

# 104 GREENWICH AVENUE RESIDENCE

104 GREENWICH AVENUE,  
NEW YORK, NY 10011

## SHEET INDEX

| NO      | TITLE                                       |
|---------|---|
| LPC-100 | PROJECT & SITE INFO                         |
| LPC-101 | FACADE PHOTOS                               |
| LPC-102 | GREENWICH AVE                               |
| LPC-103 | FRONT FACADE - EX'G & PROPOSED              |
| LPC-104 | WINDOW DTLS - 4TH FLOOR EX'G                |
| LPC-105 | WINDOW DTLS - 4TH FLOOR PROPOSED            |
| LPC-106 | PENTHOUSE SIGHTLINES & AXON                 |
| LPC-107 | ROOF PLANS - EX'G & PROPOSED                |
| LPC-108 | WEST ELEVATION & PENTHOUSE SECTION; MOCK-UP |
| LPC-109 | RENDERING - VIEW 1                          |
| LPC-110 | RENDERING - VIEW 2                          |
| LPC-111 | RENDERING - VIEW 3                          |
| LPC-112 | HISTORIC DISTRICT PRECEDENT IMAGERY         |
| LPC-113 | FRONT AREAWAY PLAN                          |
| LPC-114 | FRONT AREAWAY ELEVATION                     |
| LPC-115 | FRONT AREAWAY SCOPE                         |
| LPC-116 | FRONT AREAWAY PRECEDENT & RENDERING         |

## SITE INFORMATION

**104 GREENWICH AVENUE,  
NEW YORK, NY 10011**

BLOCK: 617  
 LOT: 33  
 ZONE: C1-6  
 NO. OF STORIES: 4+CELLAR  
 HEIGHT: 50'10 3/4"  
 CONSTRUCTION CLASS: TYPE III-B  
 OCCUPANCY: RESIDENTIAL  
 WORK FILED UNDER: 2022 NYC BUILDING CODE

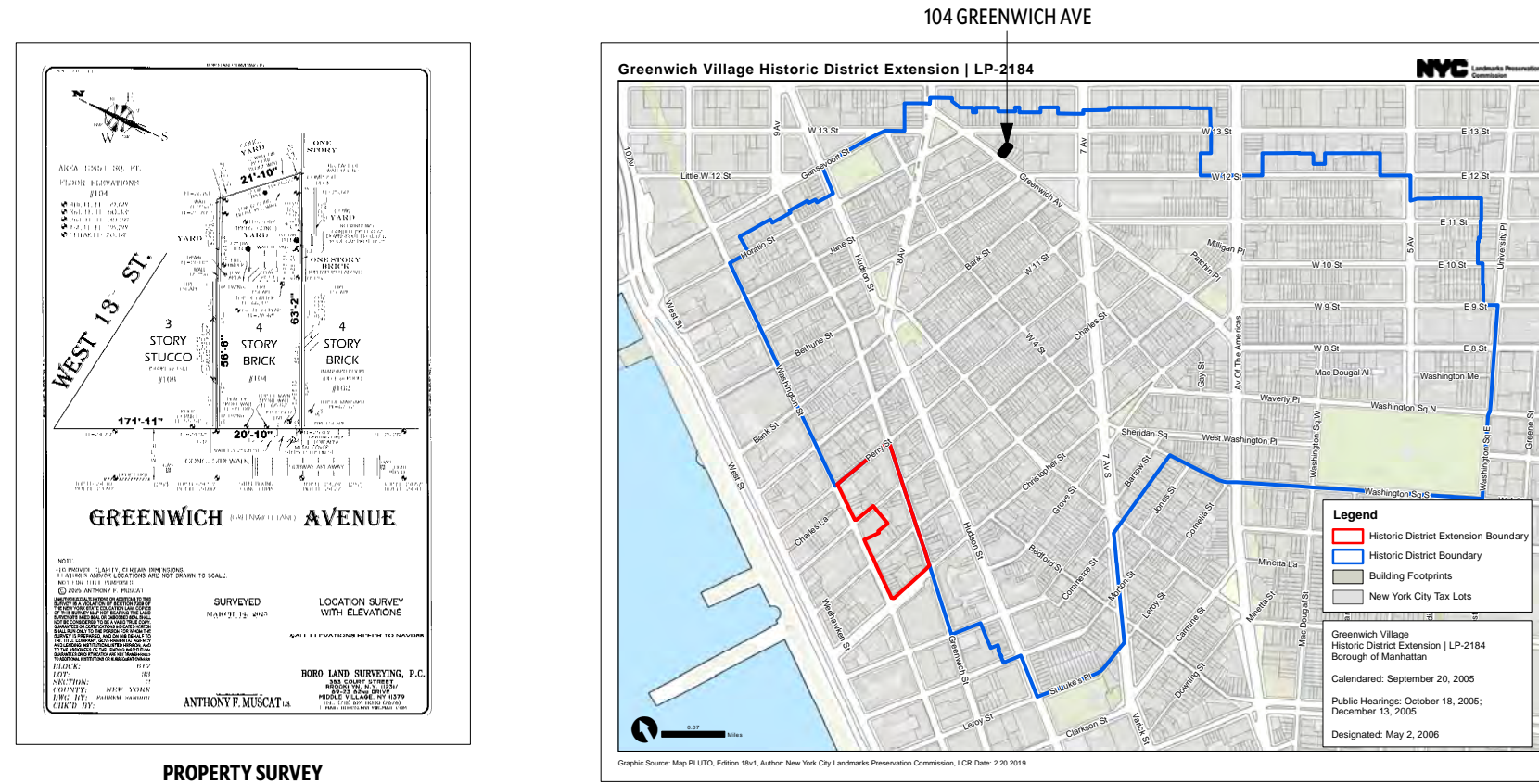
### SCOPE OF WORK:

EXTERIOR SCOPE OF WORK: CONSTRUCT NEW PENTHOUSE ADDITION. INSTALL NEW WINDOWS AND DOORS AT FRONT AND REAR FACADES. ADD NEW ORIEL WINDOW AT REAR FACADE. RENOVATE REAR YARD INCLUDING HARDSCAPING. INTERIOR SCOPE OF WORK: RELOCATE INTERIOR PARTITIONS. RELOCATE AND REFIT BATHROOMS AND KITCHEN. INSTALL NEW FLOOR, WALL, AND CEILING FINISHES THROUGHOUT.

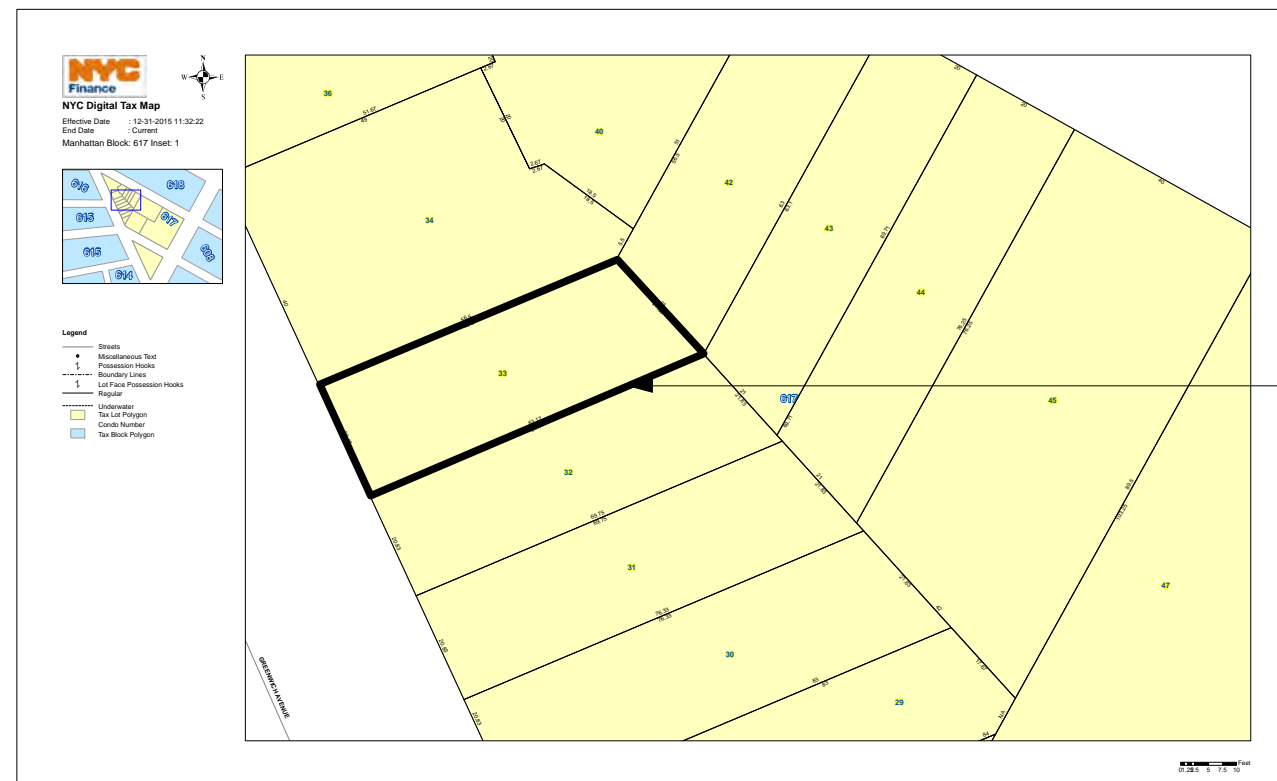
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## SITE



