

PROJECT TITLE

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1	11.02.2023	CR2 DRAFT SET

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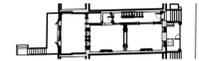
MEP ENGINEER  
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tel. (212)852.9855 jgerbore@jmvengineering.com

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KEY PLAN



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DOB BSCAN

SHEET TITLE

COVER

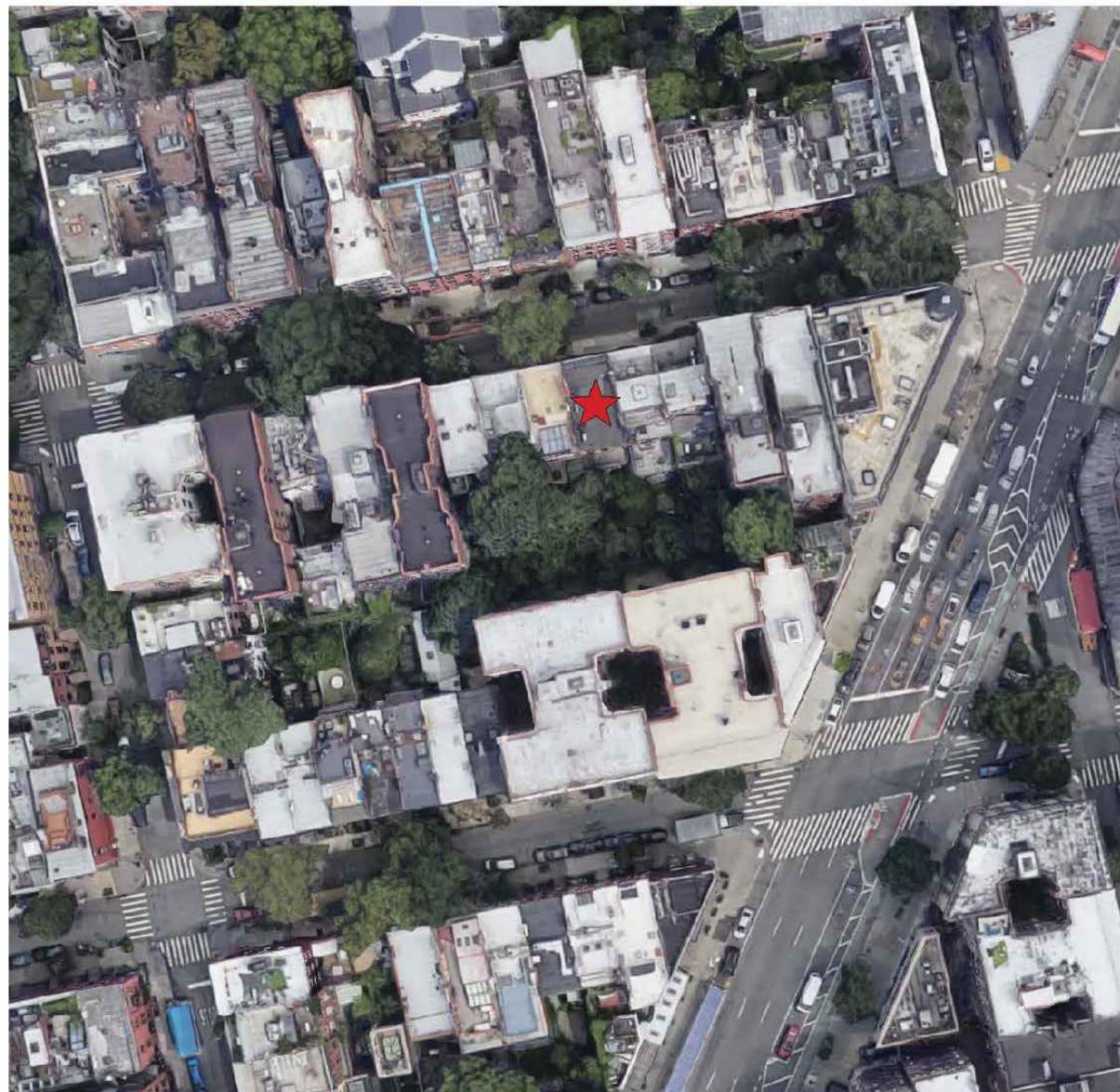
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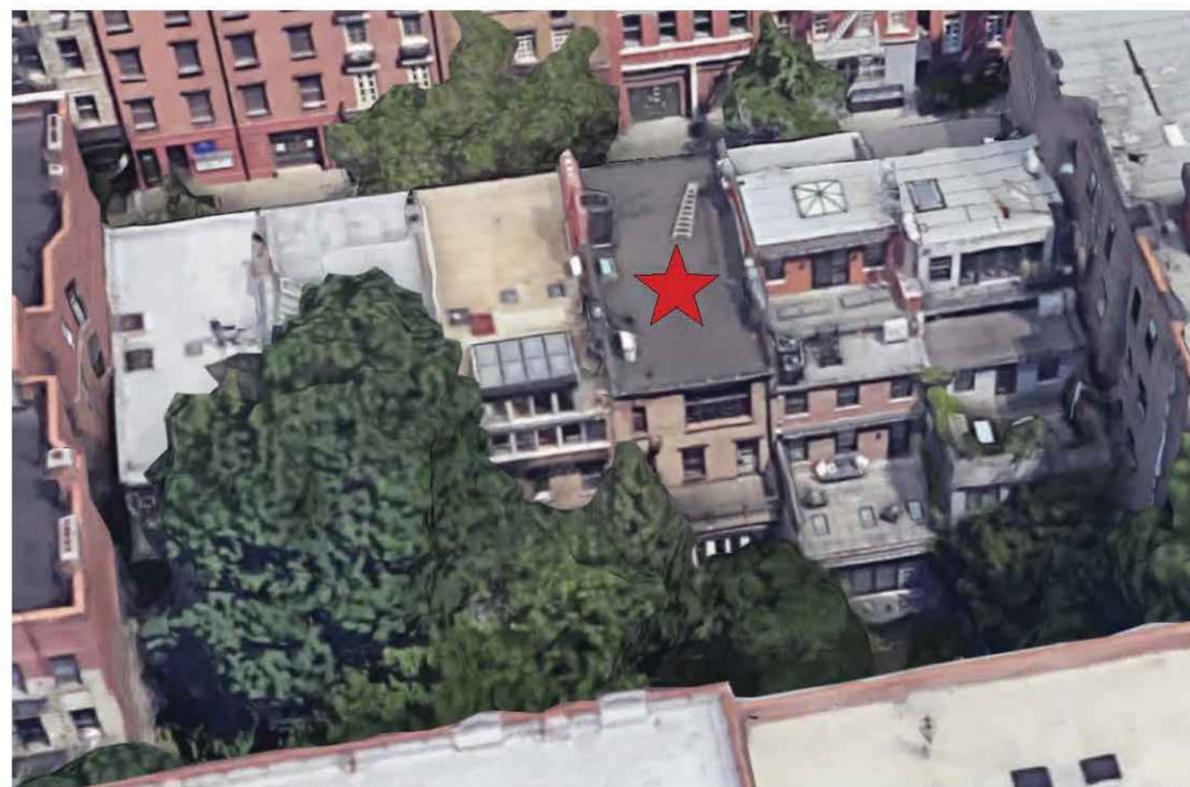
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PRJ NO  
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AERIAL VIEWS (GOOGLE)



