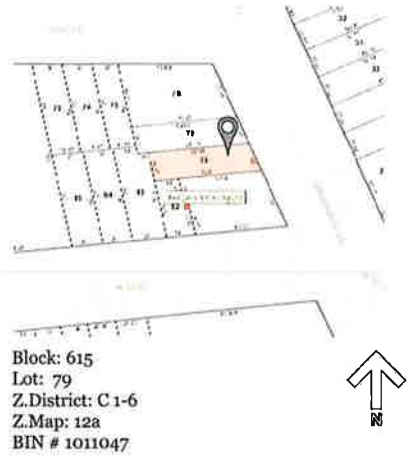


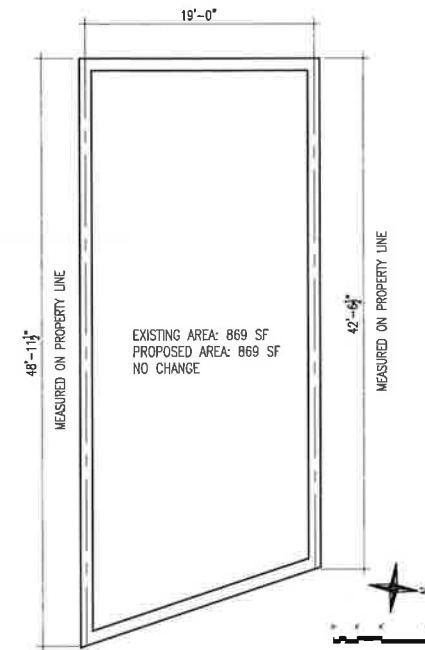
APPLICATION TO THE NYC LANDMARKS PRESERVATION COMMISSION
107 GREENWICH AVENUE, NEW YORK, NY
REAR EXTENSION AND PENTHOUSE ADDITION



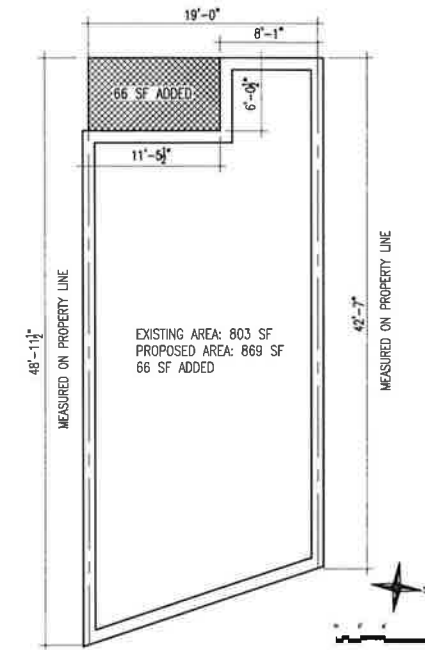
Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadijev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadijevstudio.com www.kadijevstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	COVER SHEET
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	A-00

DRAWINGS LIST

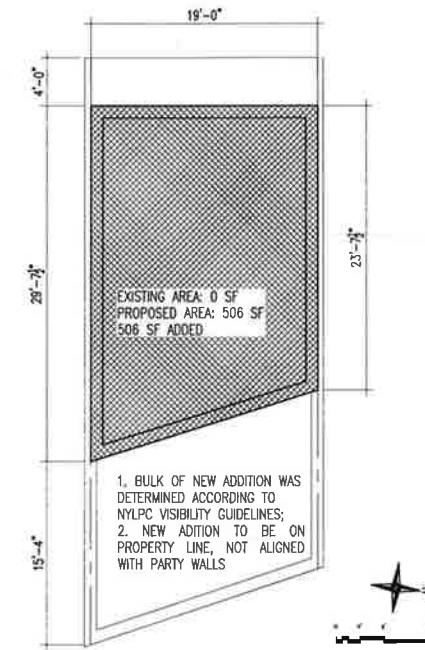
- A-00 COVER SHEET
- A-01 DRAWINGS LIST, ZONING PLANS, EXTENSION DIAGRAM
- A-02 SITE SURVEY
- A-03 HISTORIC DISTRICT MAP
- A-04 ZOLA MAP & SANBORN MAP
- A-05 EXISTING ELEVATION ALONG GREENWICH AVENUE
- A-06 PROPOSED ELEVATION ALONG GREENWICH AVENUE
- A-07 FRONT FAÇADE: EXISTING VS. PROPOSED
- A-08 REAR ELEVATIONS: EXISTING VS. PROPOSED
- A-09 REAR ELEVATION COLOR PALETTE
- A-10 ROOF PLAN: EXISTING VS. PROPOSED
- A-11 EXISTING VERTICAL SECTION
- A-12 PROPOSED VERTICAL SECTION
- A-13 VISIBILITY STUDIES VIA AN ON-SITE MOCK-UP
- A-14 RENDERED VIEWS OF THE PROPOSED PENTHOUSE ADDITION
- A-15 SIMILAR ROOFTOP ADDITIONS IN HE NEIGHBORHOOD



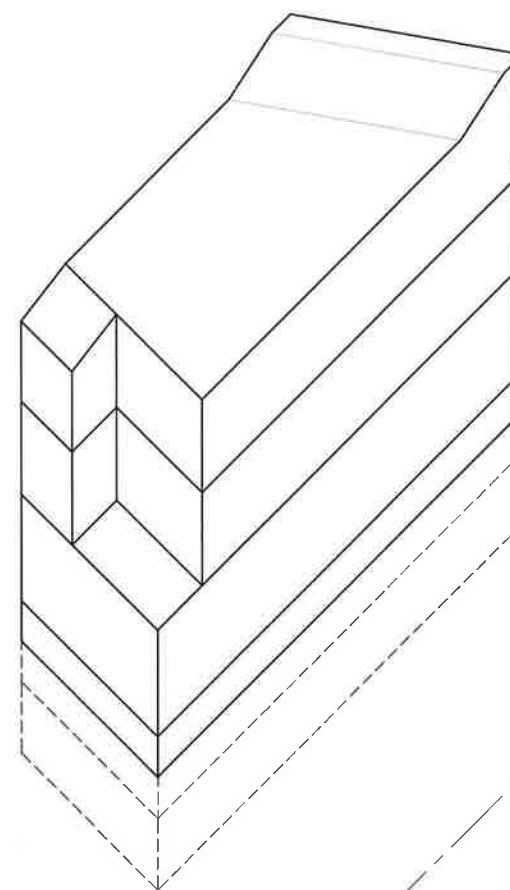
1 1FLOOR ZONING PLAN
A-01 Scale: 1/16" = 1'-0"



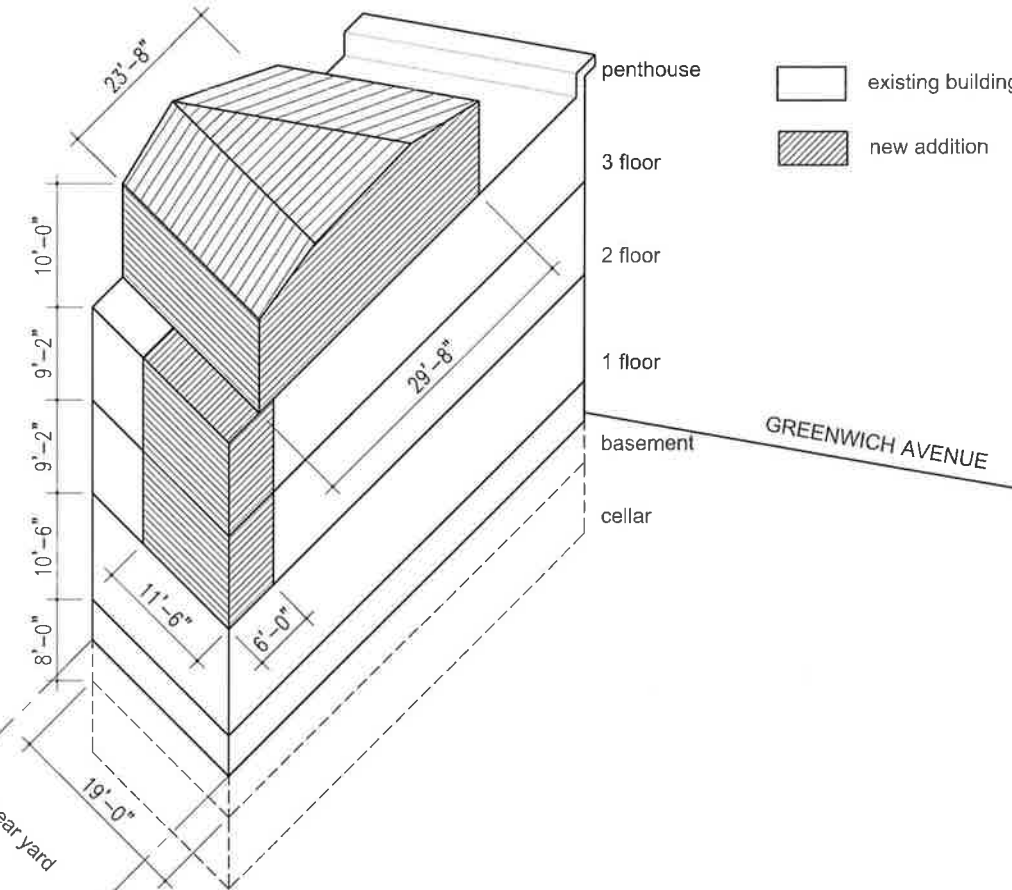
2 PROPOSED 2 & 3 FL. ZONING PLAN
A-01 Scale: 1/16" = 1'-0"



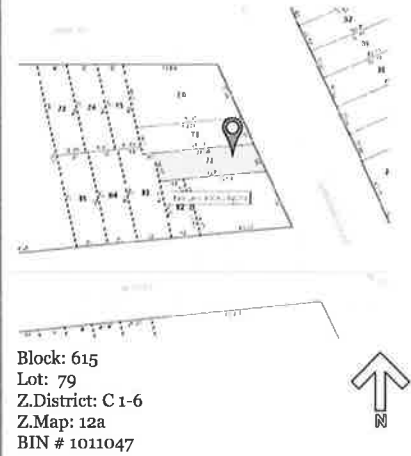
3 PROPOSED P/HOUSE ZONING PLAN
A-01 Scale: 1/16" = 1'-0"



4 EXISTING MASSING DIAGRAM
A-01 Scale: N.T.S.



5 PROPOSED MASSING DIAGRAM
A-01 Scale: N.T.S.



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047

Client:
GERAGOS & GERAGOS
Los Angeles, CA

Architect:
bojidar kadijev, architect
448 12th STREET
BROOKLYN, NY 11215
Tel/Fax: 718-832-8089
E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
DRAWINGS LIST
ZONING PLANS
EXTENSION DIAGRAM

Scale: As noted

Drawn by: B.K.

