



27 Downing Street

New York, New York 10014
Issued for Landmarks Preservation Commission Review

Drawing List

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BERNHEIMER ARCHITECTURE

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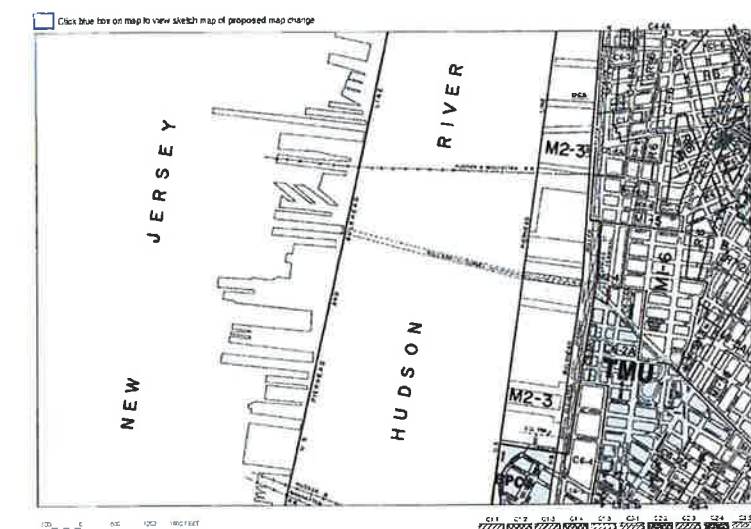
#	ISSUE:	DATE:
1	ISSUE FOR LPC REVIEW	03-28-2013

PROJECT #1217
27 Downing Street
27 Downing Street, New York, NY, 10014

Pre-design
NOT FOR CONSTRUCTION

Title Sheet

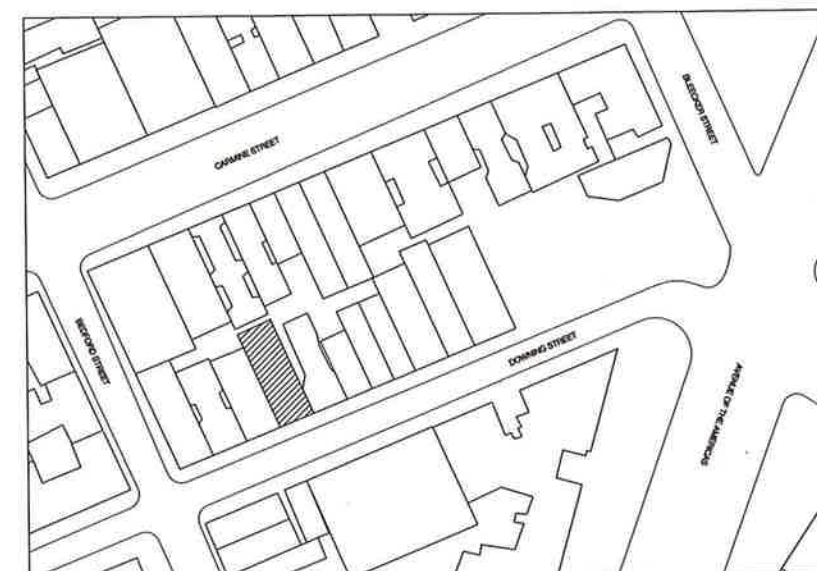
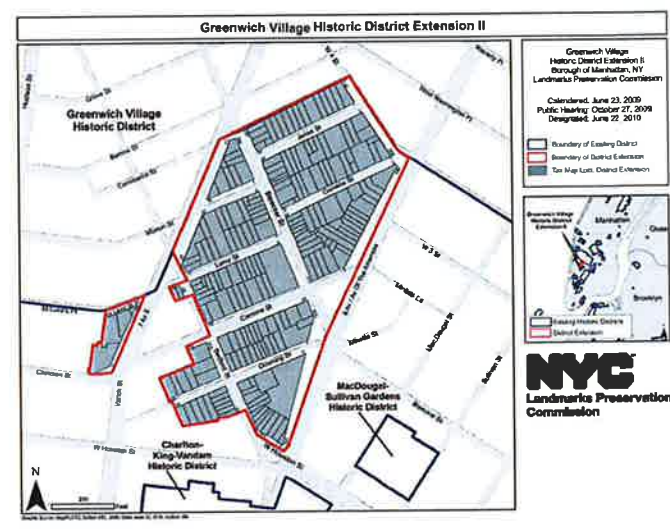
SEAL	L-001..00 SCALE: AS NOTED DRAWN BY: BA
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1 Zoning Map
Not to Scale



2 Historic District Map
Not to Scale



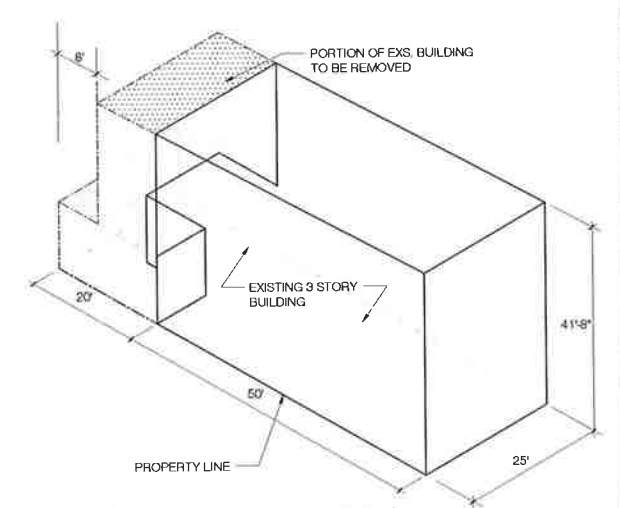
3 Block Plan
1/64" = 1'-0"



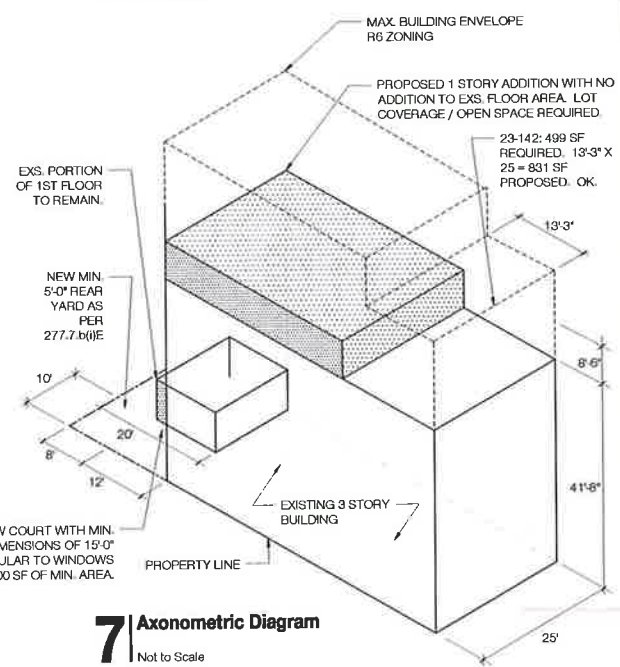
4 Historic Tax Photo - 1940
Not to Scale



5 Historic Tax Photo - 1980
Not to Scale



6 Existing Conditions Axonometric
Not to Scale



7 Axonometric Diagram
Not to Scale

Zoning Analysis	
Block	527
Lot	91
Zoning District	
Residential District	R6
Map No.	120
Community District	2
Lot Area	1,750 s.f.
Lot Coverage	1,750 s.f.
Proposed Gross Floor Area	4,850 s.f.
Applicability of Article V, Chapter 4	
per Z.R. 23-01	Existing buildings or other structures that do not comply with one or more of the applicable bulk regulations are nonconforming buildings or other structures and are subject to the regulations set forth in Article V, Chapter 4.

