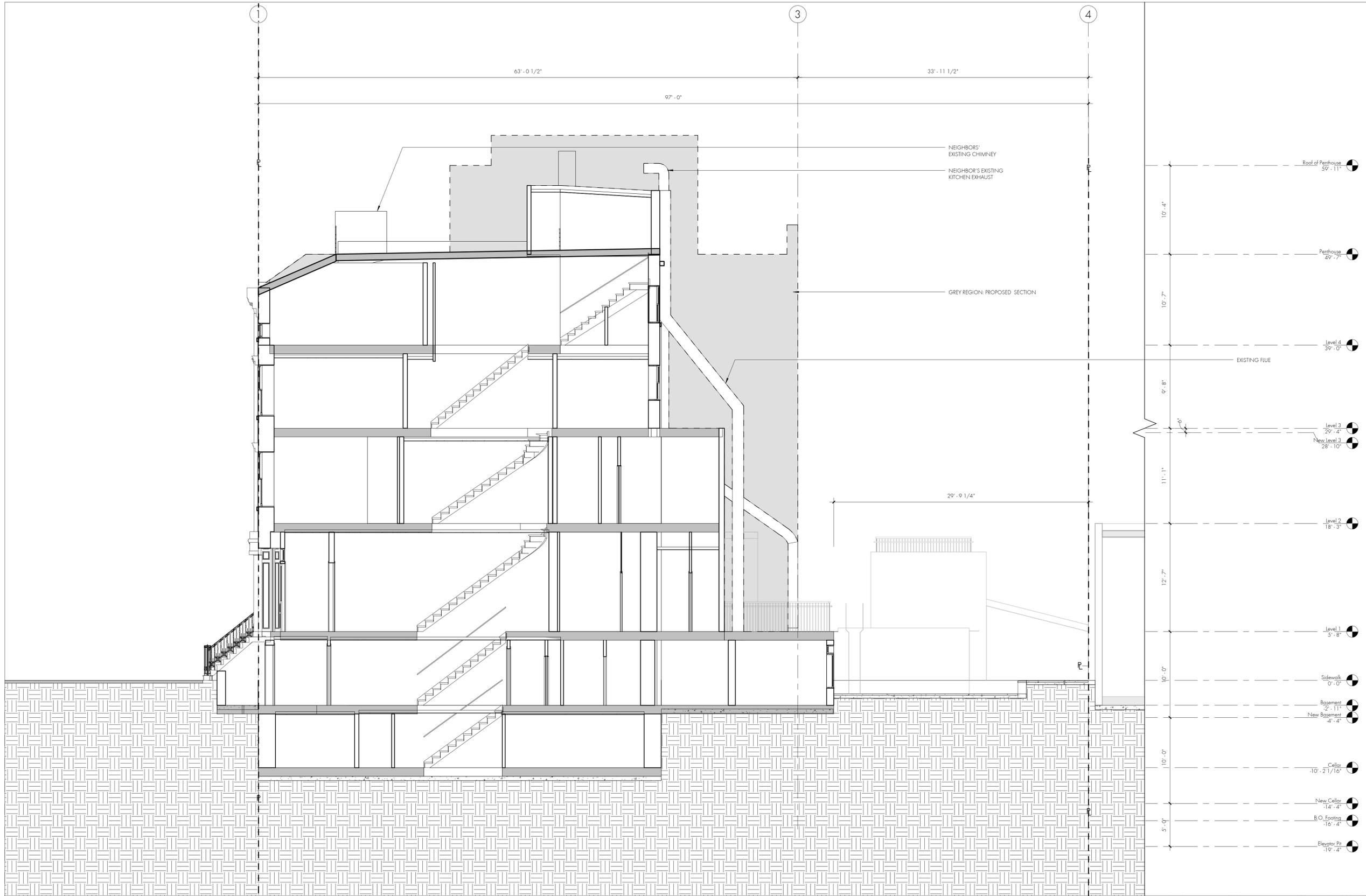
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Existing Building
Section