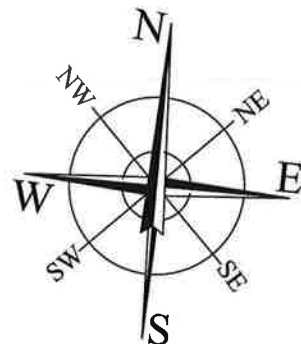
Checked by: B.K.

Date: 01.07.2015

Sheet

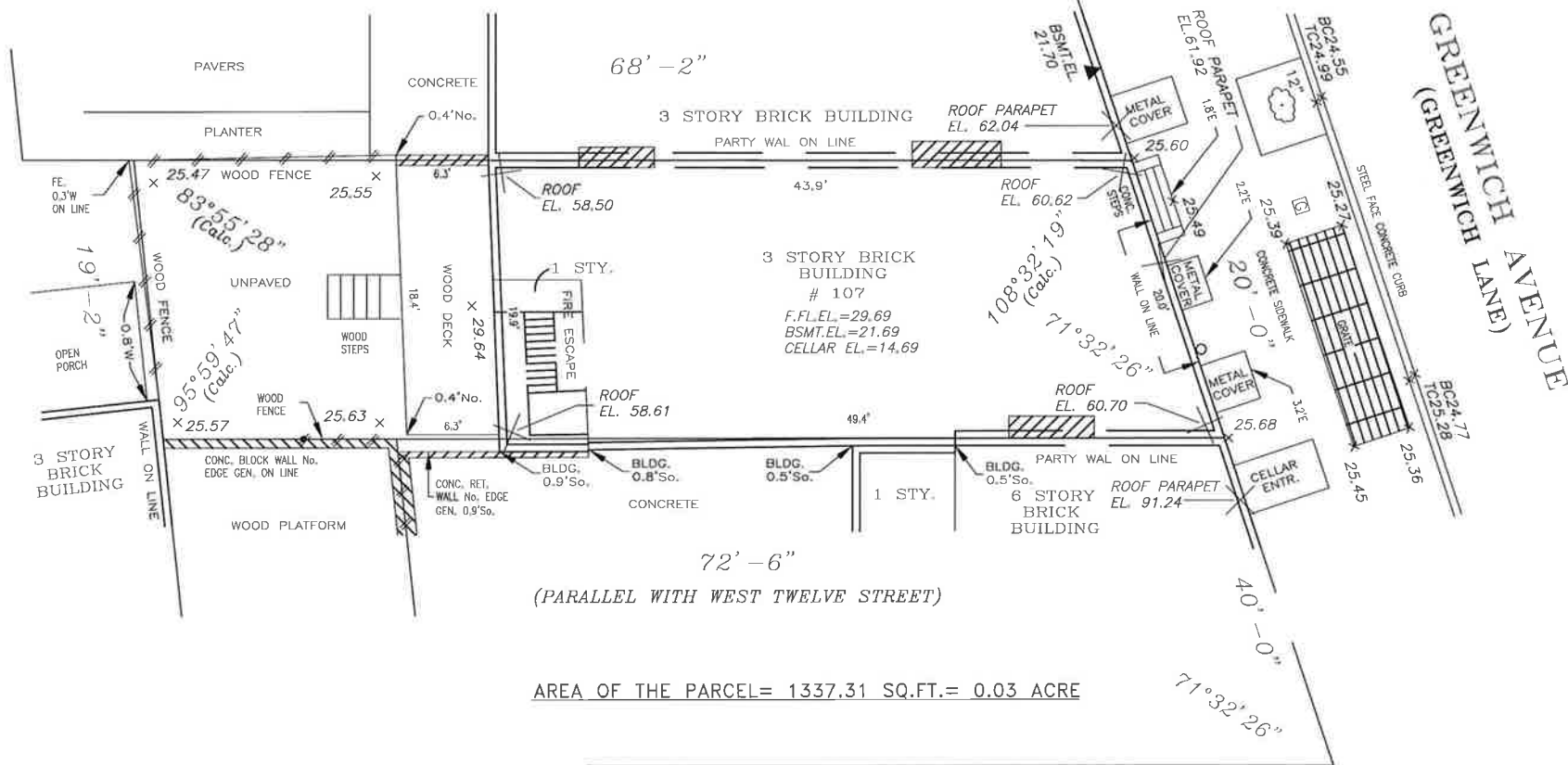
A-01

JOB No.: 14-36453E



ENCROACHMENTS ALONG GREENWICH AVENUE:

1. FIRE ESCAPE - 3.4'E
2. ROOF CORNICE - 1.8'E
3. A/C UNITS - 1.4'E
4. WINDOWS SEALS - 0.2'E



AREA OF THE PARCEL= 1337.31 SQ.FT.= 0.03 ACRE

WEST TWELVE STREET
(TROY STREET)
(60' WIDE)

NOTE:
ELEVATION SHOWN HEREON REFER TO THE NAVD 1988
DATUM.

LEGEND:
12" TREE WITH SIZE
GAS VALVE
VENT. PIPE

MAP OF SURVEY

"MAP OF 12 LOTS BELONGING TO THE
ESTATE OF LEONARD DE KLYN, DECEASED
FEBRUARY 5, 1841 FILED AS LOT # 7"

LOCATED AT:
BOROUGH OF MANHATTAN, CITY,
COUNTY AND STATE OF NEW YORK.

TAX DESIGNATION:
SECTION: 2, BLOCK: 615, LOT: 79

SURVEYED ON: MARCH 7, 2014
AMENDED ON: APRIL 18, 2014 (ROOF ELEVATION SPECIFIED)
MAY 21, 2014 (AREA CALCULATION ADDED)

DRAWN BY: AH

CHECKED BY: AT

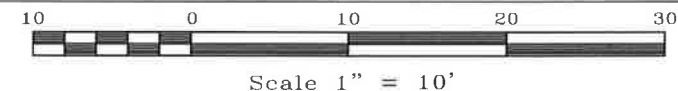
ALEXANDER TSUKERMAN N.Y.S. L.S. N 050189

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS
OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES
ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE
THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS,
ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL
OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE
SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL
AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE
LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.



LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.

32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 212-213-4090 • FAX 516-378-6649

ONE EDGEWATER PLAZA, STATEN ISLAND, NY 10305
Suite 205 • 718-420-9693 • FAX 718-420-9673



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047

Client:
GERAGOS & GERAGOS
Los Angeles, CA

Architect:
bojidar kadijev, architect
448 12th STREET
BROOKLYN, NY 11215
Tel/Fax: 718-832-8089
E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
SITE SURVEY

Scale: As noted

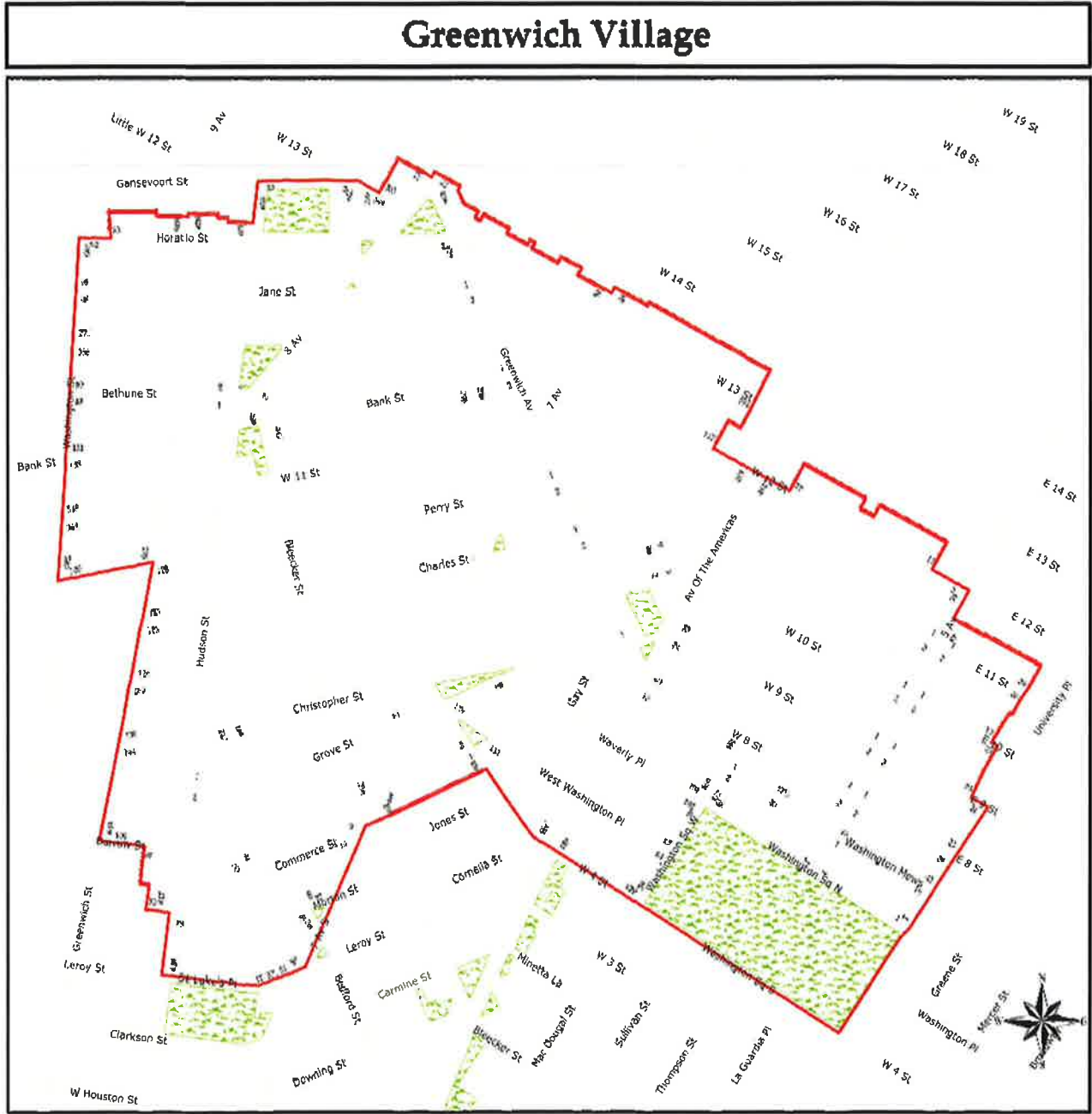
Drawn by: B.K.