Applicability of Article I, Chapter 8	
per Z.R. 15-01	In Manhattan Community Districts 2 conversions in buildings or portions thereof erected prior to December 15, 1961 shall be subject to the provisions of this Chapter. The provisions of Article II Chapter 8 shall not apply to buildings converted pursuant to the provisions of this Chapter.
per Z.R. 15-11 Bulk Regulations	For the conversion of non-residential floor area to residences, the applicable density requirements shall be modified in accordance with the provisions of Section 15-111 (Number of permitted dwelling units) and the regulations governing open space ratio, yards, the minimum distance between two or more buildings on a single zoning lot, and the minimum distance between windows and walls or lot lines are hereby superseded and replaced by the requirements of Sections 15-112 (Light and air provisions) and 15-113 (Open Space Equivalent).
per Z.R. 15-112 Light and Air Provisions	(b) Every dwelling unit shall meet the light and air requirements of Section 277 of the Multiple Dwelling Law.

Bulk Regulations	
F.A.R. Regulations	
Base Floor Area Ratio per Z.R. 25-142	R6 (1,750) 1.62
Height Factor	1.62
Max Allowable Floor Area Ratio	1.62
Existing Floor Area (Non-Compliant therefore Art V Chapter 4 54-31)	4,850 s.f.
Proposed Floor Area (No Increase/Change in Non-Compliant Status)	4,850 s.f.
Complies	Yes
Lot Coverage Regulations	
Open Space Ratio per Z.R. 25-142	28.5%
Existing Lot Coverage (Non-Compliant therefore Art V Chapter 4 54-31)	100%
Lot Coverage (1,750 s.f. x 28.5% = 499 required open space)	631 s.f. > 499
Additional Lot Coverage (1,750 s.f. - 631 s.f. = 1,119 s.f. of open space)	Yes
Complies	Yes
Yard Regulations	
Minimum Rear Yard per Z.R. 25-541	Required: N/A, Proposed: N/A, Complies: Yes
Height and Setback Regulations	
Base Height (R6) per Z.R. 23-632	Required: 40'-0" min, Proposed: 50'-0", Complies: Yes
Maximum Building Height	Required: 60'-0" max, Proposed: 50'-0", Complies: Yes
Required Setback	Required: 20'-0", Proposed: N/A, Complies: N/A
Number of Permitted Dwelling Units	
Dwelling Factor per Z.R. 25-22	R6 2835/680 = 4.17
Proposed Dwelling Units	2
Complies	Yes
Street Trees	
Street Trees per Z.R. 23-09	Required: 1, Proposed: 1, Complies: Yes
Light & Air Provisions (conversion)	
Minimum distance for required windows from rear lot line per MDL 277 (b)(3) EBF	Required: 5'-0", Proposed: 8'-0", Complies: Yes

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Predesign
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Site Plans and Historic Info

SEAL

L-002.00

SCALE: AS NOTED
DRAWN BY: BA



1 North Elevation View from Bedford Street



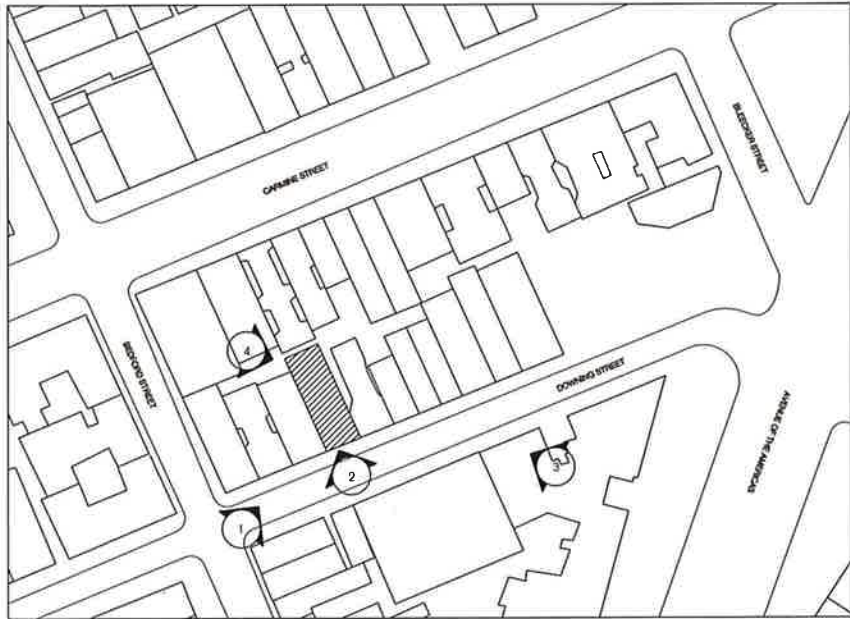
2 Front Elevation Photo



3 View from Downing Street



4 Rear Facade Photo



5 Site Map
1/64" = 1'-0"



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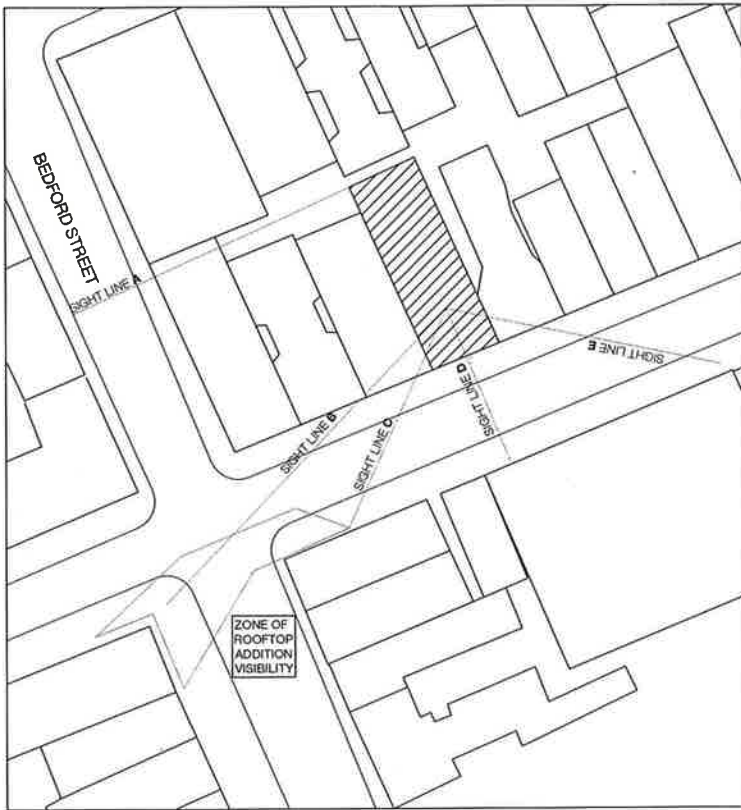
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Site Photos