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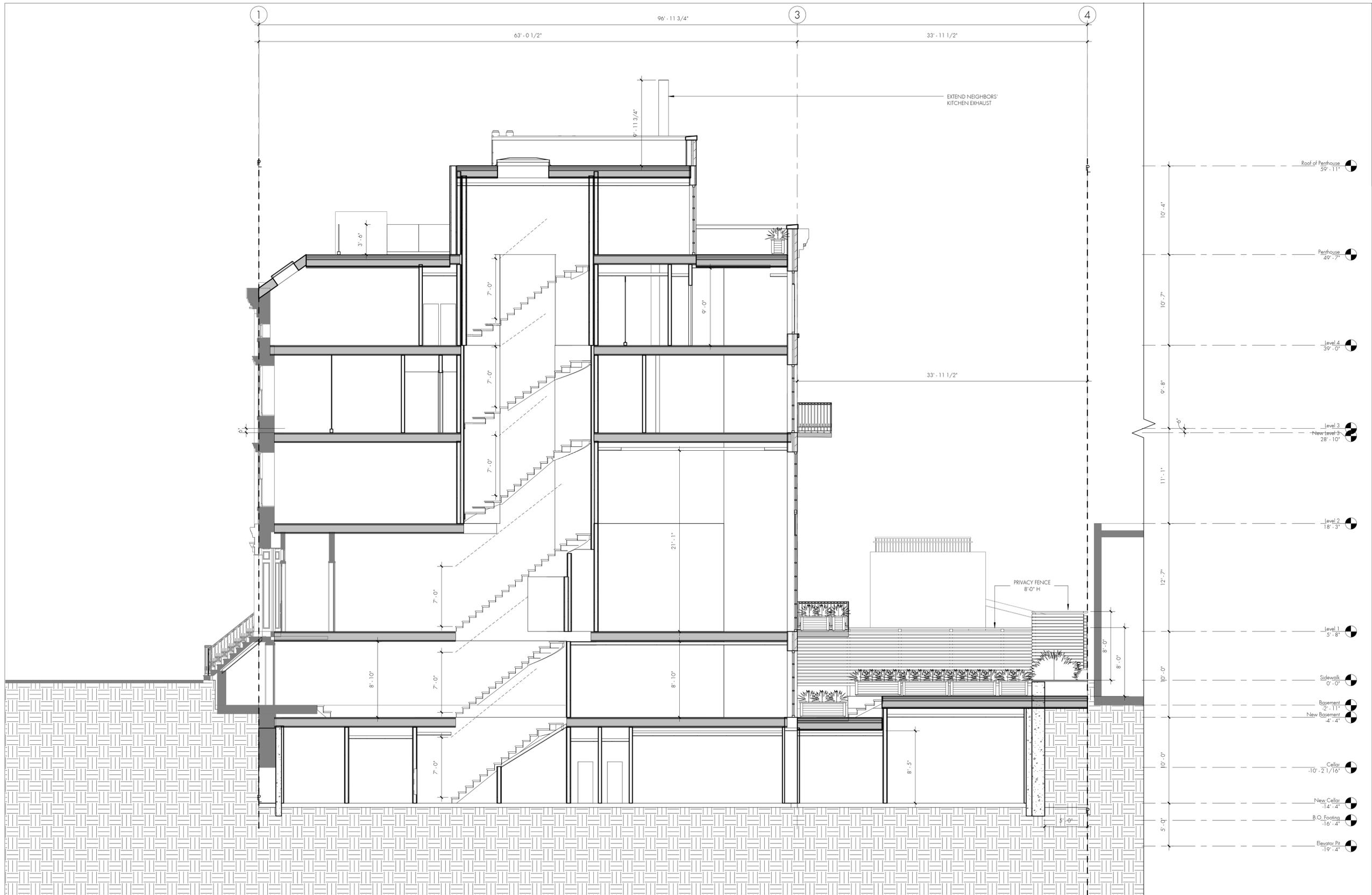
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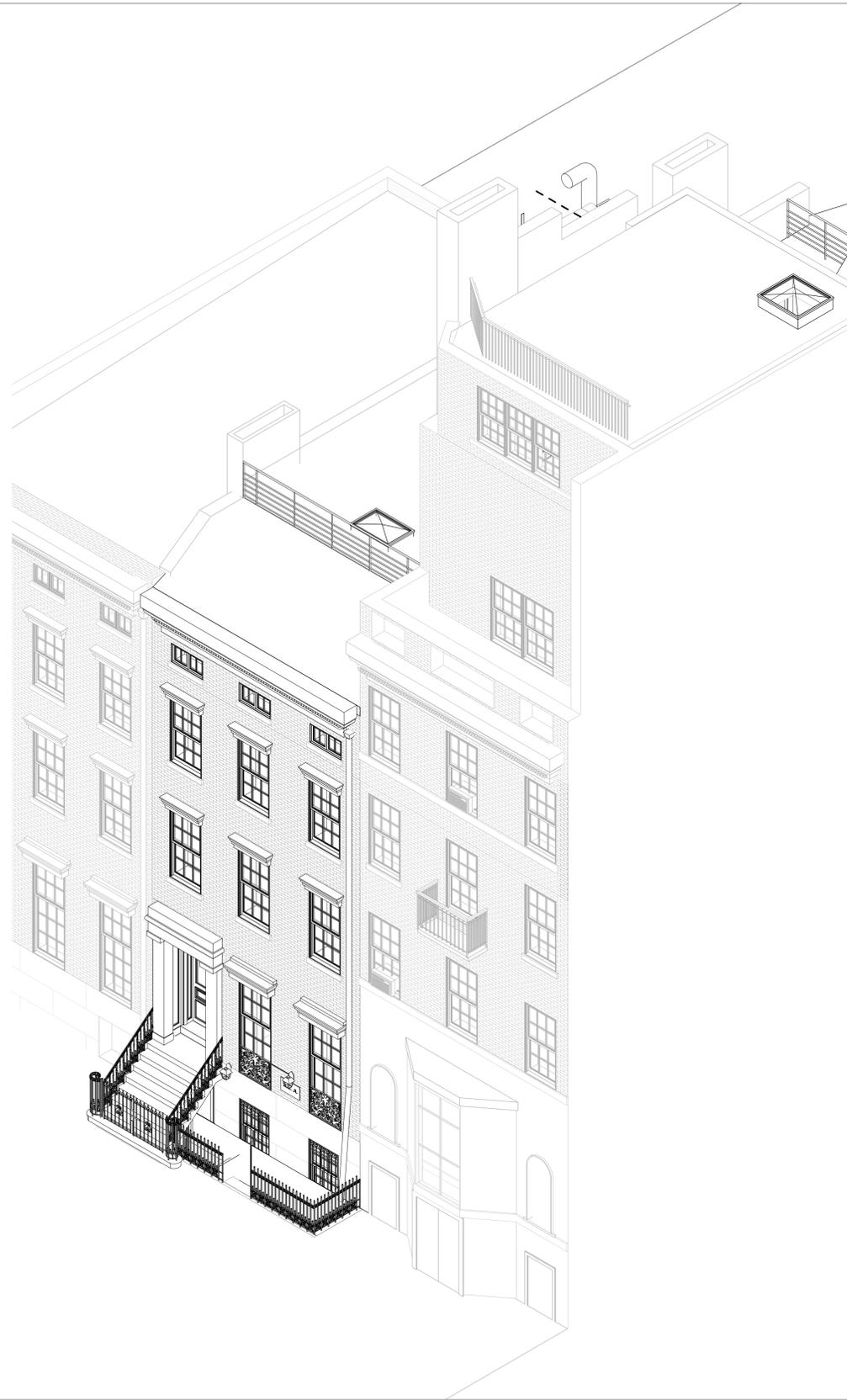
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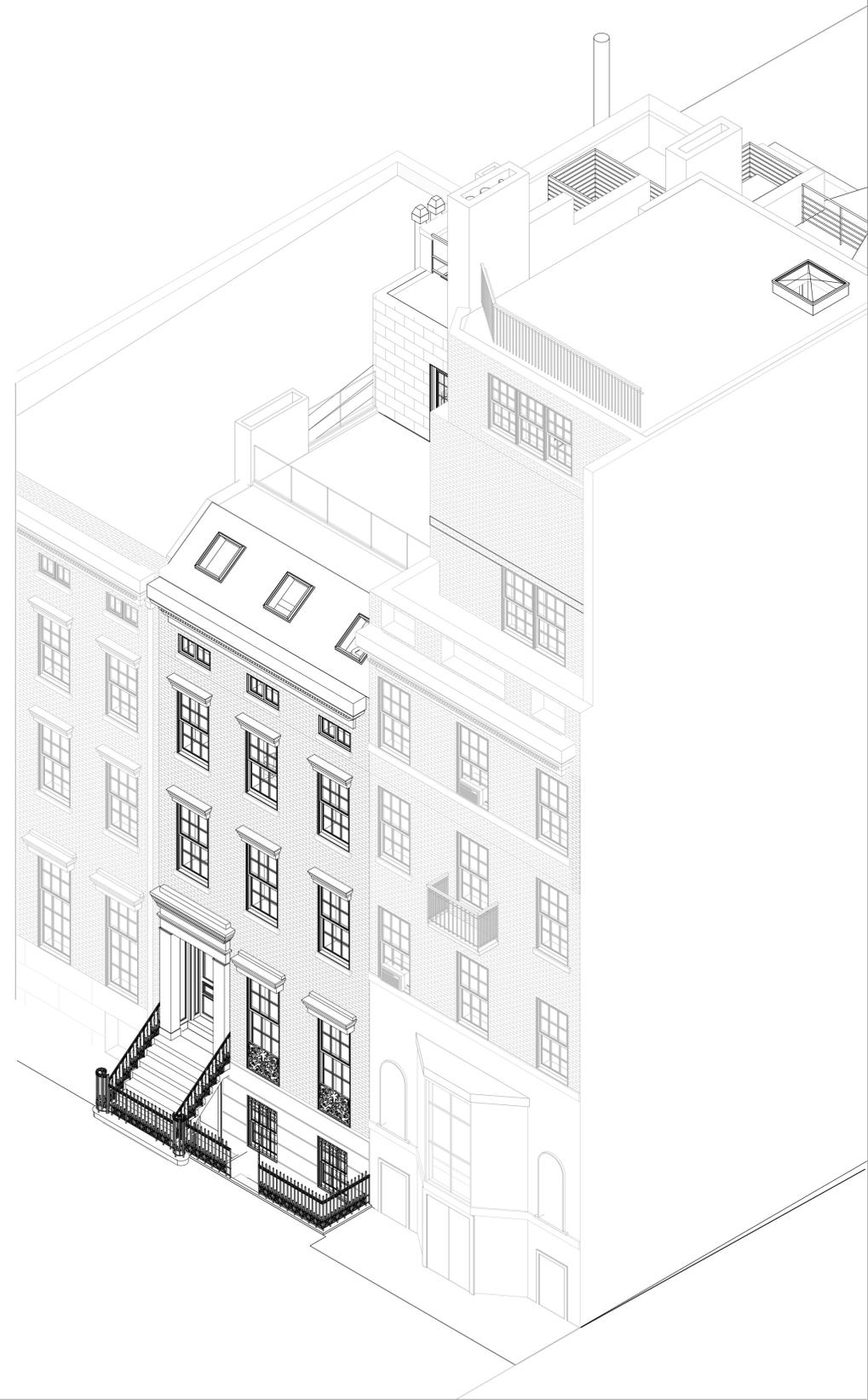
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E1 3D VIEW - EXISTING FRONT FACADE (SOUTH)



C1 3D VIEW - FRONT FACADE (SOUTH)

