

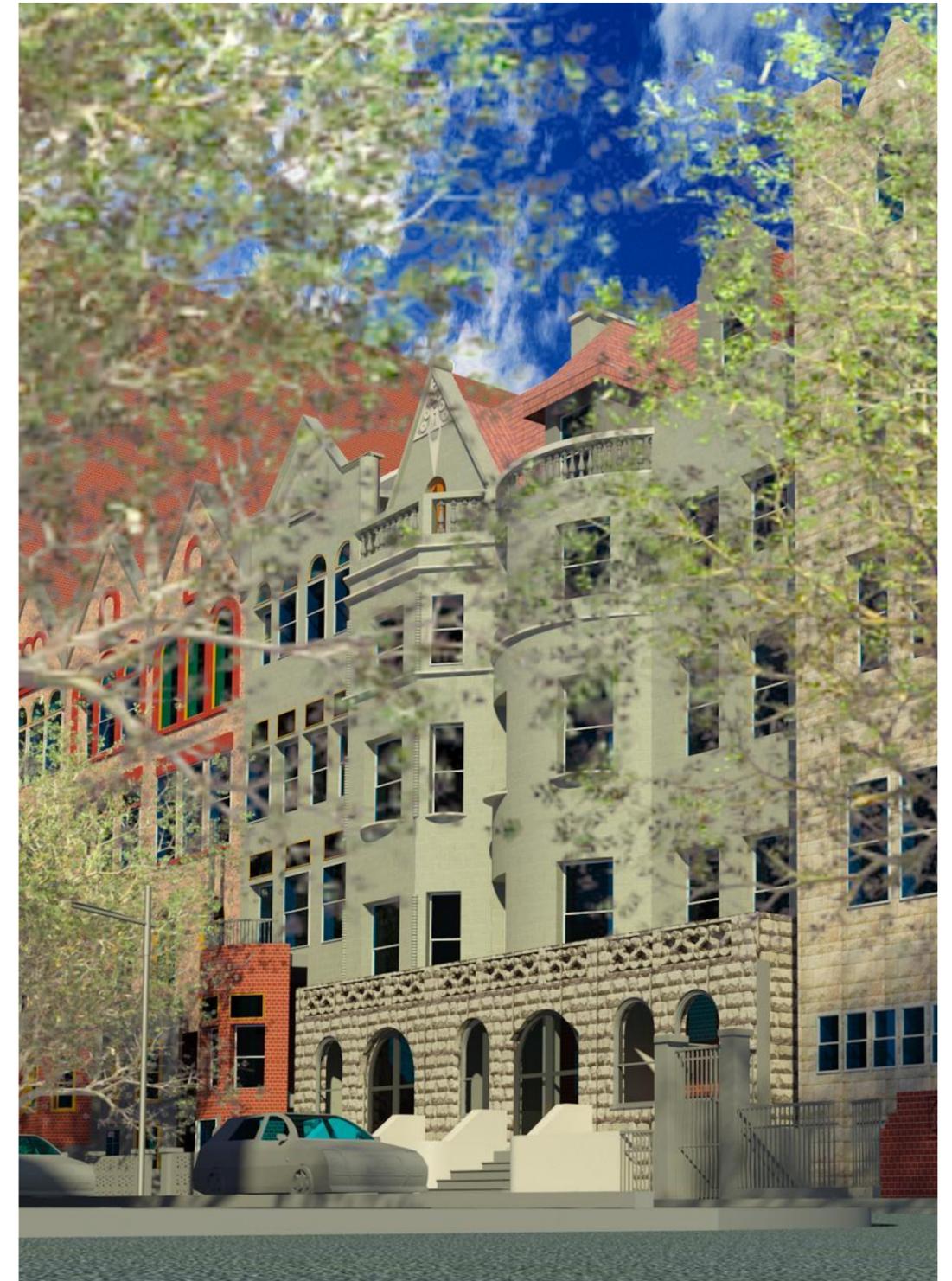
270 West 77th Street

Landmarks Preservation Commission
July 21, 2015

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Charles J. Nafie Architects
30 East 60th Street
New York, NY 10022





1940 Tax Photo



Photo Image 11-17-14



Site Diagram



(A) View From West End Ave
Photo Image 6/9/2015



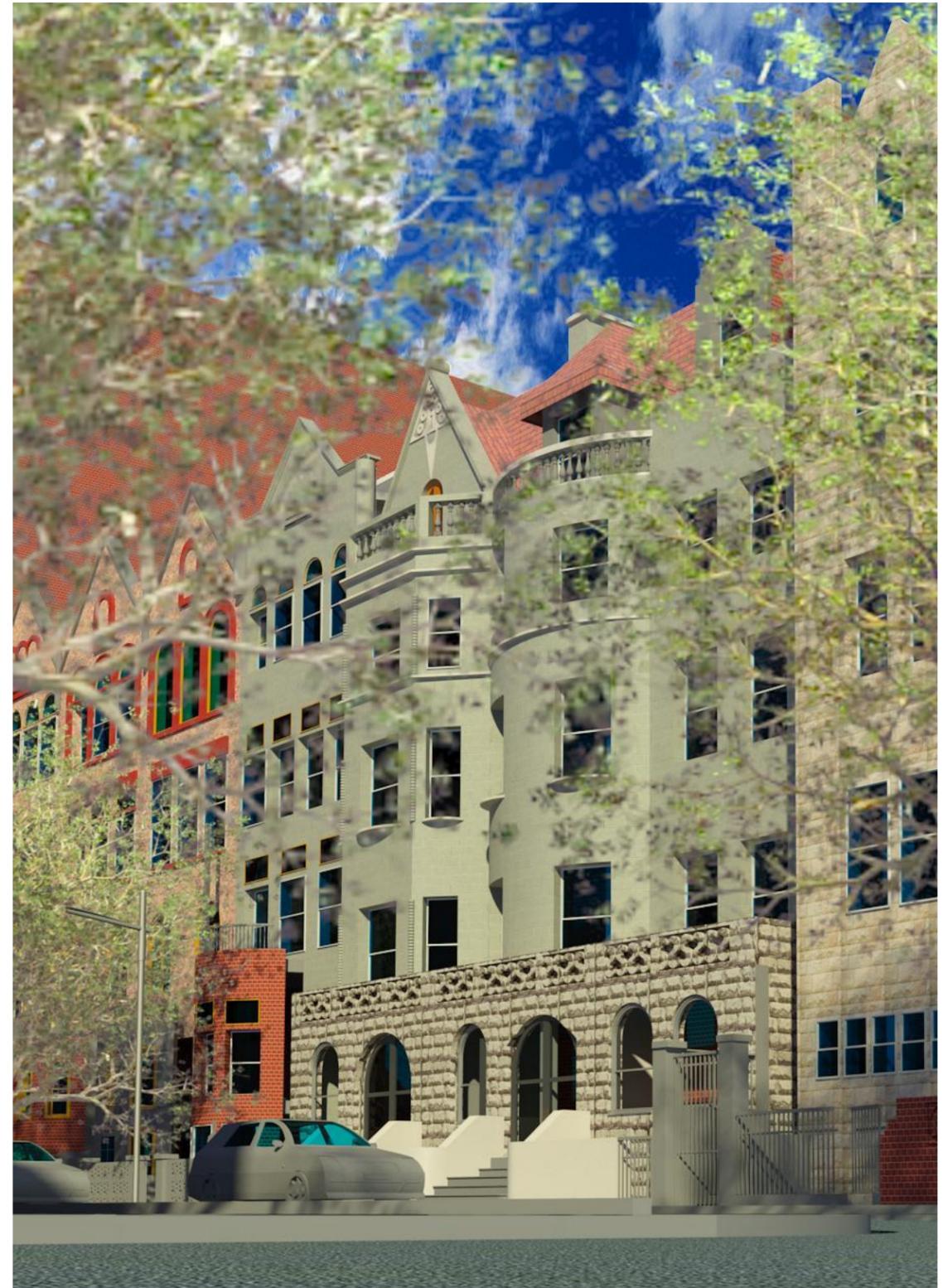
(C) View From Broadway Corner East
Photo Image 6/9/2015