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SCALE: AS NOTED
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1 | Sight Line Diagram
Not to Scale



2 | Sight Line A



3 | Sight Line B



4 | Sight Line C



5 | Sight Line D



6 | Sight Line E

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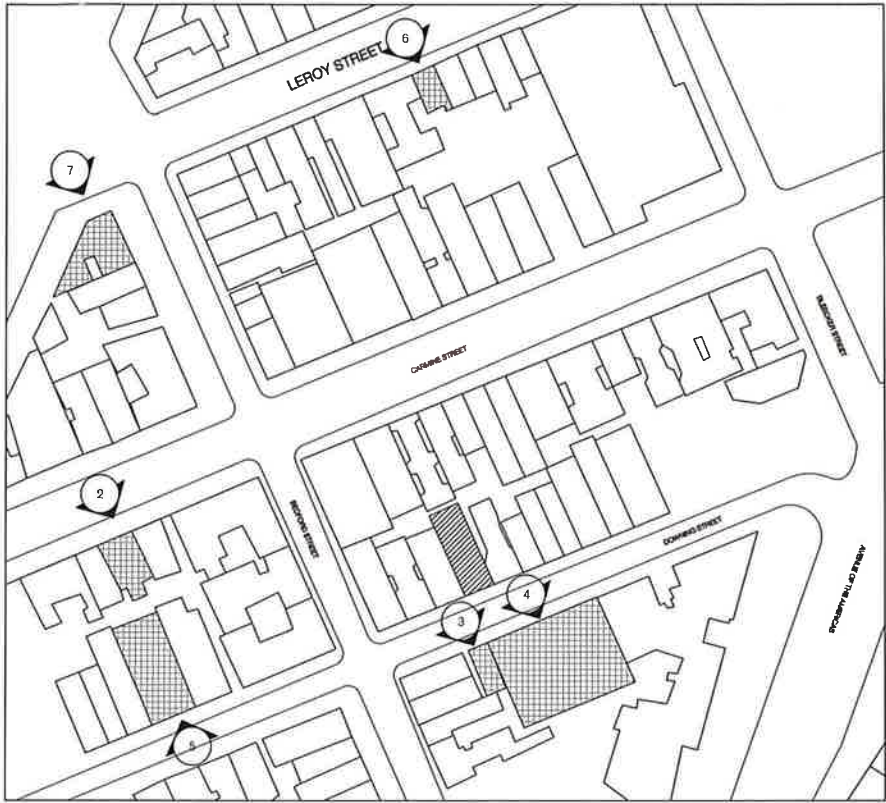
NOT FOR CONSTRUCTION

Sight Line Diagrams

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L-004.00

SCALE: AS NOTED
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1 | Site Plan
Not to Scale



2 | 68 Carmine Street - Front Facade and Penthouse



3 | 30 Downing Street - Front Facade and Penthouse



4 | 22-26 Downing Street - Front Facade and Penthouse



5 | 49-51 Downing Street - Front Facade



6 | 13 Leroy Street - Front Facade and Penthouse



7 | 40 Leroy Street - Front Facade and Penthouse

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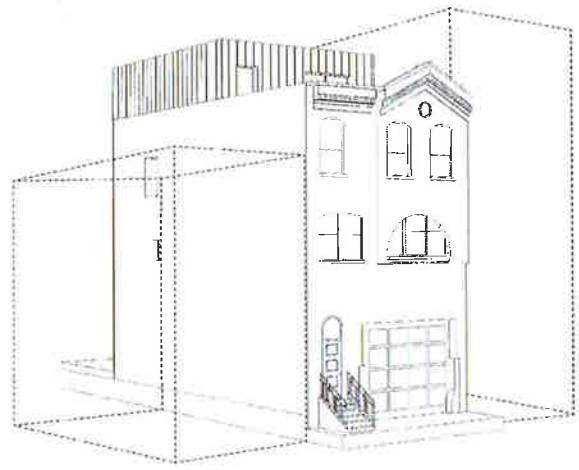
Predesign
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Contextual Precedents

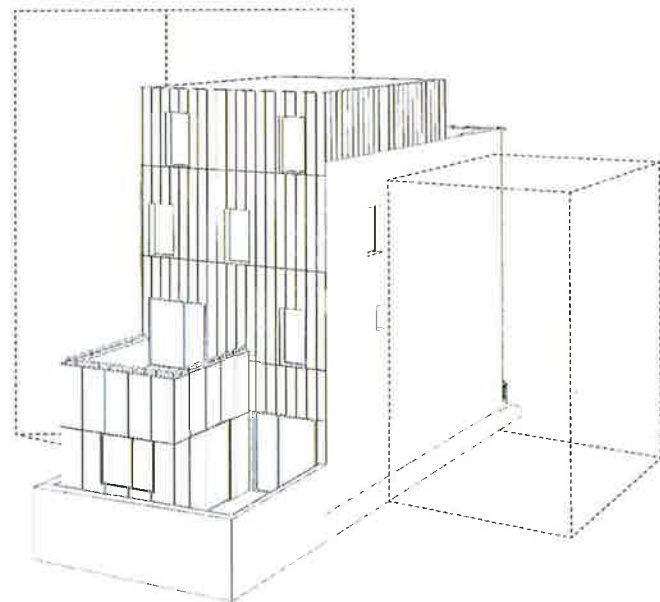
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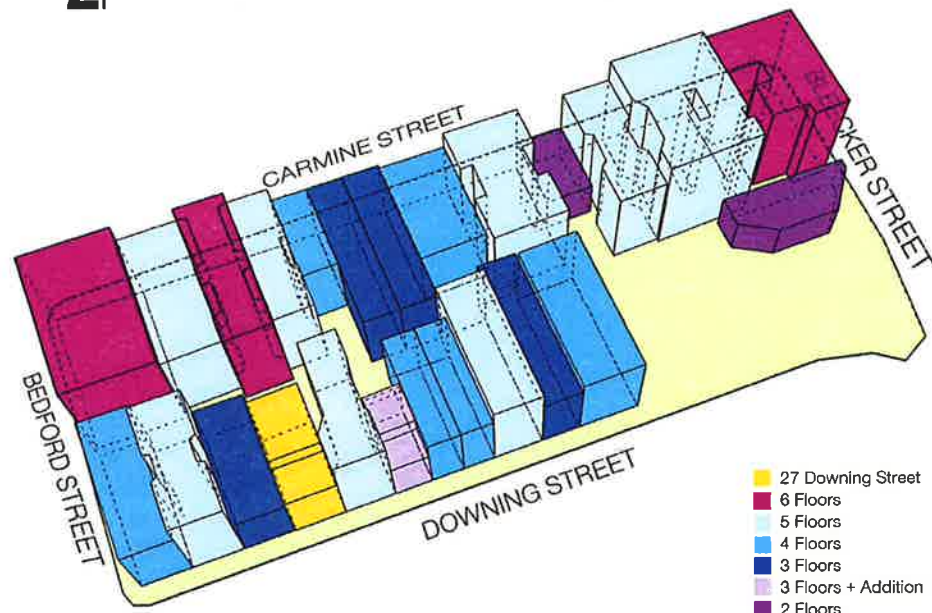
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1 Front Elevation



