

**16 MORTON STREET**  
NEW YORK, NY 10014

DECEMBER 9, 2014  
ALTERATION TYPE 1 - PAA 2 - LPC APPLICATION

ARCHITECT

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MEP ENGINEER

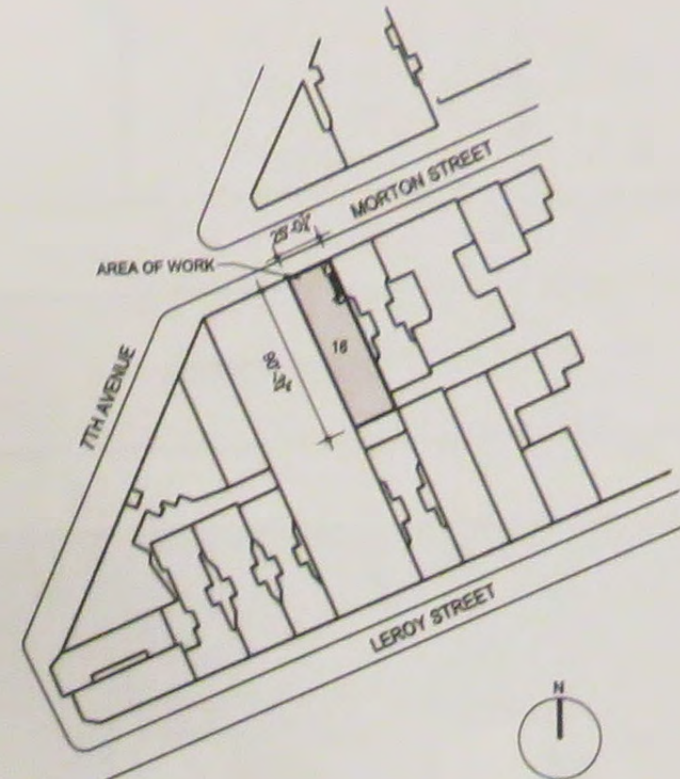
ABS ENGINEERING, PLLC  
443 PARK AVE SOUTH, 3RD FLOOR  
NEW YORK, NEW YORK 10018  
T: (848) 300-8800

STRUCTURAL ENGINEER

SANTORA ENGINEERING, LLC  
54-14 114TH ST  
RICHMOND HILL, NY 11418  
T: (718) 850-8533

LIST OF DRAWINGS:

LM-001.00	COVER SHEET, TAX PHOTOS, & HISTORIC PHOTOS
LM-002.00	BLOCK PLAN
LM-003.00	EXISTING & PROPOSED SITE PLAN
LM-004.00	REAR YARD PHOTOS
DM-100.00	DEMOLITION PLANS
A-100.00	PROPOSED FLOOR PLANS
A-201.00	EXISTING/PROPOSED REAR ELEVATIONS
A-202.00	EXISTING PHOTO & RENDERED ELEVATION
A-203.00	EXISTING/PROPOSED SECTION - FACING WEST
A-204.00	EXISTING/PROPOSED SECTION - FACING EAST
A-205.00	PROPOSED SIGNAGE RENDERED ELEVATION



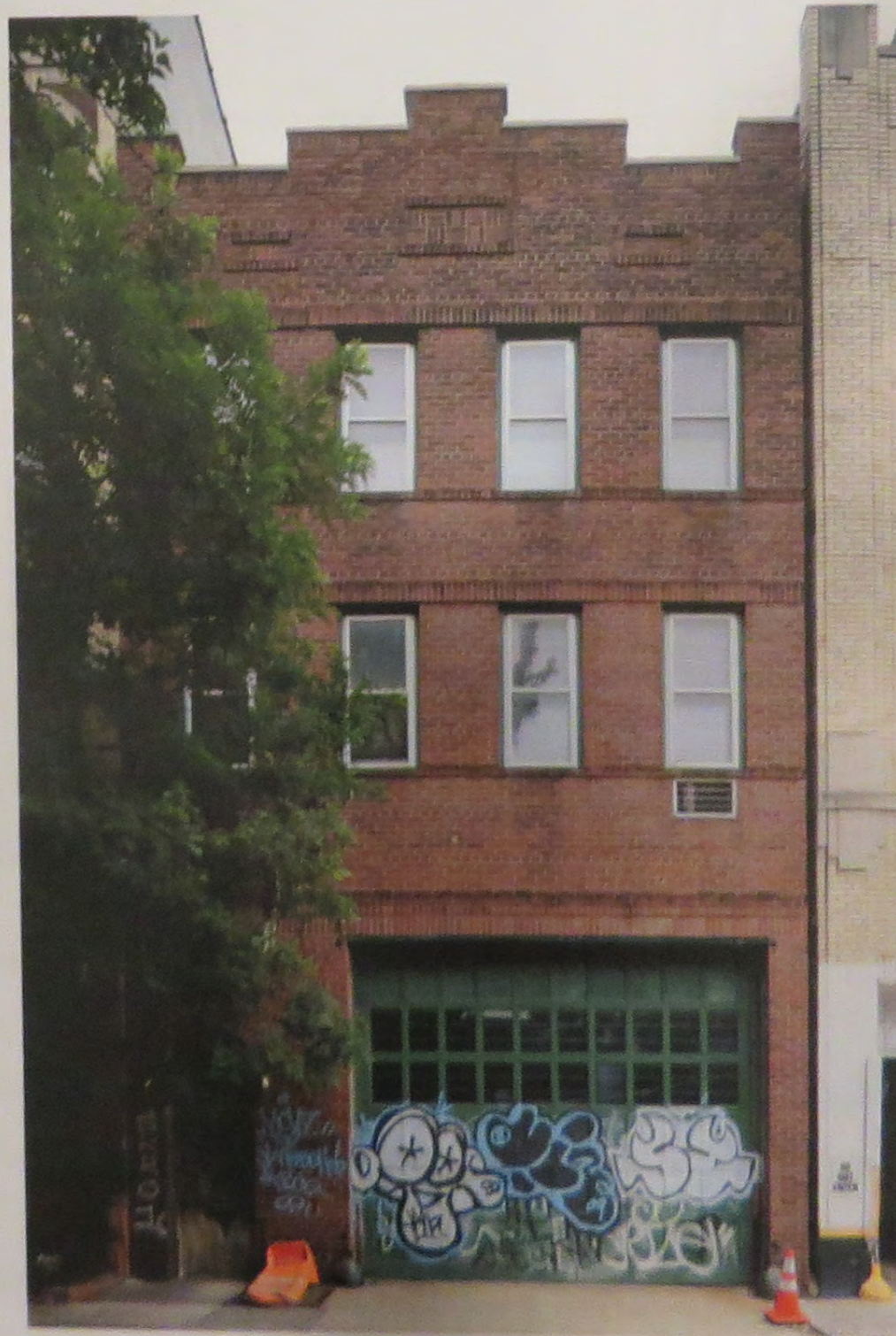
5 PLOT PLAN  
NTS



1 TAX PHOTO - 1989  
NTS



2 TAX PHOTO - 1989  
NTS



3 LANDMARKS DESIGNATION PHOTO - CIRCA 2010  
NTS



4 EXISTING FRONT FACADE PHOTO - 2013  
NTS



BEDFORD STREET

7TH AVENUE

16 MORTON STREET  
AREA OF WORK

MORTON STREET

20-18

16

14

10

8

6

2-4

25'-0"