(B) View From Cross Street
Photo Image 6/9/2015



Photo Image 6/9/2015



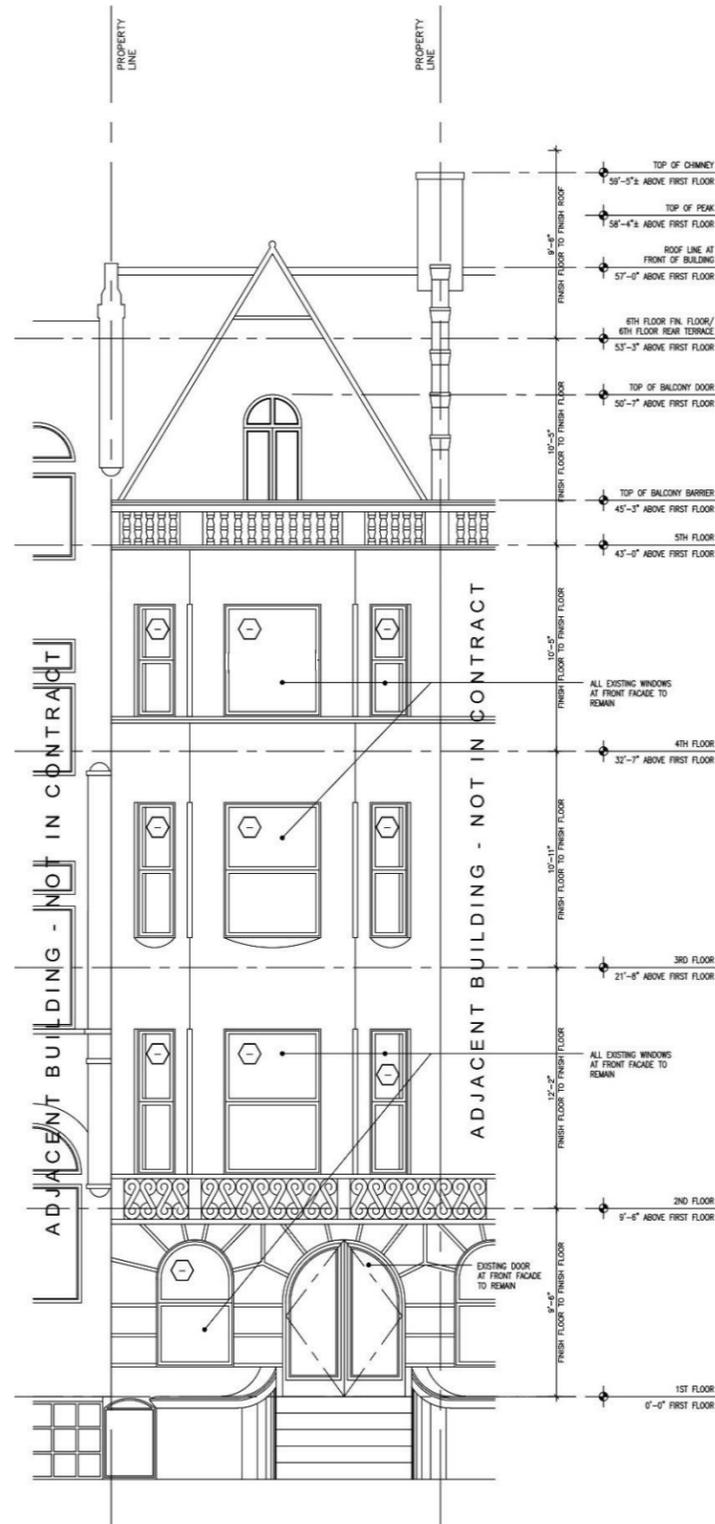
Proposed Street View



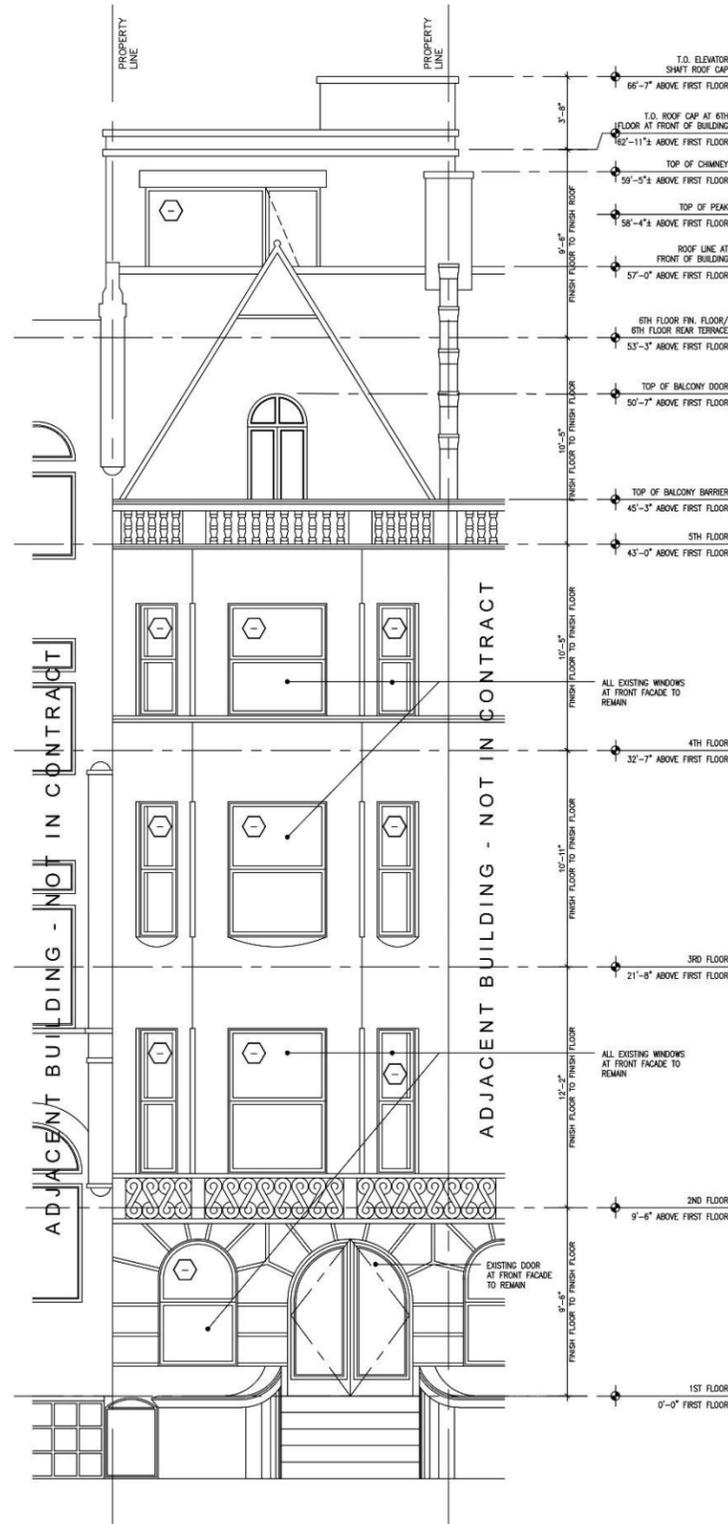
Line Drawing Street Elevation



77TH STREET ELEVATION



EXISTING FRONT FACADE



PROPOSED FRONT FACADE



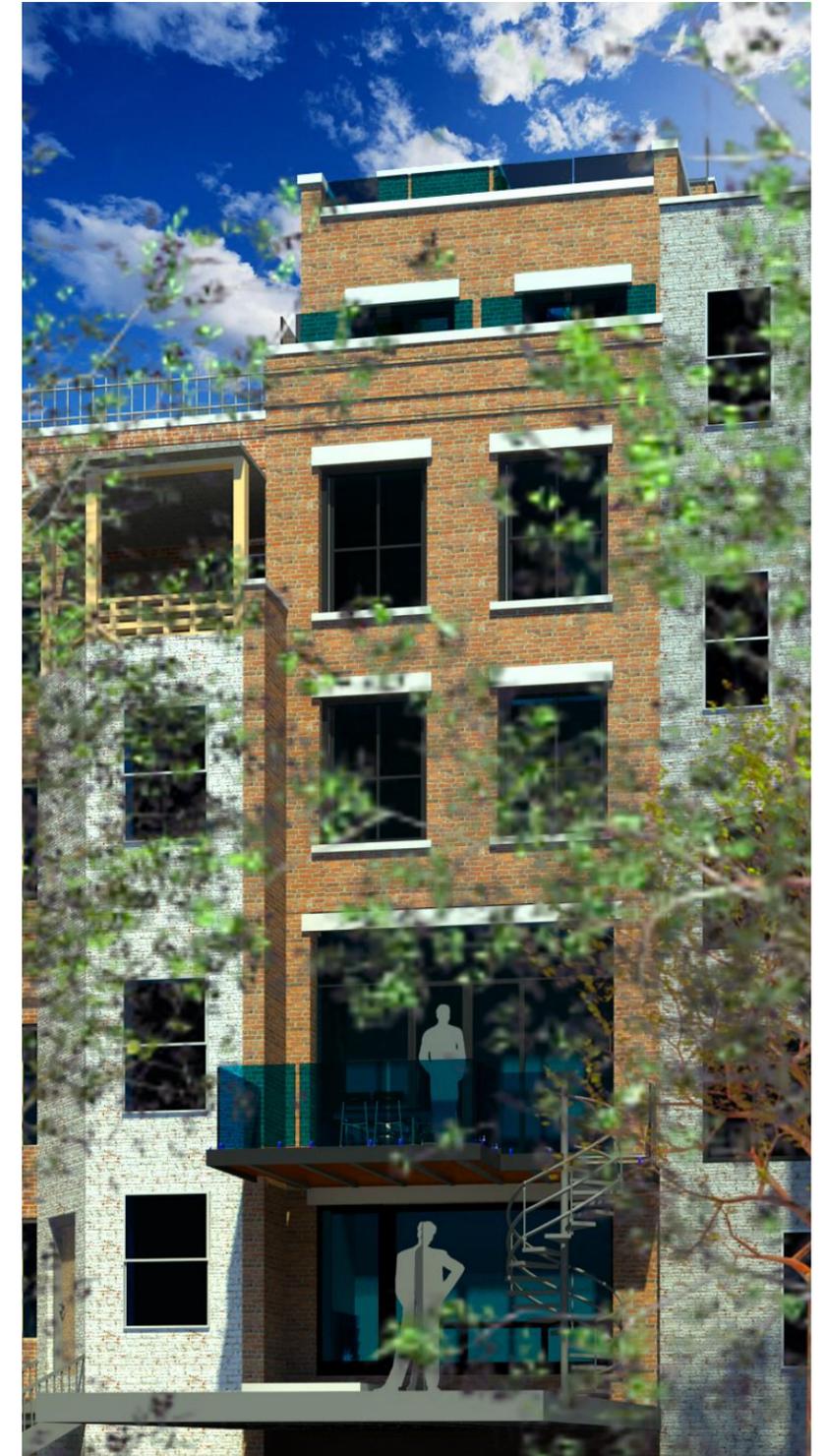
ILLUSTRATED IMAGE OF FRONT FACADE



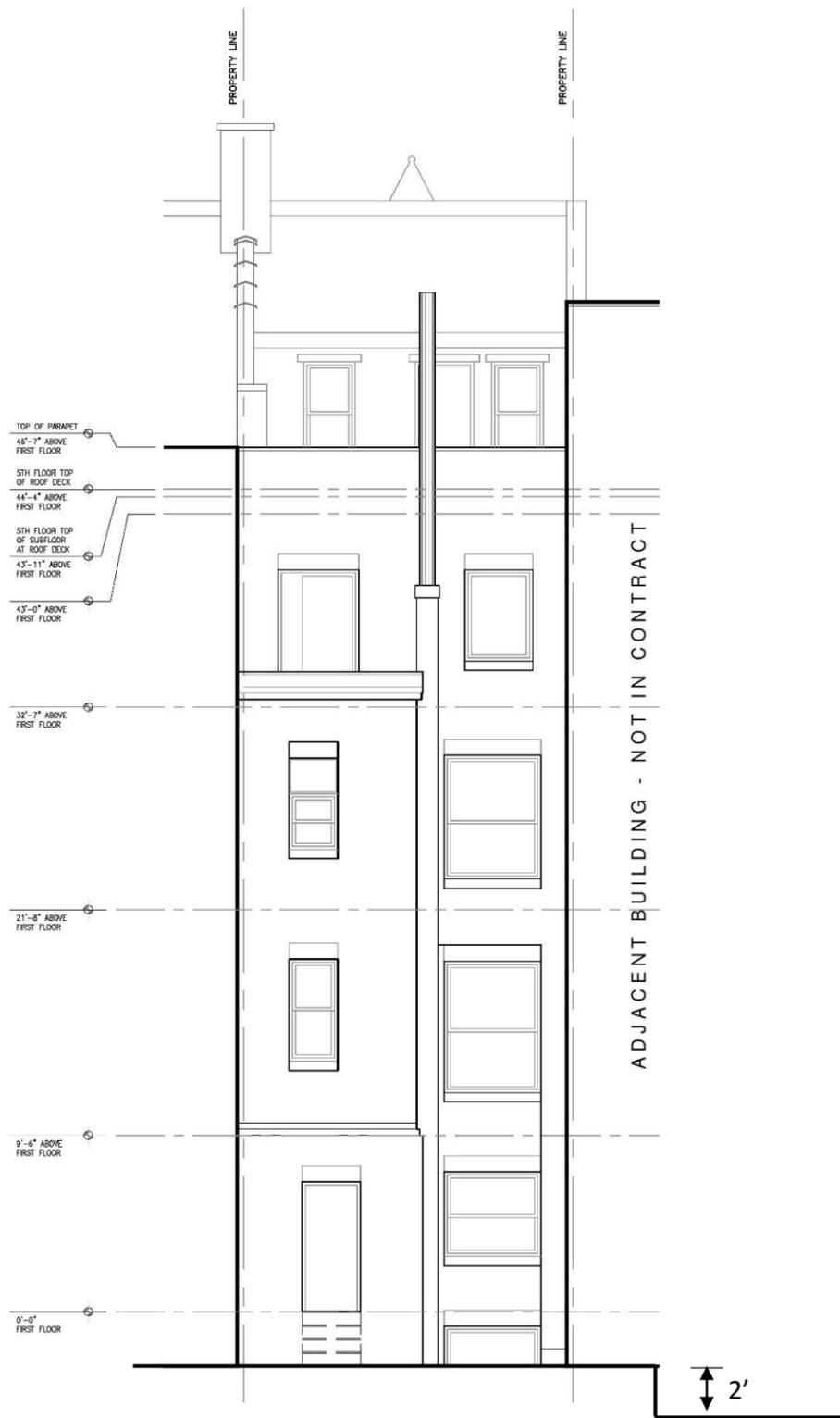