2 Rear Elevation



3 Block Plan
Not to Scale



4 Neighboring Roof Plans
3/32" = 1'-0"



5 Neighboring Front Elevations
3/32" = 1'-0"

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Neighborhood Context

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1 | Rear Facades Behind 27 Downing



2 | Neighbors' Rear Facades



N 251 Gray

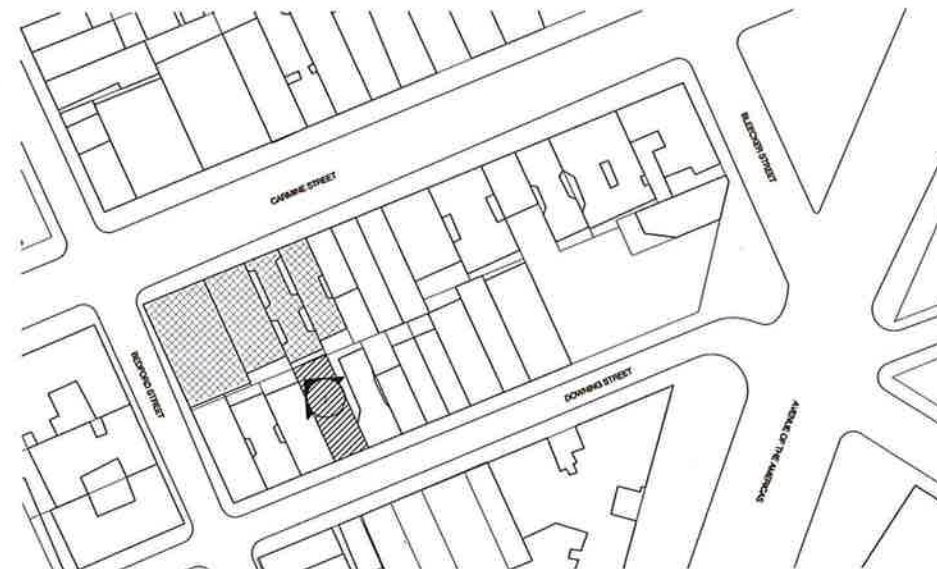
N 172 Red

N 101 White

N 273 Grey

N 201 Beige

3 | Correlating Fiber Cement Board



4 | Site Plan
1/64" = 1'-0"



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Predesign

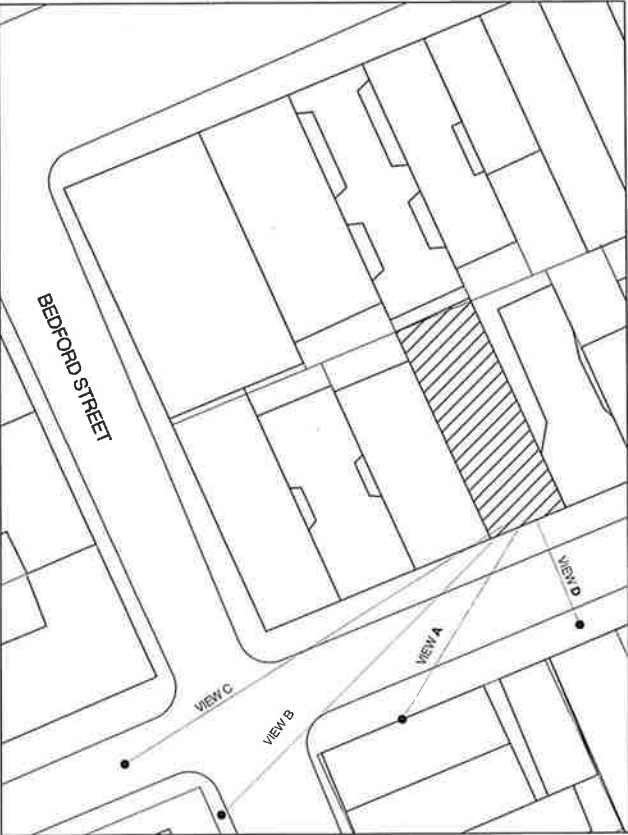
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Rear Yard Context

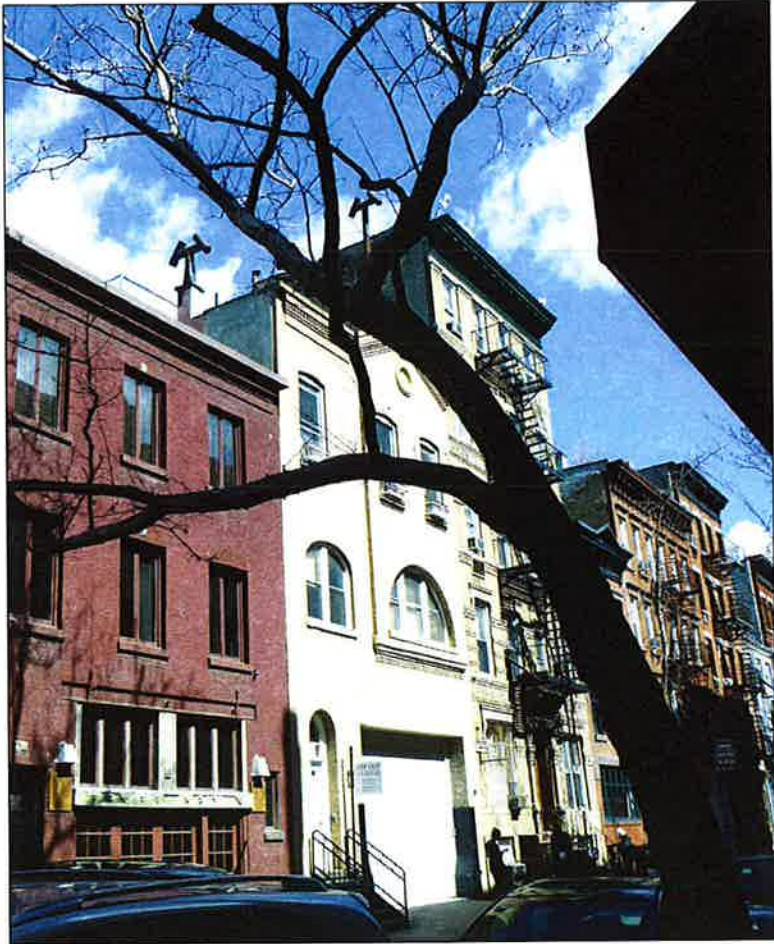
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1 | Site Plan
Not to Scale