Checked by: B.K.

Date: 01.07.2015

Sheet

A-02



**Greenwich Village Historic District
Manhattan
Designated April 29, 1969**

 Historic District Boundaries



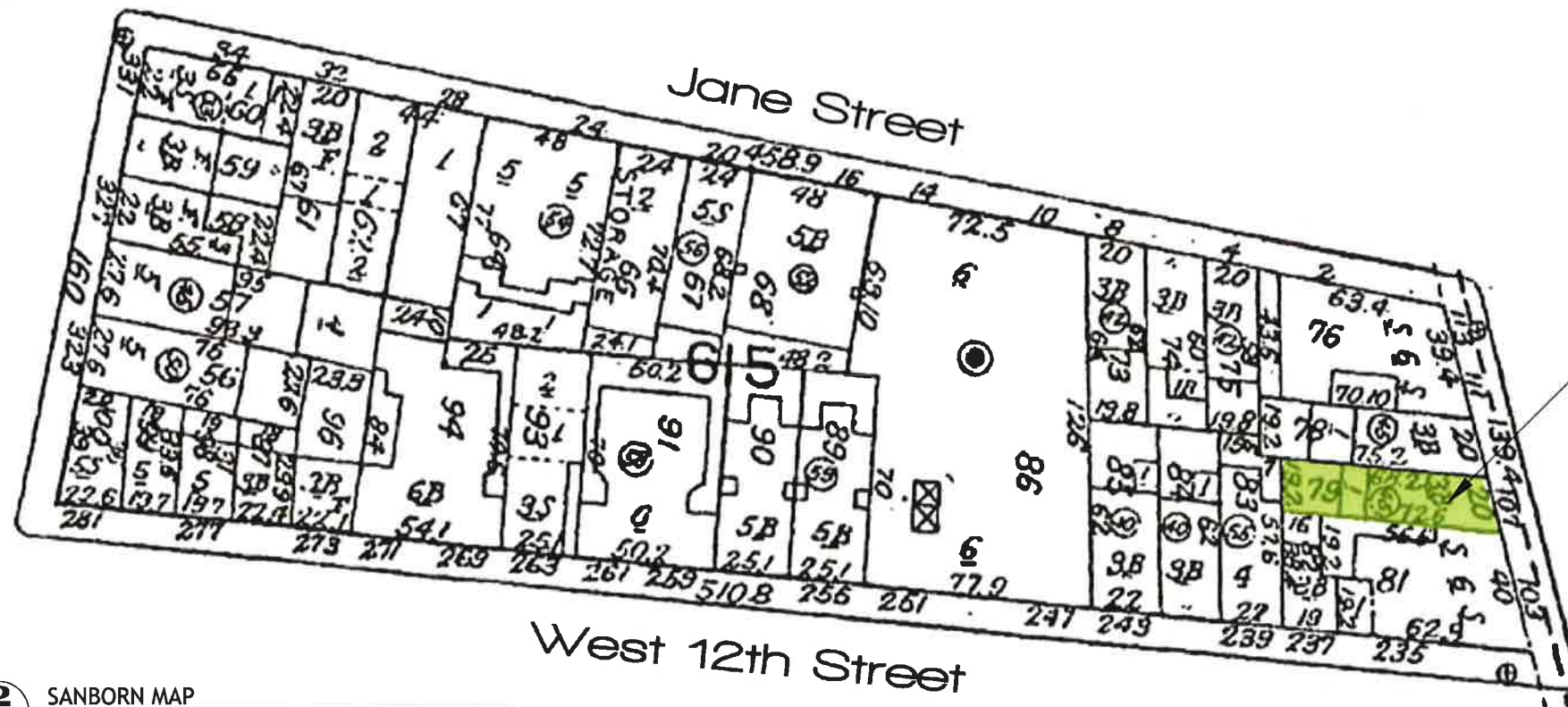
Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadijev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadijevstudio.com www.kadijevstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	GREENWICH VILLAGE HISTORIC DISTRICT
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	



1 OPEN SPACE NEIGHBORHOOD MAP (ZOLA)
A-04 Scale: Not to Scale



2 SANBORN MAP
A-04 Scale: Not to Scale



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:
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Los Angeles, CA

Architect:
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E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
ZOLA MAP
SANBORN MAP

Scale: As noted

Drawn by: B.K.

Checked by: B.K.

Date: 01.07.2015

Sheet

A-04



1 EXISTING FAÇADES ALONG GREENWICH AVENUE
A-05 Scale: 3/32" = 1'-0"



Block: 615
Lot: 79
Z.District: C1-6
Z.Map: 12a
BIN # 1011047



Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadijev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadijevstudio.com www.kadijevstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	EXISTING ELEVATION ALONG GREENWICH AVENUE
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	

A-05



1
A-06

PROPOSED FAÇADES ALONG GREENWICH AVENUE
Scale: 3/32" = 1'-0"



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:
GERAGOS & GERAGOS
Los Angeles, CA

Architect:
bojidar kadijev, architect
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E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
**PROPOSED ELEVATION
ALONG GREENWICH
AVENUE**