Proposed Rear Courtyard View



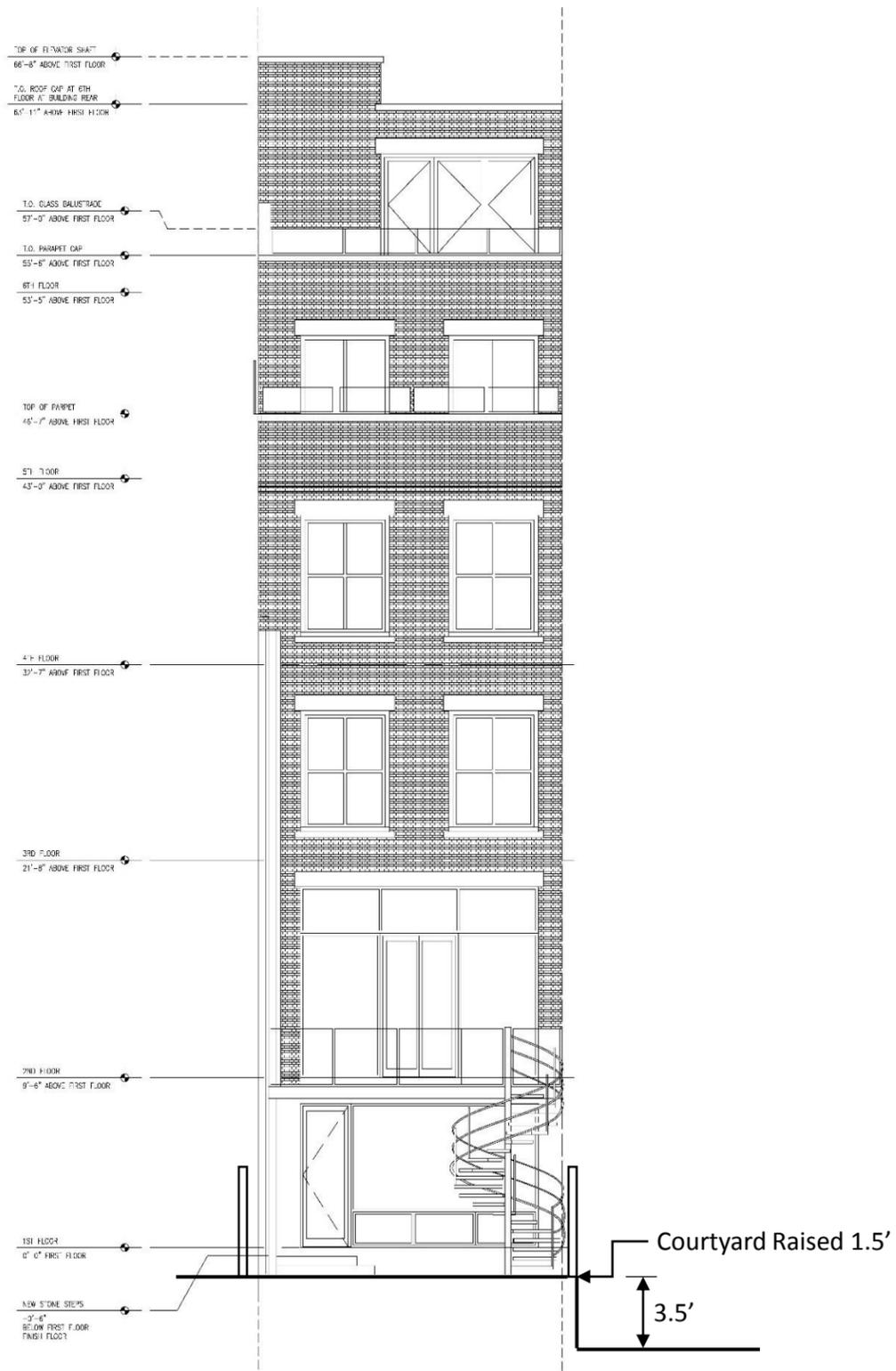
Photo Image 12/22/2014



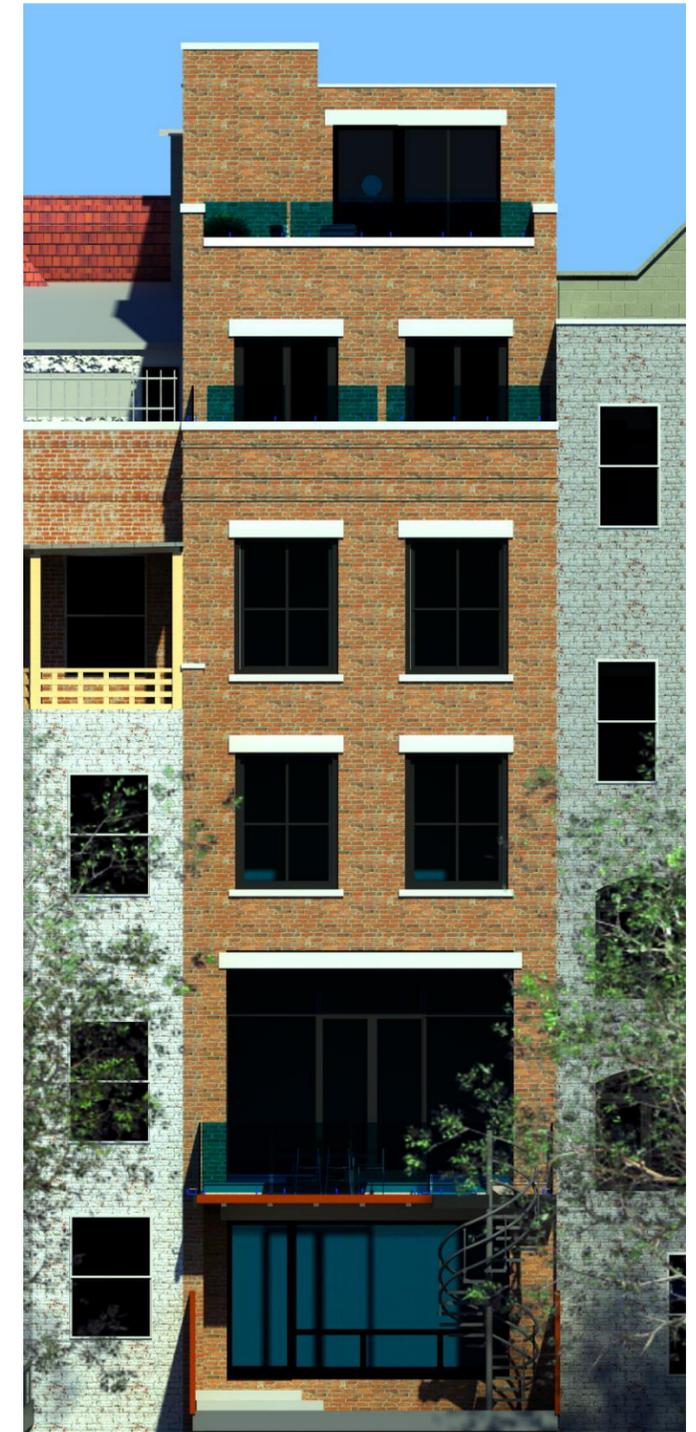
Proposed Rear Courtyard View



EXISTING REAR FACADE



PROPOSED REAR FACADE



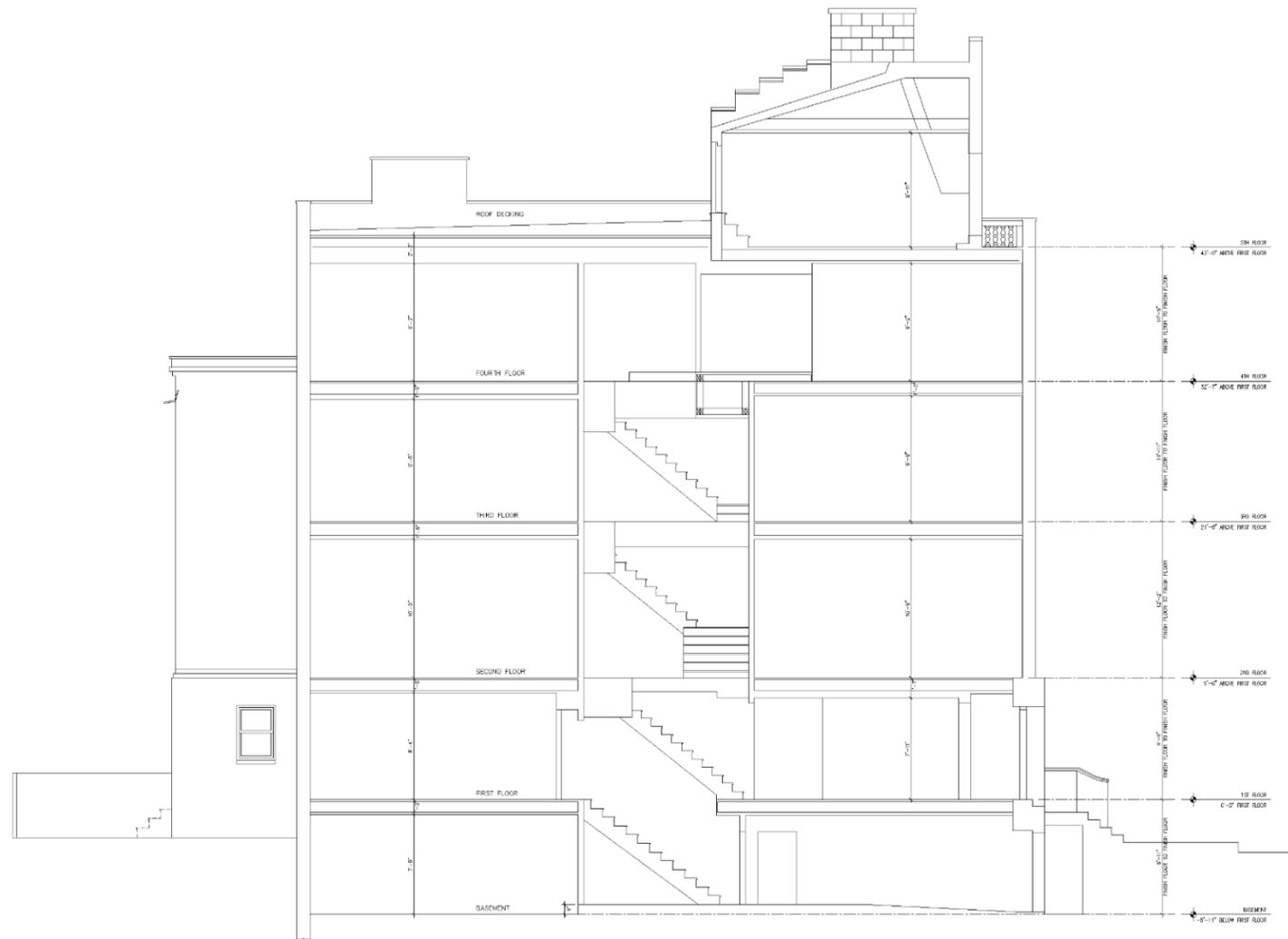
ILLUSTRATED IMAGE OF REAR FACADE



Existing Rear Courtyard Elevation



Line Drawing Rear Courtyard Elevation



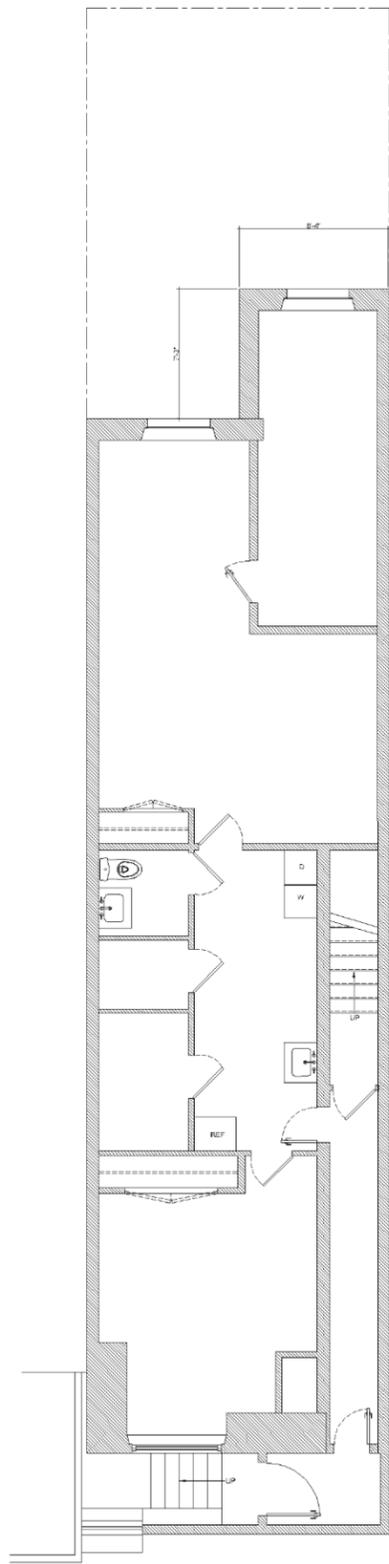