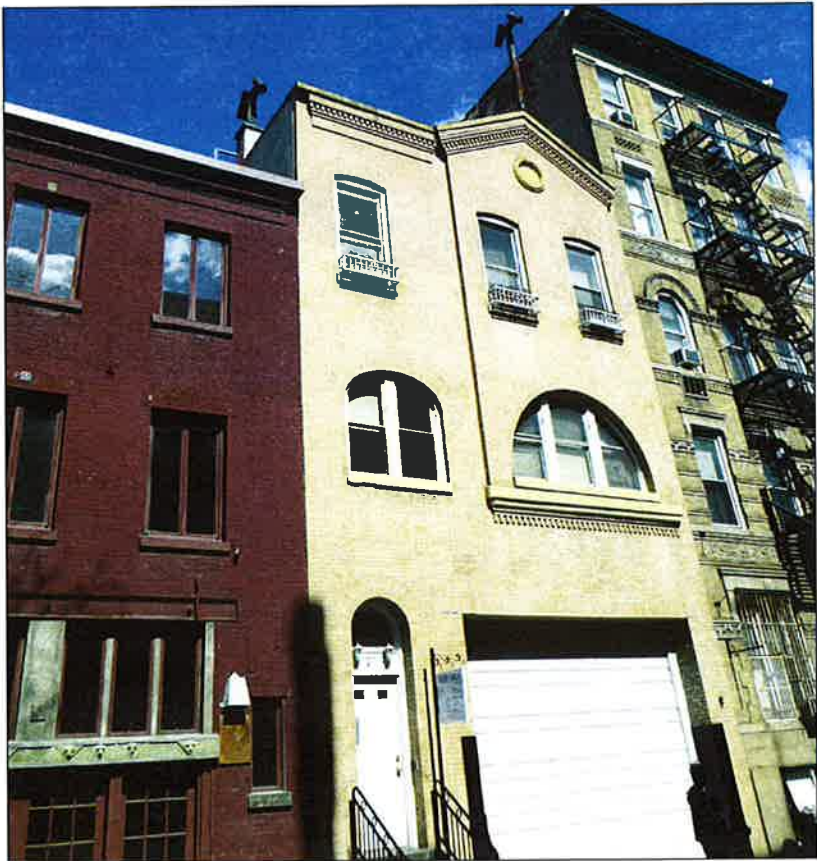
2 | View A



3 | View B



4 | View C



5 | View D

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DOB Filing
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Mockup

SEAL

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SCALE: AS NOTED
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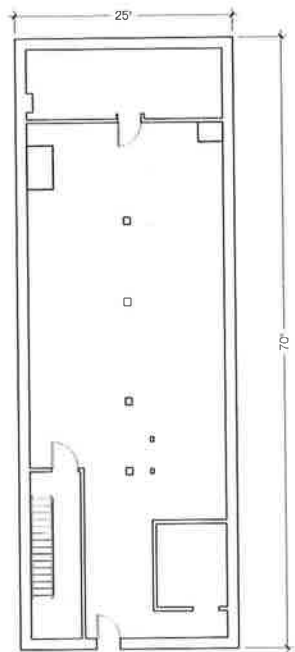
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Plans

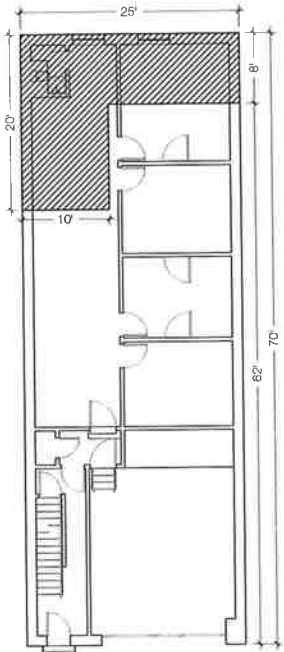
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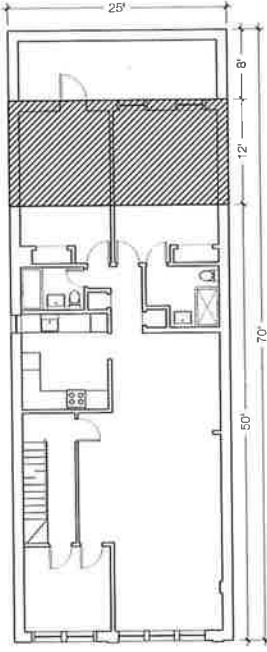
LEGEND
REMOVED AREA



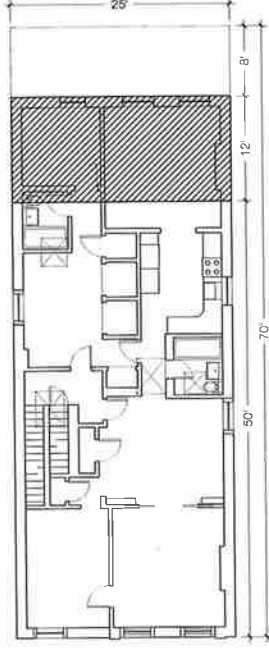
1 Existing Cellar
3/32" = 1'-0"



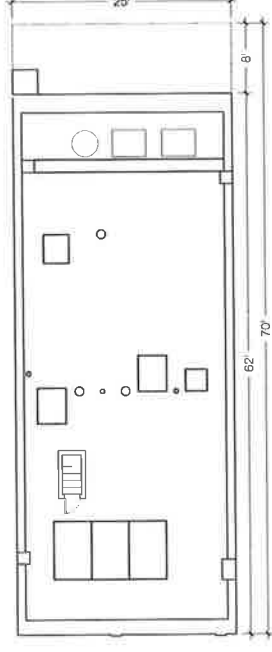
2 Existing Ground Floor
3/32" = 1'-0"



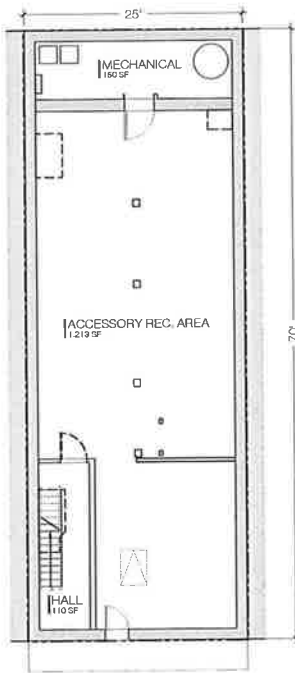
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3/32" = 1'-0"



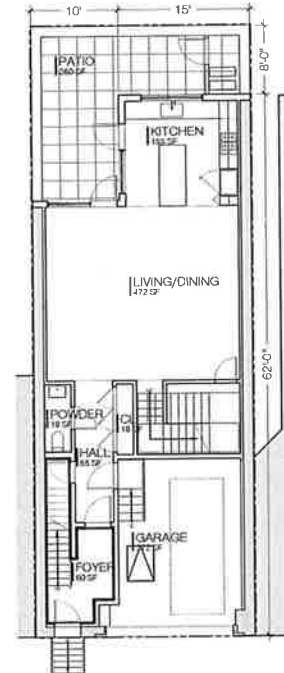
4 Existing Third Floor
3/32" = 1'-0"



5 Existing Roof
3/32" = 1'-0"



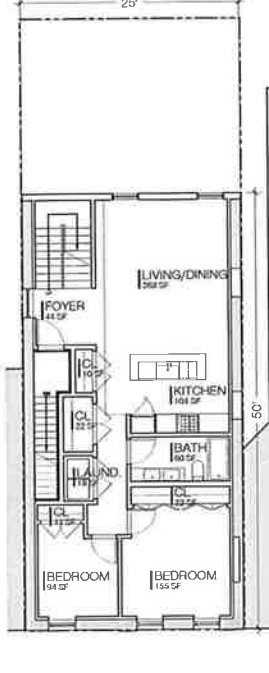
6 Proposed Cellar
3/32" = 1'-0"