Scale: **As noted**

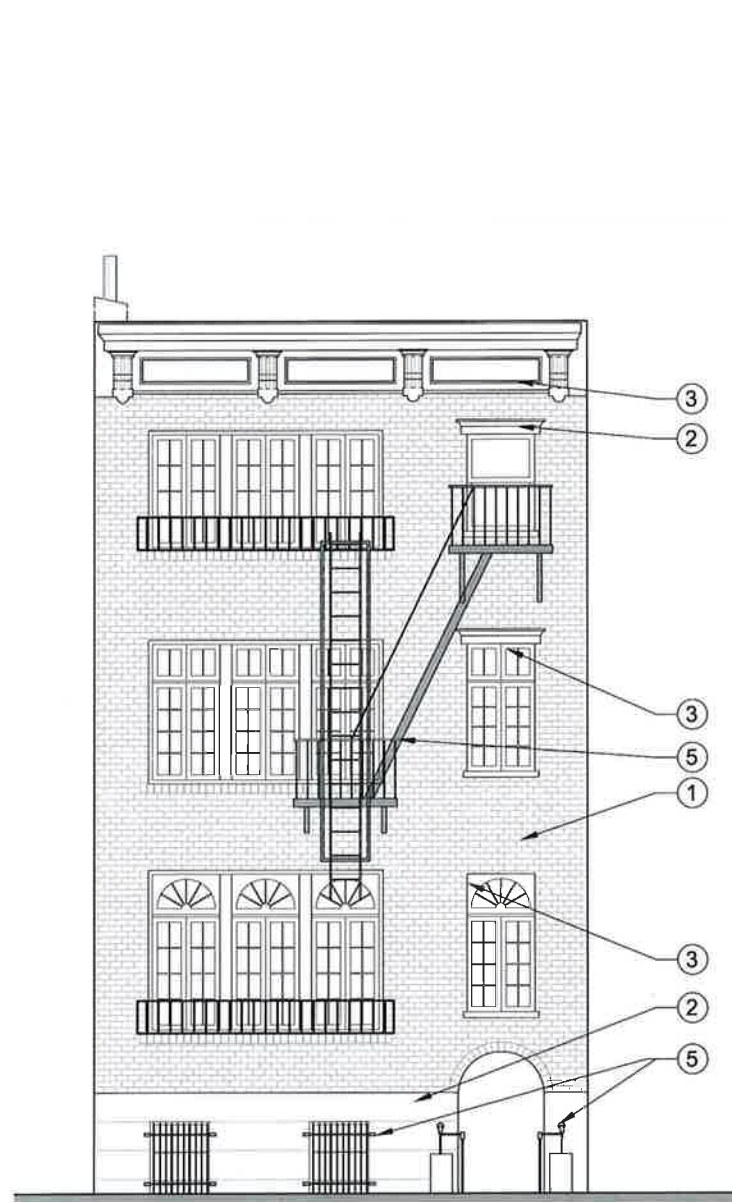
Drawn by: **B.K.**

Checked by: **B.K.**

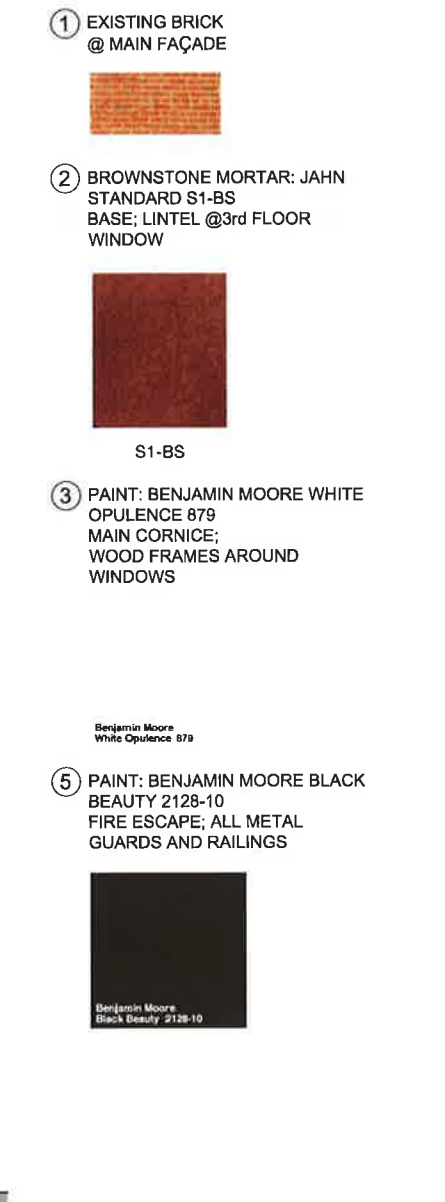
Date: **01.07.2015**

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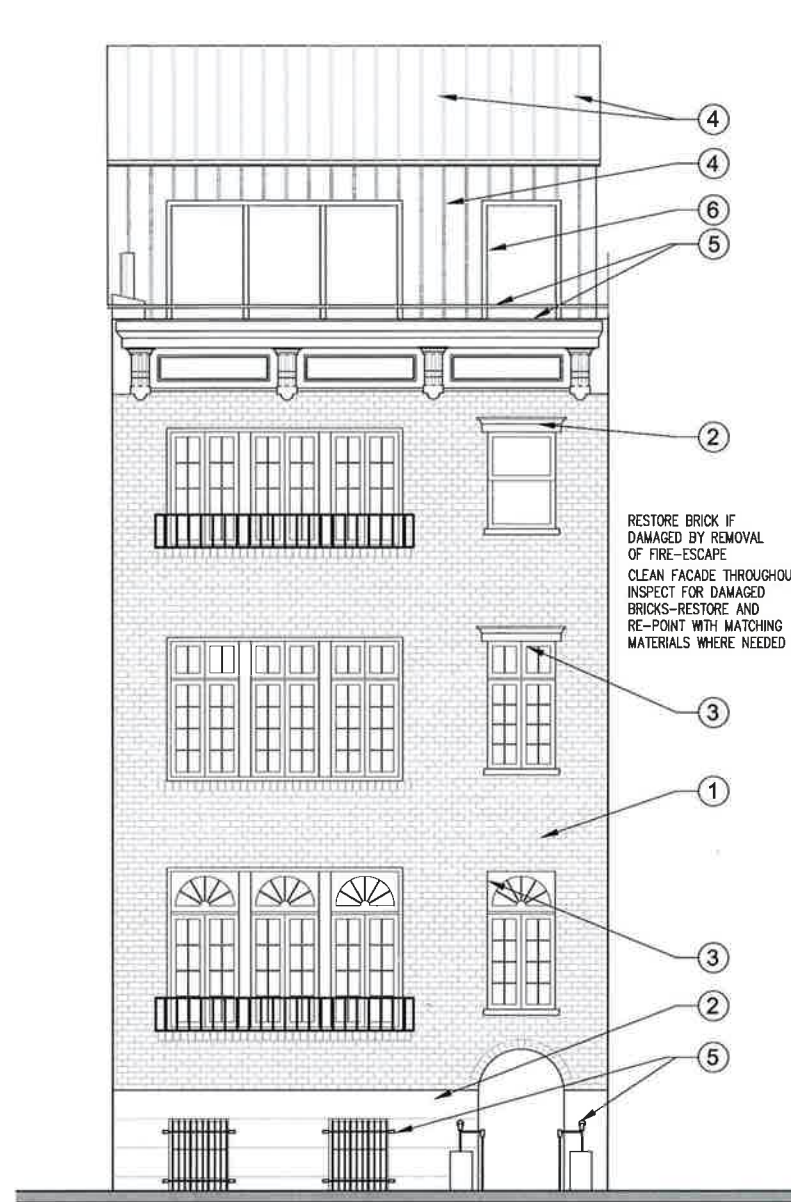
A-06



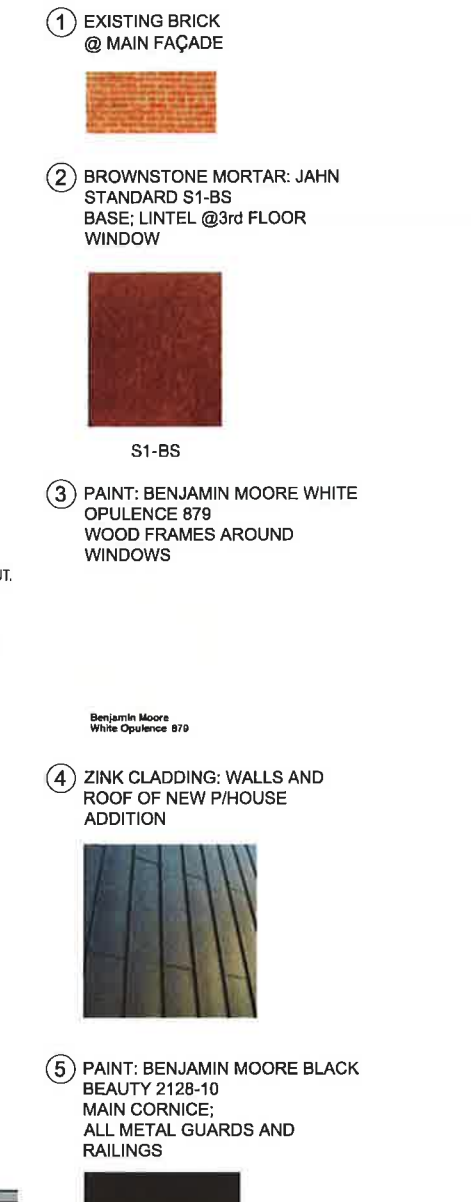
1 EXISTING FRONT FAÇADE
A-07 Scale: 1/8" = 1'-0"



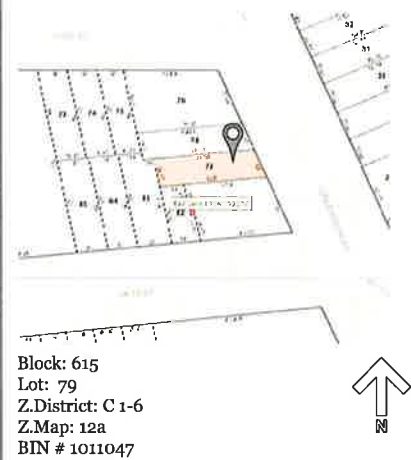
2 EXISTING MATERIALS PALETTE
A-07



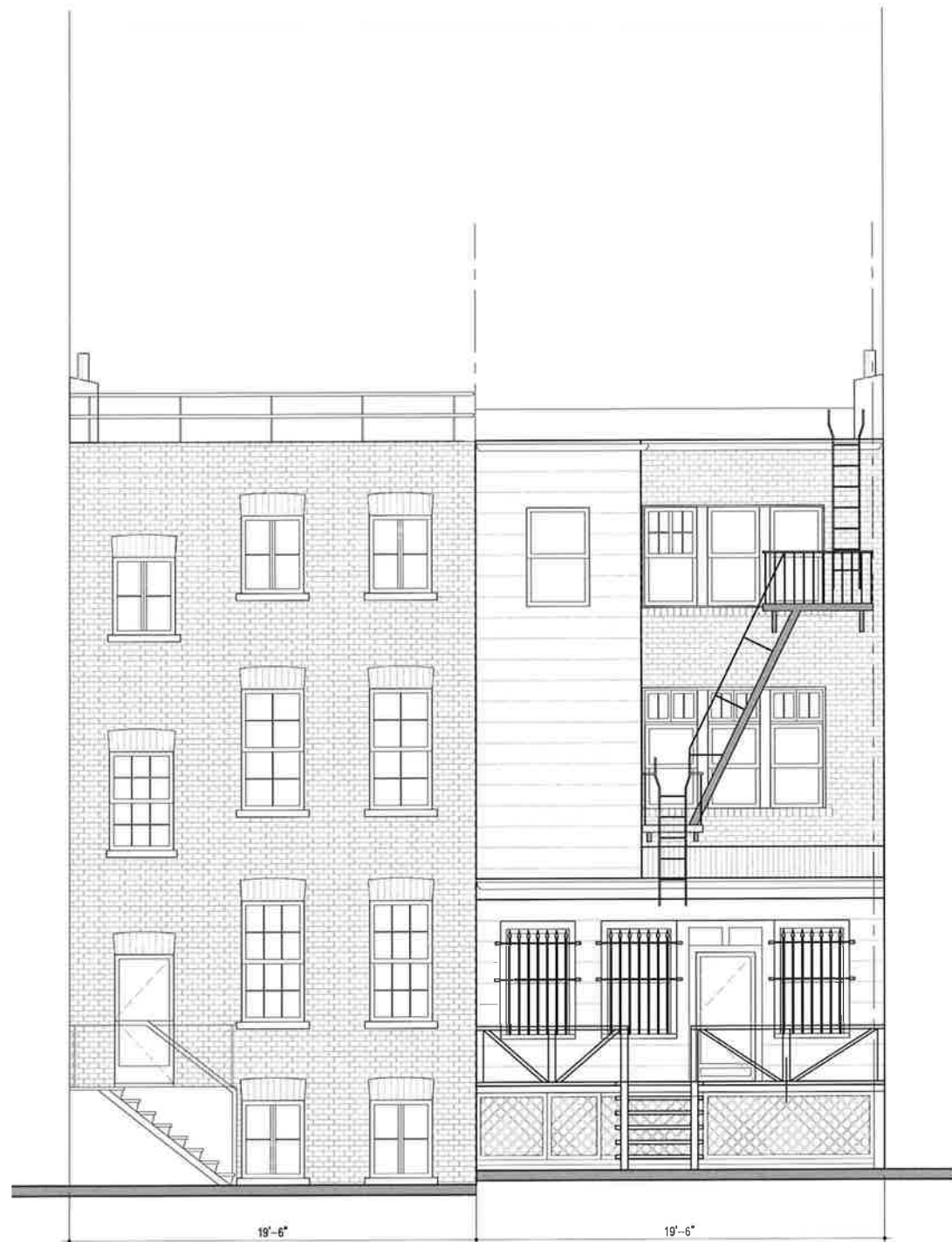
3 PROPOSED FRONT FAÇADE
A-07 Scale: 3/16" = 1'-0"