WEST 77TH STREET

EXISTING SECTION

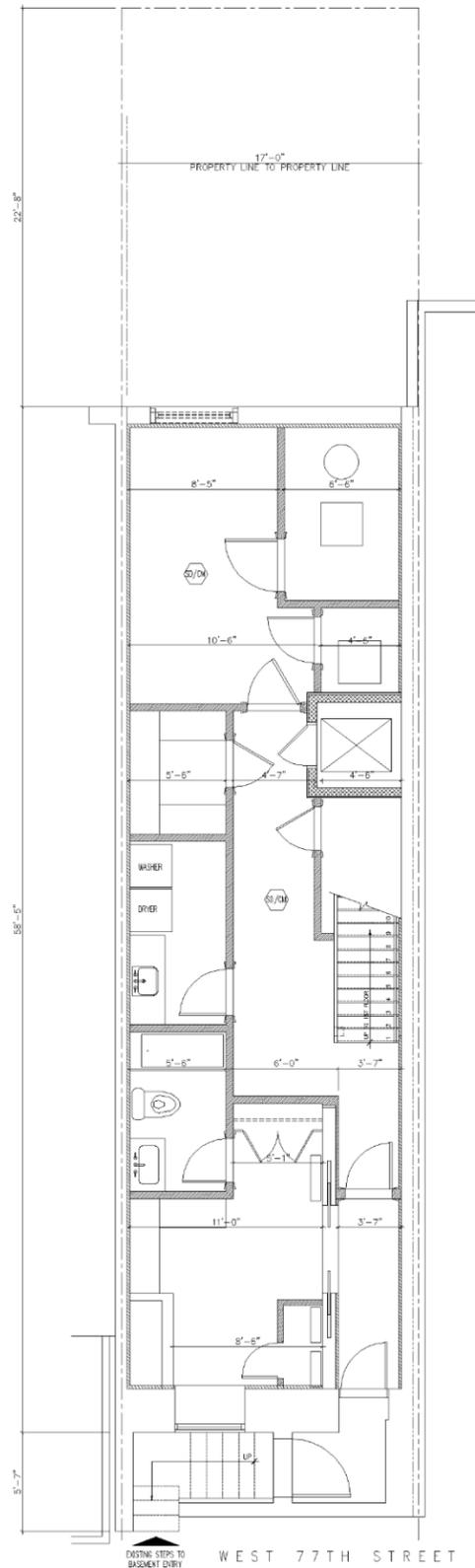


WEST 77TH STREET

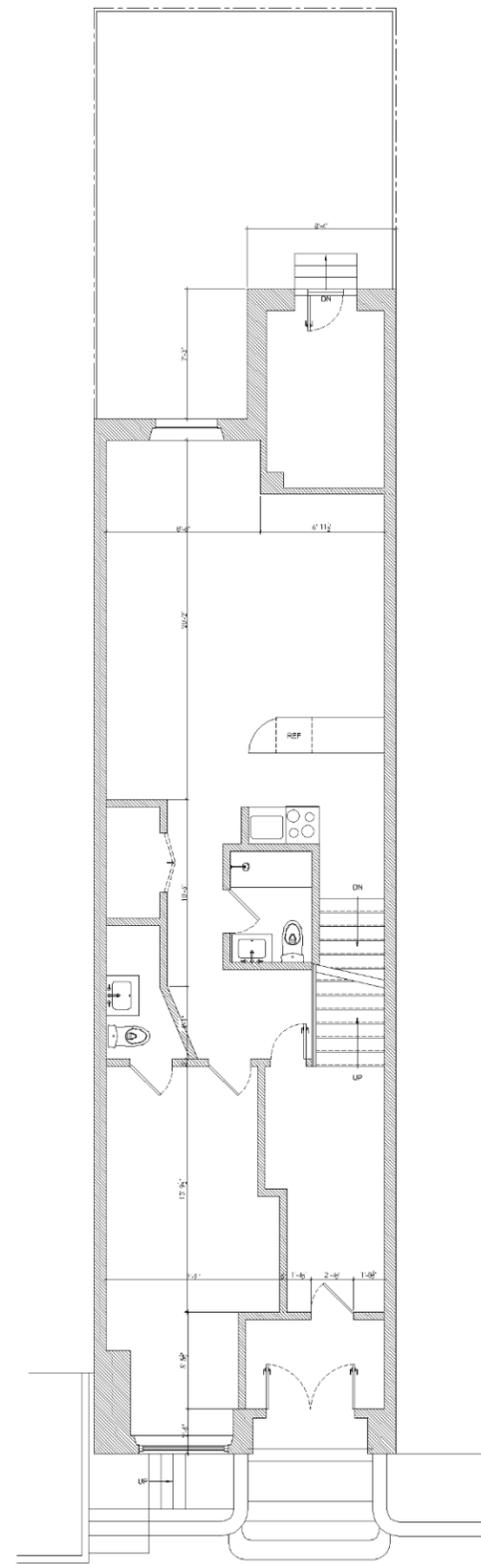
PROPOSED SECTION



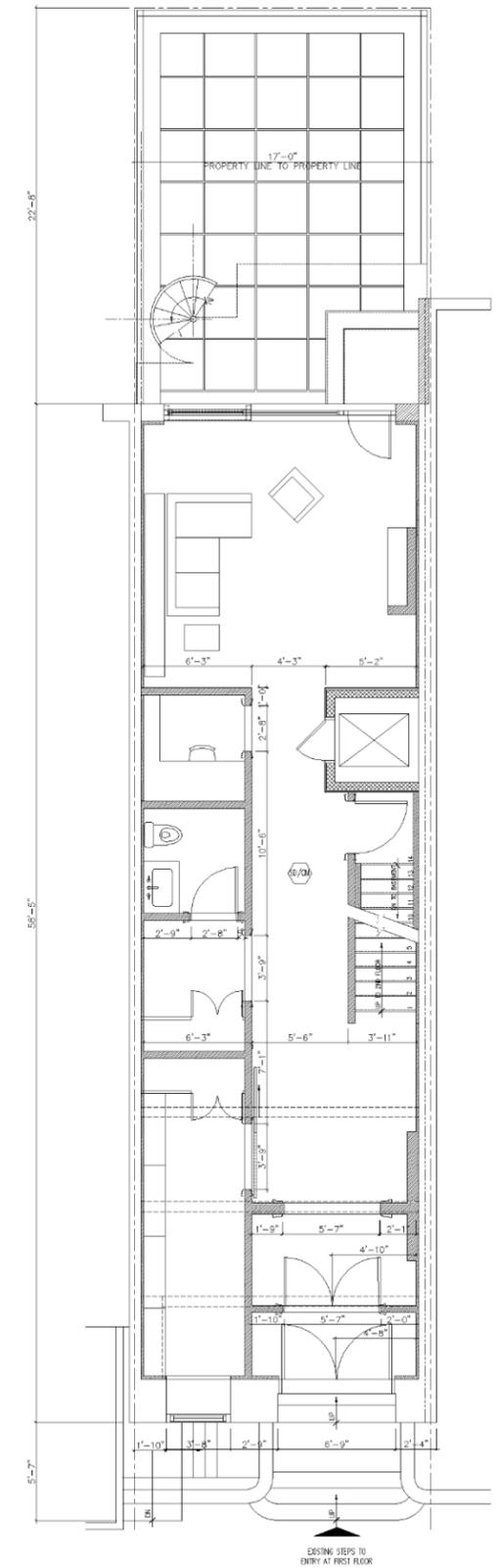
EXISTING
CELLAR PLAN



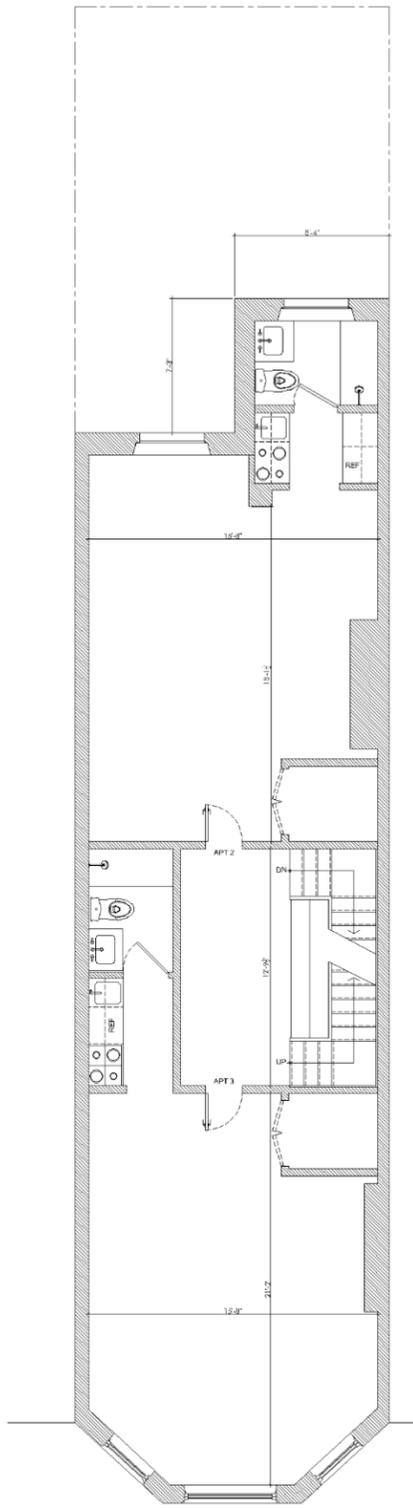
PROPOSED
CELLAR PLAN



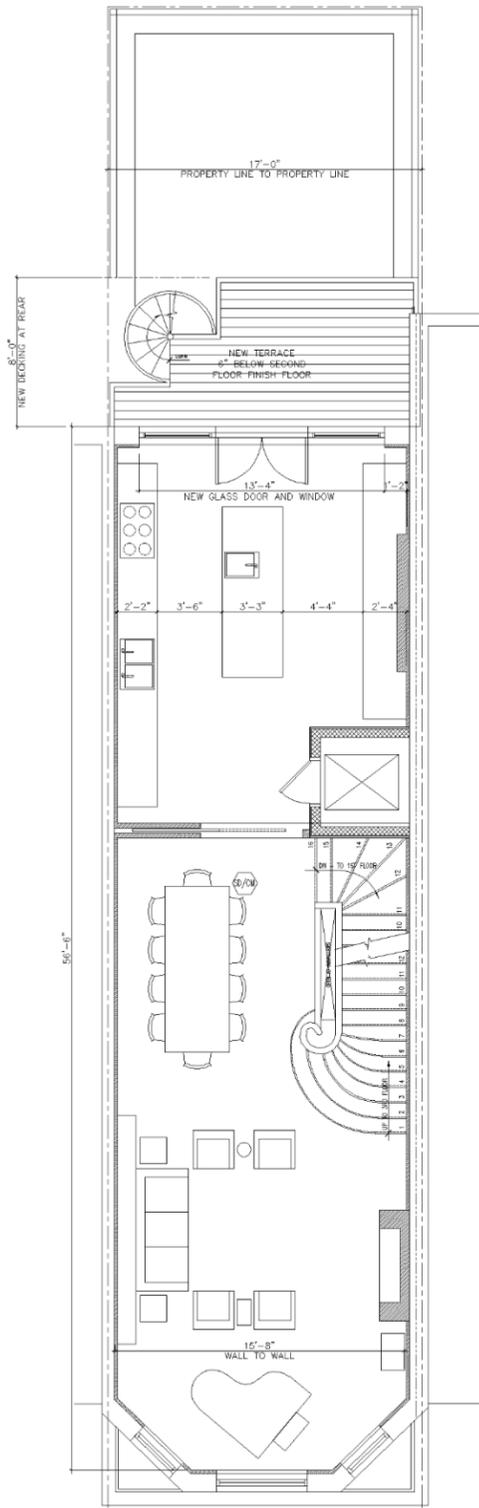
EXISTING FIRST
FLOOR PLAN



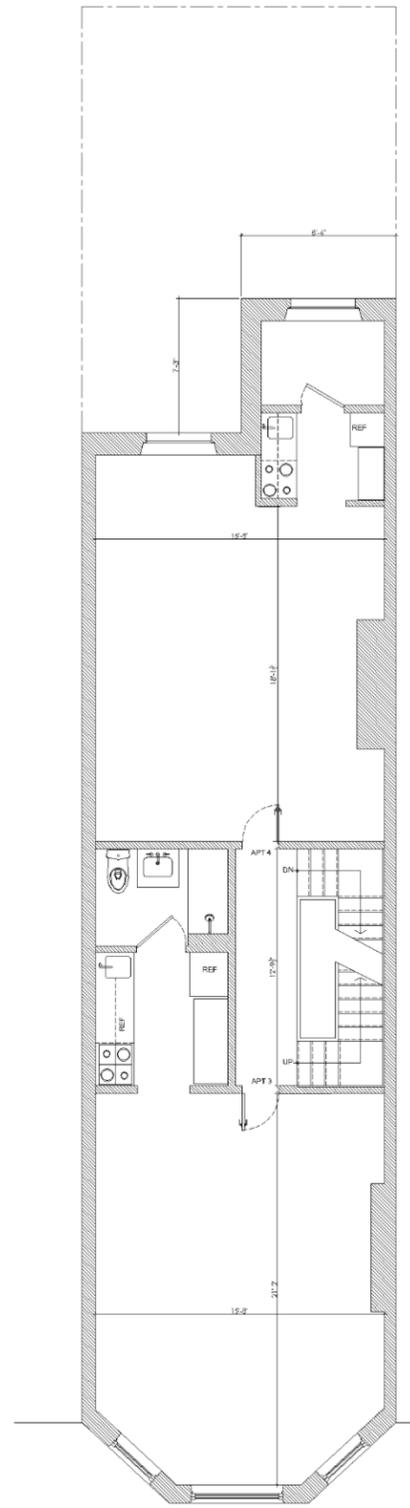