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3D Views - Front
Facade

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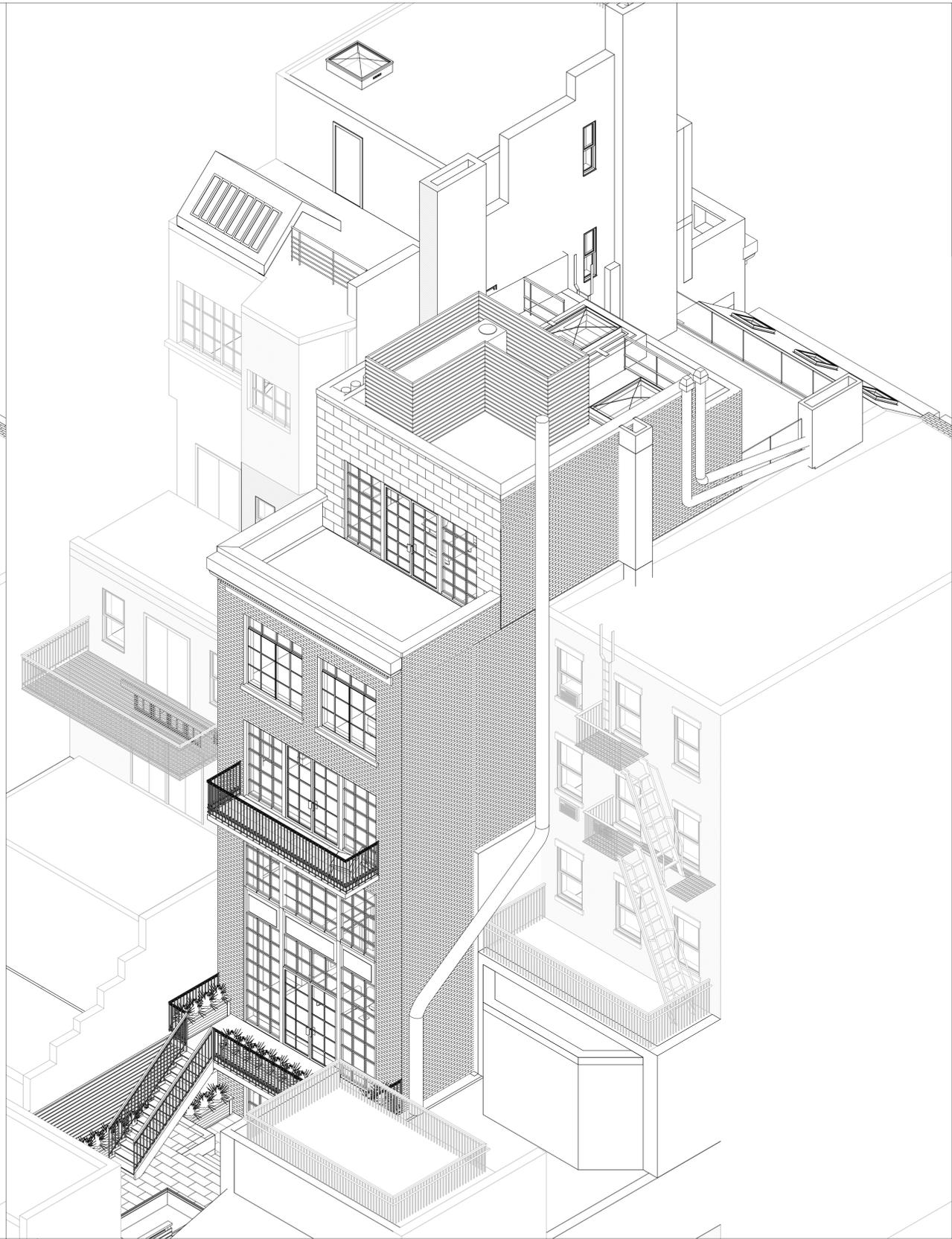
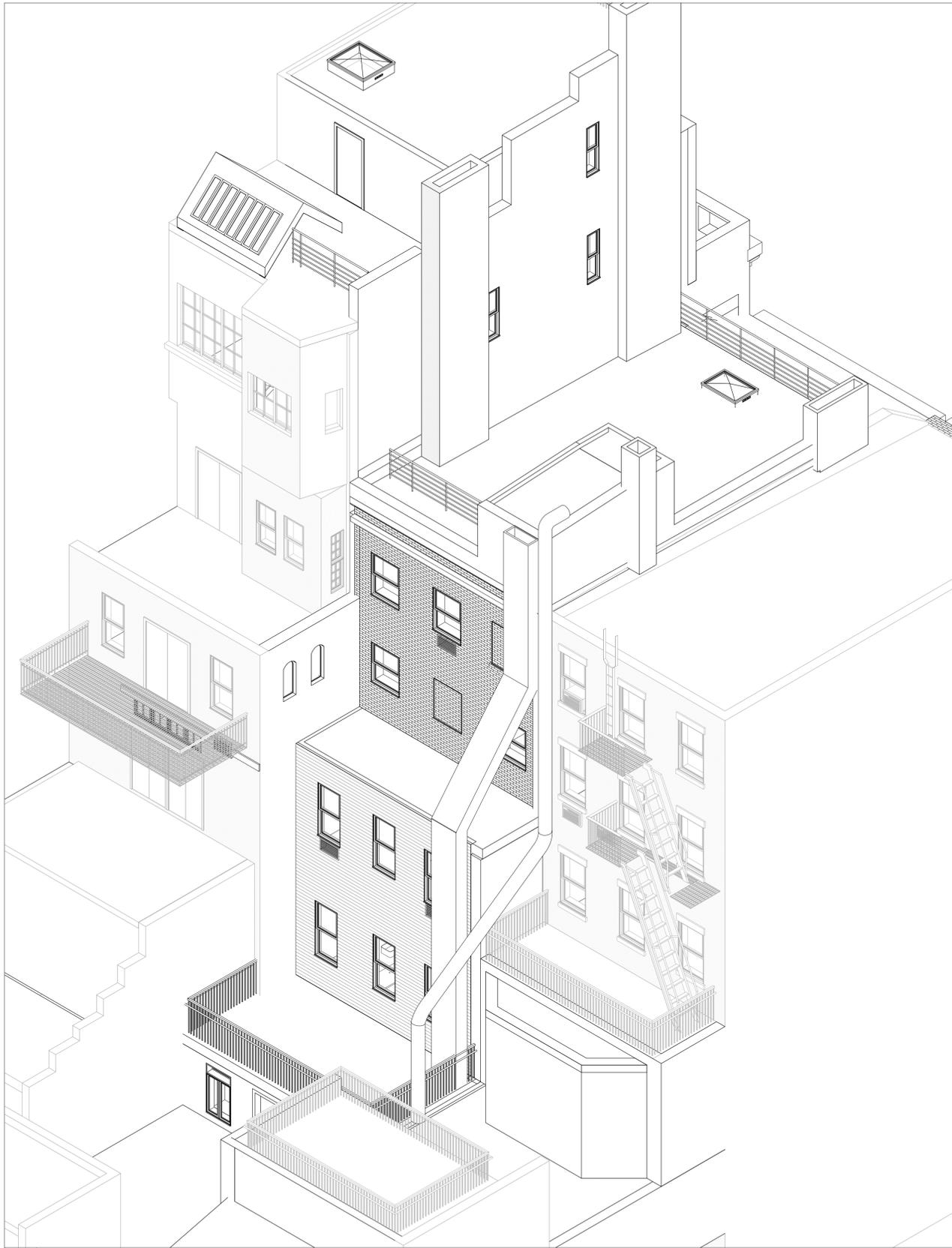
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E1 3D VIEW - EXISTING REAR FACADE (NORTH)

C1 3D VIEW - REAR FACADE (NORTH)

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3D Views - Rear
Facade

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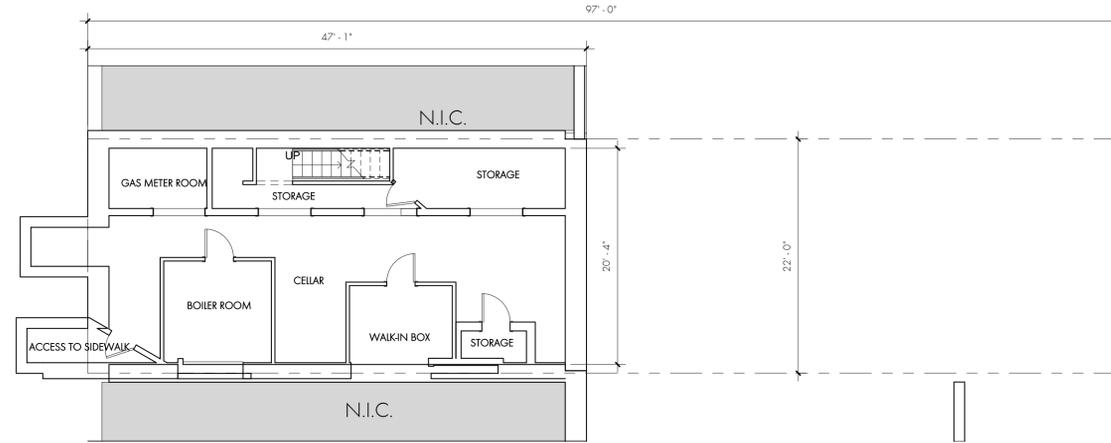
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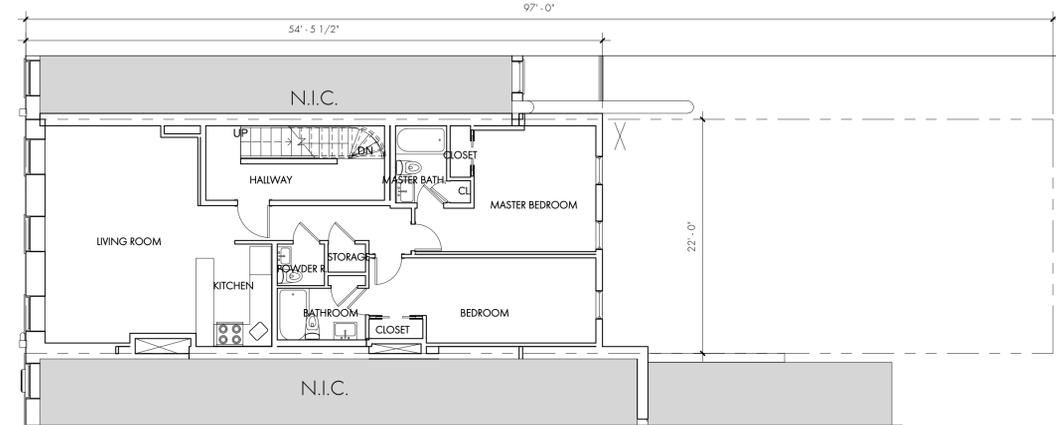
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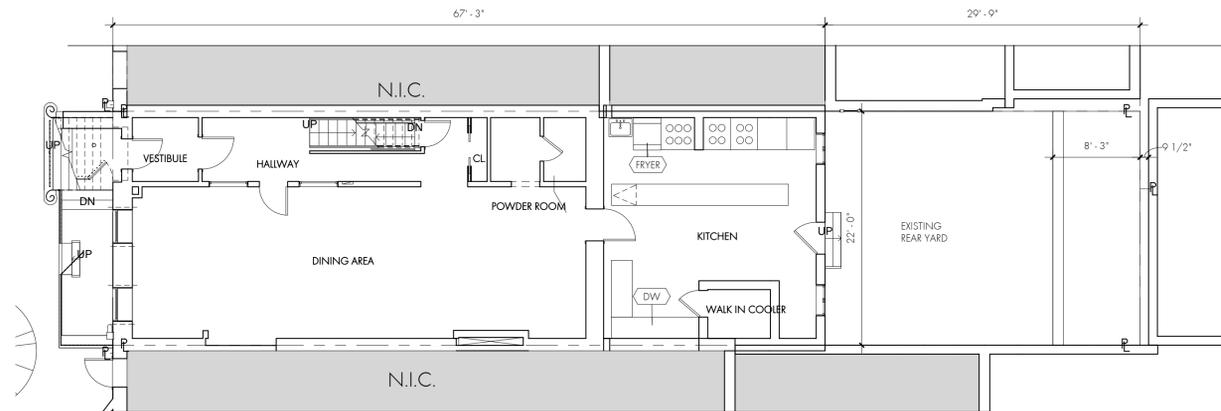
E5 EXISTING PLAN - CELLAR