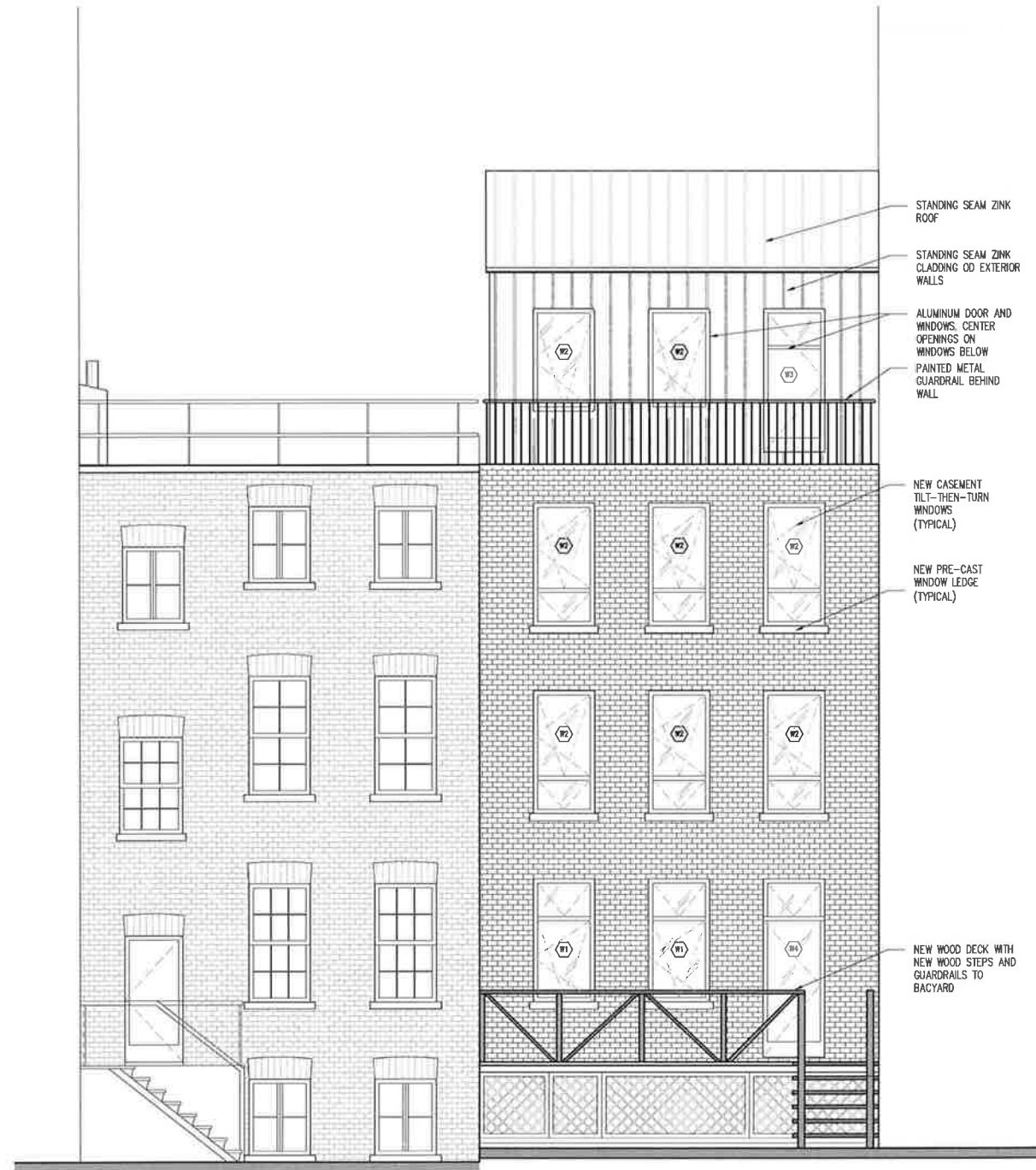
4 PROPOSED MATERIALS PALETTE
A-07



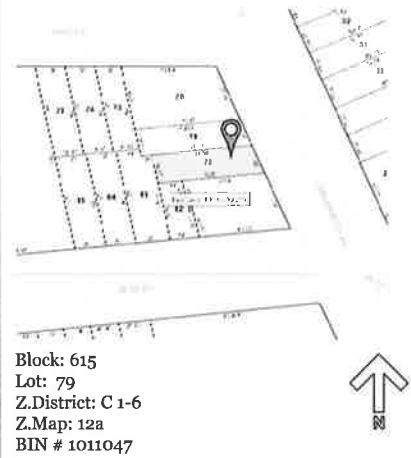
Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadijev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadijevstudio.com www.kadijevstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	FRONT FAÇADE AND MATERIAL PALETTES EXISTING VS. PROPOSED
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	



1 EXISTING REAR ELEVATIONS
A-08 Scale: 1/8" = 1'-0"

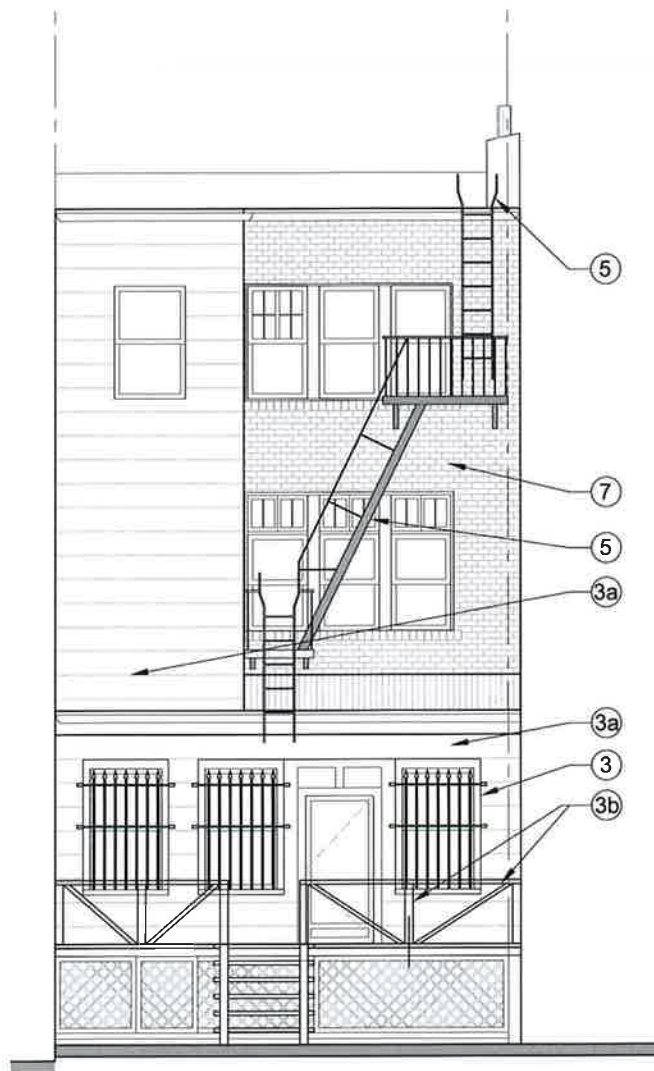


2 PROPOSED REAR ELEVATIONS
A-08 Scale: 1/8" = 1'-0"



Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadijev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadijevstudio.com www.kadijevstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	REAR YARD ELEVATIONS OF 107 & 109 GREENWICH AVENUE EXISTING VS. PROPOSED
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	

A-08



1 EXISTING REAR ELEVATION
A-09 Scale: 1/8" = 1'-0"

③ PAINT: BENJAMIN MOORE WHITE
OPULENCE 879
WINDOW TRIMS

③a PAINT: BENJAMIN MOORE WHITE
OPULENCE 879
ON VYNIL SIDING

③a PAINT: BENJAMIN MOORE WHITE
OPULENCE 879
FADED ON WOOD RAILINGS

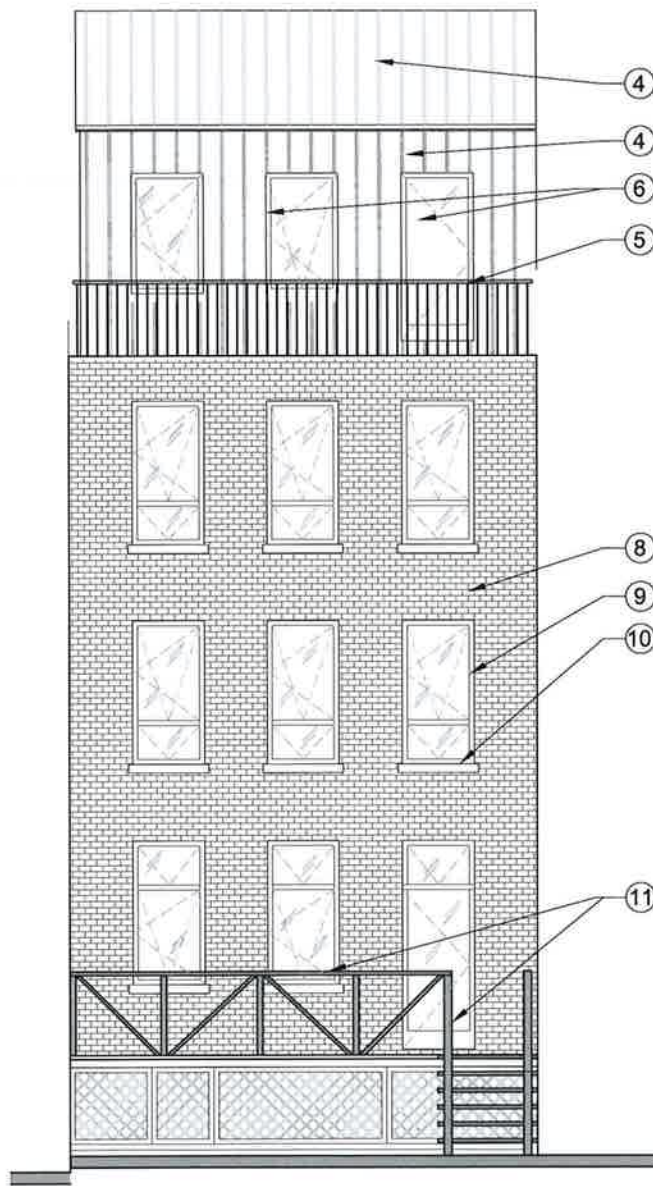
⑤ PAINT: BENJAMIN MOORE BLACK
BEAUTY 2128-10
FIRE ESCAPE; ALL METAL
GUARDS AND RAILINGS