## NYC TAX MAP



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## PROJECT & SITE INFORMATION

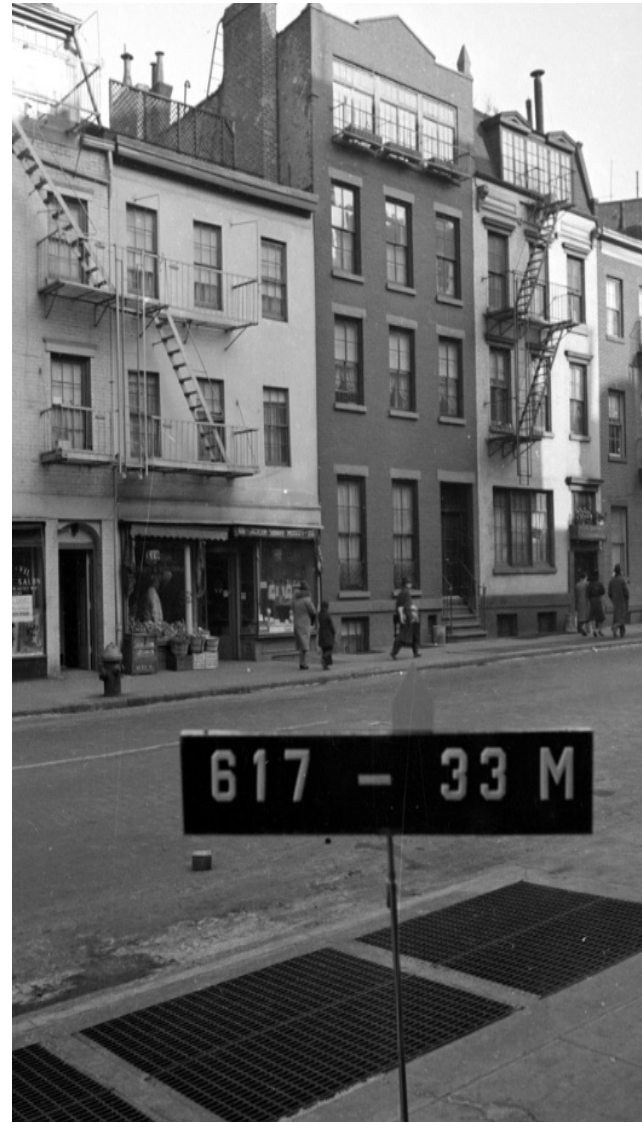
# LPC-100

## THE BROOKLYN STUDIO

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104 GREENWICH AVE NYC 1980'S TAX PHOTO



104 GREENWICH AVE ST NYC 1940'S TAX PHOTO



104 GREENWICH AVE NYC EXISTING PHOTO (FRONT)



104 GREENWICH AVE NYC EXISTING PHOTO (REAR)

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FACADE PHOTOGRAPHS

LPC-101

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GREENWICH AVE

# LPC-102

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FRONT FACADE:  
GREENWICH AVENUE  
NTS

1



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EXISTING FRONT ELEVATION

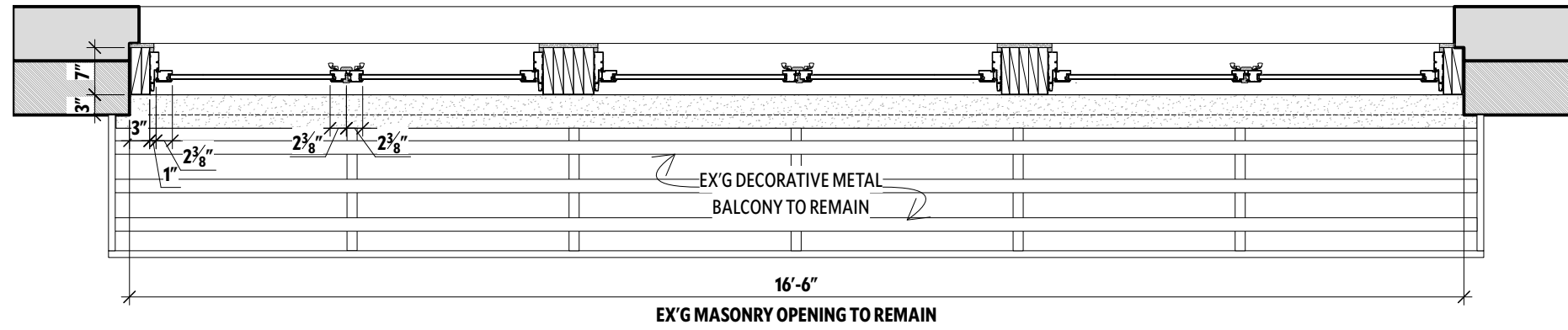
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2

1



EXISTING PLAN:  
 4TH FLOOR WINDOWS  
 1/2"=1'-0"

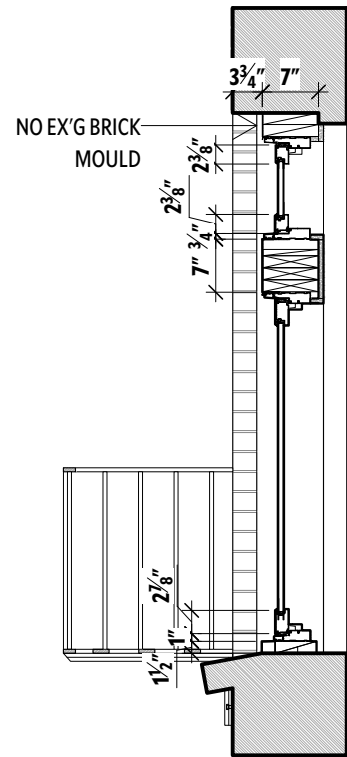
3

3 BAYS EX'G ALUMINUM  
 WINDOWS TO BE REPLACED



EXISTING ELEVATION:  
 4TH FLOOR WINDOW  
 1/2"=1'-0"

1



EXISTING SECTION:  
 4TH FLOOR WINDOW  
 1/2"=1'-0"

2

|        |            |                        |
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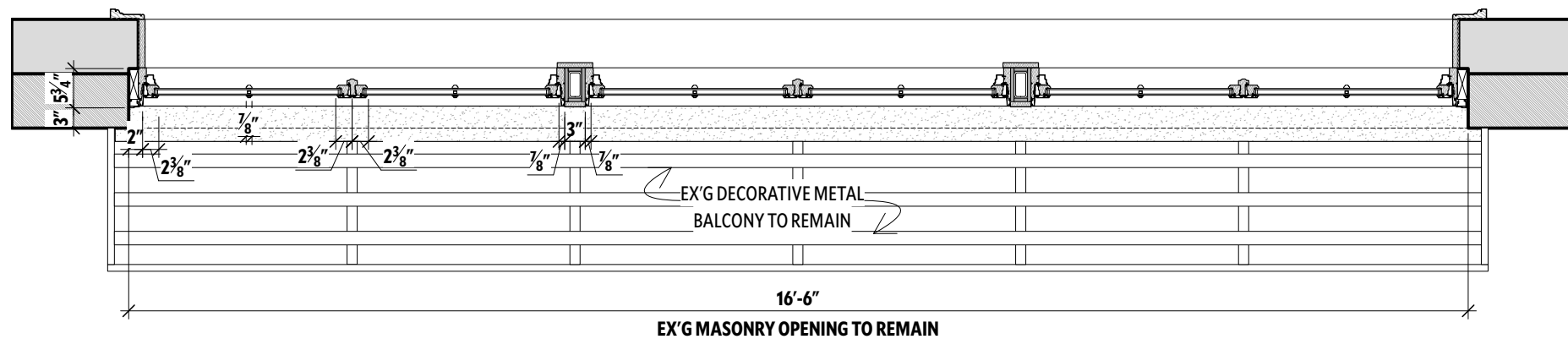