1/8" = 1'-0"



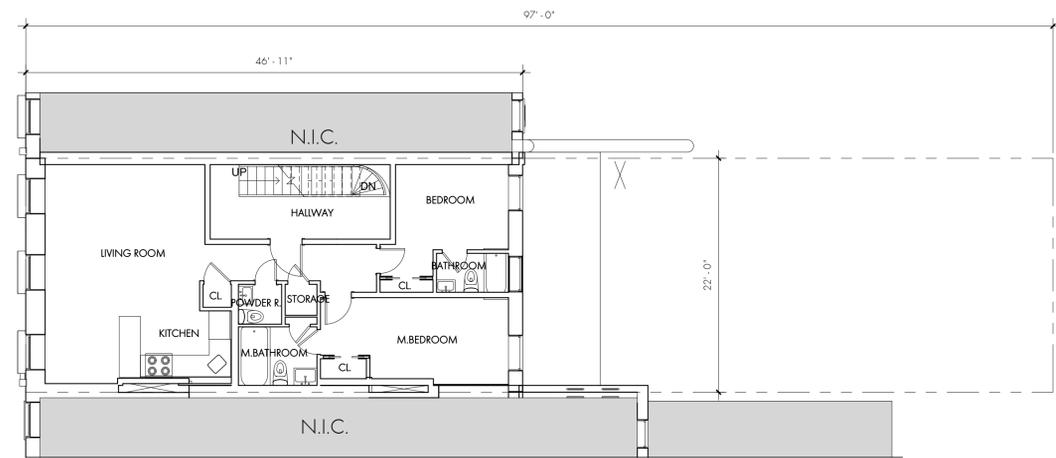
C5 EXISTING PLAN - LEVEL 2

1/8" = 1'-0"



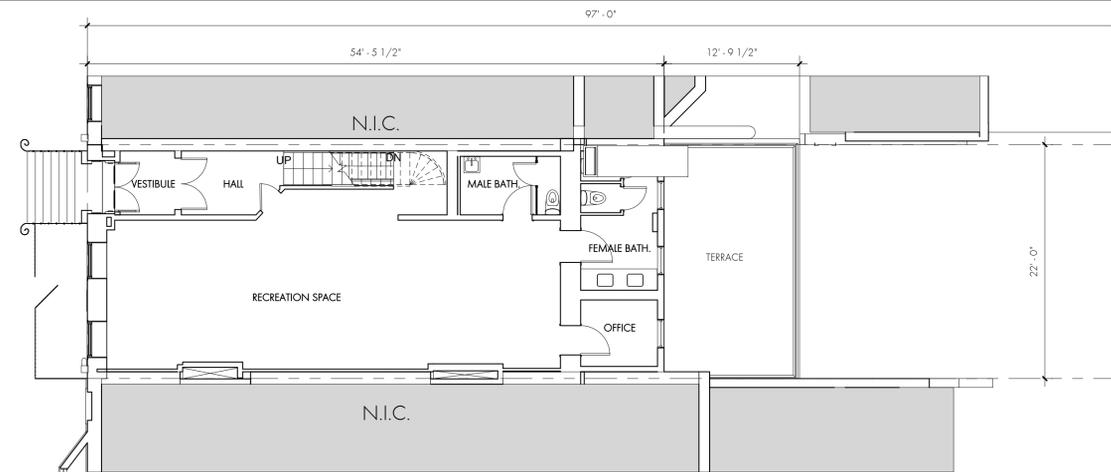
E3 EXISTING PLAN - BASEMENT

1/8" = 1'-0"



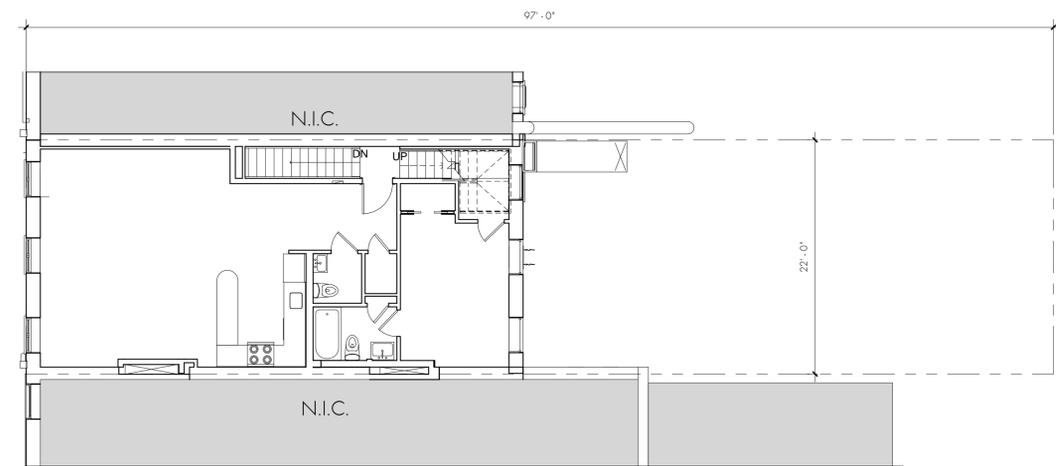
C3 EXISTING PLAN - LEVEL 3

1/8" = 1'-0"



E1 EXISTING PLAN - LEVEL 1

1/8" = 1'-0"



C1 EXISTING PLAN - LEVEL 4

1/8" = 1'-0"