⑦ BRICK WITH PAINTED JOINTS
PORTIONS OF THE REAR
ELEVATION

Benjamin Moore
White Opulence 879

Benjamin Moore
Black Beauty 2128-10

2 EXISTING MATERIALS PALETTE
A-09



④ ZINK CLADDING: WALLS AND
ROOF OF NEW P/HOUSE
ADDITION

⑤ PAINT: BENJAMIN MOORE BLACK
BEAUTY 2128-10
MAIN CORNICE;
ALL METAL GUARDS AND
RAILINGS

⑥ METALLIC PAINT 70% PVDF BY
TUBELITE: CHARCOAL GRAY WP
LT605-70: ALL DOORS AND
WINDOWS AT NEW P/HOUSE

⑧ NEW BRICK VENEER:
ALL AROUND REAR ELEVATION
BELOW NEW P/HOUSE
(match front of house as close as
possible)

4 PROPOSED MATERIALS PALETTE
A-09

⑨ METALLIC PAINT 70% PVDF BY
TUBELITE: SLATE GRAY WP
LT604-70: ALL DOORS AND
WINDOWS BELOW NEW P/HOUSE

⑩ PRE-CAST CONCRETE:
WINDOW SILLS BELOW NEW
P/HOUSE

⑪ DARK STAINED WOOD
GUARD-RAILS AND STAIRS @
REAR YARD DECK



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:
GERAGOS & GERAGOS
Los Angeles, CA

Architect:
bojidar kadijev, architect
448 12th STREET
BROOKLYN, NY 11215
Tel/Fax: 718-832-8089
E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
**REAR YARD ELEVATION
AND COLOR PALETTES:
EXISTING VS. PROPOSED**

Scale: As noted

Drawn by: B.K.

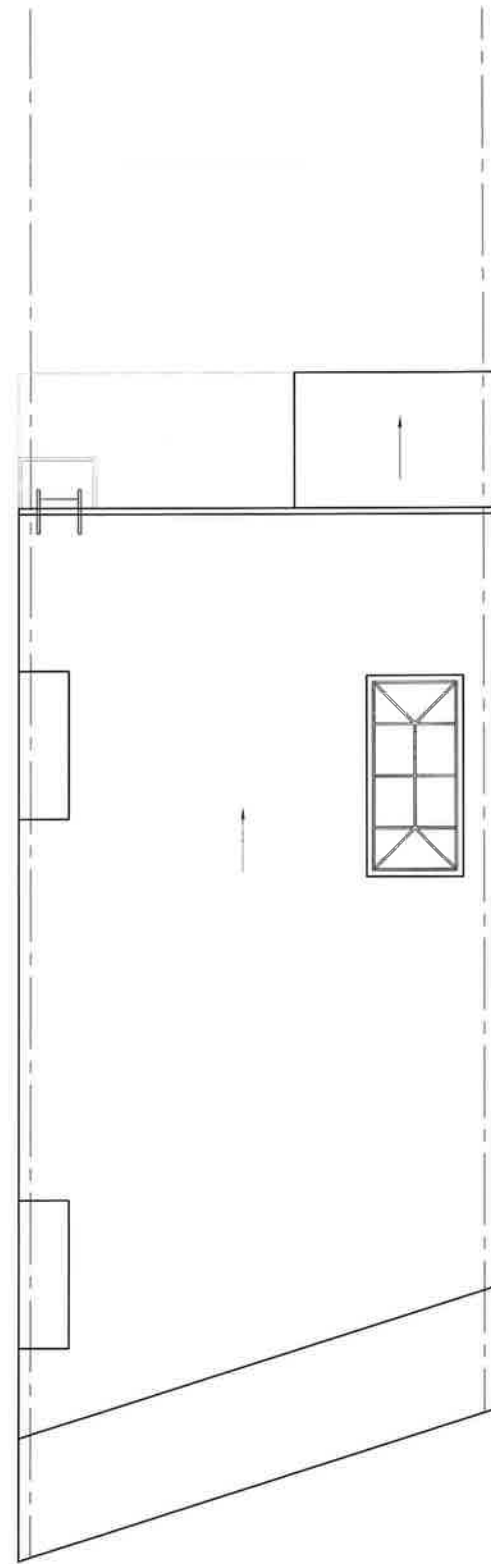
Checked by: B.K.

Date: 01.07.2015

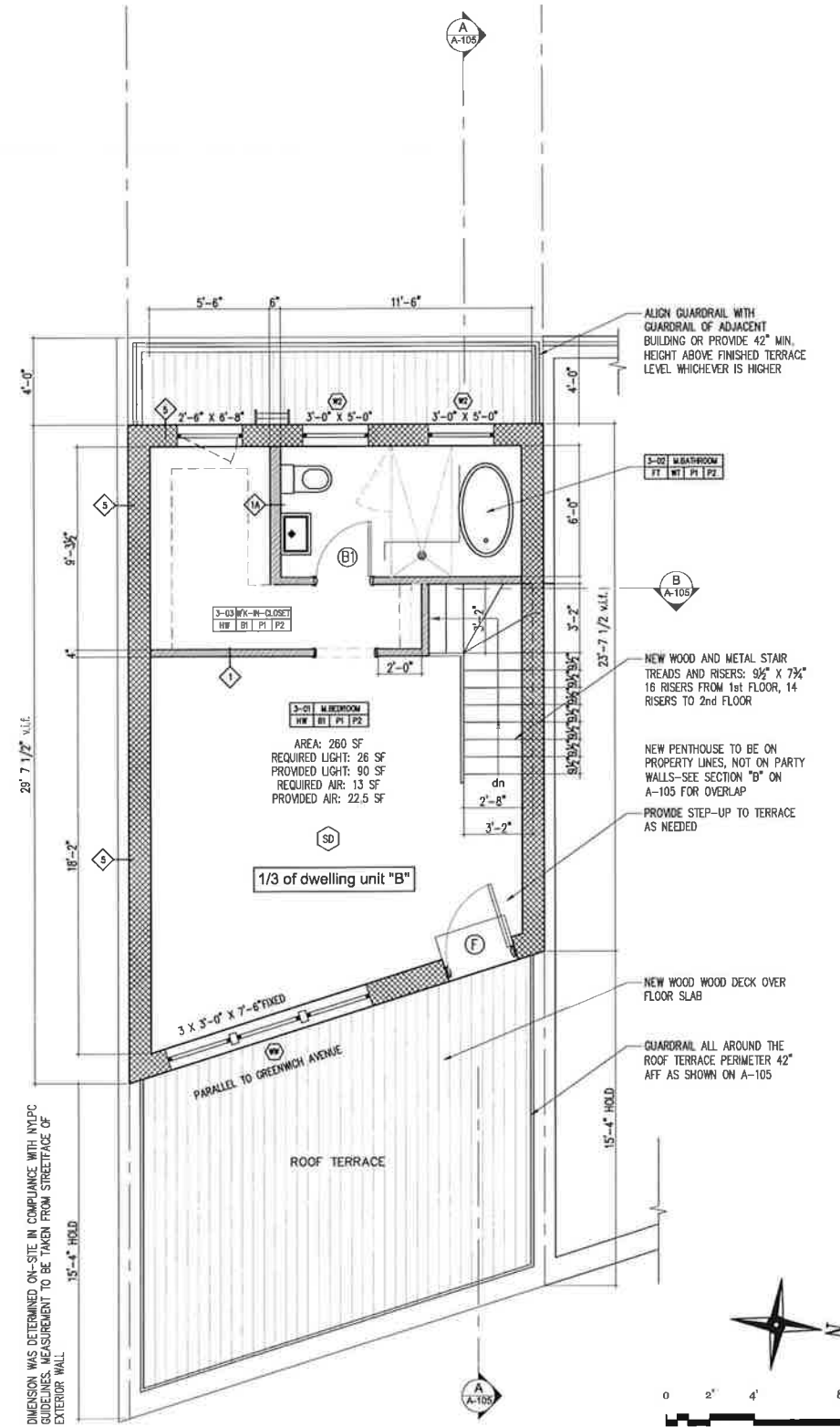
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A-09