WINDOW DETAILS 4TH FLOOR:  
 EXISTING

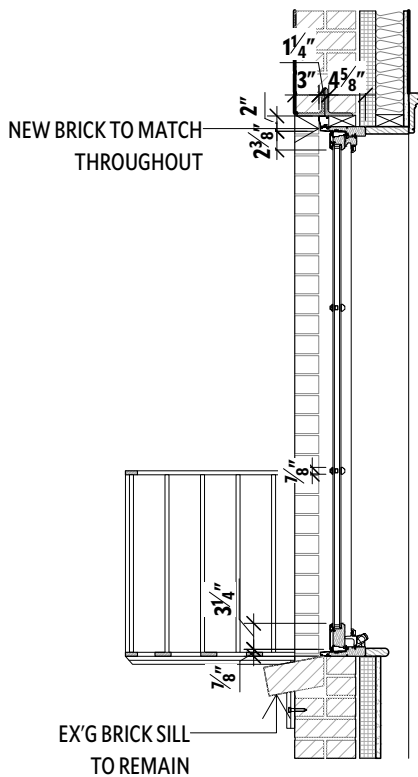
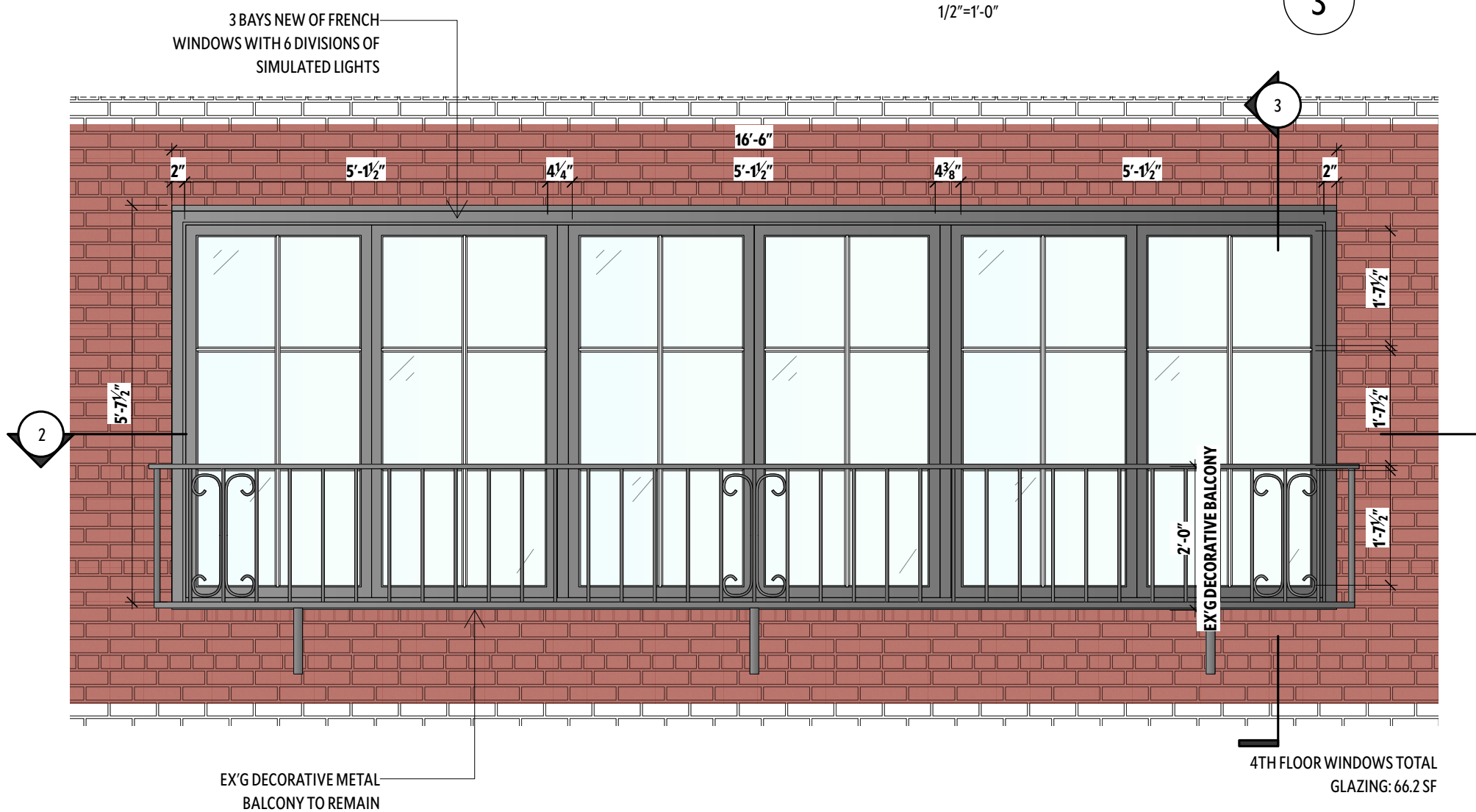
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EXISTING PLAN:  
 4TH FLOOR WINDOW  
 1/2"=1'-0"



|        |            |                        |
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WINDOW DETAILS 4TH FLOOR:  
 PROPOSED

LPC-105

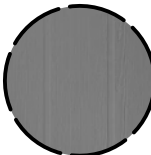

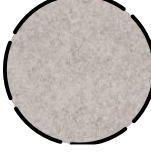

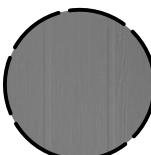
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RENDERING:  
VIEW FROM STREET  
NTS

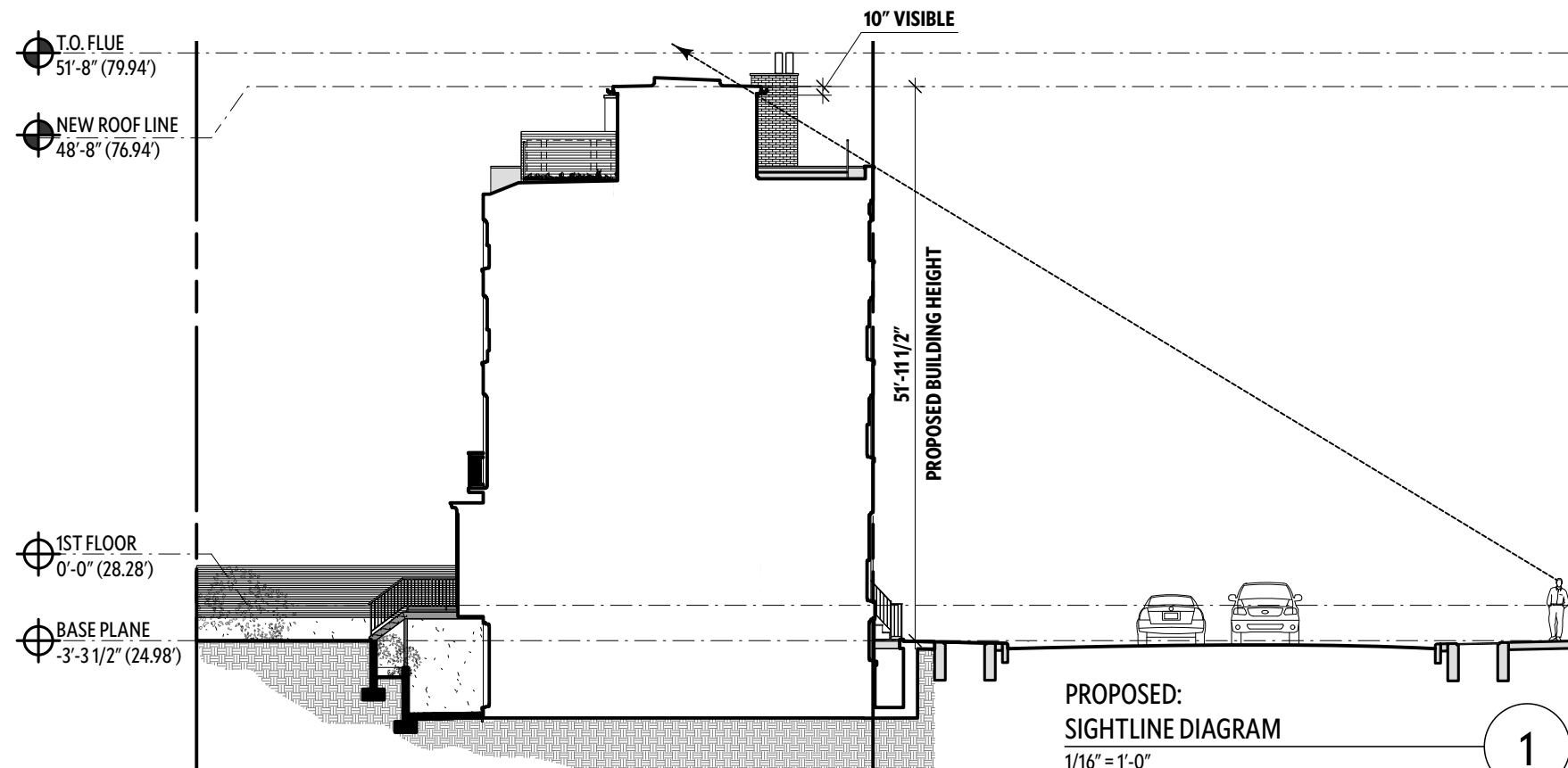
3

-  **HARDIE PANEL SIDING PAINTED GRAY (2 HR FIRE-RATED)**
-  **SHOU SUGI BAN SIDING**
-  **PIGMENTED CAST CONCRETE COPING; TO MATCH EX'G LINTELS AND SILLS**
-  **CHIMNEY EXTENSIONS GLEN-GERY 53-DD**
-  **HARDIE PANEL SIDING PAINTED GRAY (2 HR FIRE-RATED)**