25'-0"

LINE OF REAR  
EXTENSION

1 story  
addition

1 story  
addition

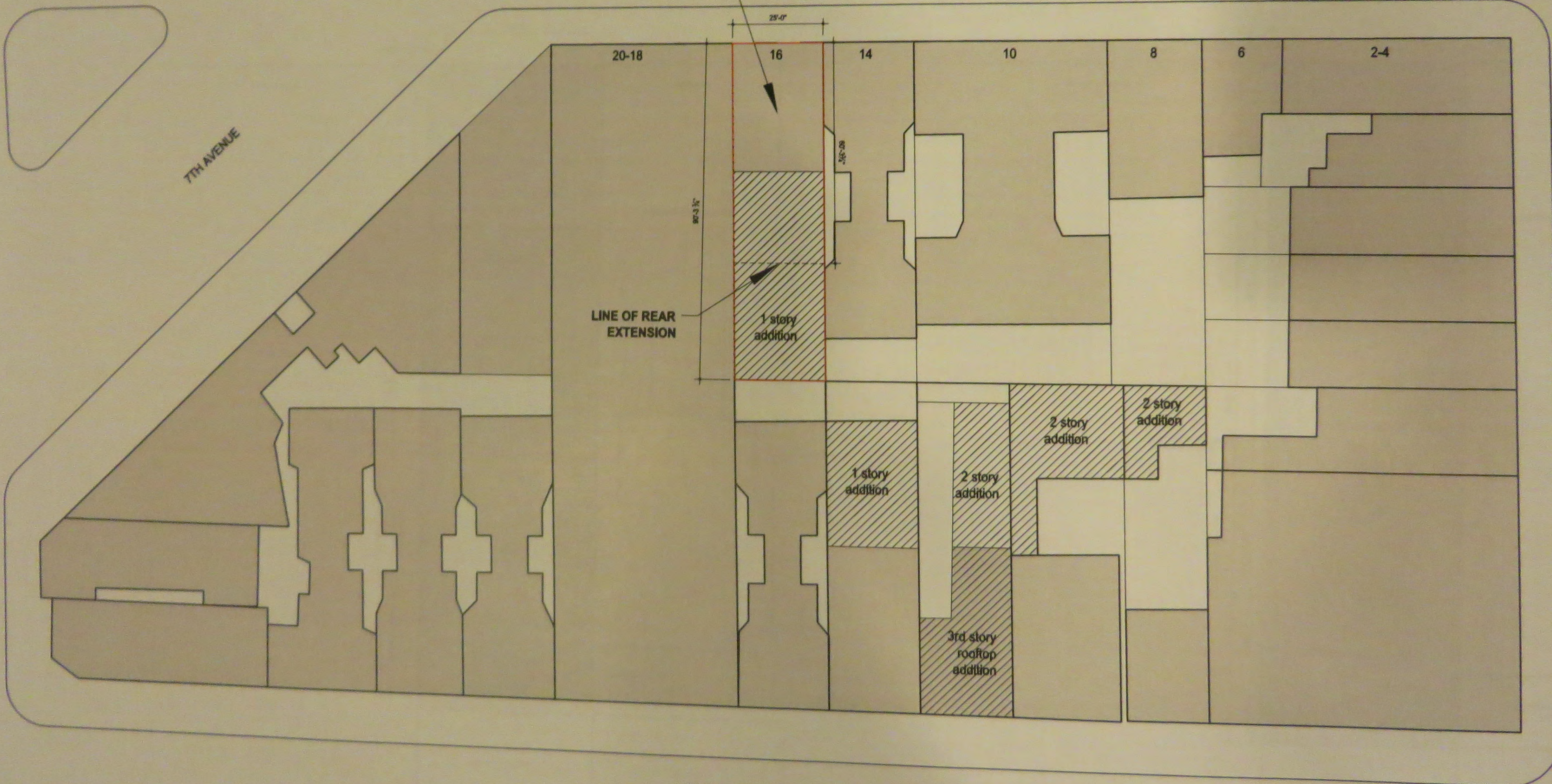
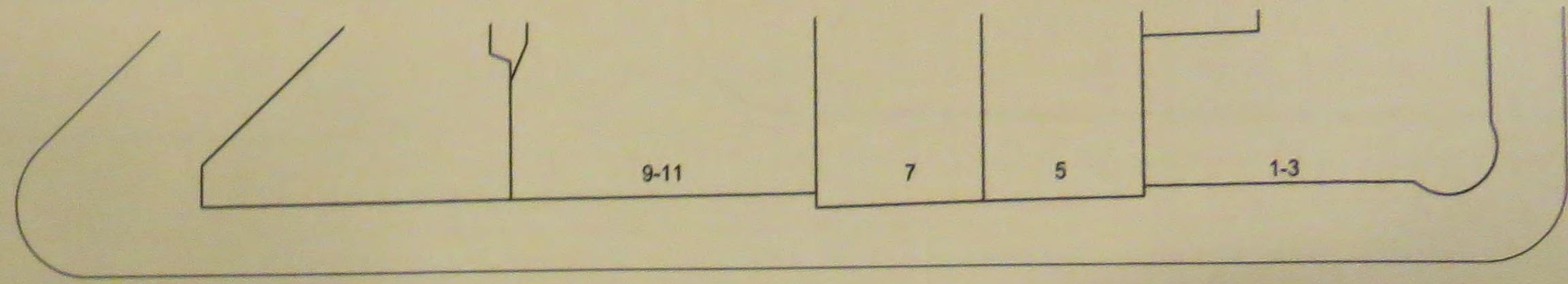
2 story  
addition