7 Proposed Ground Floor
3/32" = 1'-0"



8 Proposed Second Floor
3/32" = 1'-0"



9 Proposed Third Floor
3/32" = 1'-0"



10 Proposed Fourth Floor
3/32" = 1'-0"

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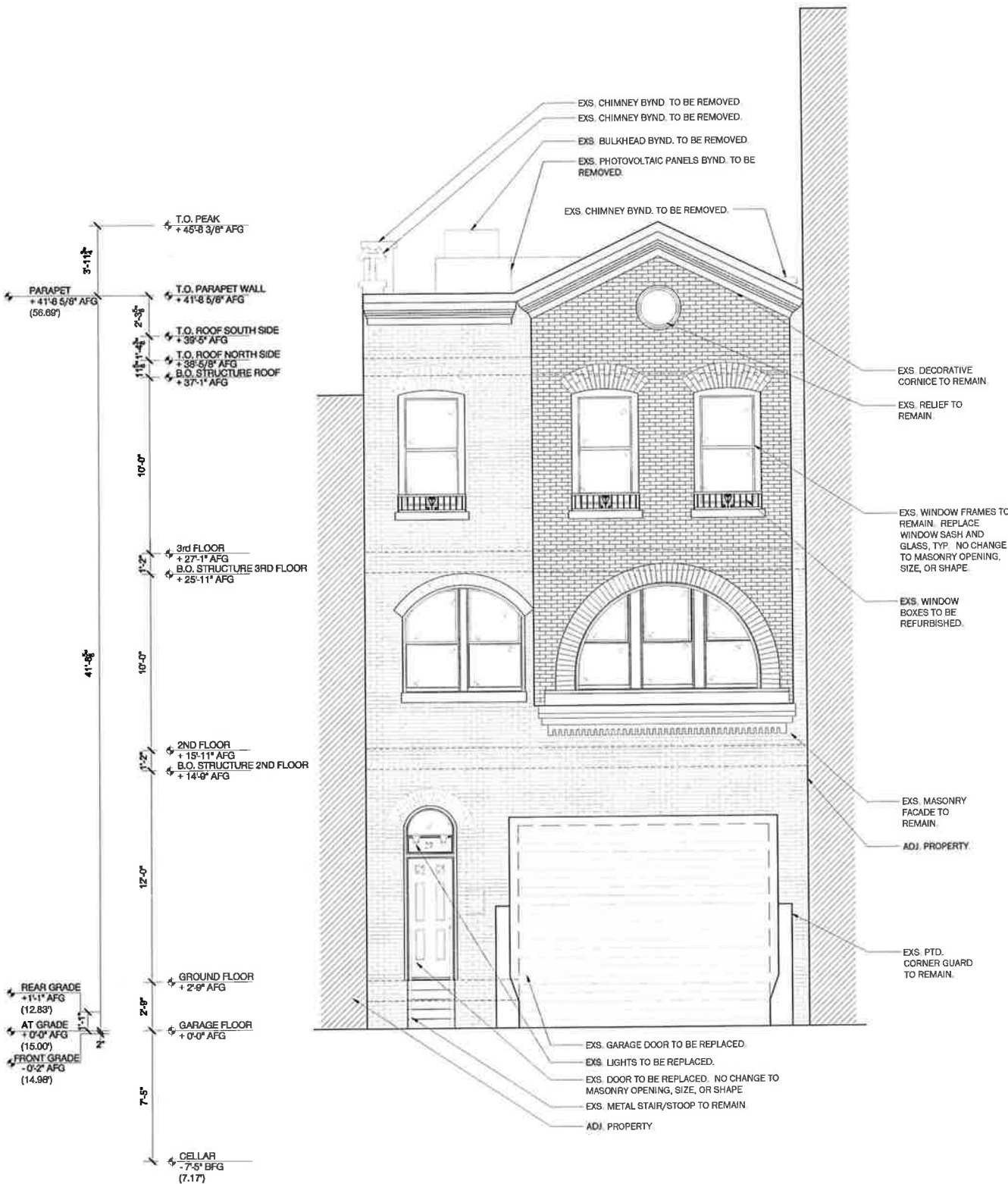
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Front Elevations

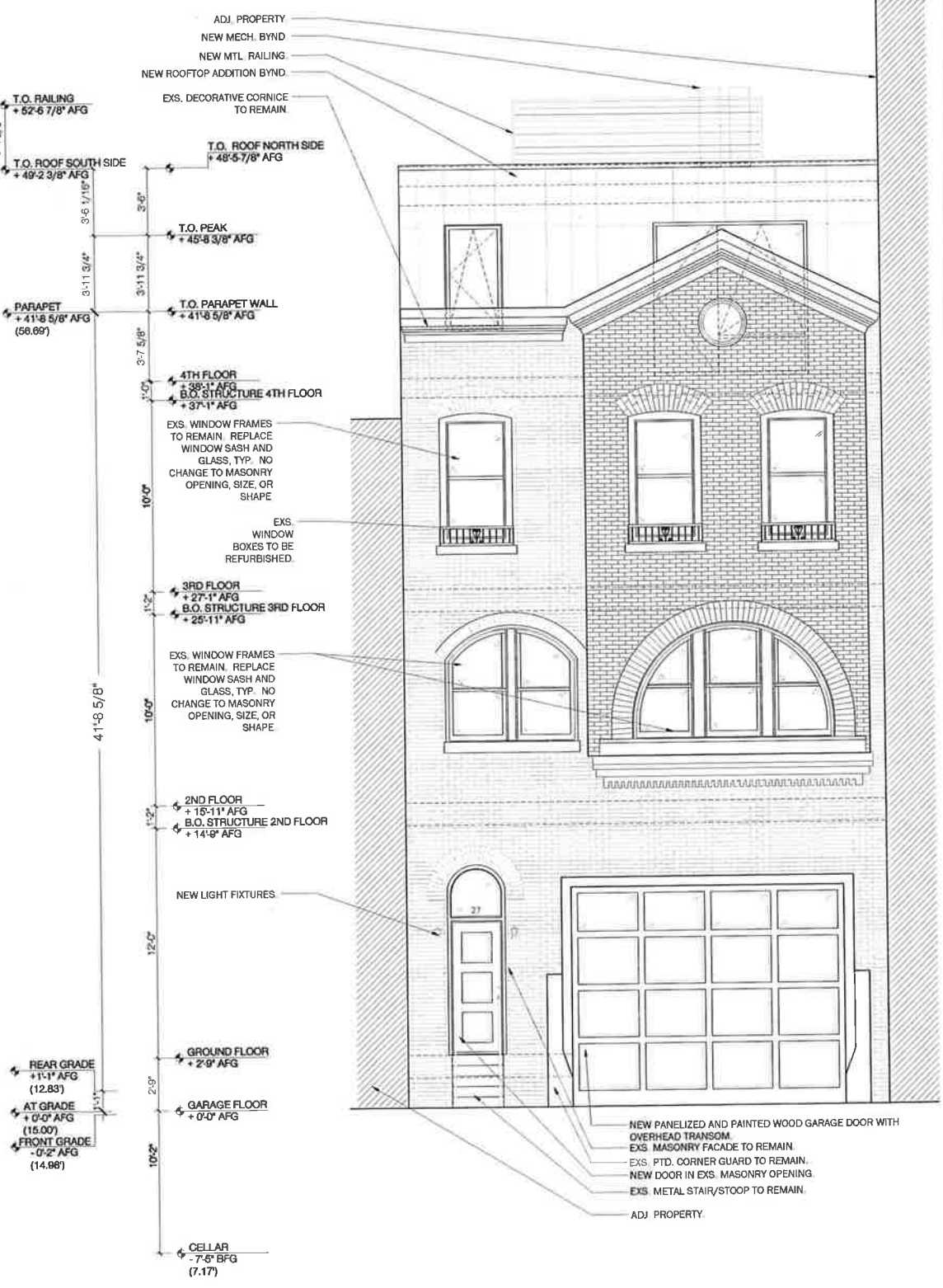
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SCALE: AS NOTED
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SEAL