PROPOSED: AXON  
NTS

2



1

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PENTHOUSE AXON & SIGHTLINES

LPC-106

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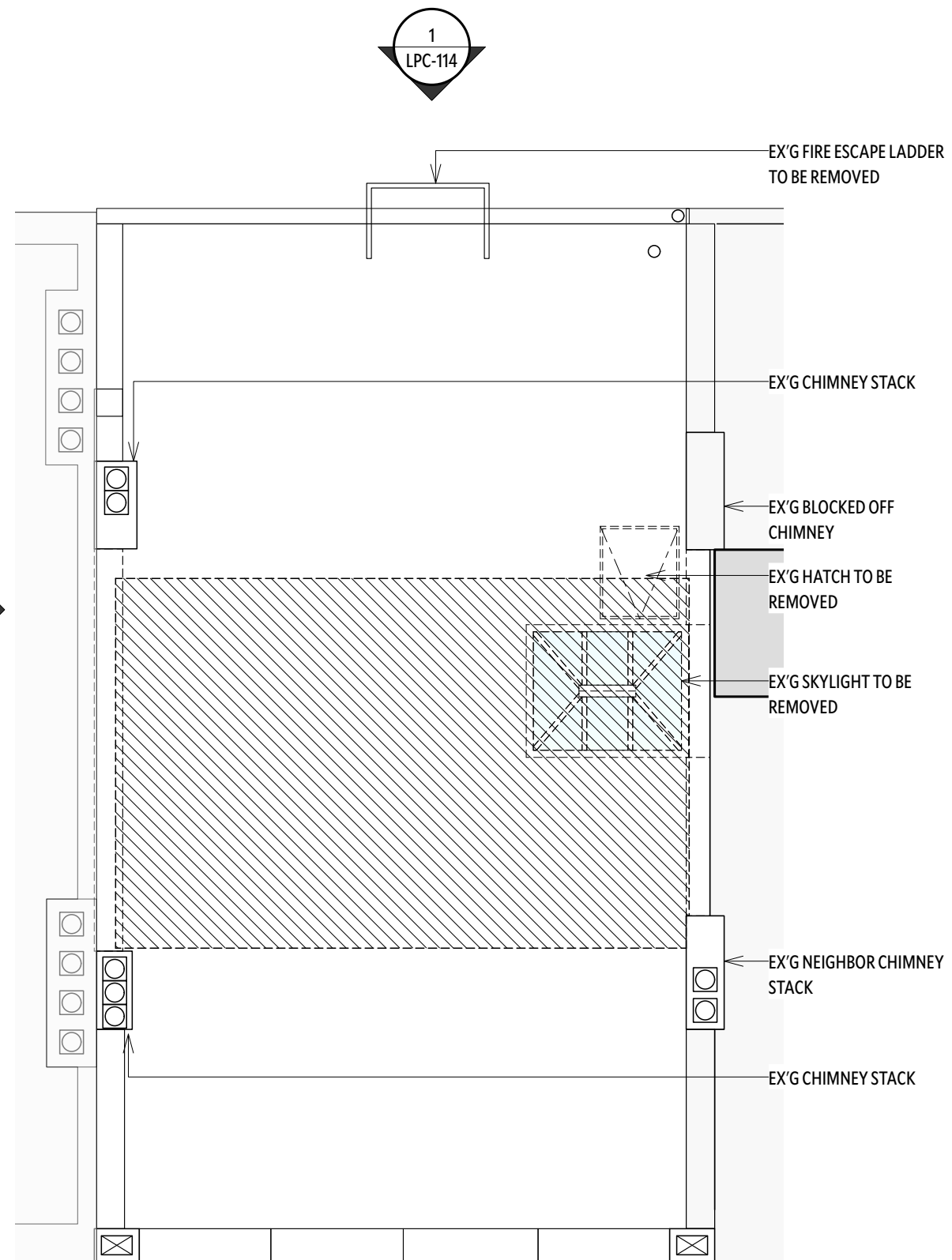


ROOF PLAN

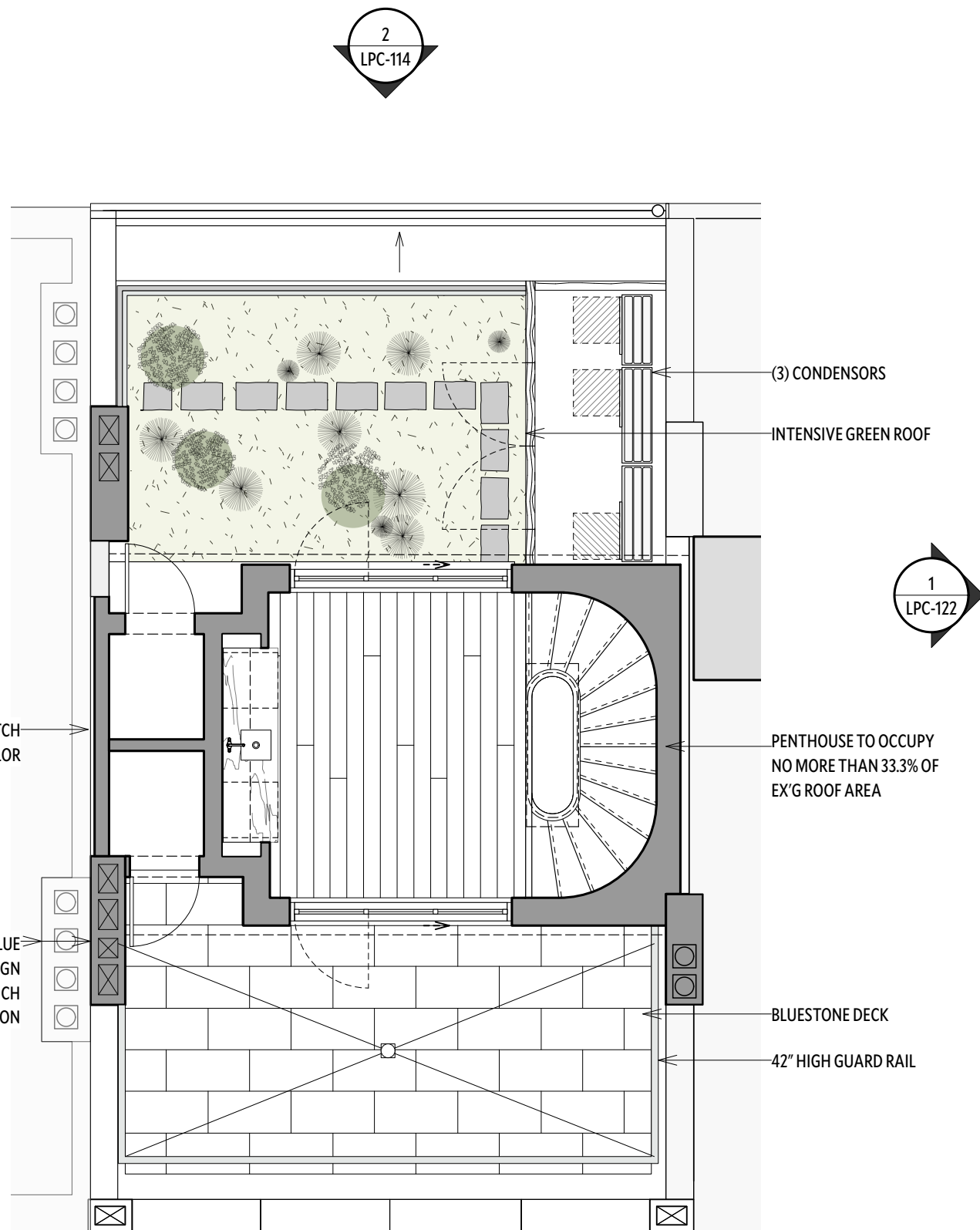
LPC-107

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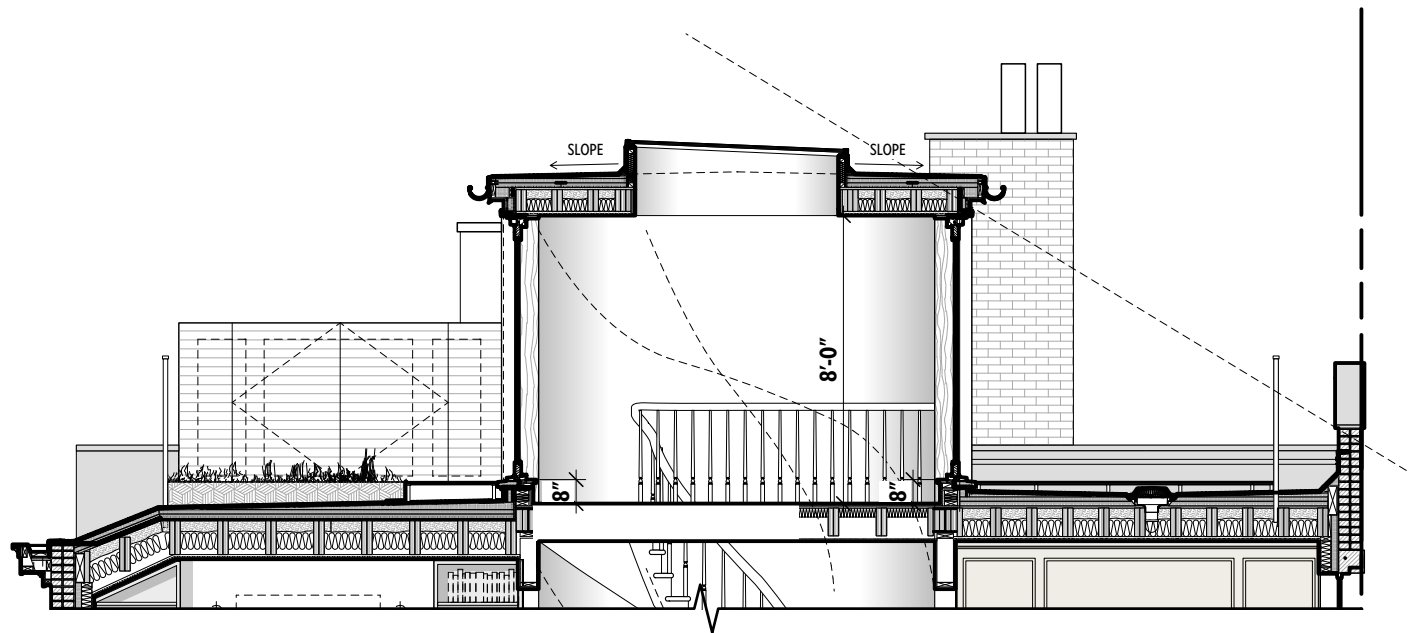
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EXISTING PLAN:  
 ROOF  
 3/16" = 1'-0"