PROPOSED FIRST
FLOOR PLAN



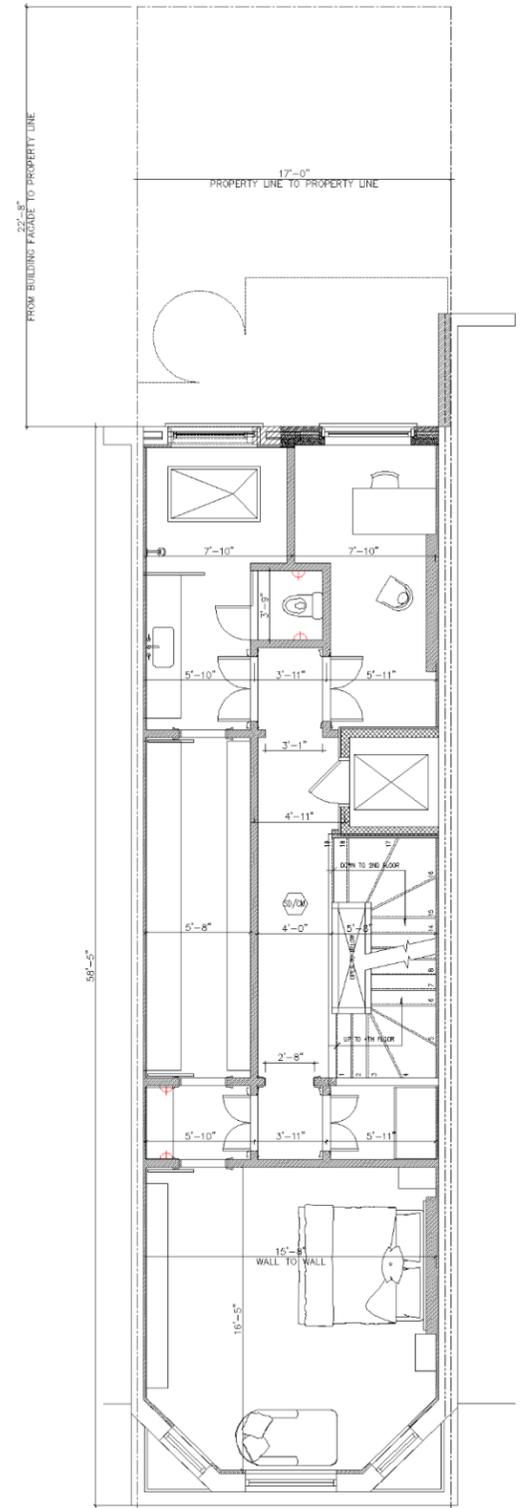
EXISTING SECOND FLOOR PLAN



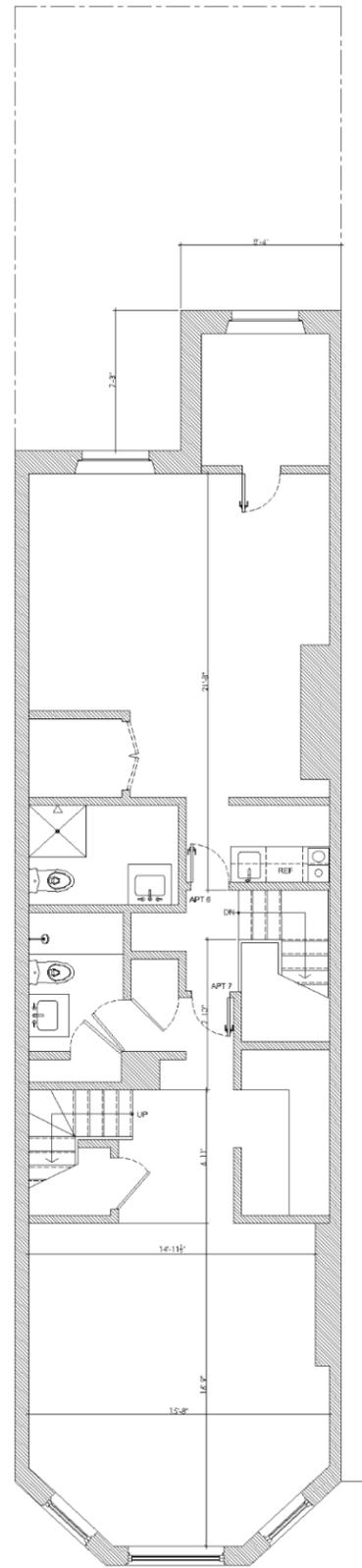
PROPOSED SECOND FLOOR PLAN



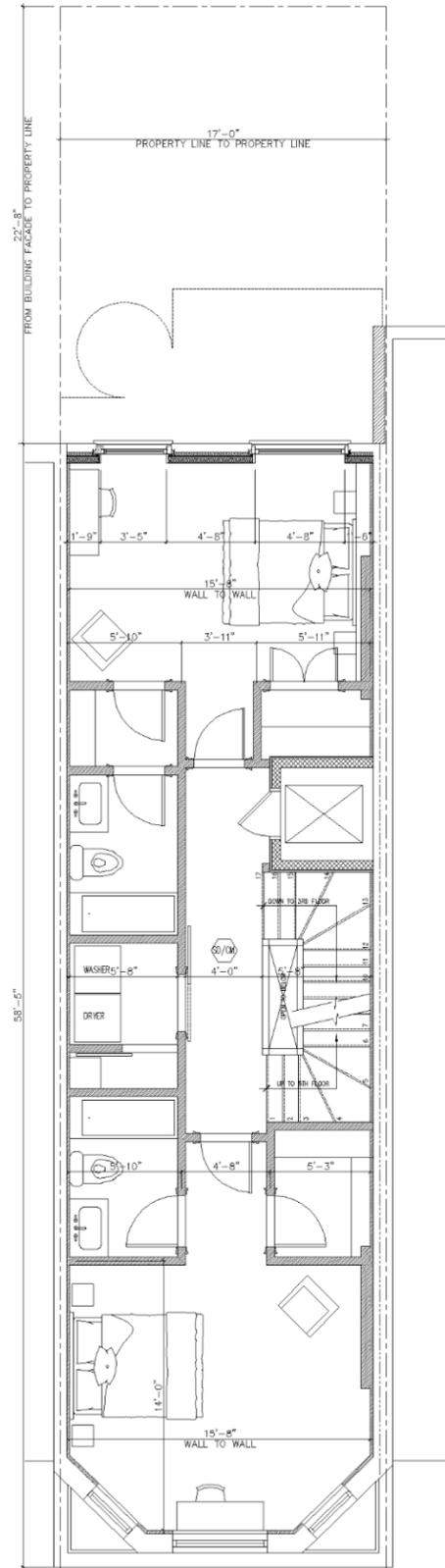
EXISTING THIRD FLOOR PLAN



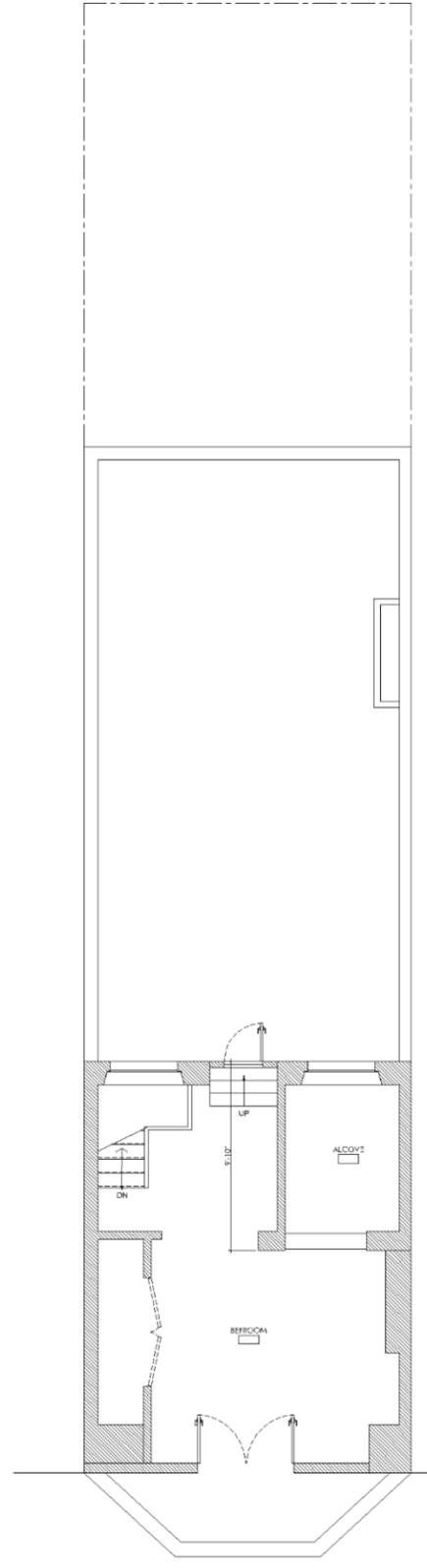
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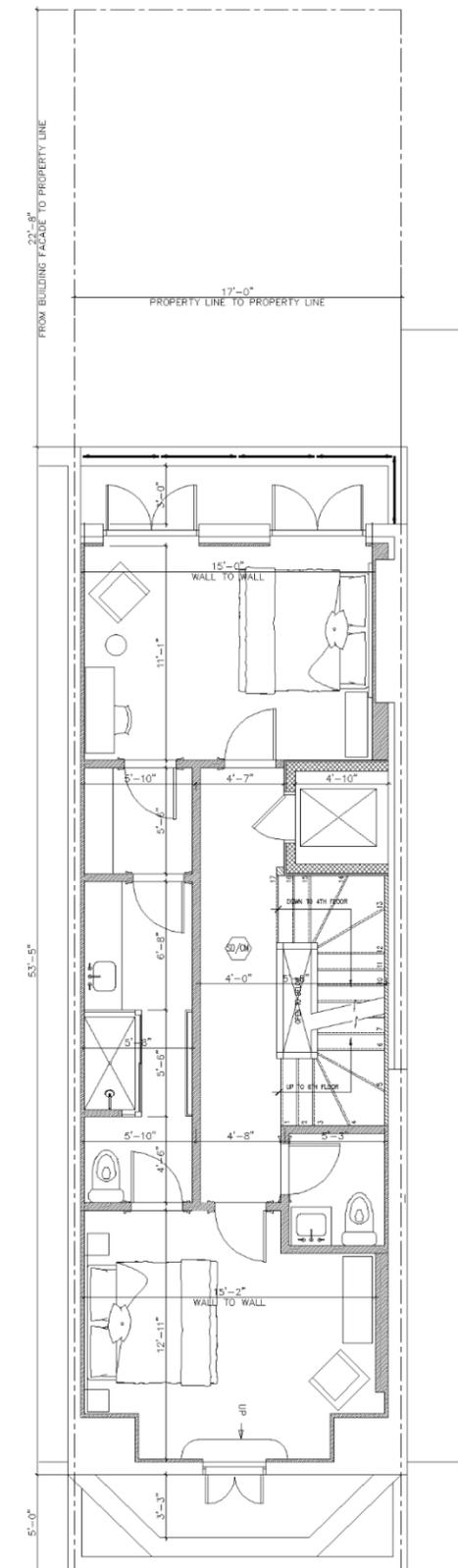
EXISTING FOURTH FLOOR PLAN