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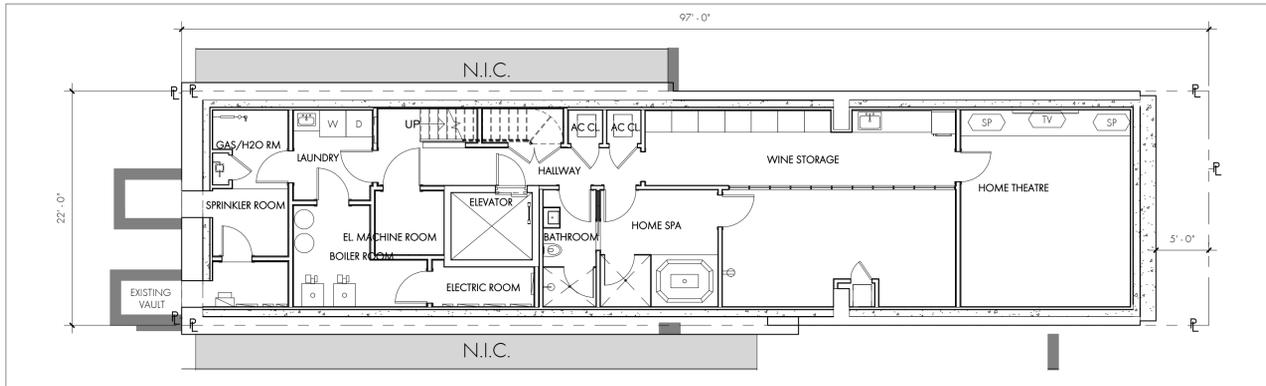
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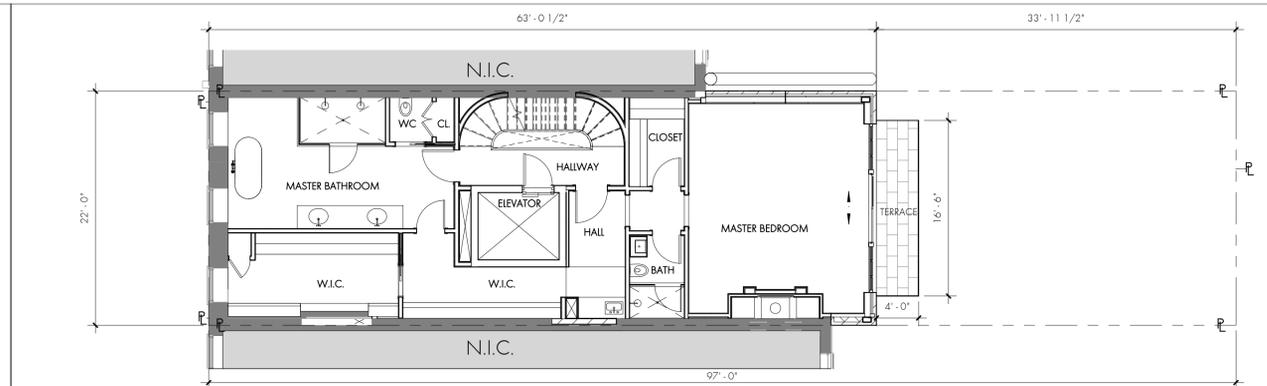
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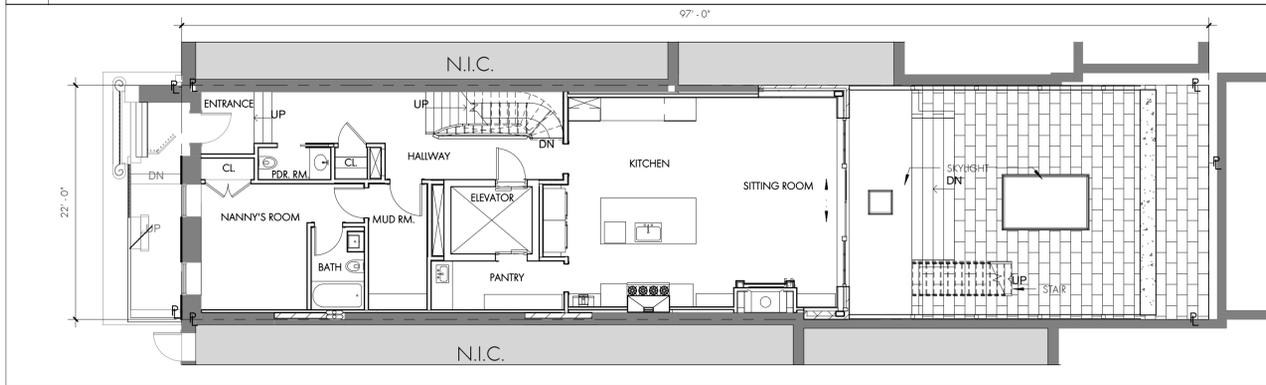
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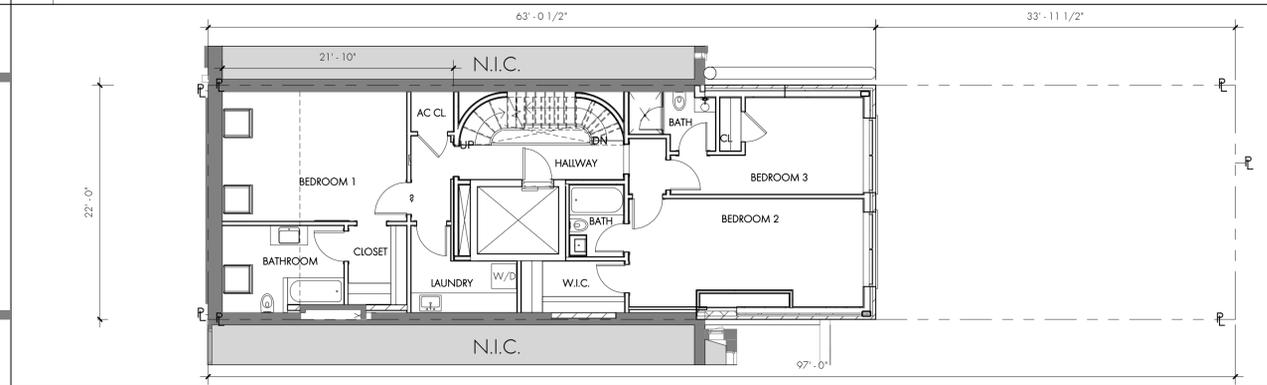
E4 PROPOSED PLAN - NEW CELLAR 1/8" = 1'-0"



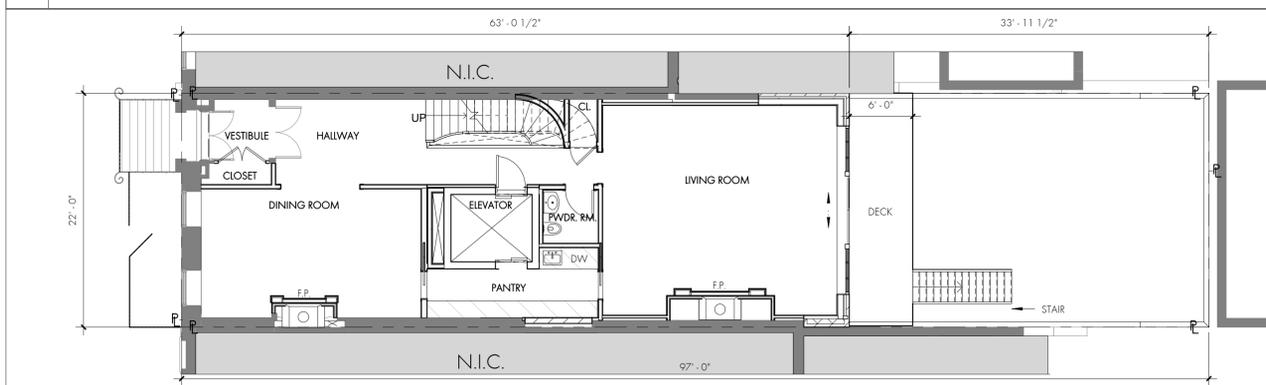
C4 PROPOSED PLAN - NEW LEVEL 3 1/8" = 1'-0"



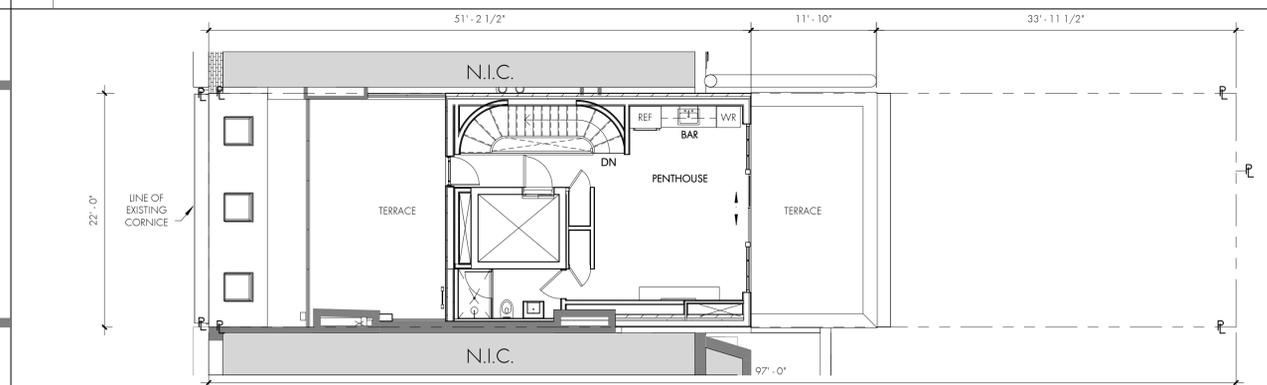
E3 PROPOSED PLAN - NEW BASEMENT 1/8" = 1'-0"



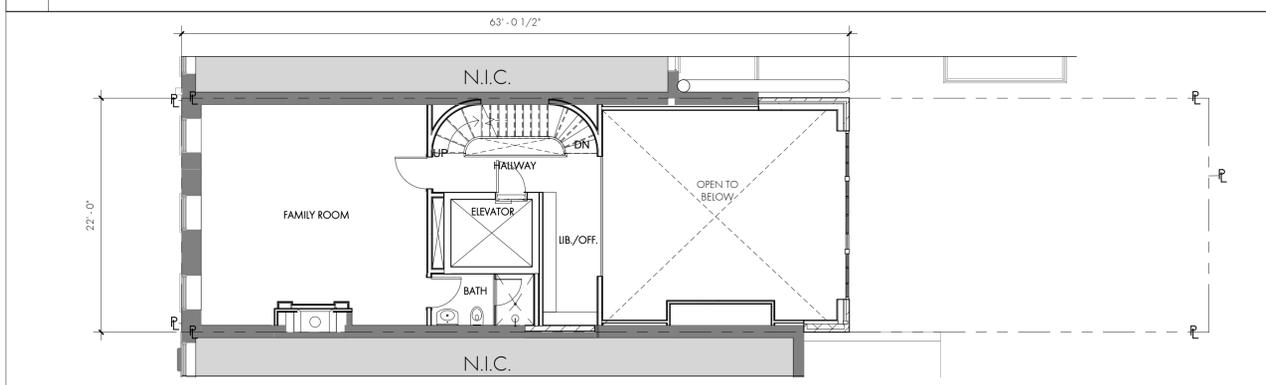
C3 PROPOSED PLAN - LEVEL 4 1/8" = 1'-0"