PROPOSED PLAN:  
 ROOF  
 3/16" = 1'-0"



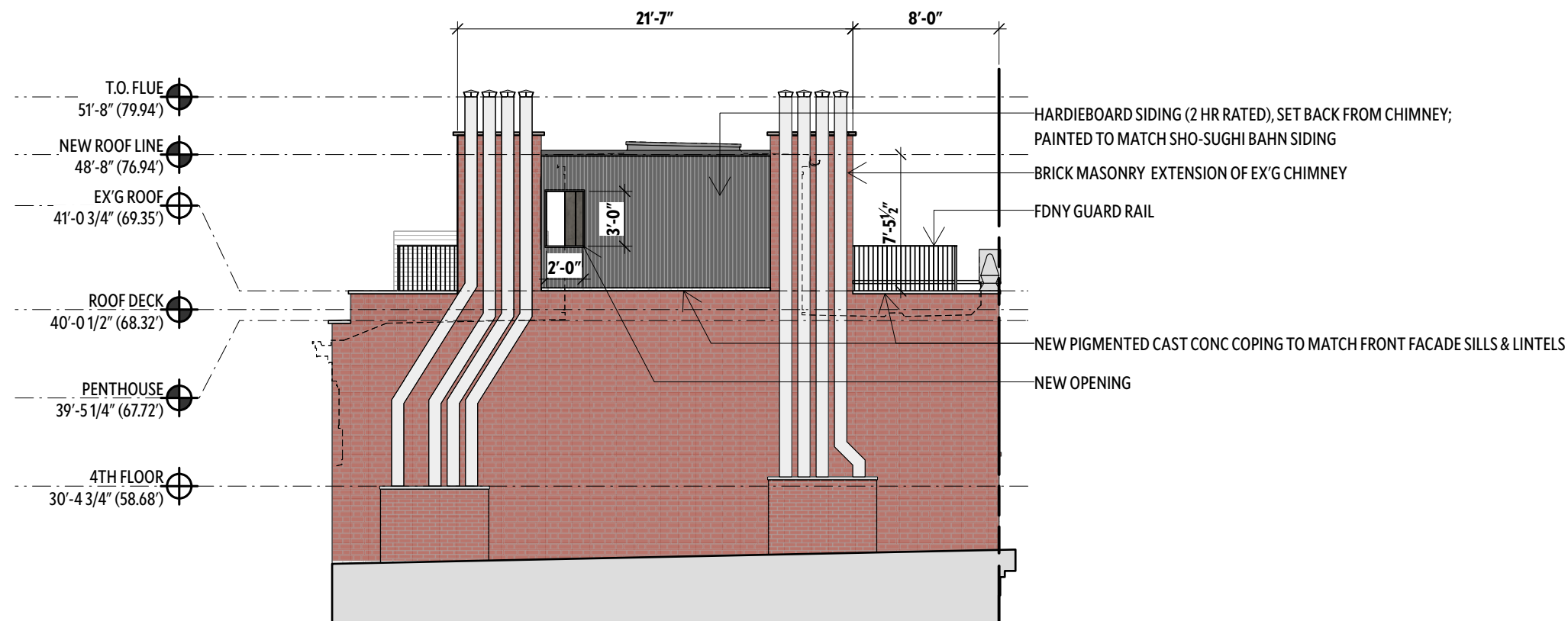
PROPOSED SECTION:  
 PENTHOUSE  
 3/16" = 1'-0"

3



PENTHOUSE MOCK-UP:  
 VERSION 1  
 NTS

2



PROPOSED (MODIFIED):  
 WEST ELEVATION  
 1/8" = 1'-0"

1

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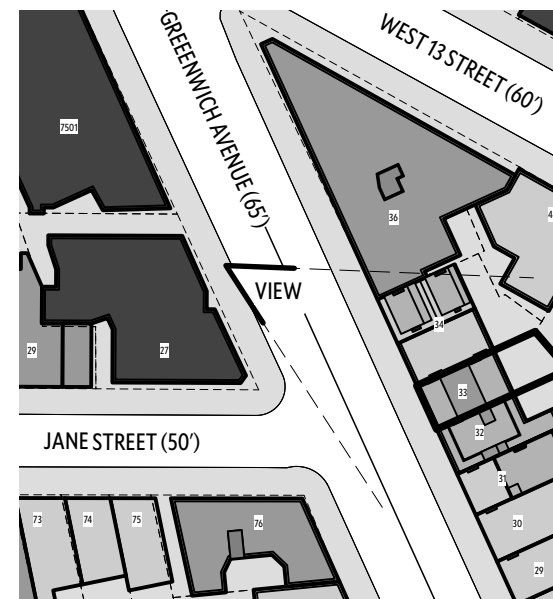


WEST ELEVATION & MOCK-UP  
 (REVISED)

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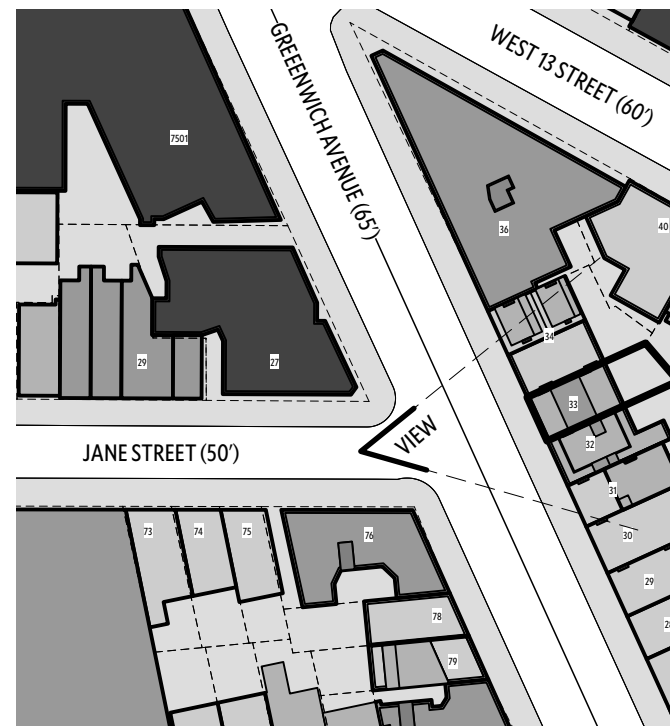
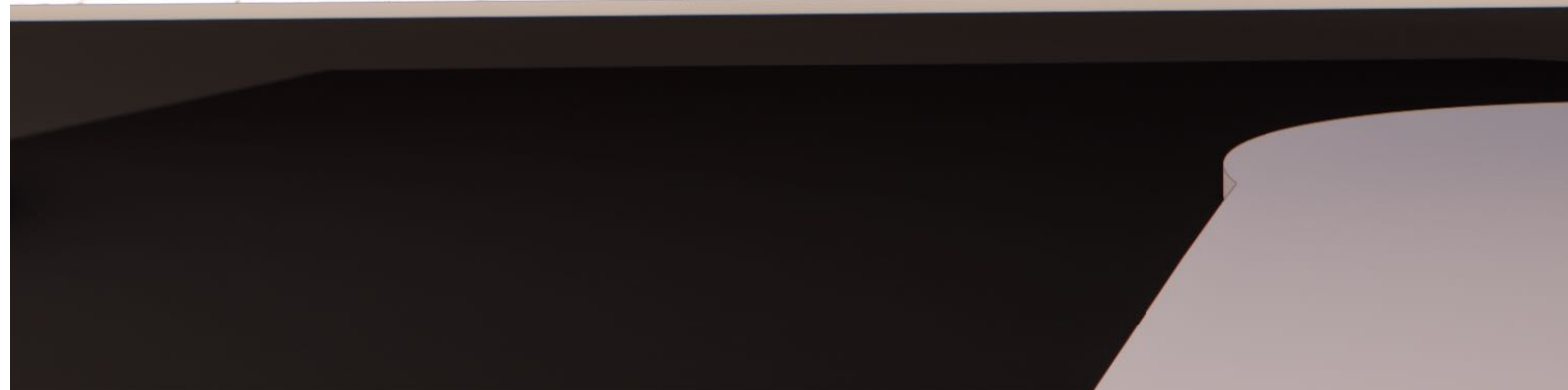