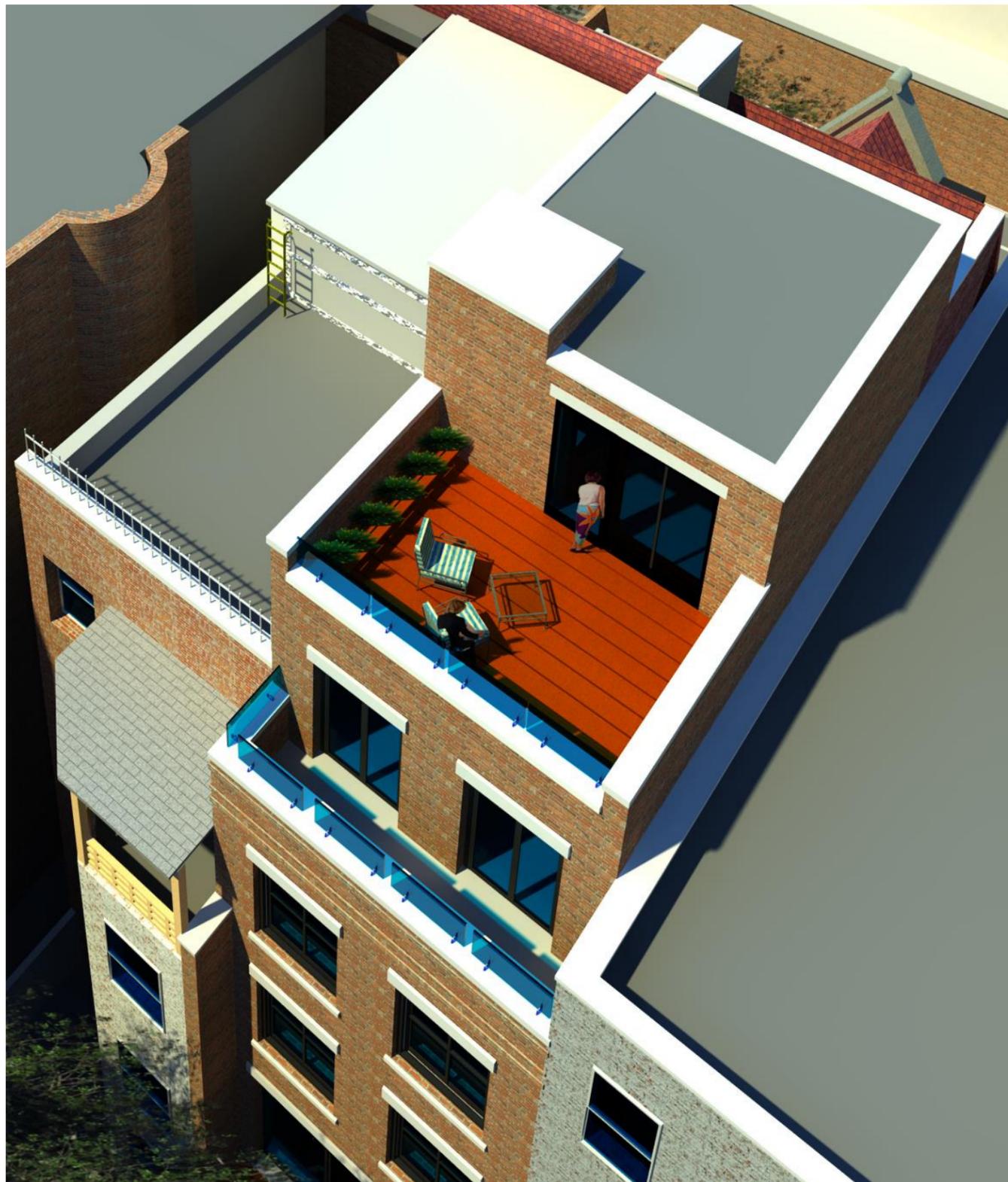
PROPOSED FOURTH FLOOR PLAN



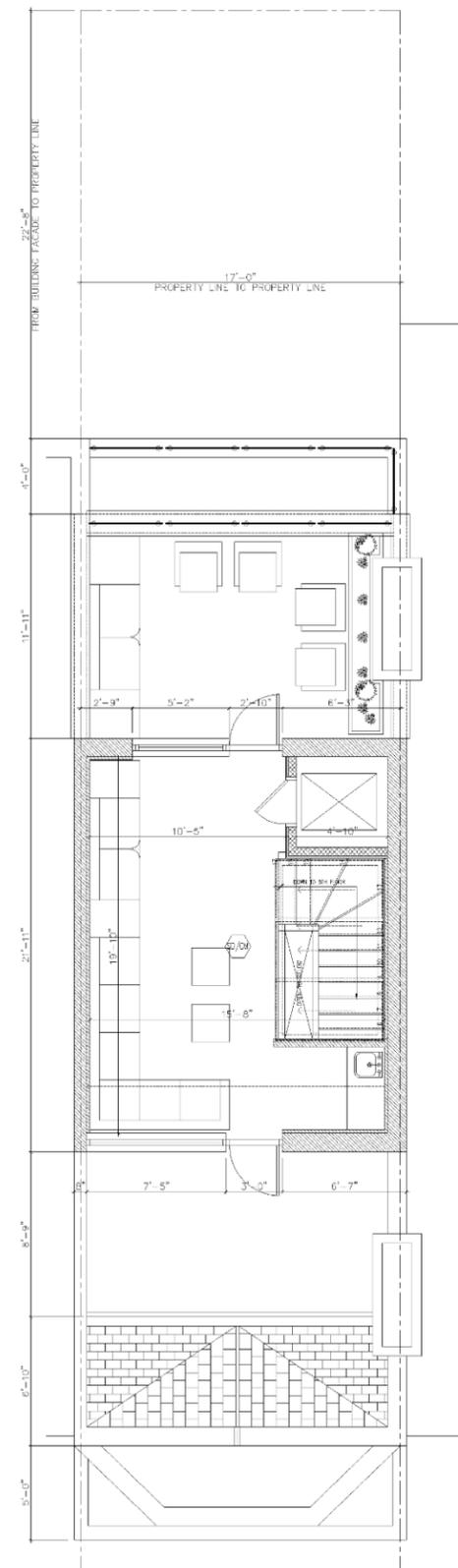
EXISTING FIFTH FLOOR PLAN



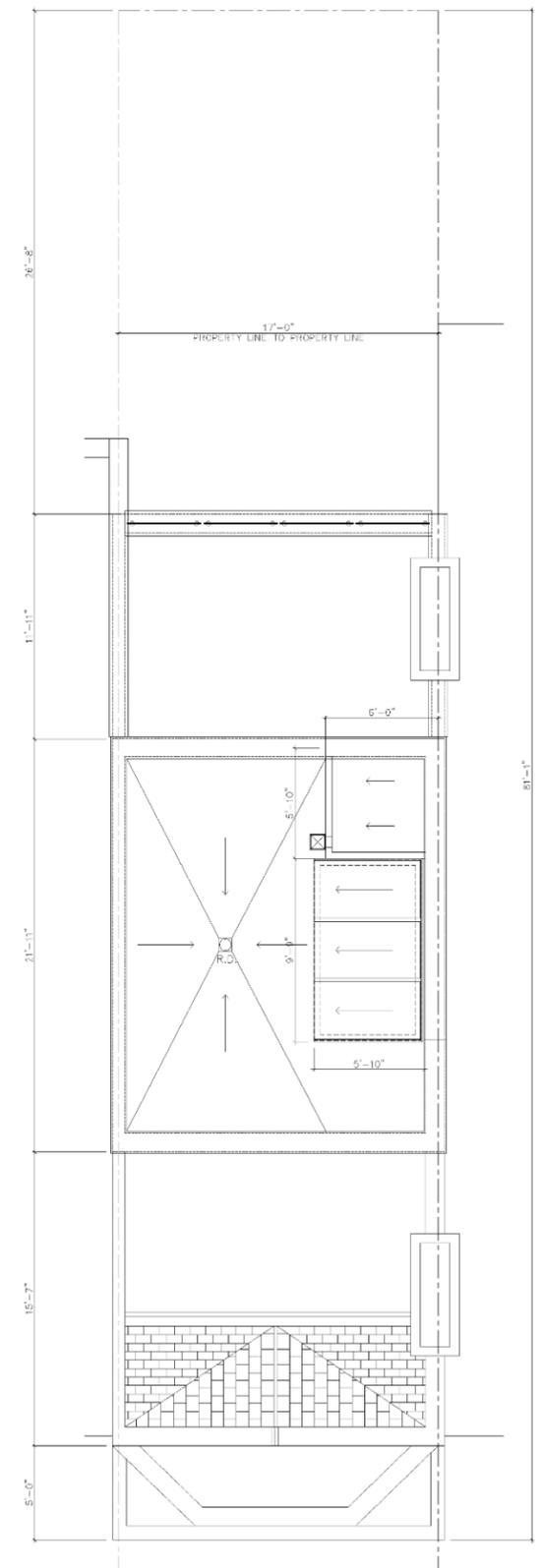
PROPOSED FIFTH FLOOR PLAN



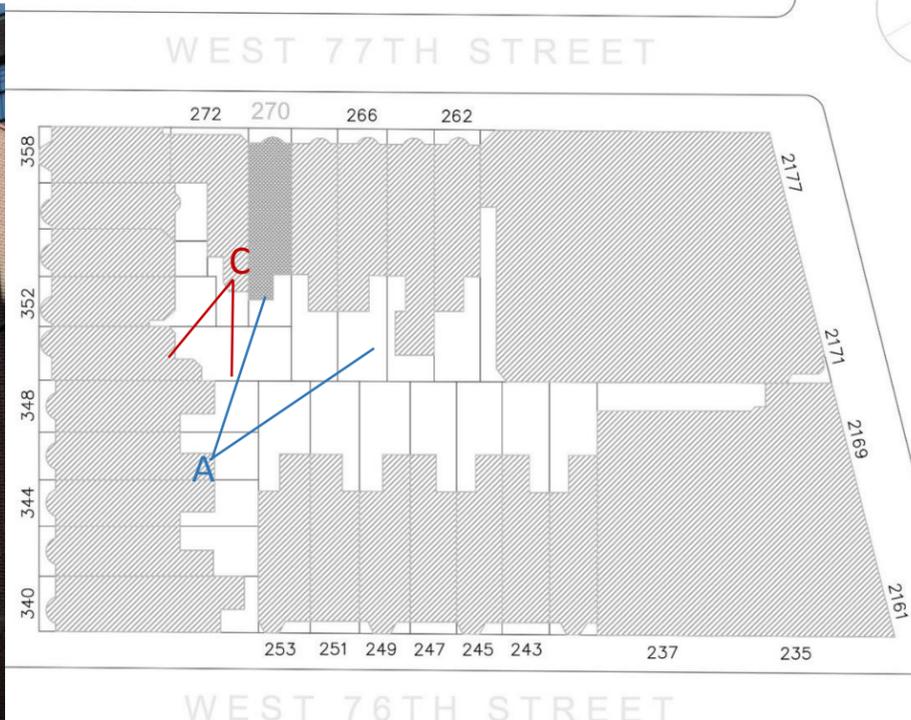
Illustrated View of Penthouse Additions



SIXTH FLOOR PLAN

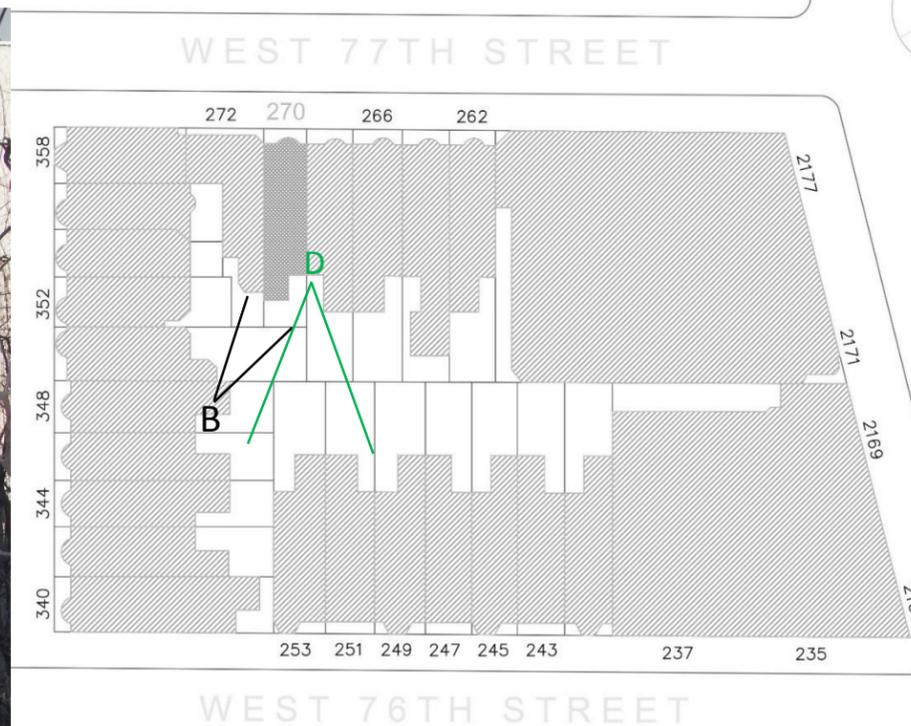


ROOF PLAN



(A) Adjacent Properties 266 – 264 W

(C) Adjacent Properties West End



(B) 270 – 276 W 77th – Clarence True Row House

(D) Rear Photo Image – West 76th Street



270 – 276 W 77th – Clarence True Row House



Elevation Detail – 270 & 268 W 77th Street



Masonry Detail – 272 W 77th Street



Corbeling Detail – Photo 7-2-2015



Illustrated Image Of
Corbeling Detail W/ Proposed Rear Facade



Illustrated View of Penthouse Additions