2 story  
addition

2 story  
addition

3rd story  
rooftop  
addition

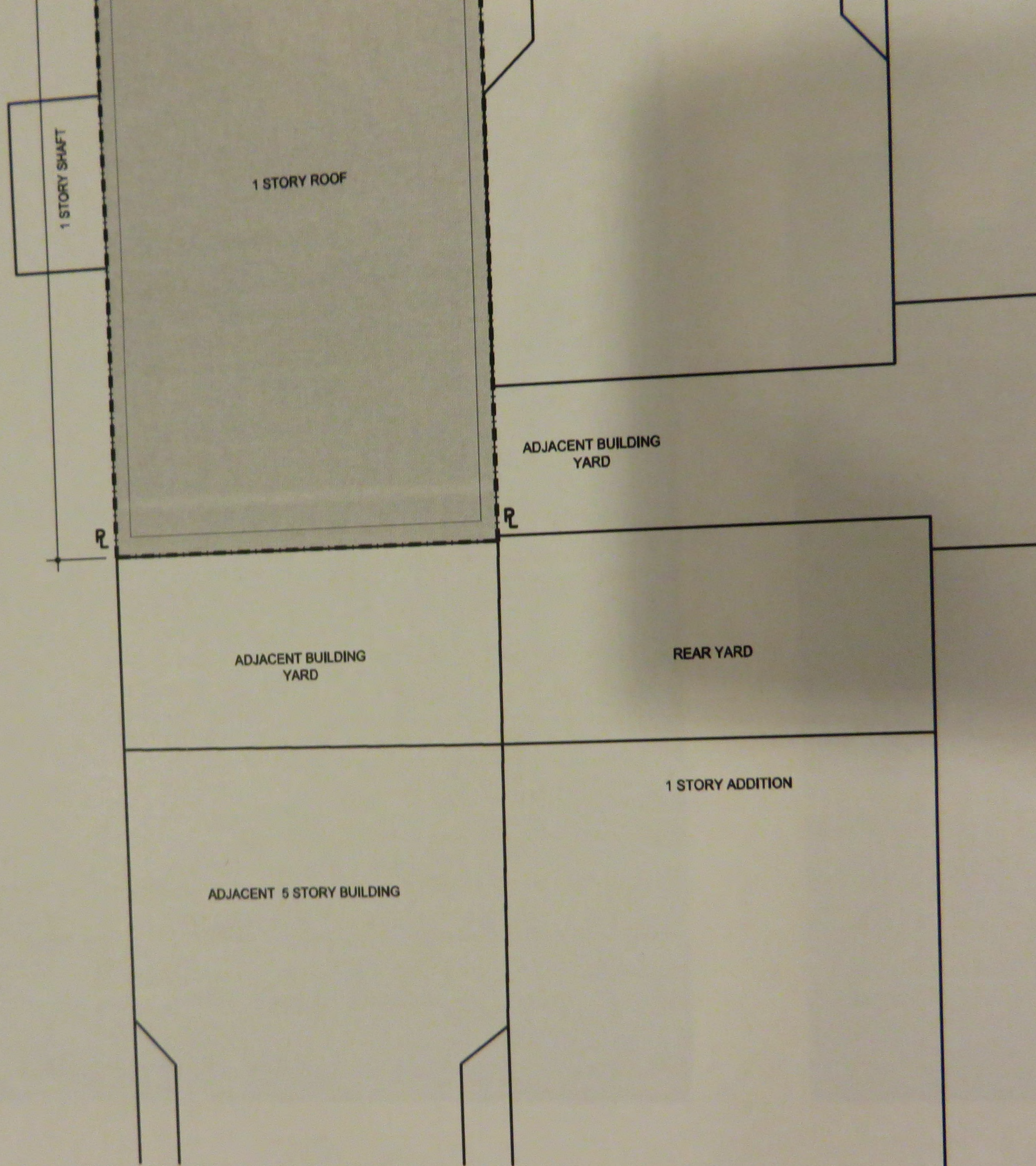
1 EXISTING BLOCK PLAN: BLOCK # 589  
1/16" = 1'-0"