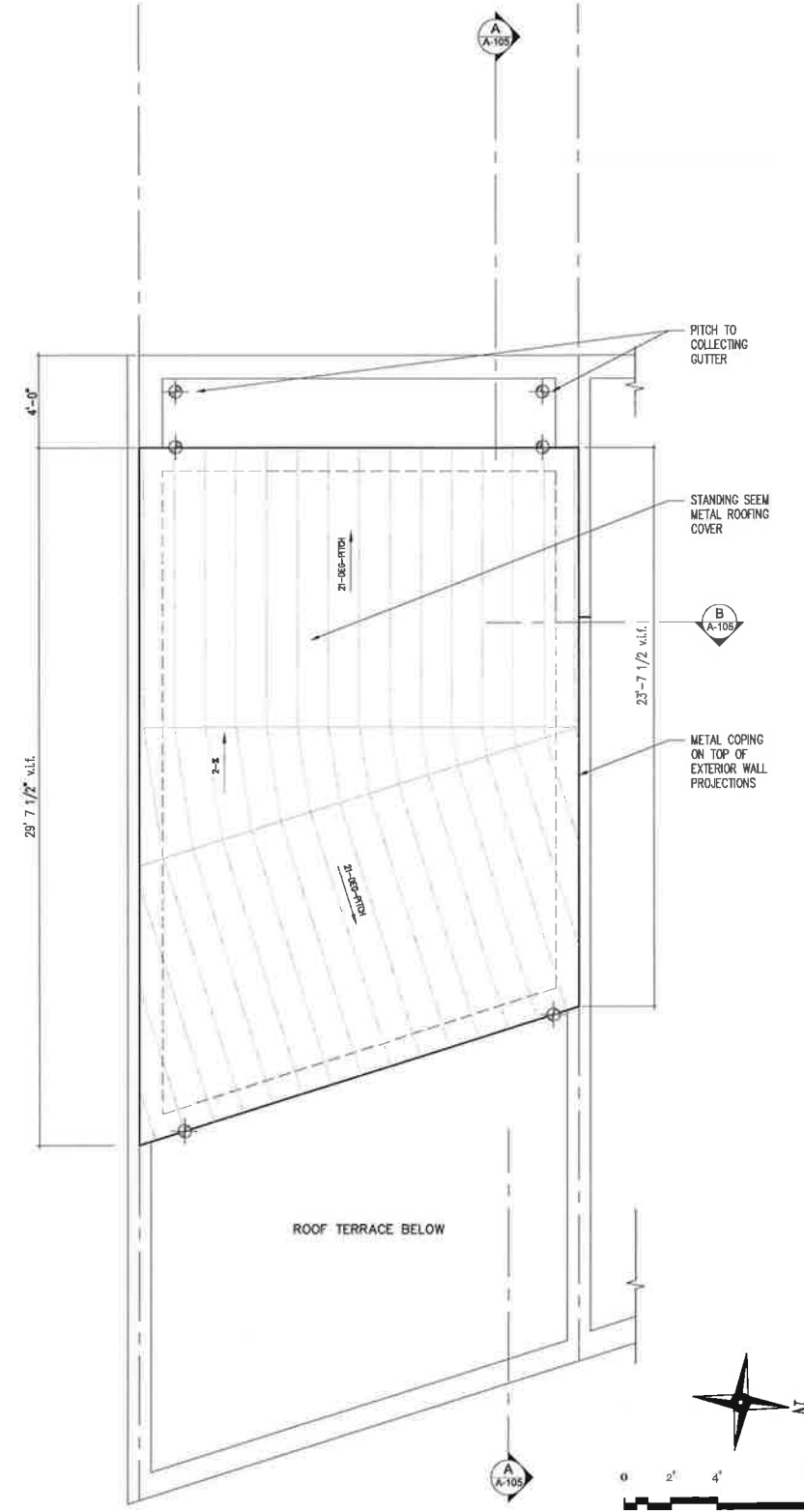




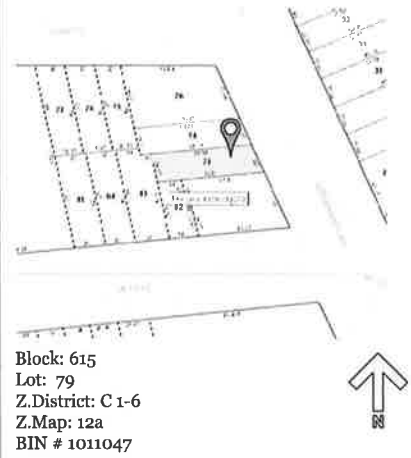
1 EXISTING ROOF PLAN
A-10
Scale: 1/8" = 1'-0"



2 PROPOSED PENTHOUSE PLAN
A-10
Scale: 1/8" = 1'-0"



3 PROPOSED ROOF ABOVE PENTHOUSE
A-10
Scale: 1/8" = 1'-0"



Client:
GERAGOS & GERAGOS
Los Angeles, CA

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E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
ROOF PLANS
EXISTING VS. PROPOSED

Scale: As noted

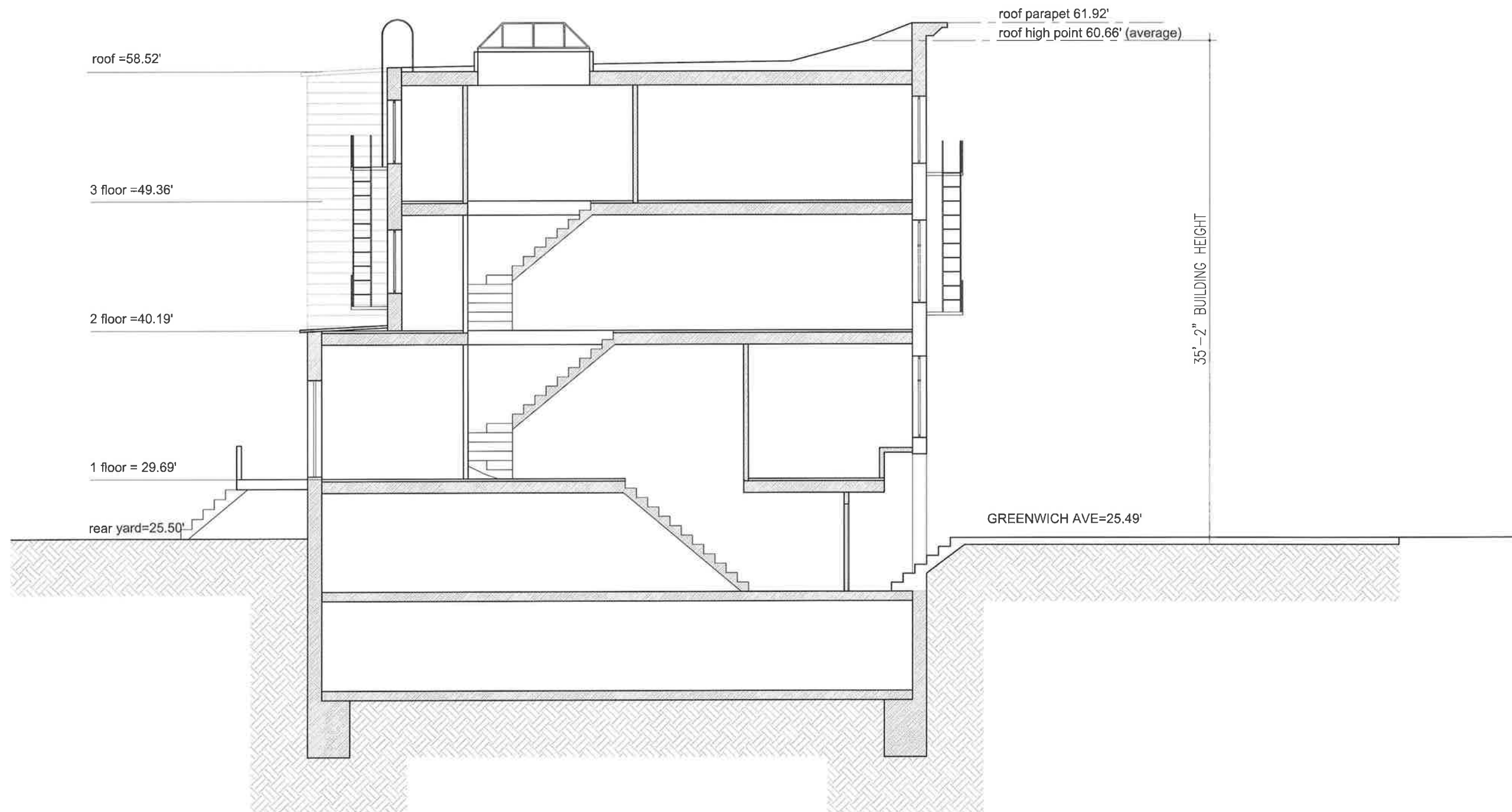
Drawn by: B.K.

Checked by: B.K.

Date: 01.07.2015

Sheet

A-10



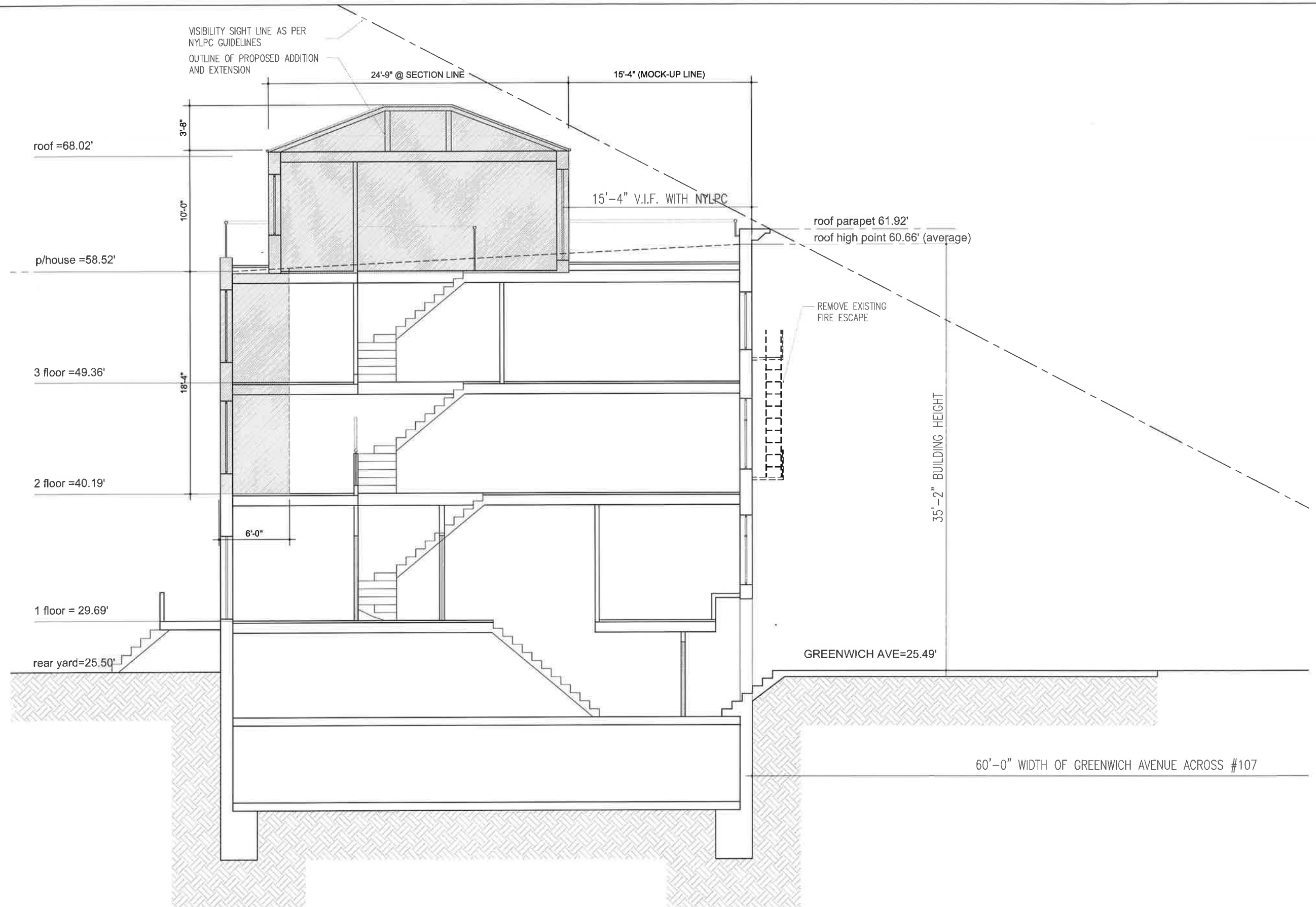
1 EXISTING VERTICAL SECTION
A-11 Scale: 1/8" = 1'-0"