Photo Image Mock-Ups 06-15-15



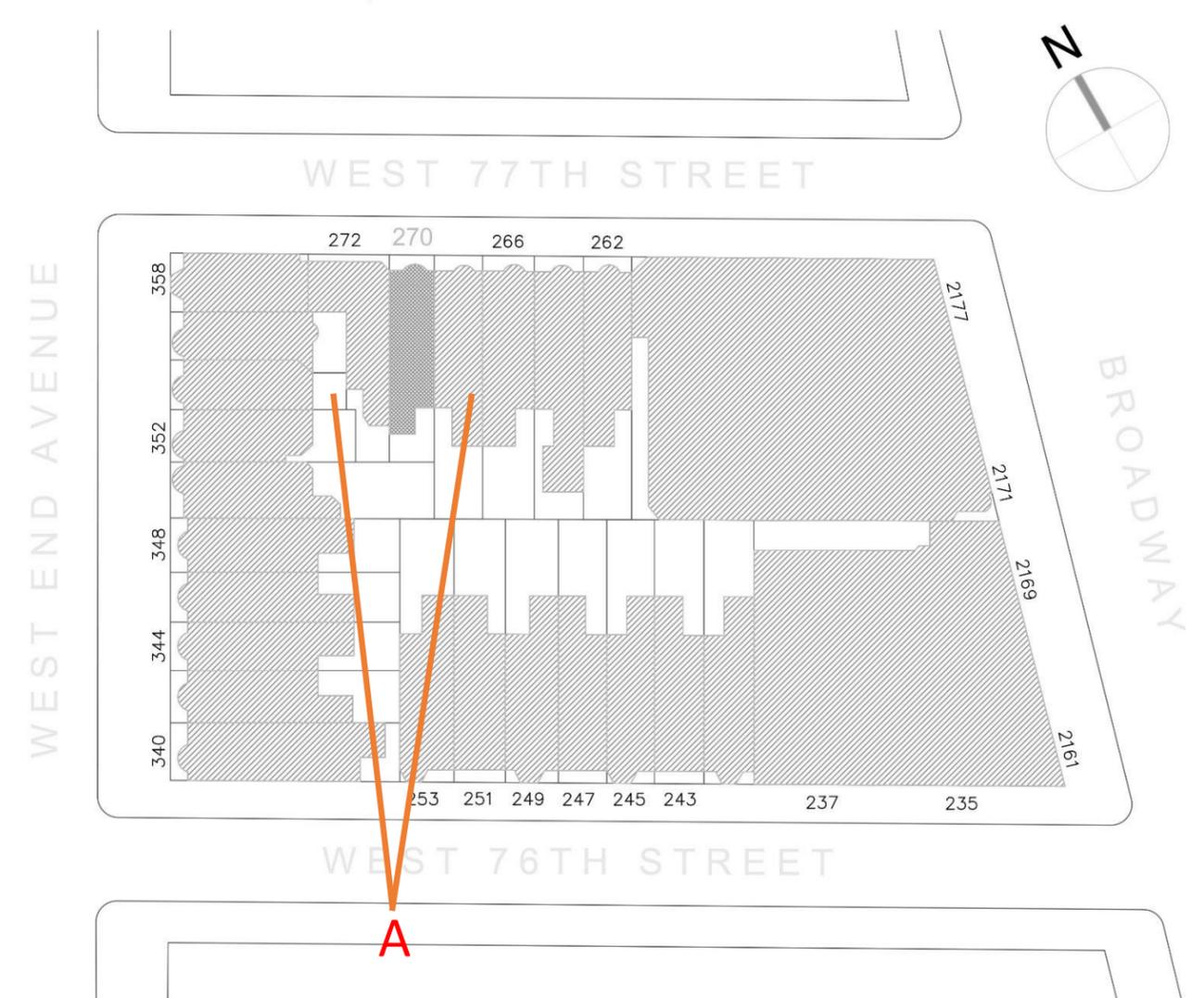
Photo Image Mock-Ups 06-15-15



Rendered View From 76 Street



Zoom View of Mockup 76 Street



View From 76 Street

ZONING INFORMATION

BLOCK: 1168 ZONING DISTRICT: R10A
 LOT NUMBER: 160 CONSTRUCTION CLASS:
 ZONING MAP: 5d

CHANGE IN USE - EXISTING MULTI-FAMILY (7) TO SINGLE FAMILY

ZONING CALCULATION

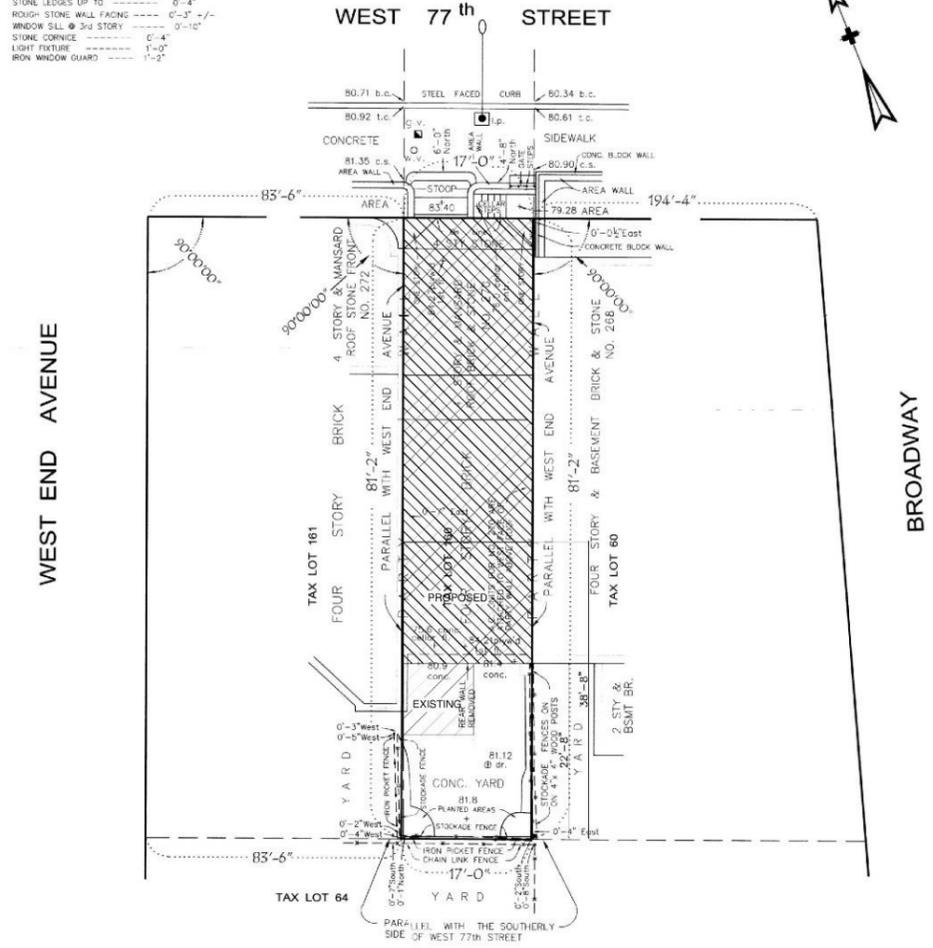
LOT AREA = 81'-2" X 17'-0" = 1380 Sq.Ft.
 ALLOWABLE LOT COVERAGE: 70% OF LOT AREA = 0.07 X 1380 = 966 Sq.Ft.
 EXISTING LOT COVERAGE: (9'-3" X 9'-4") + (17' X 58'-5") = 1080 Sq.Ft. Existing does not comply.
 PROPOSED LOT COVERAGE: (17' X 58'-5") = 990.6 Sq.Ft.
 PROPOSED LOT COVERAGE (990.6 Sq.Ft.) > ALLOWED LOT COVERAGE (966 Sq.Ft.)
THEREFORE DECREASING THE DEGREE OF NON-COMPLIANCE.