BEDFORD STREET

LEROY STREET

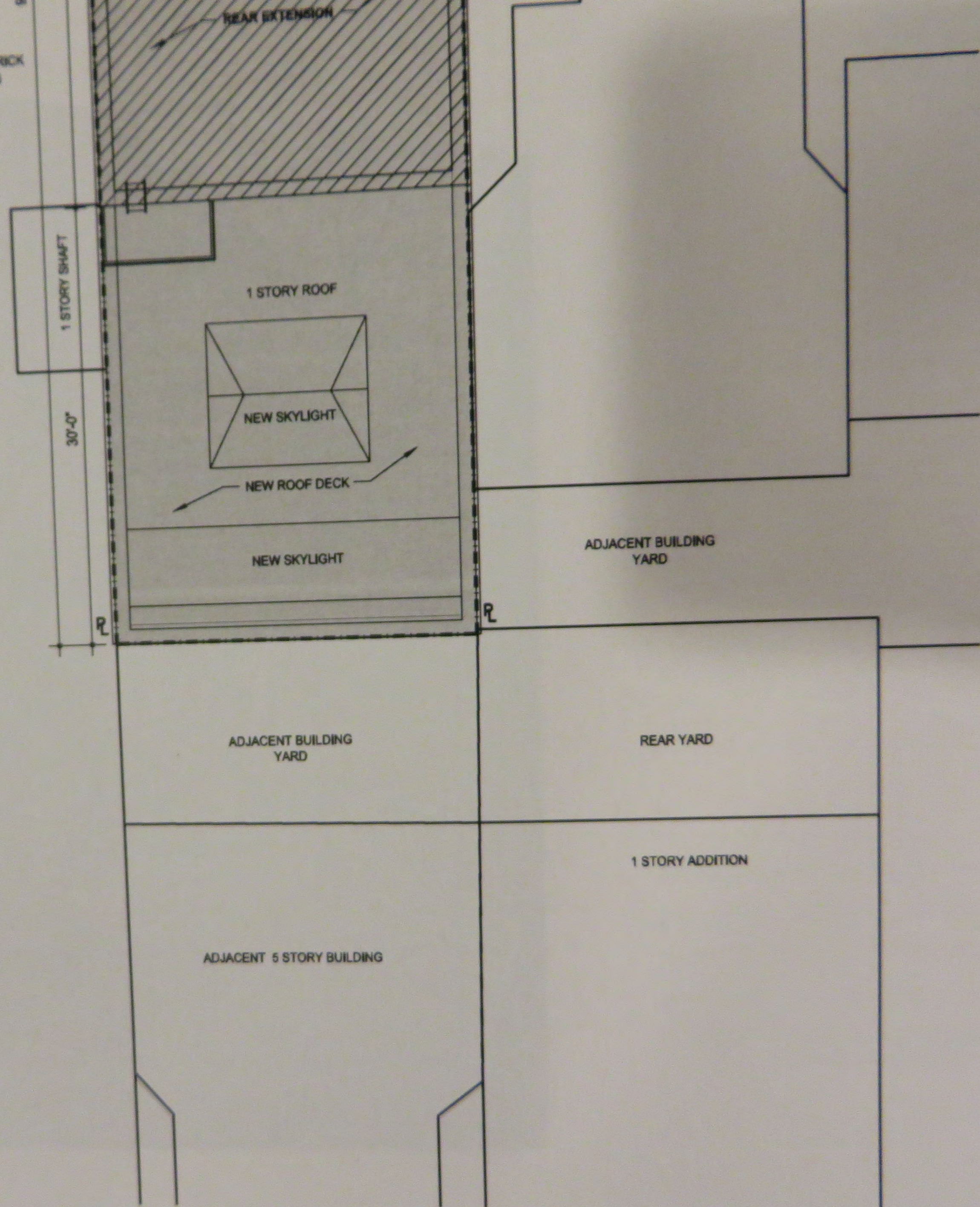




**1** EXISTING SITE PLAN  
1/8" = 1'-0"



ADJACENT 3 STORY BRICK GARAGE BUILDING

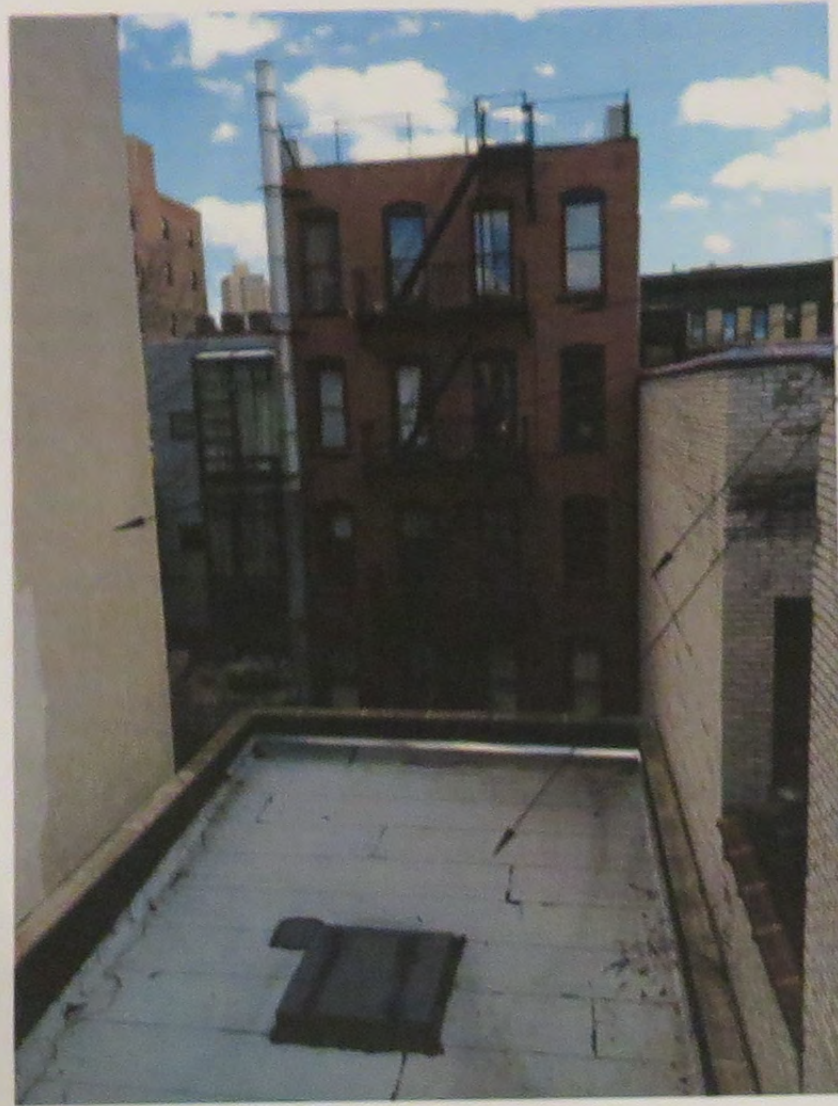


2 PROPOSED SITE PLAN  
1/8" = 1'-0"





1 REAR YARD PHOTO  
NTS



2 REAR YARD PHOTO - VIEW FROM UPPER ROOF  
NTS

- LENDY REAR FACADE
- 14 MORTON WEST FACADE
- 14-20 MORTON EAST FACADE
- 14 MORTON 1 STORY REAR ROOF
- 11 LENDY STREET- EXISTING 3RD STORY ADDITION; PRE-LANDMARKS DESIGNATION
- 11 LENDY STREET- EXISTING 2 STORY ADDITION; PRE-LANDMARKS DESIGNATION
- 13 LENDY STREET- EXISTING 1 STORY ADDITION; PRE-LANDMARKS DESIGNATION
- 14 MORTON STREET- EXISTING 1 STORY ADDITION; PRE-LANDMARKS DESIGNATION



5 REAR YARD PHOTO - BLOCK REAR ADDITIONS  
NTS



3 REAR YARD PHOTO  
NTS



4 REAR YARD PHOTO - W/ REAR EXTENSION VOLUME COLLAGE  
NTS

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DATE: 08/06/14  
08 DEC. 2014 LPC APPL.  
12 JAN. 2015 CR. PREP.  
20 JAN. 2015 LPC PERMITS

NYC JOB NUMBER:

MORTON STREET RENOVATION  
14 Morton Street  
New York, NY 10014

Date: 08 DECEMBER 2014  
Scale: 1/8"=1'-0"  
Drawn By: DBA-CFO  
Title No: DBA-CFO