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:	GERAGOS & GERAGOS Los Angeles, CA
Architect:	bojidar kadiev, architect 448 12th STREET BROOKLYN, NY 11215 Tel/Fax: 718-832-8089 E-mail: bojidar@kadievstudio.com www.kadievstudio.com
Project:	107 Greenwich Ave New York, NY
Title:	EXISTING VERTICAL SECTION
Scale:	As noted
Drawn by:	B.K.
Checked by:	B.K.
Date:	01.07.2015
Sheet	A-11



1
A-12
PROPOSED VERTICAL SECTION
Scale: 1/8" = 1'-0"



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:
GERAGOS & GERAGOS
Los Angeles, CA

Architect:
bojidar kadijev, architect
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E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
**PROPOSED VERTICAL
SECTION**

Scale: **As noted**

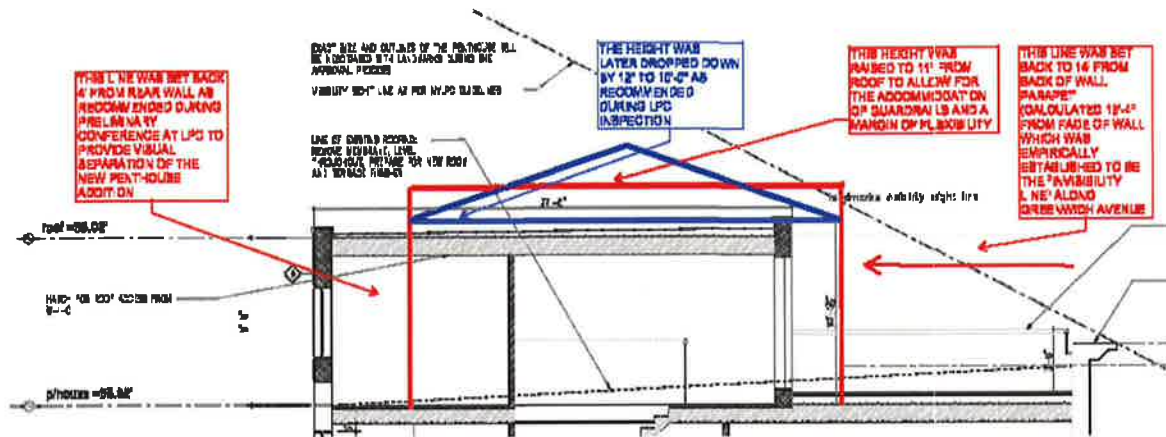
Drawn by: **B.K.**

Checked by: **B.K.**

Date: **01.07.2015**

Sheet

A-12



AFTER SCHEMATIC DESIGN WAS APPROVED BY CLIENT A PRELIMINARY CONFERENCE WAS HELD AT LPC. DURING THAT CONFERENCE IT WAS RECOMMENDED THAT THE REAR LINE OF THE PENTHOUSE ADDITION SETS BACK 4' TO 5' FROM THE REAR WALL OF THE FLOORS BELOW, SO A VISUAL SEPARATION CAN BE PROVIDED BETWEEN THE ADJACENT HOUSES AT 107 AND 109 GREENWICH AVENUE



MOCK-UP OF THE PENTHOUSE WALL AT THE FRONT



MOCK-UP OF THE PENTHOUSE WALL AT THE BACK



PHOTOGRAPH OF THE REAR WALL OF THE MOCK-UP



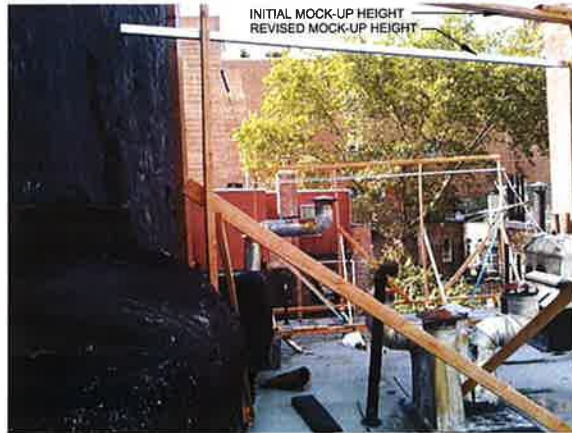
HAND-SKETCH SHOWING THE PROPOSED INFILL AT THE REAR, THE ALIGNMENT OF THE ADJACENT ELEVATIONS AND A MOCK-UP OF THE REAR PENTHOUSE WALL



FULL INVISIBILITY WAS ACHIEVED ALONG GREENWICH AVENUE



AFTER INITIAL INSPECTION OF THE MOCK-UP, AS PER MS. SOH'S RECOMMENDATION AND IN ORDER TO REDUCE THE VISIBILITY FROM W 12 STREET THE HEIGHT OF THE PENTHOUSE WAS LOWERED BY 1'-0"



INITIAL MOCK-UP HEIGHT
REVISED MOCK-UP HEIGHT



PARTIAL VISIBILITY FROM WEST 12 STREET
PHOTO FROM THE CORNER OF GREENWICH AVENUE AND W 12 STREET (POSITION-1)



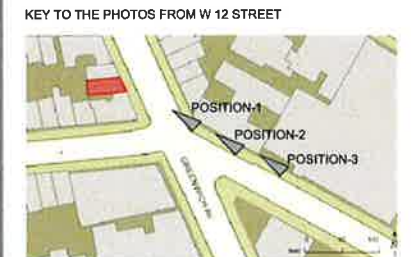
PARTIAL VISIBILITY FROM WEST 12 STREET
PHOTO FROM 221 W 12 ST (POSITION-2)



PARTIAL VISIBILITY FROM WEST 12 STREET
PHOTO FROM CORNER OF 20 7 AVENUE (LENOX HILL HOSPITAL) (POSITION-3)



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



Client:
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Los Angeles, CA

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E-mail: bojidar@kadijevstudio.com
www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
**VISIBILITY STUDIES VIA
PHYSICAL MOCK-UP**

Scale: As noted

Drawn by: B.K.

Checked by: B.K.

Date: 01.07.2015

Sheet



AXONOMETRIC VIEW OF THE PROPOSED PENTHOUSE ADDITION



RENDERING OF THE PROPOSED PENTHOUSE ADDITION AS VIEWED FROM THE ROOFTOP OF 245 W 12 STREET (POSITION-3)



EXISTING CONDITIONS - PENTHOUSE PRACTICALLY INVISIBLE BEHIND TALL TREES



RENDERING OF THE PROPOSED PENTHOUSE ADDITION AS SEEN FROM THE BACKYARD OF 109 GREENWICH AVENUE (POSITION-2)



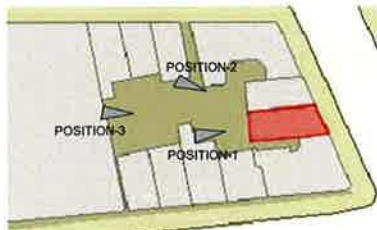
RENDERING OF THE PROPOSED PENTHOUSE ADDITION AS SEEN FROM THE BACKYARD OF 107 GREENWICH AVENUE (POSITION-1)



Block: 615
Lot: 79
Z.District: C 1-6
Z.Map: 12a
BIN # 1011047



KEY TO THE VIEWPOINTS



Client:
GERAGOS & GERAGOS
Los Angeles, CA

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www.kadijevstudio.com

Project:
107 Greenwich Ave
New York, NY

Title:
**RENDERED VIEWS OF
THE PROPOSED
ADDITION**

Scale: **As noted**

Drawn by: **B.K.**

Checked by: **B.K.**

Date: **01.07.2015**

Sheet

A-14



1. AND 2. PENTHOUSE ADDITIONS ON 239 W 12 ST AND 237 W 12 ST
VIEW FROM W 12 STREET



2. PENTHOUSE ADDITION ON 237 W 12 ST
VIEW FROM THE ROOF OF 107 GREENWICH AVENUE



3. PENTHOUSE ADDITIONS ON 6 JANE ST AND 8 JANE ST
VIEW FROM THE ROOF OF 107 GREENWICH AVENUE



4., 5., AND 6. PENTHOUSE ADDITIONS ON 242, 244, 250 W 12 ST
VIEW FROM W 12 STREET (ROOFTOP OF EQUINOX)



7. PENTHOUSE ADDITION ON 252 W 12 ST
VIEW FROM ROOFTOP OF 245 W 12 STREET



VIEW-1 FROM THE SIDE ALLEY OF 111 GREENWICH AVE
TOWARDS BACKYARDS OF 107 AND 109 GREENWICH AVENUE



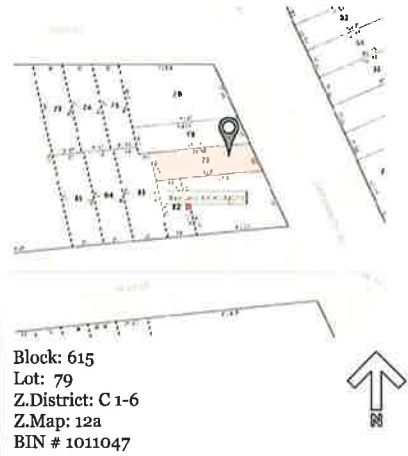
8. ROOFTOP AND PENTHOUSE ADDITIONS ON EVEN NUMBERS SIDE OF GREENWICH AVENUE
PHOTO TAKEN FROM ROOF OF 107 GREENWICH AV



8. BLOW-UP ON 102, 104, 106 GREENWICH AVE
PHOTO TAKEN FROM ROOF OF 107 GREENWICH AV



VIEW-2 WEST 12 STREET LOOKING EAST
PHOTO TAKEN FROM ROOFTOP OF EQUINOX



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Title:
**SIMILAR PENTHOUSE
ADDITIONS**

Scale: As noted

Drawn by: B.K.

Checked by: B.K.

Date: 01.07.2015

Sheet