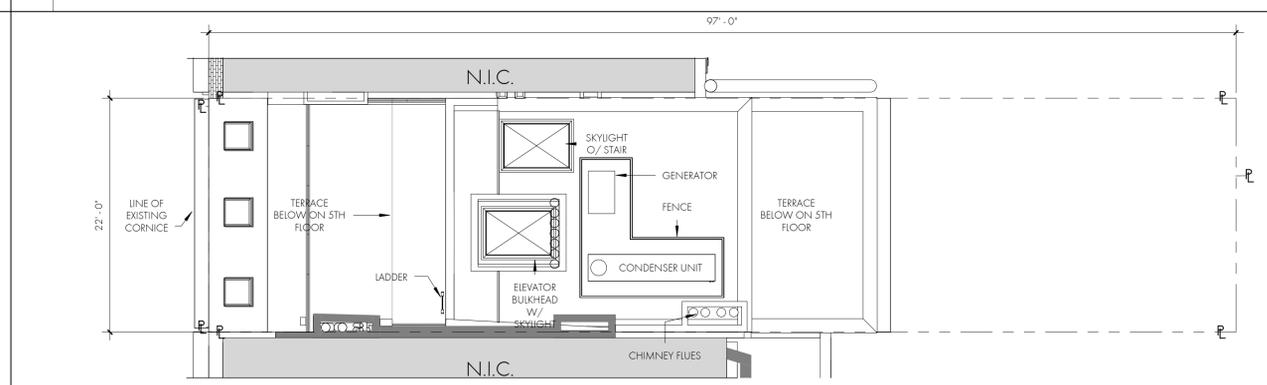
E2 PROPOSED PLAN - LEVEL 1 1/8" = 1'-0"



C2 PROPOSED PLAN - PENTHOUSE 1/8" = 1'-0"



E1 PROPOSED PLAN - LEVEL 2 1/8" = 1'-0"



C1 PROPOSED PLAN - ROOF OF PENTHOUSE 1/8" = 1'-0"

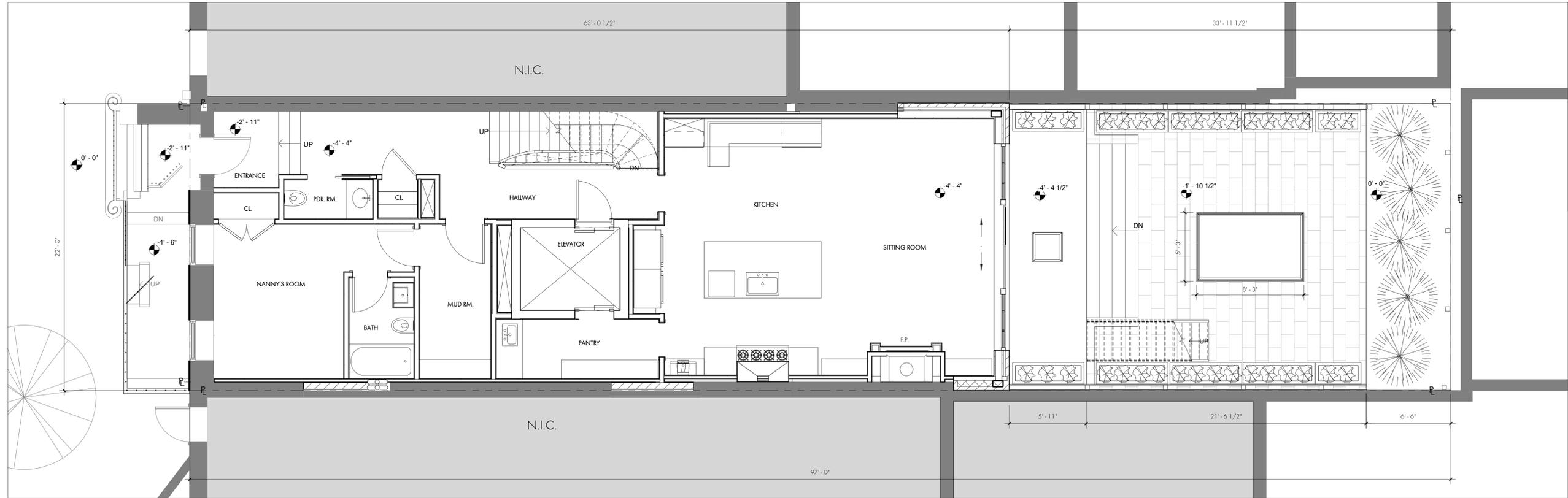
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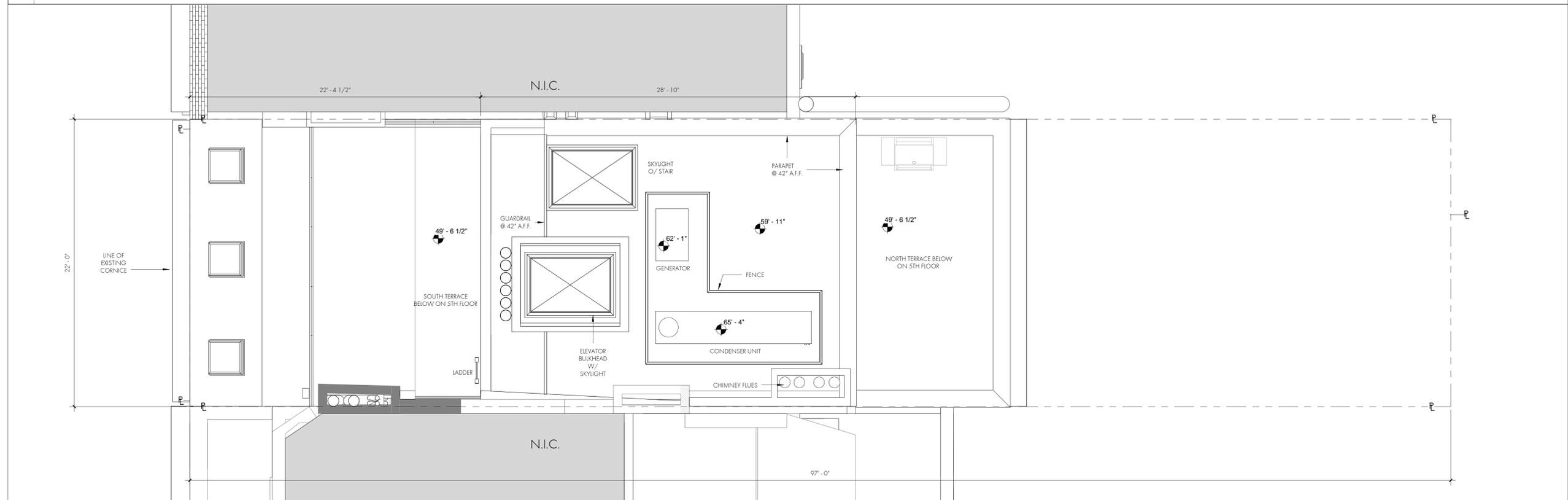
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E3 PROPOSED PLAN - NEW BASEMENT

1/4" = 1'-0"



E1 PROPOSED PLAN - ROOF OF PENTHOUSE

1/4" = 1'-0"

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Proposed Garden
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E3 PHOTO - MOCK UP - PHOTO 6

C3 PHOTO - MOCK UP - PHOTO 5

A3 PHOTO - MOCK UP - PHOTO 4

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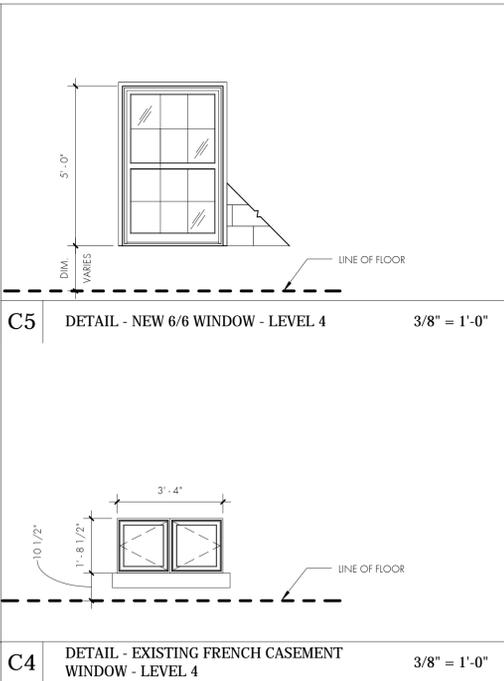
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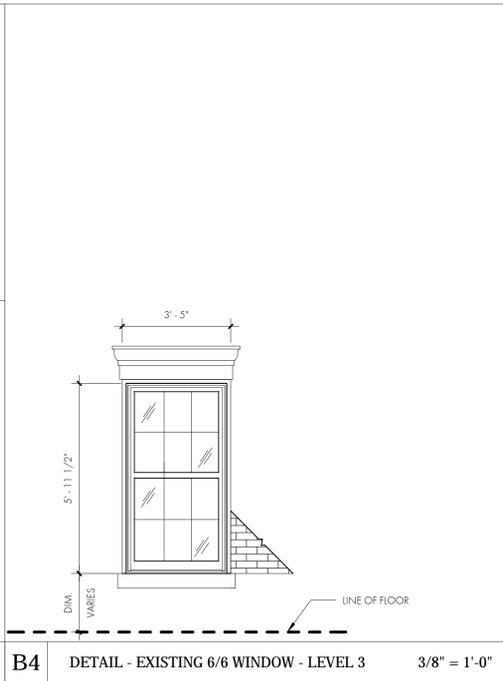
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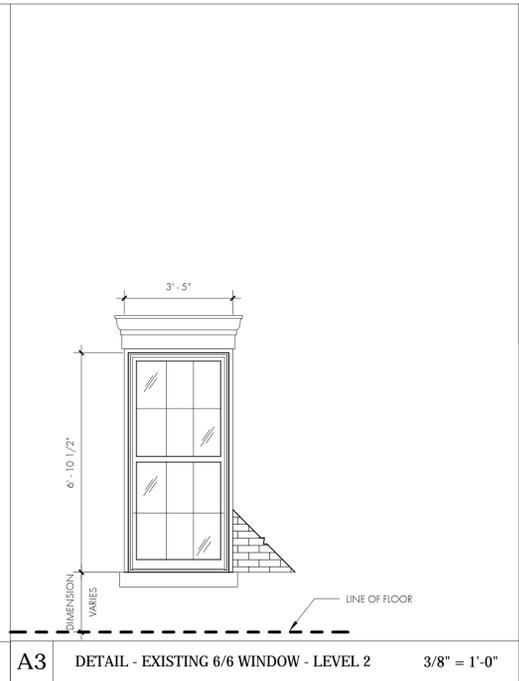
E4 DETAIL - NEW 6/6 WINDOW 3/8" = 1'-0"
D4 DETAIL - NEW 6/9 WINDOW 3/8" = 1'-0"