SQUARE FOOTAGE	EXISTING Sq.Ft.	PROPOSED ADDITION	TOTALS Sq.Ft.
FIRST FLOOR	1000	-86.2	993.8
SECOND FLOOR	1049.6	-86.2	963.4
THIRD FLOOR	1049.6	-86.2	963.4
FOURTH FLOOR	1049.6	-86.2	963.4
FIFTH FLOOR	564.1	344.2	908.3
SIXTH FLOOR	0	372.4	372.4
TOTAL	4792.9	371.8	5164.7

ALLOWABLE FLOOR AREA = 10.0 X LOT AREA = 10.0 X 1380 = 13800 Sq.Ft. (ZR 23-145)
 EXISTING FLOOR AREA = 4792.9 Sq.Ft.
 PROPOSED ADDITIONAL FLOOR AREA = 371.8 Sq.Ft.
 TOTAL PROPOSED FLOOR AREA = 5164.7 Sq.Ft.
 PROPOSED FLOOR AREA (5164.7 Sq.Ft.) < ALLOWABLE FLOOR AREA (13800 Sq.Ft.) **THEREFORE COMPLIES**

ITEM DESCRIPTION	CODE REQUIREMENT	PROPOSED
FAR: TOTAL FLOOR AREA/ LOT AREA	MAX FAR (ZR23-145) = 10.0	5164.7 Sq.Ft./1380 Sq.Ft. = 3.74
DENSITY (ZR23-22) : TOTAL RESIDENTIAL FLOOR AREA / UNITS	MAX DENSITY ALLOWED: 13800 Sq.Ft. / 790 Sq.Ft. = 17.4 ± 17	1 DWELLING UNIT
STREET WALL LOCATION (ZR23-633(a)(3))	REQ'D = ALIGN WITH ADJACENT BUILDING	PROVIDED = ALIGNED EXISTING TO REMAIN
MINIMUM BASE HEIGHT (ZR TABLE)	MIN = 60'-0"	PROVIDED = 62'-6"
MAXIMUM BASE HEIGHT (ZR TABLE)	MAX = 125'-0"	PROVIDED = 62'-6"
REQUIRED FRONT SETBACK (ZR23-633(b))	15' SETBACK BETWEEN 125' & 150' ABOVE BASE PLANE.	PROVIDED = 14'-7" < MAXIMUM ENVELOPE, THEREFORE COMPLIES
MAX. REBUILDING HEIGHT (ZR TABLE)	MAX = 185'-0"	PROVIDED = 70'-9"
REQUIRED REAR SETBACK (ZR23-633)	REQ'D = 15'-0"	PROVIDED = 22'-8 1/2"
FRONT YARD (ZR23-45)	REQ'D = 0'-0"	PROVIDED = 0'-0"
SIDE YARD (ZR23-462 (c))	REQ'D = 0'-0"	PROVIDED = 0'-0"
REAR YARD (ZR23-47)	REQ'D = 30'-0"	PROVIDED = 22'-8 1/2"
LOT COVERAGE: BUILDING FOOTPRINT / LOT ARE	MAX LOT COVERAGE = 70%	DECREASING DEGREE OF NON-COMPLYING 990.6 Sq.Ft. / 1380 Sq.Ft. = 0.71 = 71 %
MIN. LOT AREA OR LOT WIDTH FOR RESIDENCE (ZR23-32)	MIN LOT WIDTH = 18'-0" (ZR23-33(a)) SPECIAL PROVISION FOR SMALL LOTS	LOT AREA = 1380 Sq.Ft. LOT WIDTH = 17'-0"

PROJECTIONS ON WEST 77th STREET:
 STONE LEDGES UP TO 0'-4"
 ROUGH STONE WALL FACING 0'-3" +/-
 WINDOW SILL @ 3rd STORY 0'-10"
 STONE CORNICE 0'-4"
 LIGHT FIXTURE 1'-0"
 IRON WINDOW GUARD 1'-2"



ABBREVIATIONS:
 t.c. TOP OF CURB
 b.c. BOTTOM OF CURB
 c.s. CEMENT SIDEWALK
 dr. DRAIN

01 PLOT PLAN
 Z-100.00 SCALE: 1" = 10'-0"

SURVEY OF PROPERTY
 SITUATE IN THE
BOROUGH OF MANHATTAN
 CITY, COUNTY & STATE OF
NEW YORK

SCALE: 1" = 10'
 SURVEYED: OCT. 23, 2013
 SURVEY BROUGHT TO DATE AND AMENDED TO CORRECT ERRORS IN THIS DRAWING

QUALITY HOUSING NOTES

CHAPTER 2 CHAPTER 8 2(b)

A. STREET TREE PLANTING (ZR 26-41)
 ACTUAL STREET FRONTAGE: 17'-0"
 REQUIRED STREET TREES: 1 PER 25' FRONTAGE = 1 REQUIRED
 PROVIDED TO BE MADE TO THE DEPT. OF PARKS FOR 1 TREE SURVIVE STL.

B. SIZE OF DWELLING UNITS (ZR 28-23)
 DWELLING UNIT AREA TO BE MINIMUM 400 SF.
 ACTUAL SIZE OF ONE FAMILY IS = 5164 SF, THEREFORE COMPLIES.

C. WINDOWS (ZR 28-22) - ALL WINDOWS IN RESIDENTIAL PORTION SHALL BE DOUBLE GLAZED.

D. RETIRED STORAGE & STORAGE (ZR 28-25) - NOT REQUIRED.

E. LAUNDRY FACILITIES (ZR 28-24) - FLOOR AREA DEDUCTION - NONE PROVIDED.

F. DAYLIGHT IN CORRIDORS (ZR 28-26)
 SIZE FLOOR AREA CORRIDOR REDUCTION - NO REDUCTION TAKEN.
 NO REDUCTION TAKEN.

G. REQUIRED RECREATION SPACE (ZR 28-31) - NONE REQUIRED.

H. PLAYING AREAS (ZR 28-33)
 AREA OF ZONING LOT BETWEEN STREET WALL & STREET LINE SHALL BE PLANTED
 GREEN AT BENCHES & SEATS OR THE BUILDING, OR ADJACENT TO COMMERCIAL
 USES FRONTING THE STREET.
 NO FRONT YARD PROVIDED, THEREFORE N/A.

I. DEPTH FOR CORRIDOR (ZR 28-43)
 SIZE FLOOR AREA CORRIDOR REDUCTION.
 MAXIMUM DWELLING UNITS ON CORRIDOR = 0
 ACTUAL DWELLING UNITS ON CORRIDOR = 0
 NO REDUCTION TAKEN.

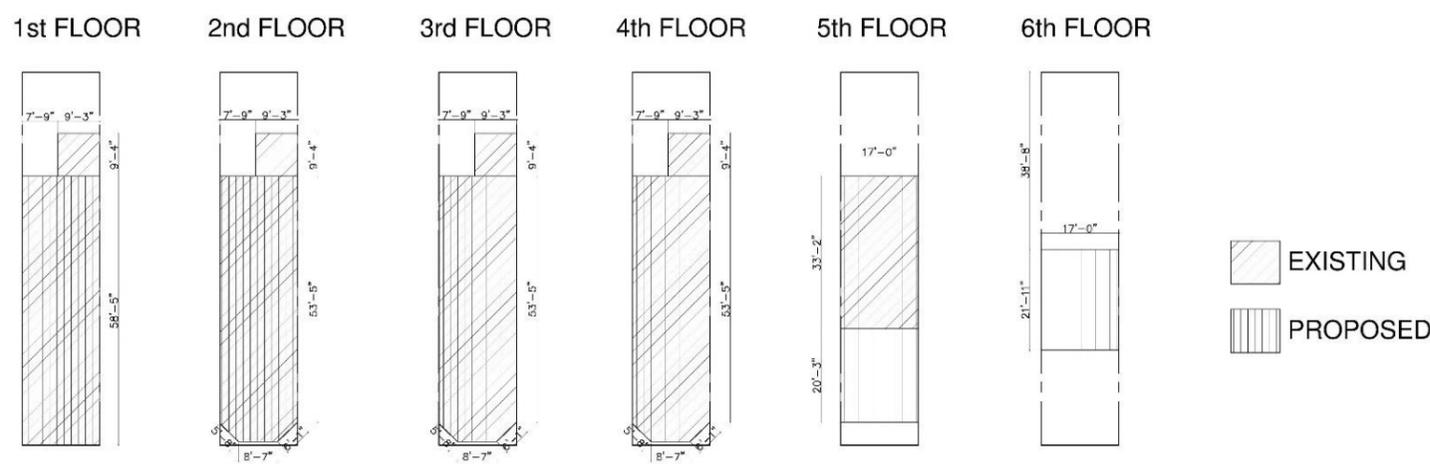
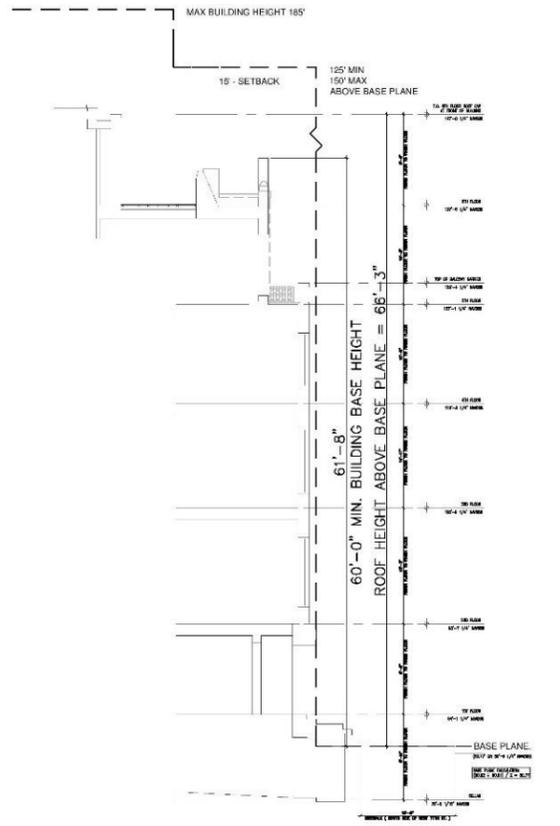
J. PARKING SCREENING (ZR 28-51) - NOT APPLICABLE.

K. OFF-SITE PARKING REGULATIONS (ZR 28-52) - NOT APPLICABLE.

L. LOCATION OF ACCESSORY PARKING (ZR 28-53)
 NOT FORMATED BETWEEN STREET WALL & LINE THROUGH.
 LOT MIN. 18' DEEP EXCEPTION - NOT APPLICABLE.

NOTE:
 THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) WHICH IS 1.84 FEET ABOVE THE MANHATTAN BOROUGH REFERENCE DATUM.

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 ROLAND K. LINK
 NEW YORK STATE LICENSED
 LAND SURVEYOR NO. 644228



Zoning Diagram