RENDERING & MOCK-UP FROM  
GREENWICH: VIEW 1

**LPC-109**

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RENDERING & MOCK-UP FROM  
 GREENWICH: VIEW 2

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RENDERING & MOCK-UP FROM  
GREENWICH: VIEW 3

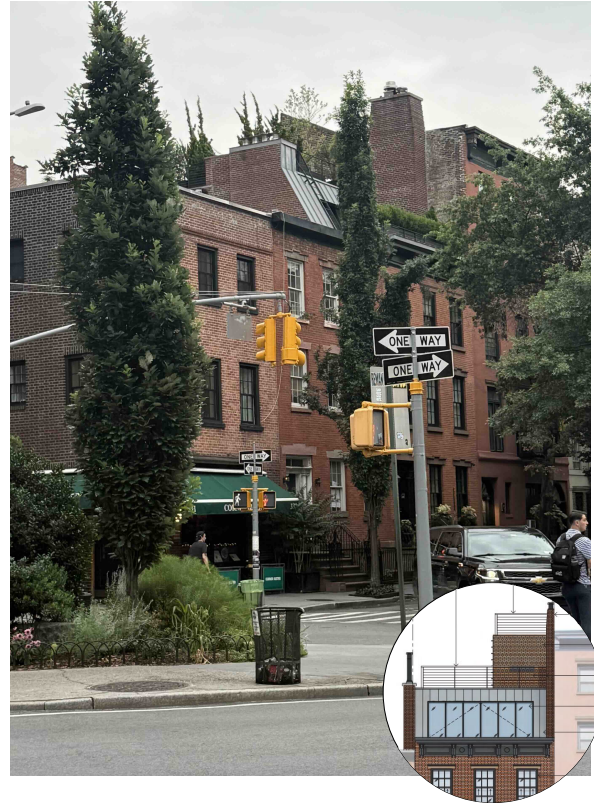
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① 280 W 4TH STREET  
RENOVATION AND EXTENSION TO EXISTING PENTHOUSE/BULKHEAD



② 327 W 4TH STREET  
ADDITION OF PENTHOUSE WITH STUDIO WINDOW AND STAIR BULKHEAD ABOVE



③ 224 W 10TH STREET  
ADDITION OF PENTHOUSE AND ROOF DECK RAILINGS



④ 238 W 11TH STREET  
EXISTING STUDIO WINDOW



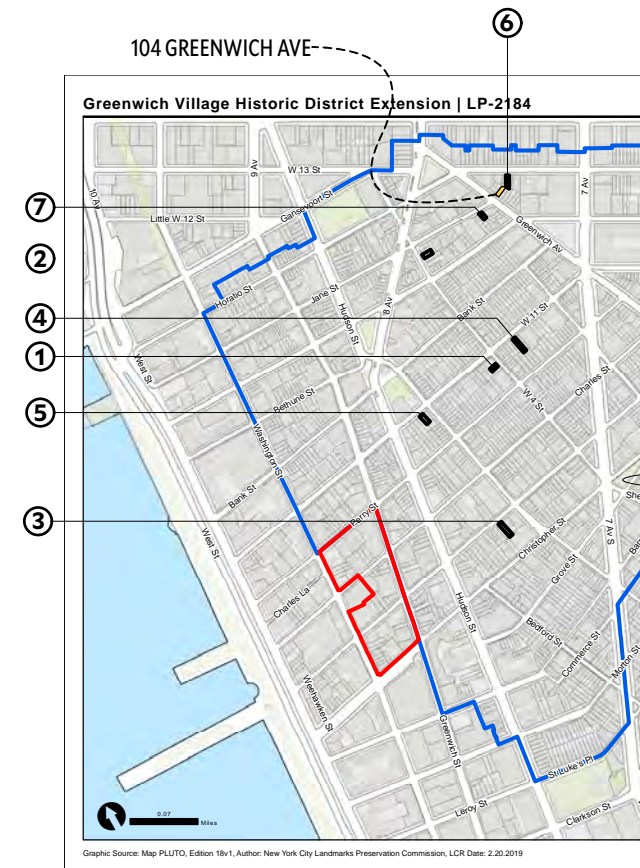
⑤ 290-292 W 11TH STREET  
ADDITION OF DORMERS AND STUDIO WINDOW



⑥ 226 W 13TH STREET  
EXISTING STUDIO WINDOW



⑦ 4 JANE STREET (MOCK-UP FROM LPC PRESENTATION)  
PENTHOUSE ADDITION



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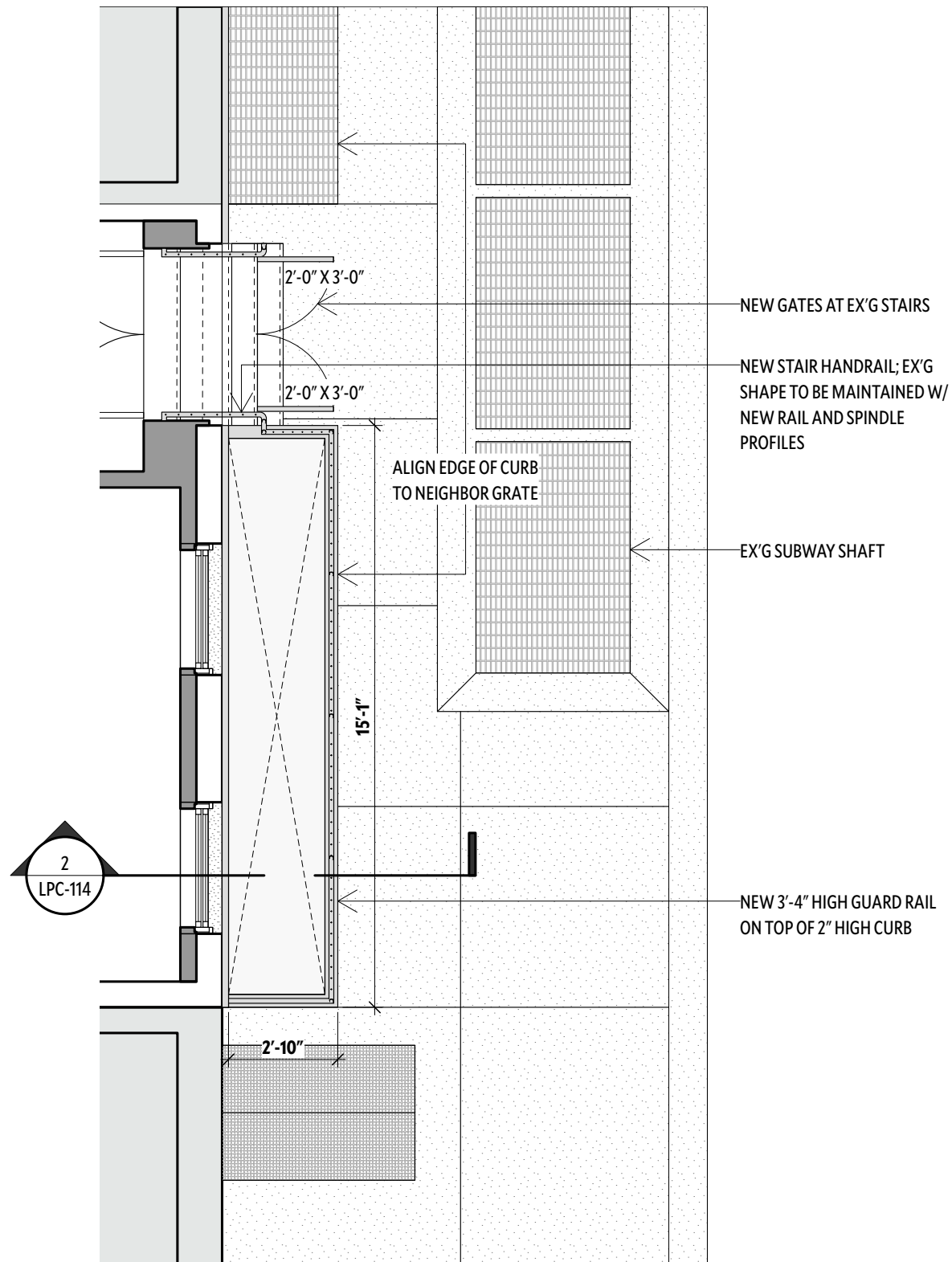