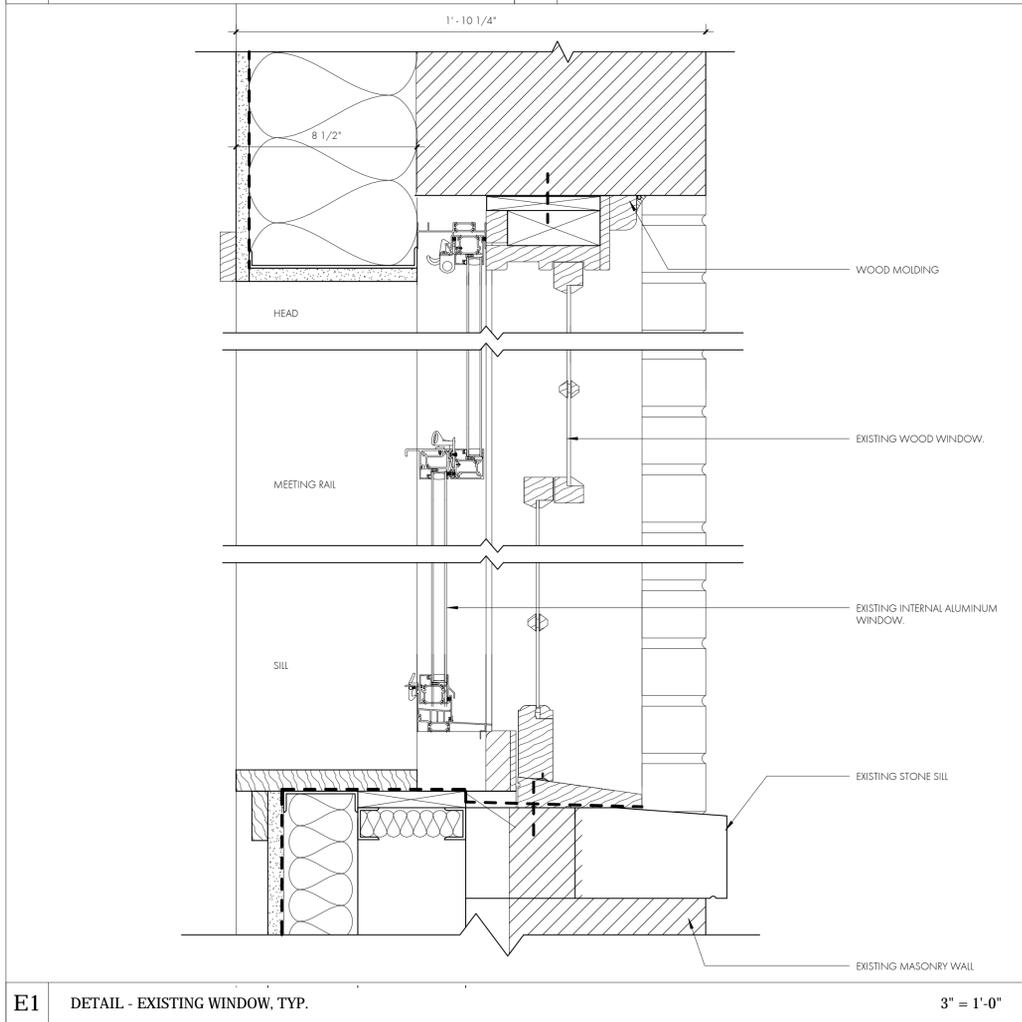
C5 DETAIL - NEW 6/6 WINDOW - LEVEL 4 3/8" = 1'-0"



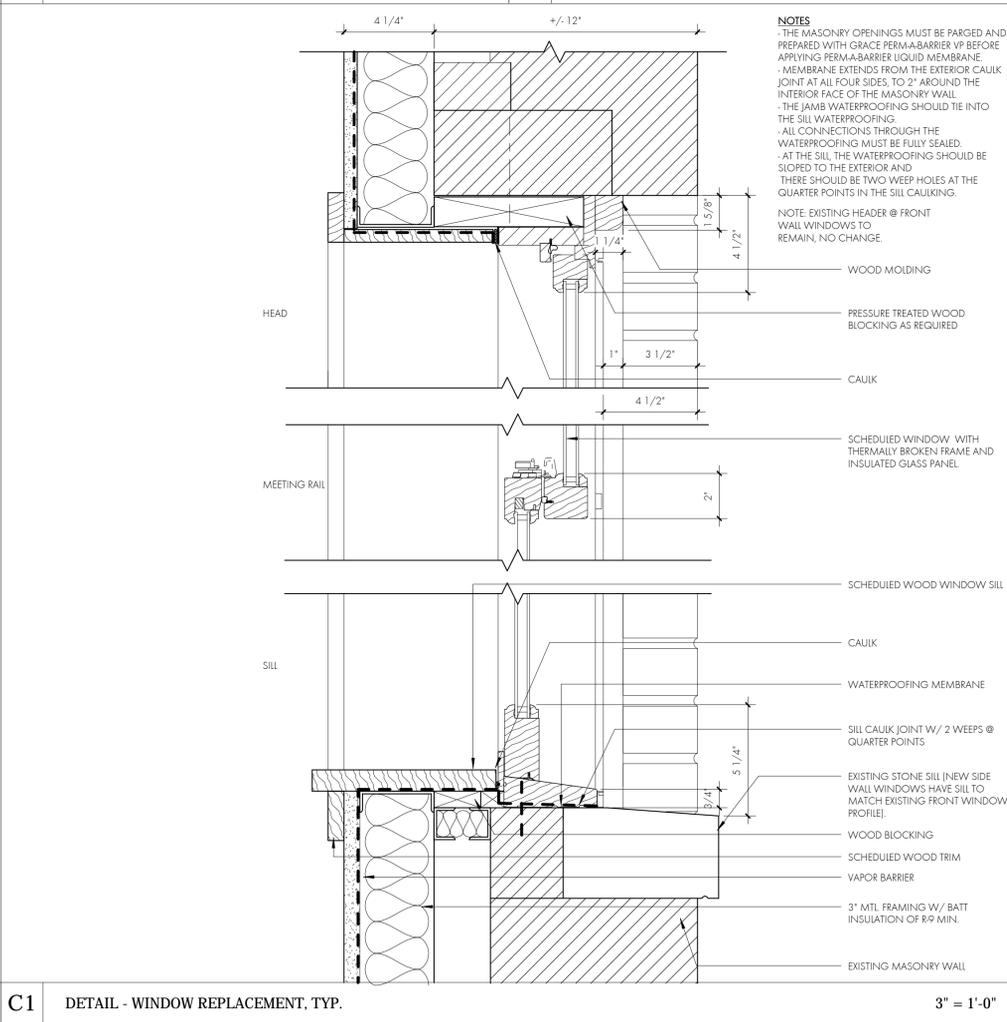
B4 DETAIL - EXISTING 6/6 WINDOW - LEVEL 3 3/8" = 1'-0"



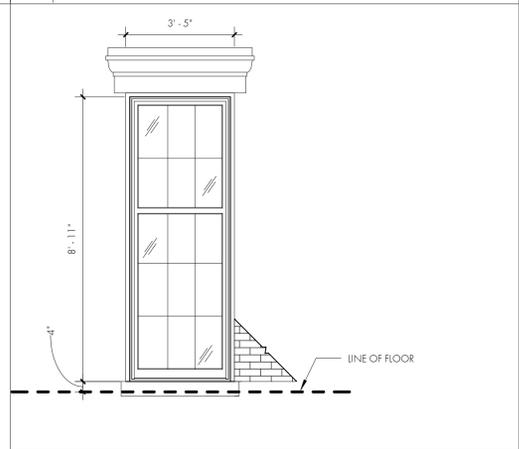
A3 DETAIL - EXISTING 6/6 WINDOW - LEVEL 2 3/8" = 1'-0"