1 Existing Front Elevation
1/4" = 1'-0"



2 Proposed Front Elevation
1/4" = 1'-0"

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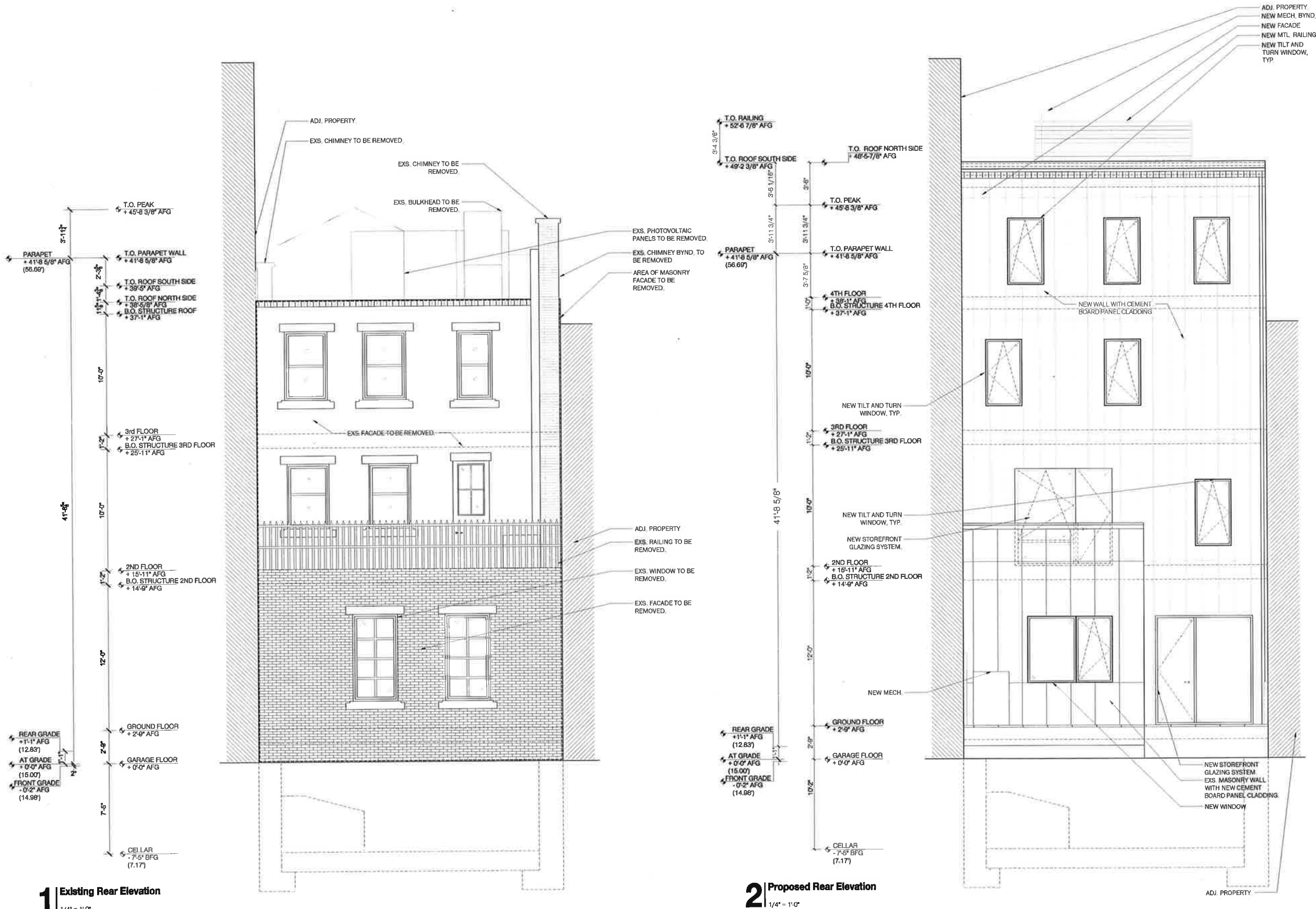
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Rear Elevations

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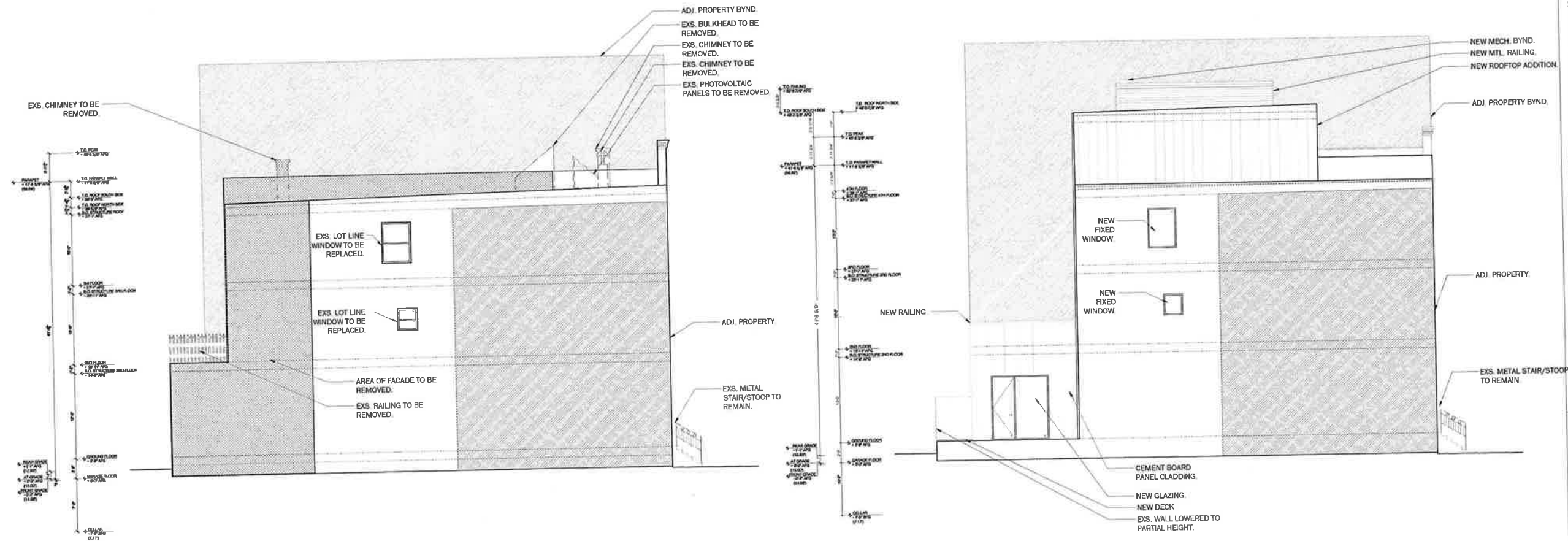
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15 RESERVOIR ROAD
WHITE PLAINS, NY 10603