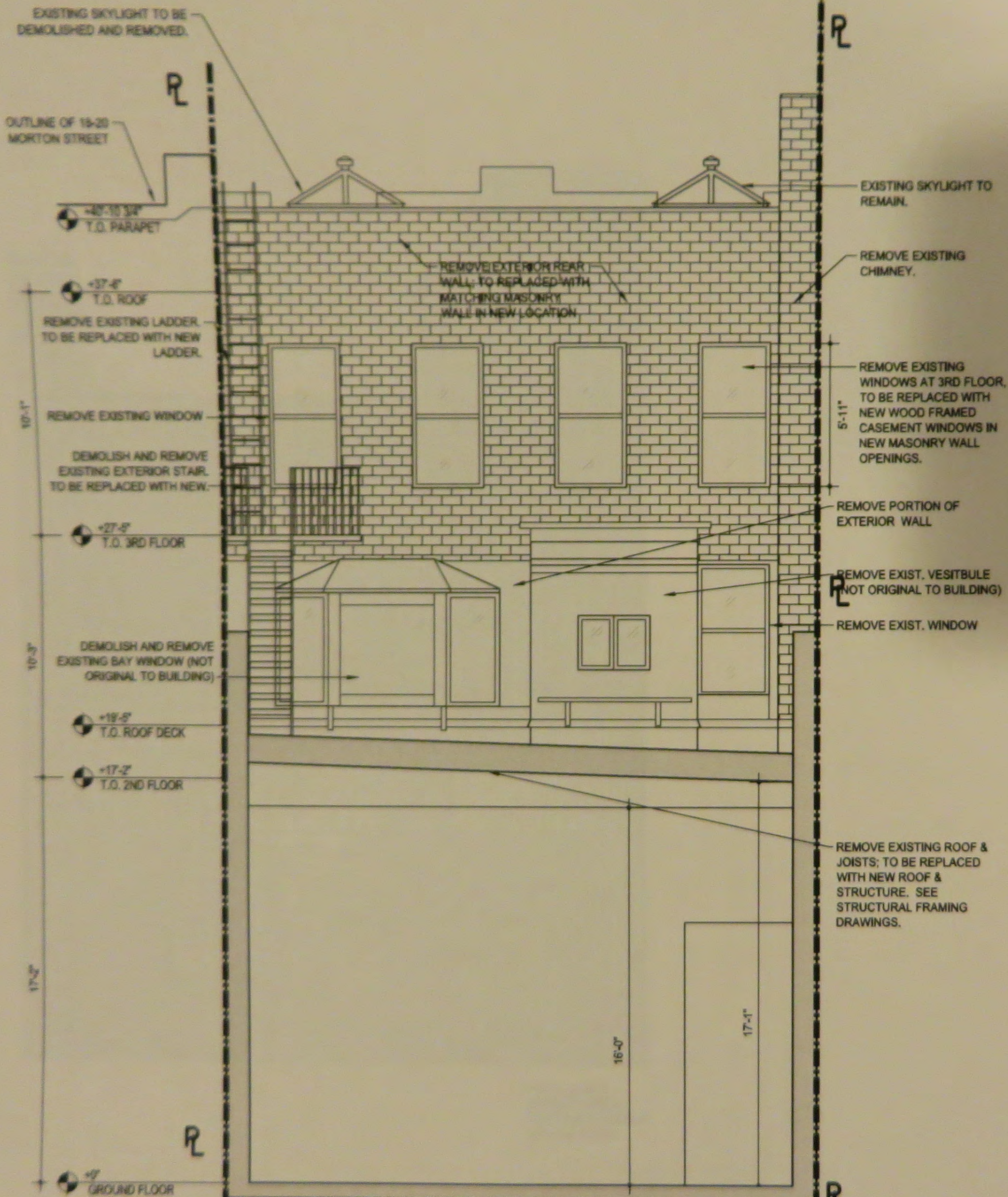
REAR YARD PHOTOS

DRAWING ISSUE: FOR PERMIT

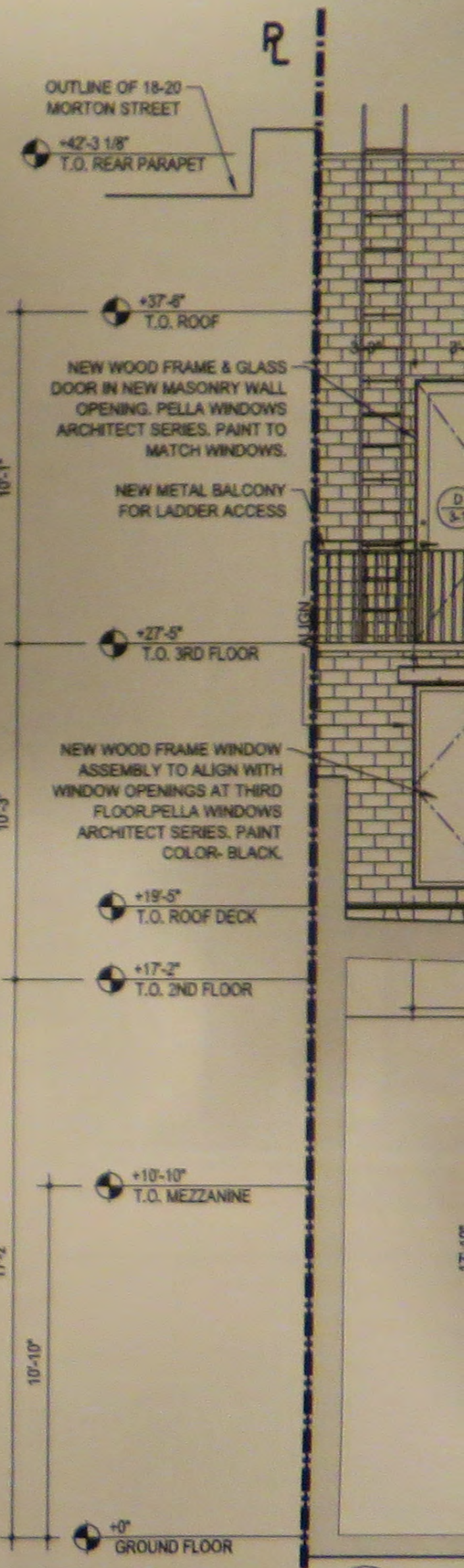
PERMIT  
LM-004.0  
SHEET 4 OF 11

FOR CONTRACTOR, ARCHITECT OR ENGINEER'S USE ONLY: I HEREBY CERTIFY THAT THE WORK SHOWN ON THIS DRAWING IS THE WORK OF THE ARCHITECT OR ENGINEER WHOSE NAME IS SET FORTH IN THE TITLE OF THIS DRAWING AND THAT I AM NOT PROVIDING ANY OTHER SERVICE OR CONSULTING TO THE PROJECT OR TO THE PROPERTY OF MATTHEW BAIRD ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND PROPERTY IDENTIFIED HEREIN. NO OTHER PROJECT OR ALTERATION OR EXTENSION OF THIS PROJECT IS AUTHORIZED WITHOUT THE WRITTEN PERMISSION OF MATTHEW BAIRD ARCHITECT PLLC. ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 205 (2) OF THE NEW YORK STATE EDUCATION LAW.

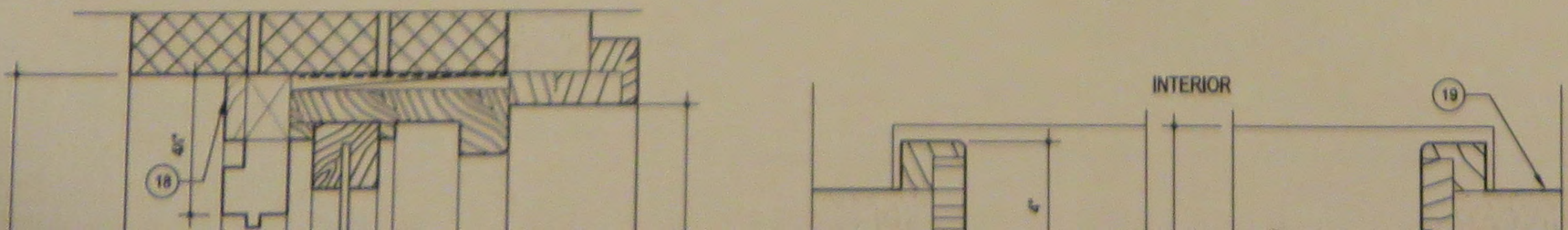




1 REAR ELEVATION - DEMO/EXISTING  
1/4" = 1'-0"



2 REAR  
1/4" = 1'-0"





EXISTING SKYLIGHT TO REMAIN.

REMOVE EXISTING CHIMNEY.

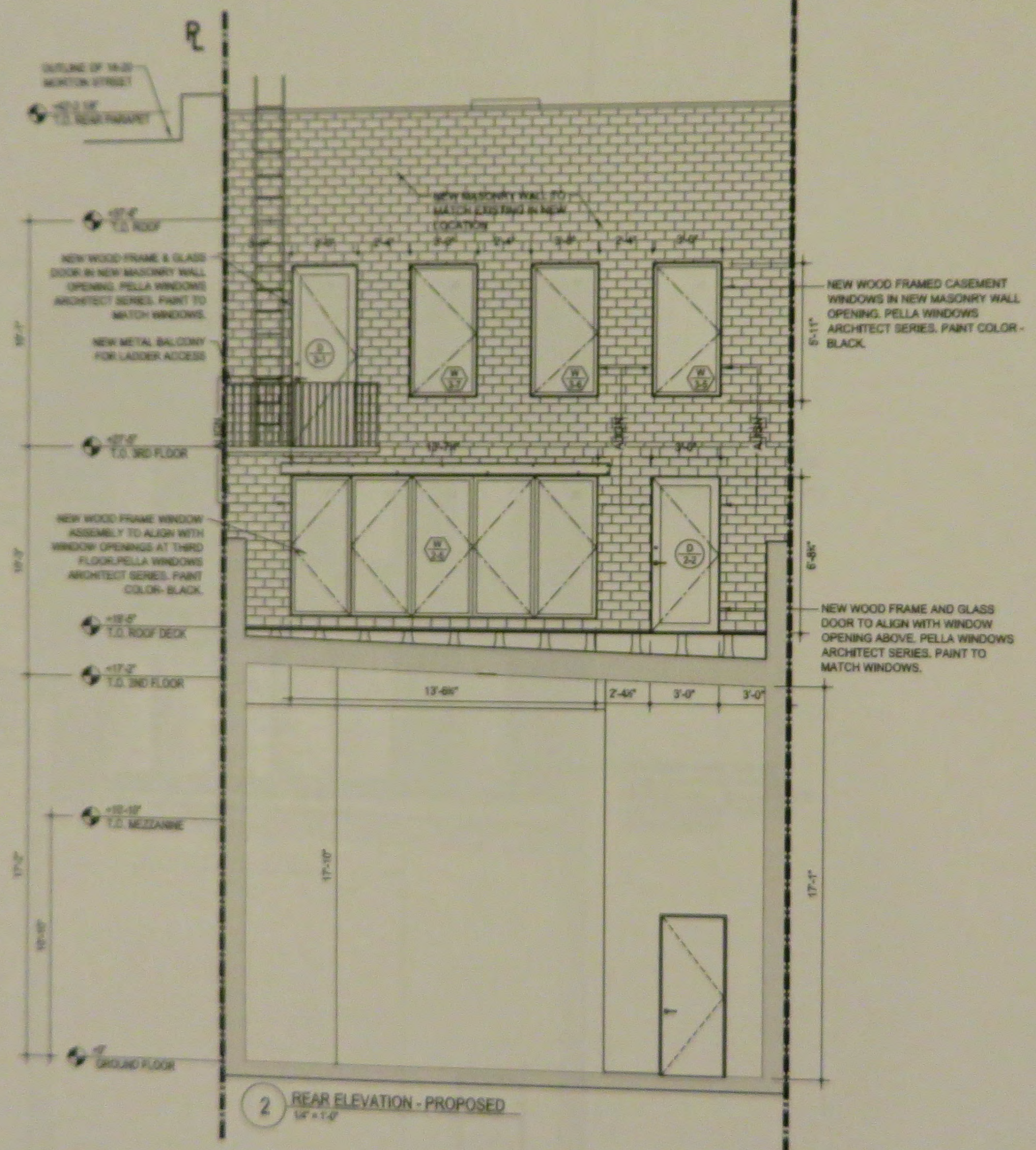
REMOVE EXISTING WINDOWS AT 2ND FLOOR TO BE REPLACED WITH NEW WOOD FRAMED CASEMENT WINDOWS IN NEW MASONRY WALL OPENINGS.