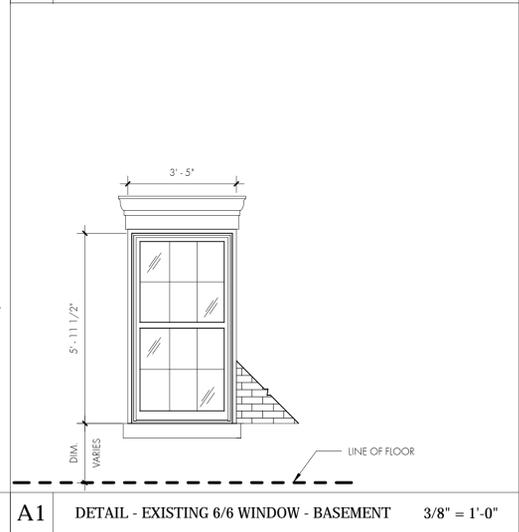
E1 DETAIL - EXISTING WINDOW, TYP. 3" = 1'-0"



C1 DETAIL - WINDOW REPLACEMENT, TYP. 3" = 1'-0"



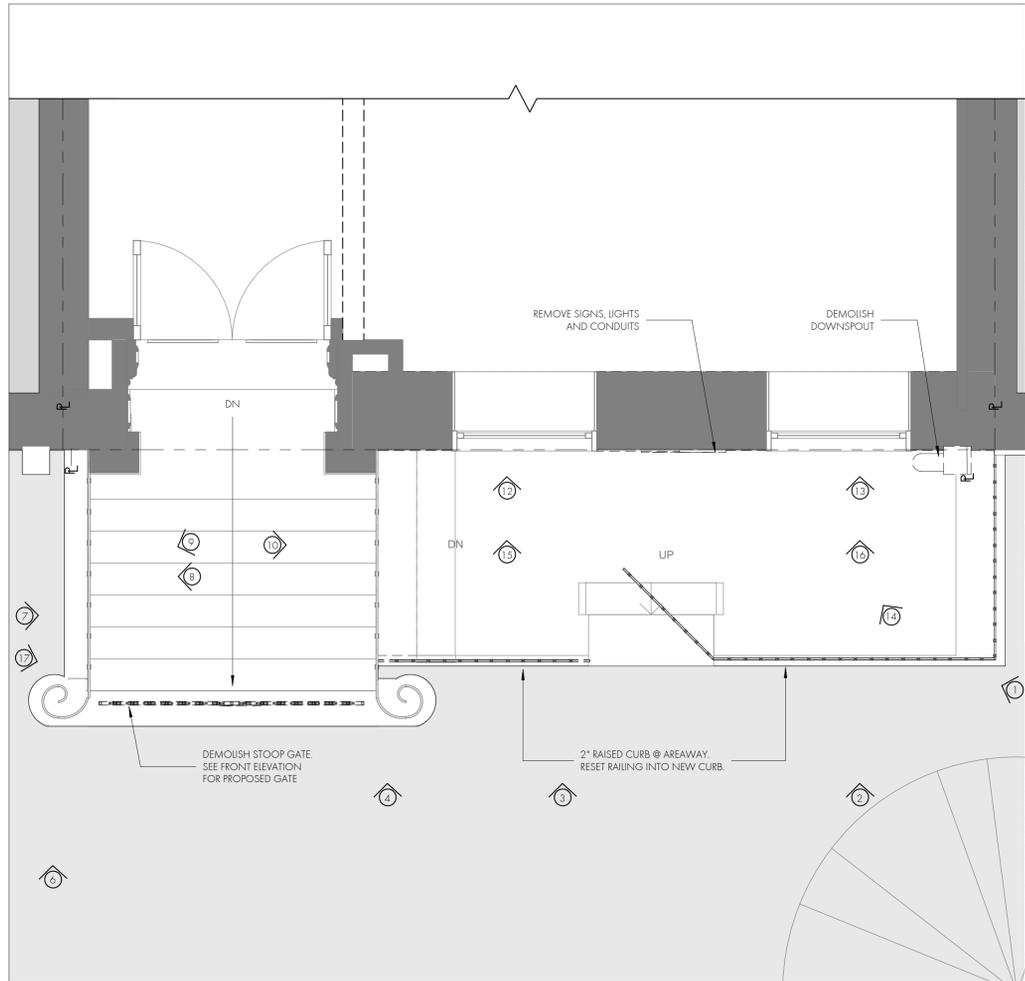
A2 DETAIL - EXISTING 6/9 WINDOW - LEVEL 1 3/8" = 1'-0"



A1 DETAIL - EXISTING 6/6 WINDOW - BASEMENT 3/8" = 1'-0"

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C5 RAILING PHOTO #15

- RETAIN UPPER HORIZONTAL BAR. REATTACH @ ORIGINAL ANCHOR POINTS, LEFT+RIGHT
- REPAIR STRIP & REPAINT RAILINGS AS NEEDED
- REMOVE WINDOW GATE FRAME + HINGES
- WINDOW GUARD @ BASEMENT
- REINSTALL VERTICAL BARS TO MATCH OTHER WINDOW
- REMOVE RED COATING & RECOAT WITH BROWNSTONE MATERIAL TO MATCH STOOP, TYPICAL ENTIRE FRONT AREAWAY.



B5 RAILING PHOTO #16

- REPAIR & REPAINT RAILINGS AS NEEDED
- WINDOW GUARD @ BASEMENT
- REPLACE SIDEWALK HATCH PAINT BROWN TO MATCH TONE OF THE BROWNSTONE.
- TYPICAL FOR BOTH BASEMENT WINDOW GUARDS



A5 RAILING PHOTO #10

- REPAIR BROKEN SCROLLS @ TOP RAIL
- REPLACE MISSING PIECE



C4 RAILING PHOTO #14

- REPAIR & REPAINT RAILINGS AS NEEDED
- REMOVE LIGHTS, CONDUITS, DOWNSPOUT & SIGN
- JULIET RAILINGS @ FRONT FACADE
- REPLACE MISSING IRONWORK @ RAILING



B4 RAILING PHOTO #9

- REPLACE/REPAIR MISSING & BROKEN SCROLLS
- REPLACE GATE PER DESIGN DRAWINGS.



A4 RAILING PHOTO #7

- REPAIR & REPAINT GATE & RAILING WHERE NEEDED
- REPLACE/REPAIR BROKEN SCROLLS @ TOP RAIL



C3 RAILING PHOTO #13

- REPAIR & REPAINT RAILING AS NEEDED
- JULIET RAILING @ FRONT FACADE



B3 RAILING PHOTO #8

- INSTALL MISSING TOP RAIL PORTION
- REPLACE/REPAIR BROKEN SCROLLS @ TOP RAIL



A3 RAILING PHOTO #3

- REPLACE BROKEN SCROLLS
- REPAIR & REPAINT RAILING WHERE NEEDED
- REPLACE MISSING PIECE @ 2ND RAILING

E3 ENLARGED DEMOLITION PLAN - PHOTO KEY 1/2" = 1'-0"

GENERAL NOTES FOR FACADE, STOOP & RAILING REPAIRS:

1. ALL IRON WORK TO BE SCRAPED OF ALL PAINT AND REPAINTED BLACK.
2. SOURCE FOR ALL MISSING RAILING COMPONENTS: ARCHITECTURAIIRON.COM
3. ALL BROWNSTONE TO BE REPAIRED USING JAHN BROWNSTONE MATERIALS OR EQUAL APPROVED BY NYC LANDMARKS PRESERVATION COMMISSION.

D2 GENERAL NOTES - RAILING REPAIRS



C2 RAILING PHOTO #12

- REPAIR & REPAINT RAILING AS NEEDED
- REPLACE MISSING PIECES OF IRONWORK
- JULIET RAILING @ FRONT FACADE
- REMOVE CONDUITS.



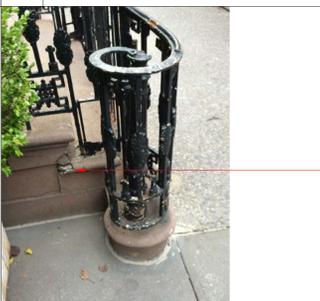
B2 RAILING PHOTO #6

- REPLACE GATE AT STOOP. SEE DESIGN DRAWINGS.
- INSTALL MISSING PIECE TO MATCH EXIST. PATTERN. SOURCE: ARCHITECTURAIIRON.COM



A RAILING PHOTO #4

- REPAIR & REPAINT RAILING WHERE NEEDED
- REPLACE MISSING IRON MOTIF @ CURVED RAILING



C1 STOOP PHOTO #17

- REPAIR SIDE OF FRONT STOOP. TYPICAL @ OPPOSITE SIDE.



B1 RAILING PHOTO #2

- REMOVE ALL CHAINS & BIKE LOCKS ATTACHED TO RAILING. TYPICAL
- REPLACE MISSING & BROKEN SCROLLS
- REPAIR & REPAINT RAILING WHERE NEEDED
- REPLACE MISSING PIECE @ 2ND RAILING



A1 RAILING PHOTO #1

- REMOVE DOWNSPOUT. PATCH & INFILL AT CONNECTIONS TO BUILDING
- REPLACE MISSING PIECE @ 2ND RAILING
- REPAIR & REPAINT RAILING WHERE NEEDED

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Photos - Railing
and Front Stoop
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