MECHANICAL ENGINEER
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45 WEST 34TH STREET SUITE 1101
NEW YORK, NY 10001

EXPEDITOR
WILLIAM VITACCO ASSOCIATES
299 BROADWAY 5TH FLOOR
NEW YORK, NY 10007



1 Existing Side Elevation
1/8" = 1'-0"

2 Proposed Side Elevation
1/8" = 1'-0"

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#	ISSUE:	DATE:
1	ISSUE FOR LPC REVIEW	03-28-2013
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PROJECT #1217
27 Downing Street
27 Downing Street, New York, NY, 10014

Predesign
NOT FOR CONSTRUCTION

Side Elevations

SEAL

L-202.00

SCALE: AS NOTED
DRAWN BY: BA



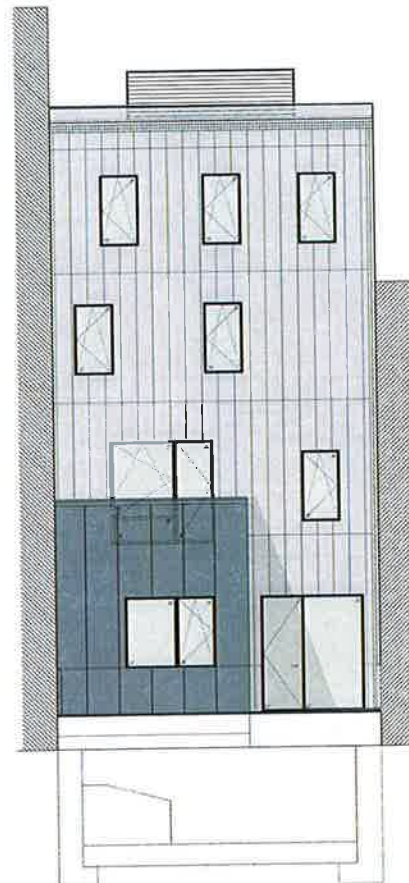
1 | Proposed Front Facade and Rooftop Addition from Downing Street



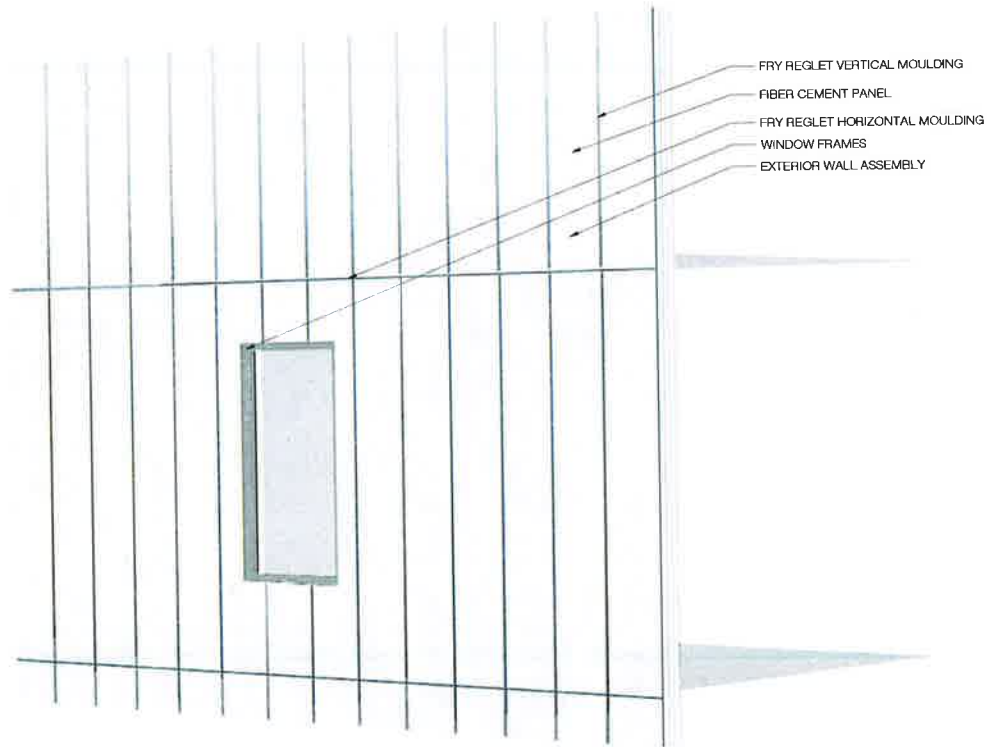
2 | Front Elevation



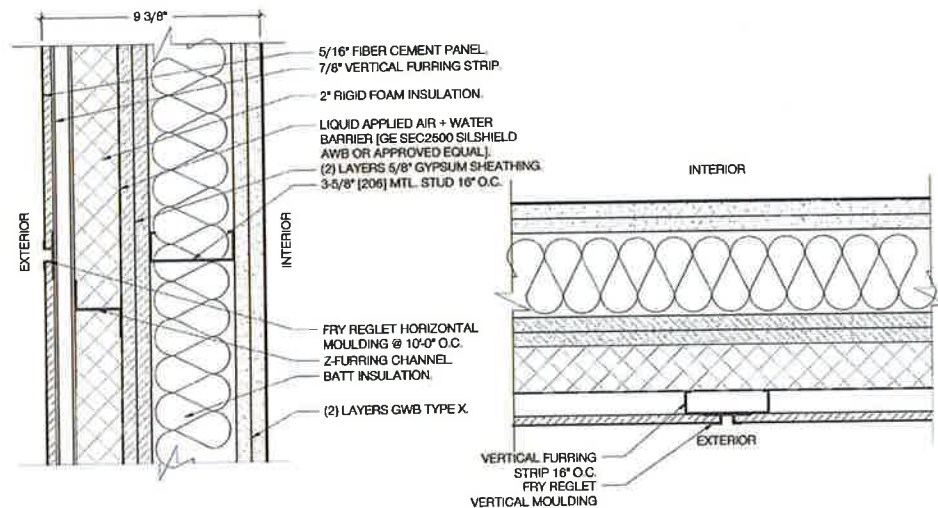
4 | Proposed Rear Facade and Rooftop Addition



5 | Rear Elevation



3 | Exterior Facade Detail



6 | Exterior Facade Plan and Section Detail



Exterior Grade Paint
Color to Match BM Kendall Charcoal HC-166
[Garage Door, Entry Door, Flower Boxes, Entry Stoop]



Powder-coated (Aluminum)
Color to Match BM Kendall Charcoal HC-166 [Window Frames]



Medium Gray Fiber Cement Board
[Kitchen Extension]



Light Gray Fiber Cement Board
[Rear Facade, Front Addition]



Exs. Front Facade Brick
[Existing Masonry to be Refurbished]

BERNHEIMER ARCHITECTURE

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Brooklyn NY 11231

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CONSULTANTS:

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Photomontages

SEAL	L-400.00 SCALE: AS NOTED DRAWN BY: BA
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