PRECEDENT VISIBILITY PHOTOS IN  
HISTORIC DISTRICT

LPC-112

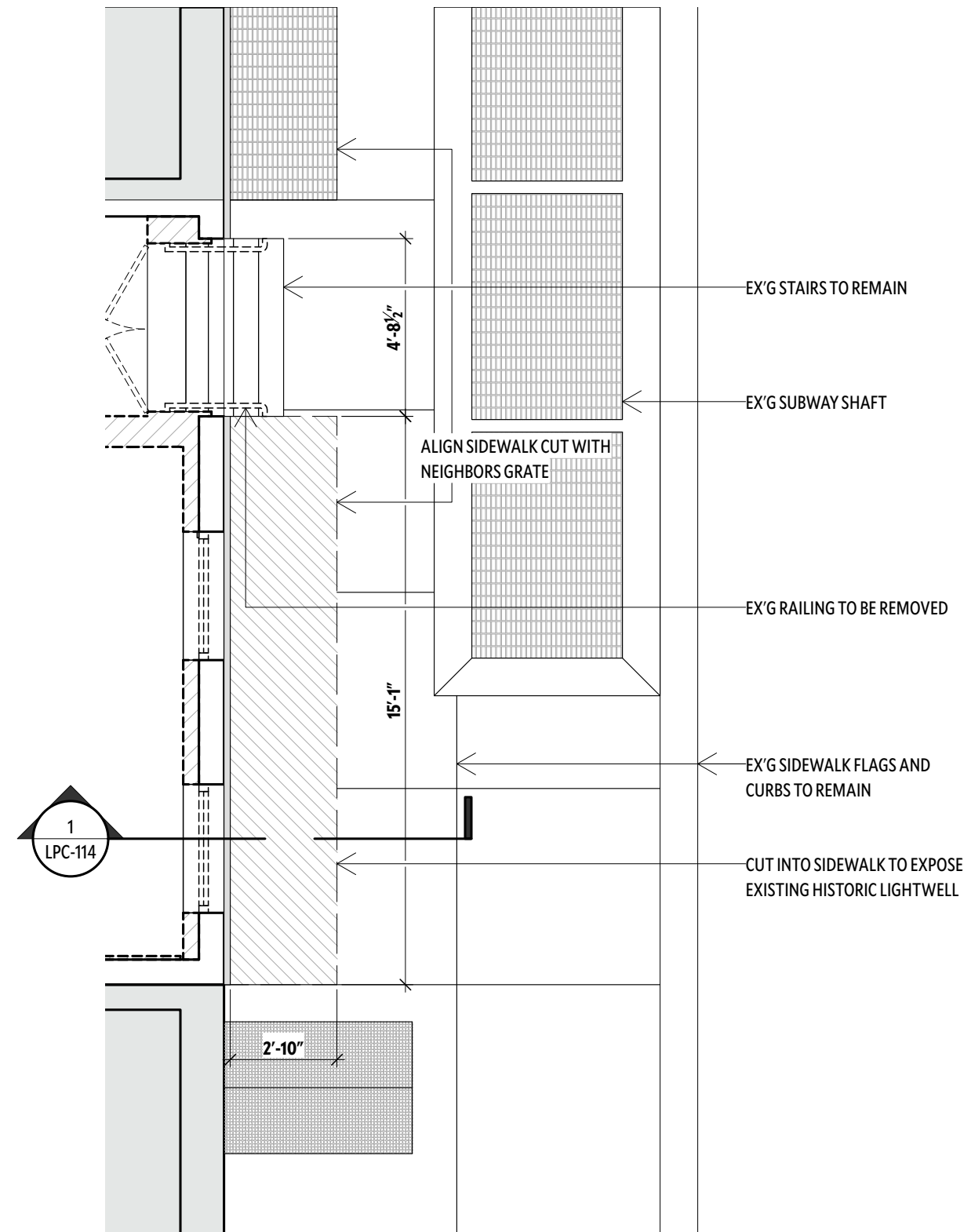
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PROPOSED PLAN:  
 LIGHTWELL  
 1/4" = 1'-0"

2



EXISTING PLAN:  
 LIGHTWELL  
 1/4" = 1'-0"

1

|        |            |                        |
|--------|------------|------------------------|
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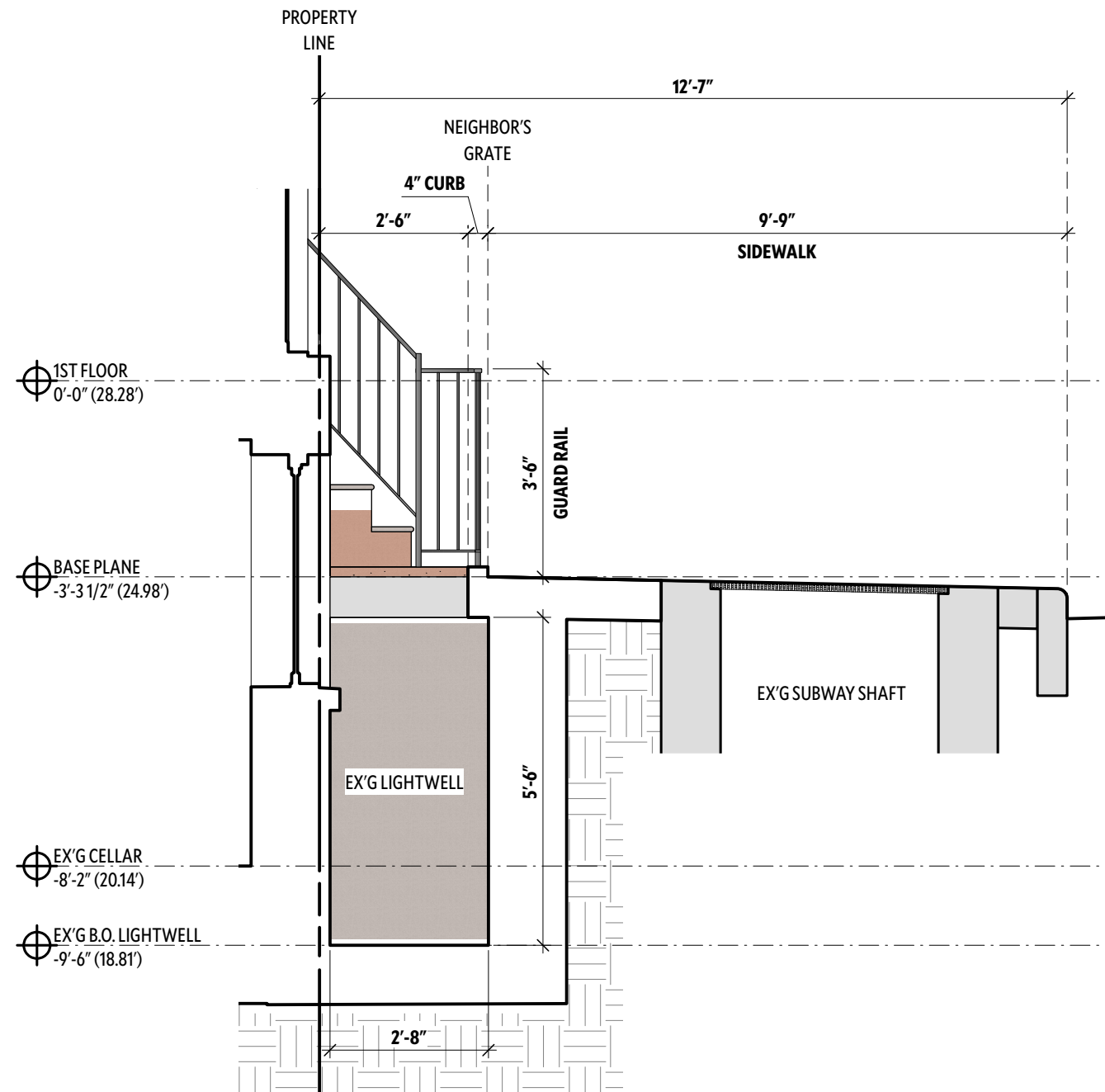