REMOVE PORTION OF EXTERIOR WALL.

REMOVE EXIST. ROOFING NOT ORIGINAL TO BUILDING.

REMOVE EXIST. WINDOW.

REMOVE EXISTING ROOF & JOISTS TO BE REPLACED WITH NEW ROOF & STRUCTURE. SEE STRUCTURAL FRAMING DRAWINGS.



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DATE	ISSUE
08 DEC. 2014	LPC APPL.
12 JAN. 2015	DB PRES.
20 JAN. 2015	LPC HEARING

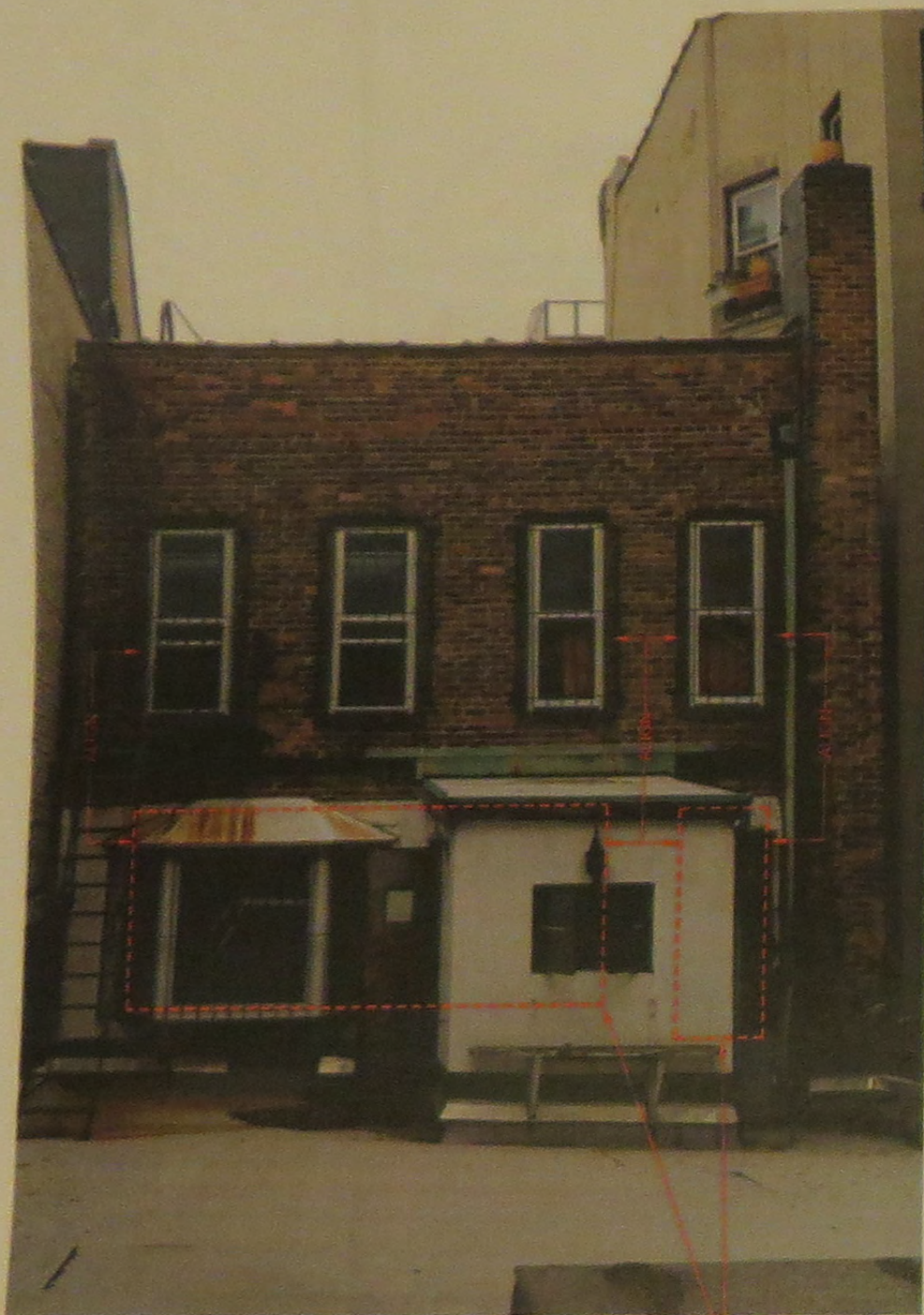
NYC DOB NUMBER:

MORTON STREET RENOVATION  
 18 Morton Street  
 New York, NY 10014

Date: 08 DECEMBER 2014  
 Scale:  
 Des By:  
 Proj No: 0148-CRO

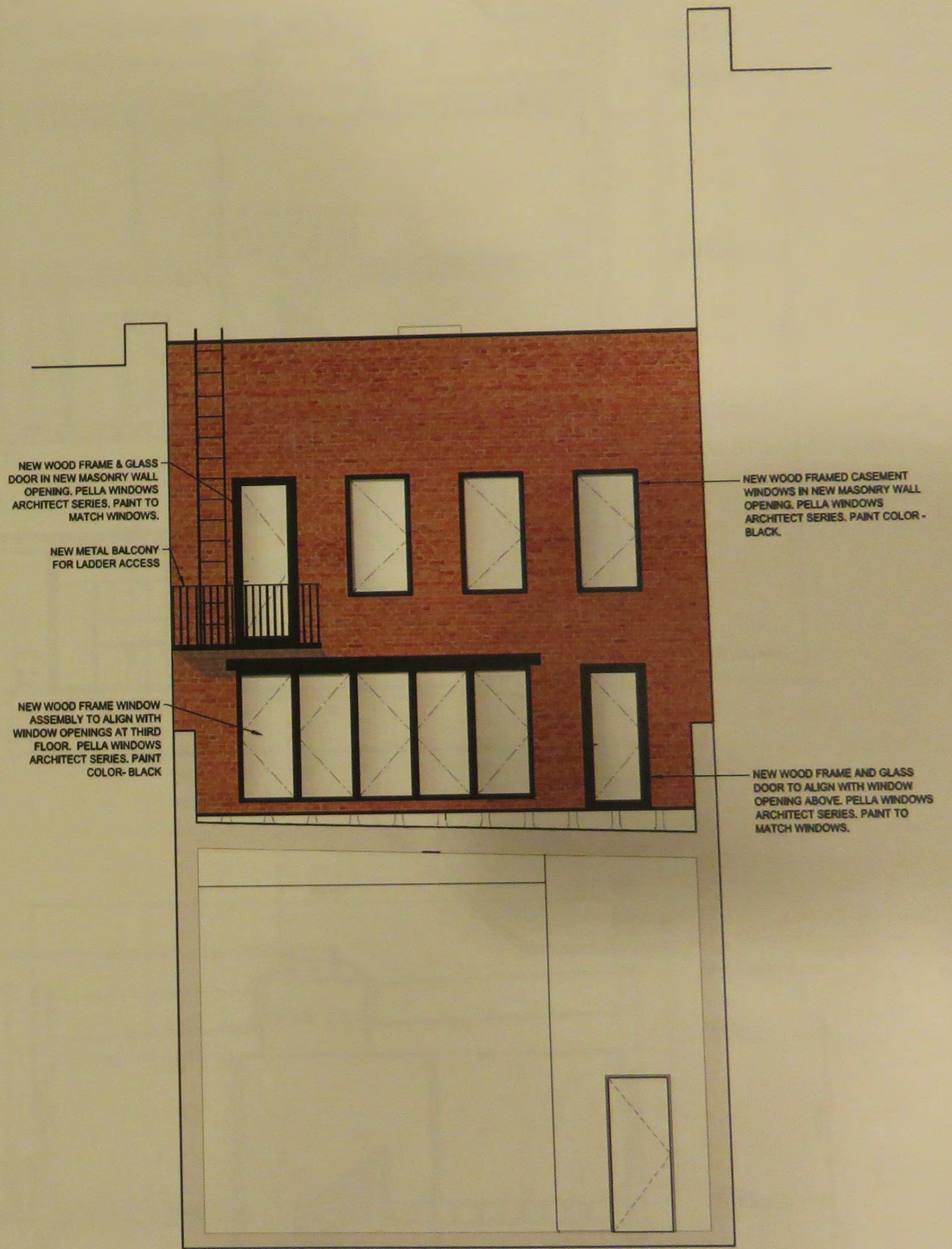
SHEET NOTES:





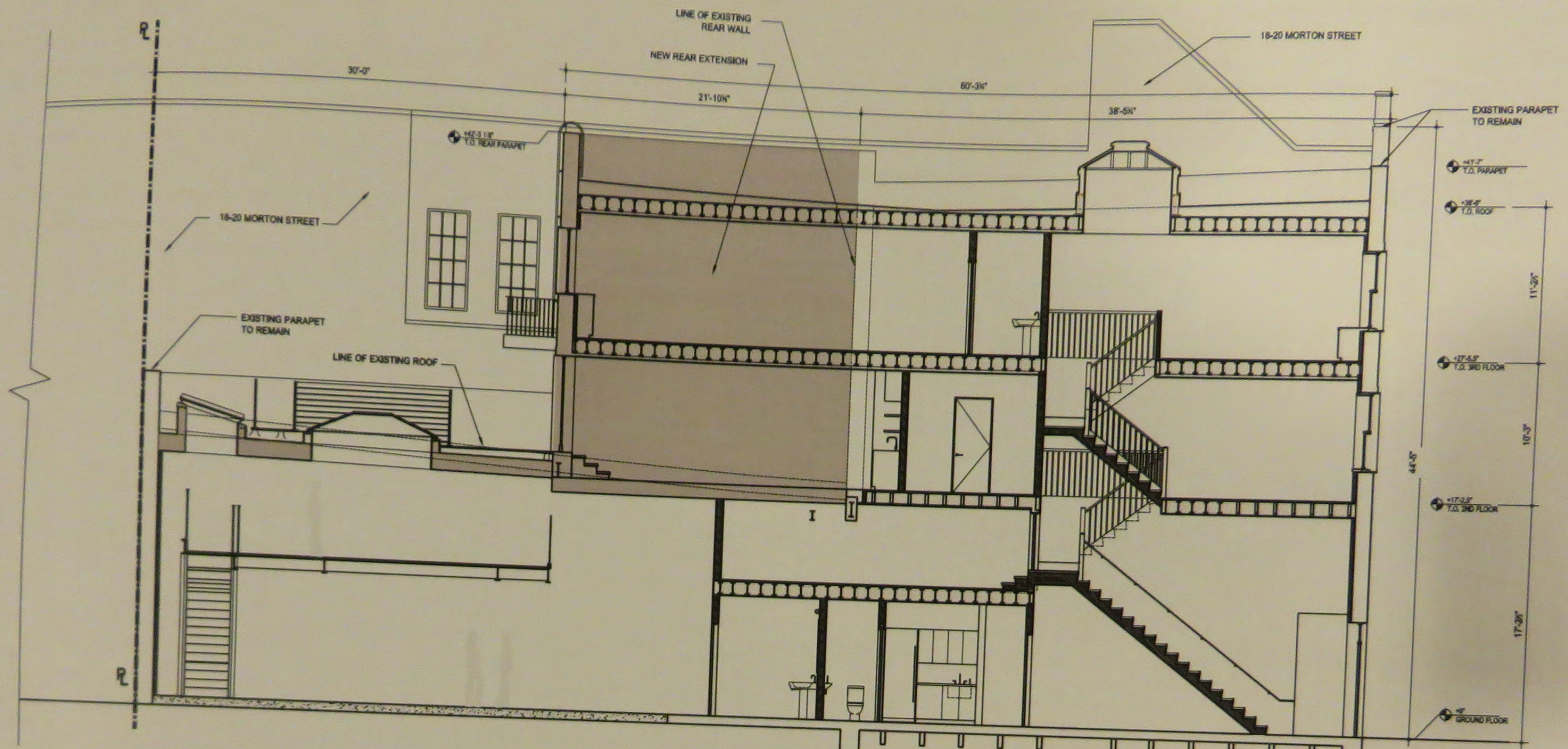
APPROXIMATE  
OUTLINE OF NEW  
WINDOWS & DOOR AT  
SECOND FLOOR.

1 EXISTING REAR ELEVATION PHOTO, PROPOSED OUTLINE  
1/4" = 1'-0"

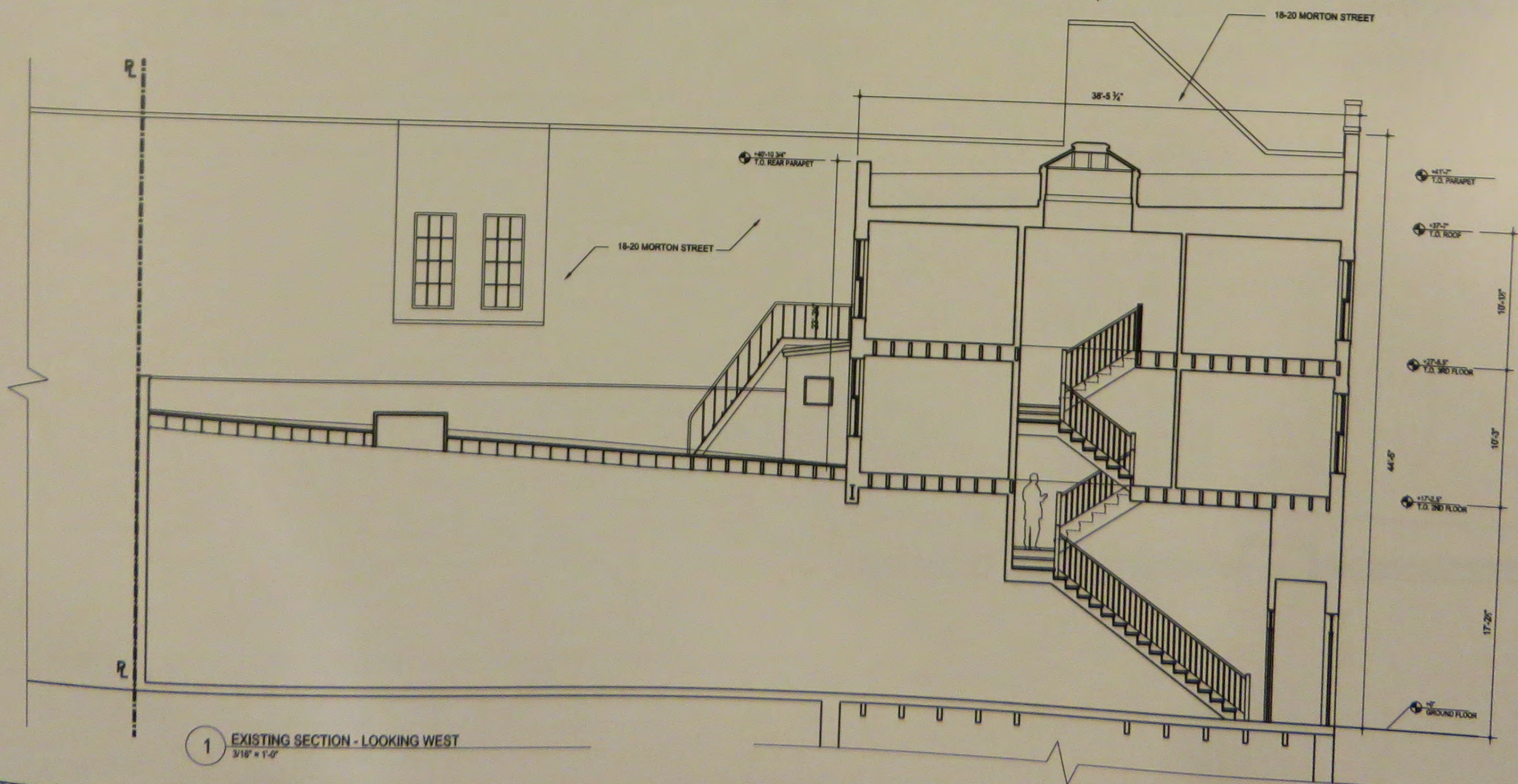


2 PROPOSED RENDERED REAR ELEVATION  
1/4" = 1'-0"



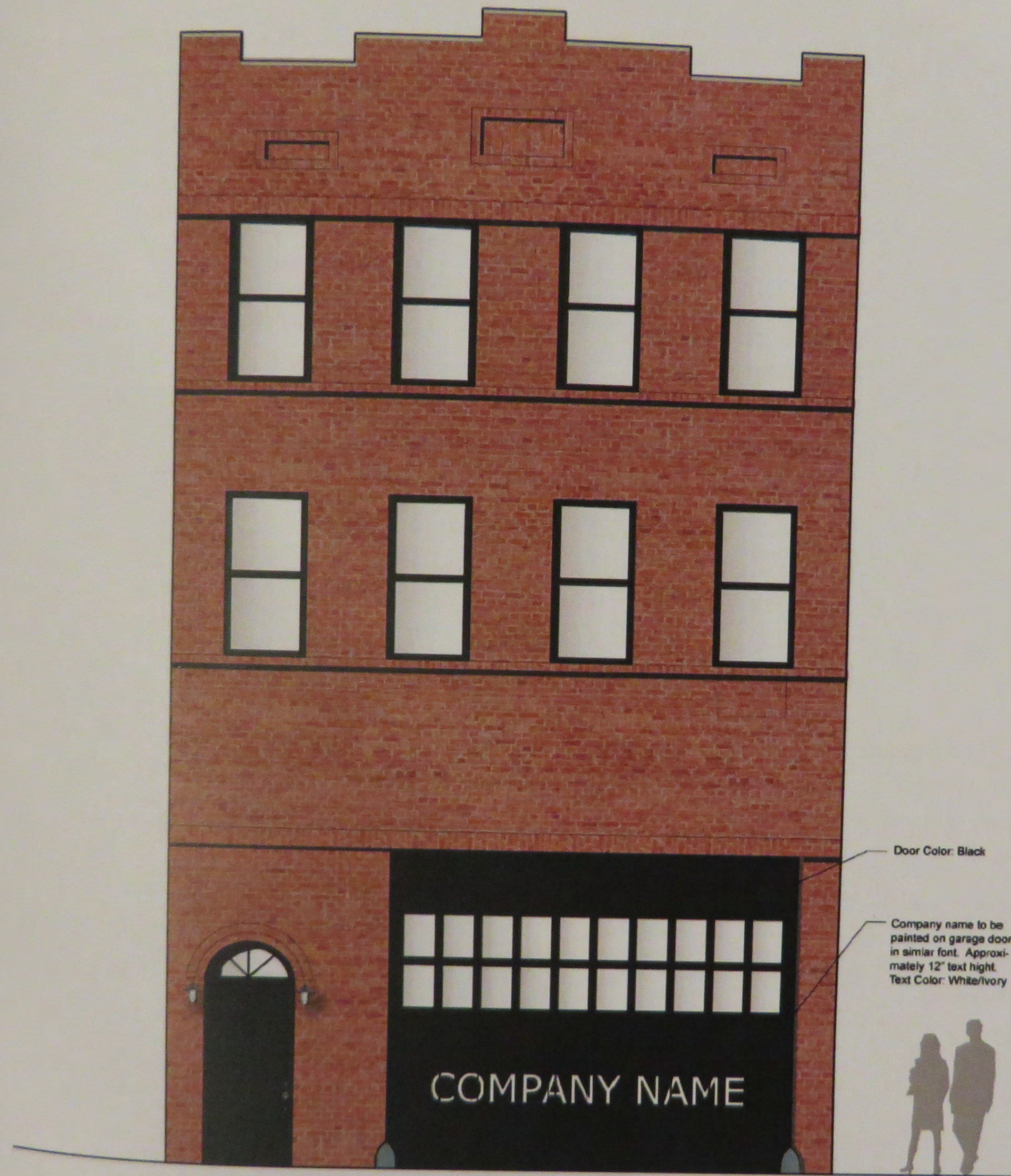


2 PROPOSED SECTION - LOOKING WEST  
3/16" = 1'-0"



1 EXISTING SECTION - LOOKING WEST  
3/16" = 1'-0"





1 PROPOSED SIGNAGE RENDERED ELEVATION  
NTS