FRONT AREAWAY PLAN

LPC-113

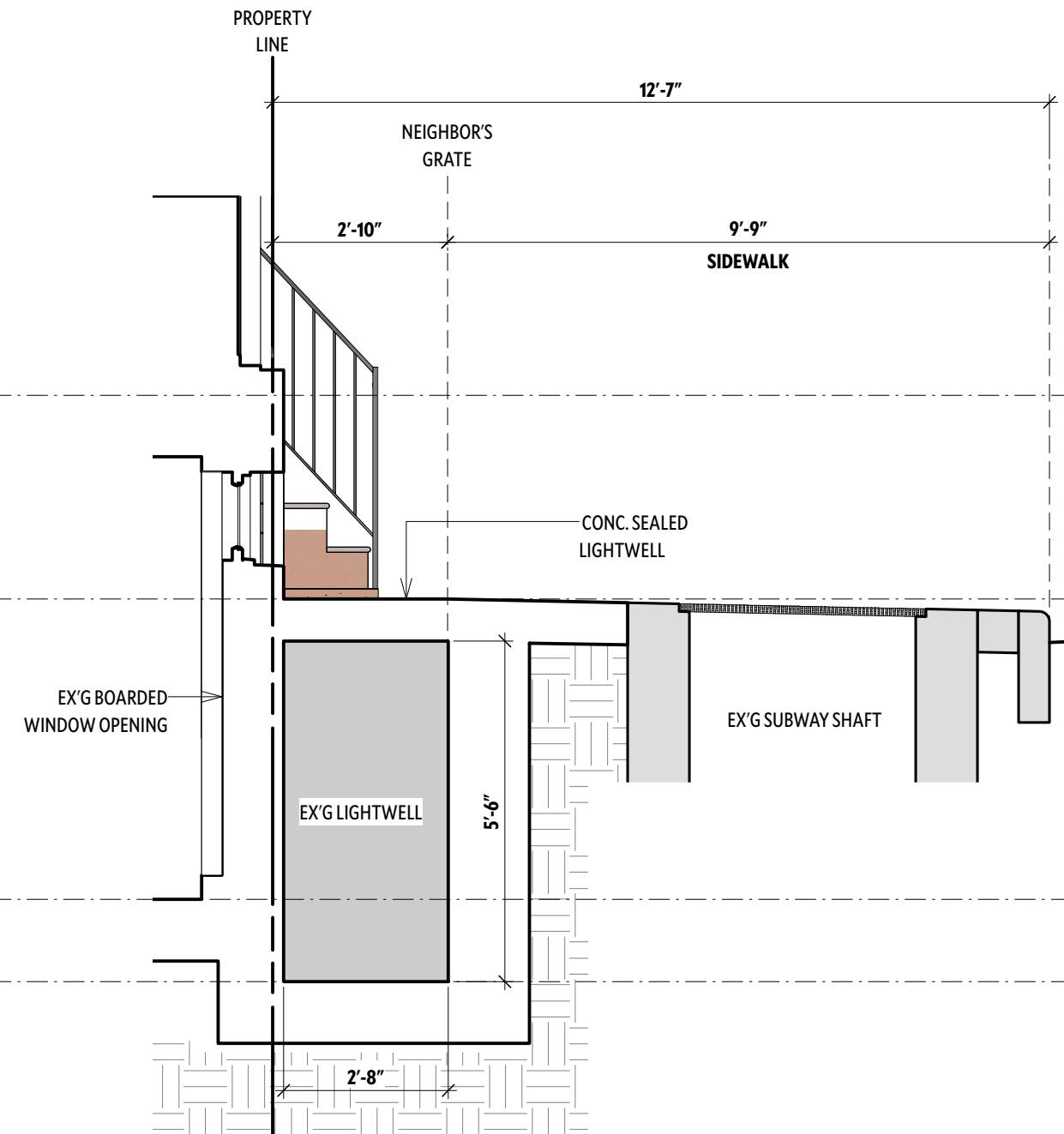
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PROPOSED SECTION:  
 LIGHTWELL  
 1/4" = 1'-0"

2



EXISTING SECTION:  
 LIGHTWELL  
 1/4" = 1'-0"

1

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FRONT AREAWAY SECTION

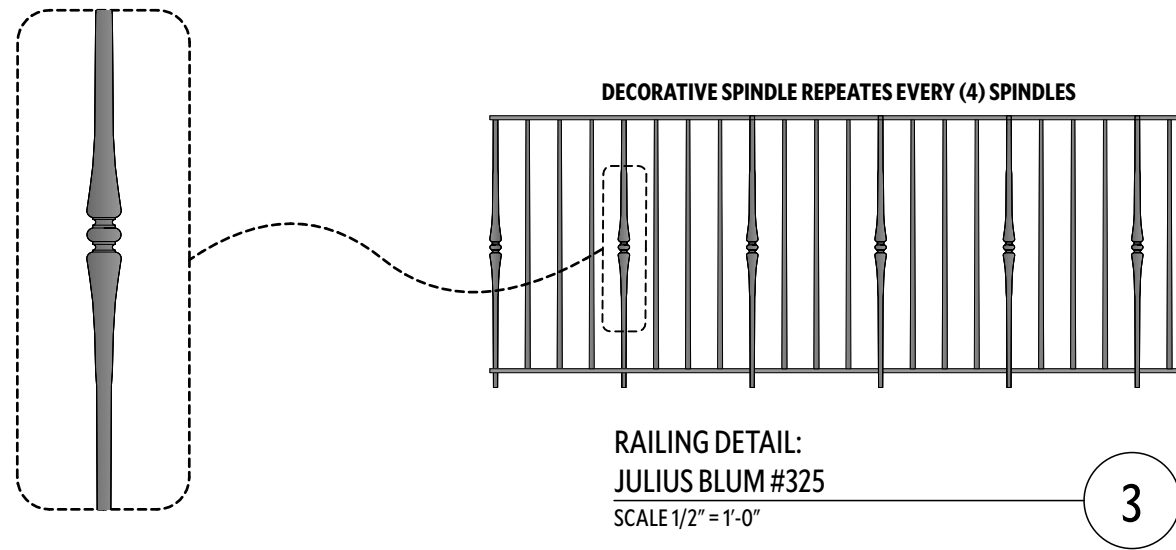
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EX'G & PROP FRONT AREAWAY  
 SCOPE

LPC-115

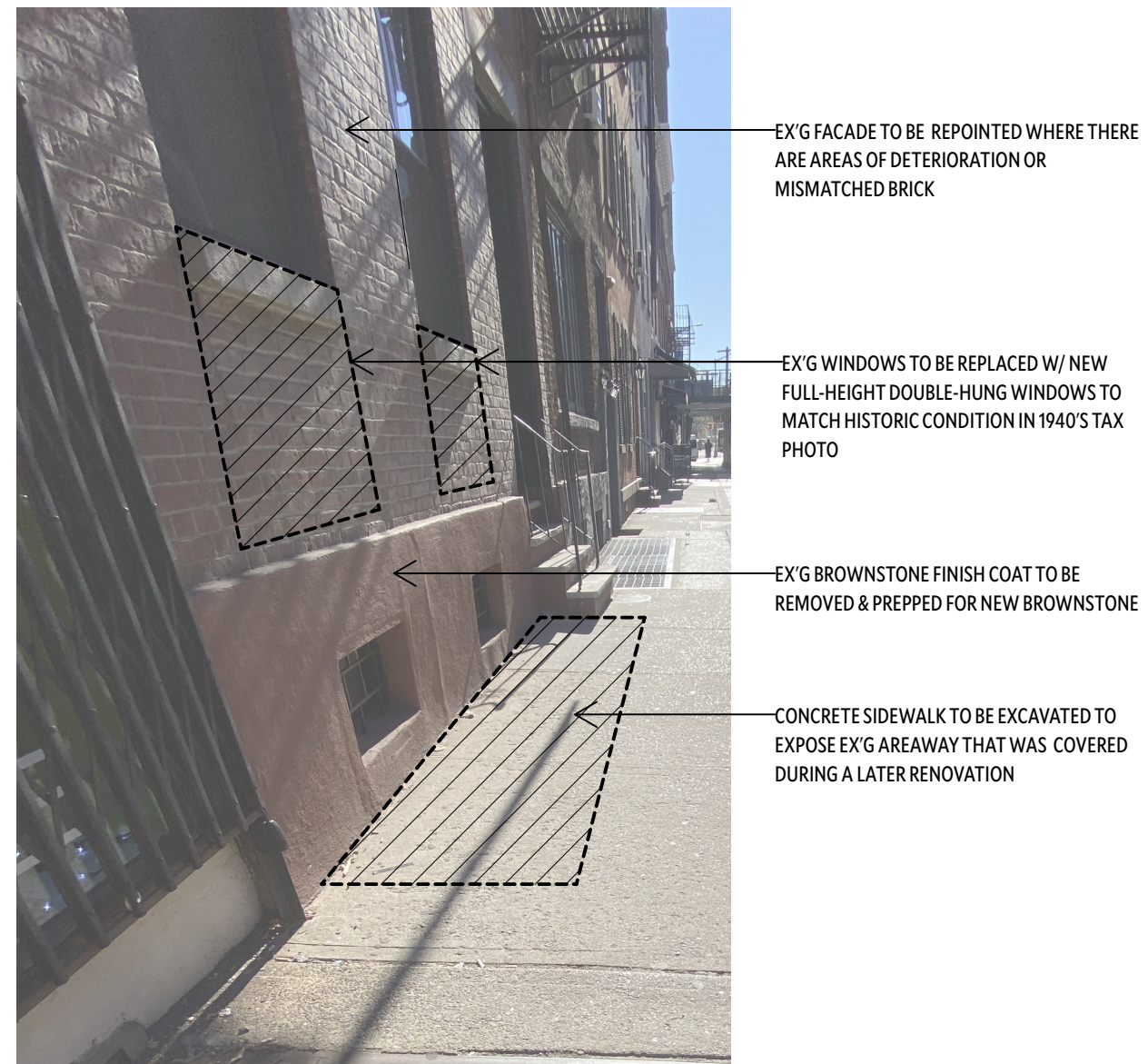


3



PROPOSED:  
 FRONT AREAWAY  
 3/8" = 1'-0"

2



EXISTING:  
 FRONT AREAWAY  
 NTS

1



PROPOSED RENDERING:  
LIGHTWELL  
1/4" = 1'-0"

2



104 GREENWICH AVE ST NYC 1940'S TAX PHOTO



LOCAL BLOCK PLAN



FENCE AROUND  
OPEN AREAWAY/  
LIGHTWELL



9 JANE STREET; PRECEDENT IMAGE

PRECEDENT:  
LIGHTWELL  
NTS

1

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FRONT AREAWAY PRECEDENT  
STUDY

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