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**AERIAL VIEWS**

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c. 1940s TAX PHOTOS (MUNICIPAL ARCHIVES)

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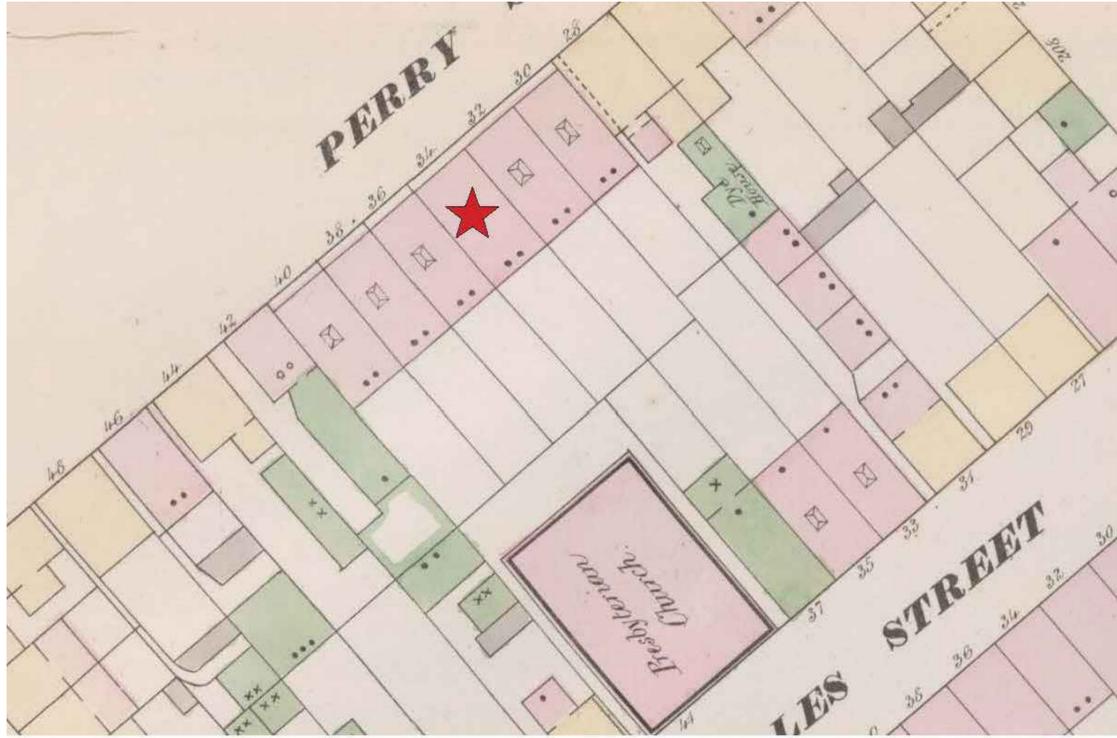
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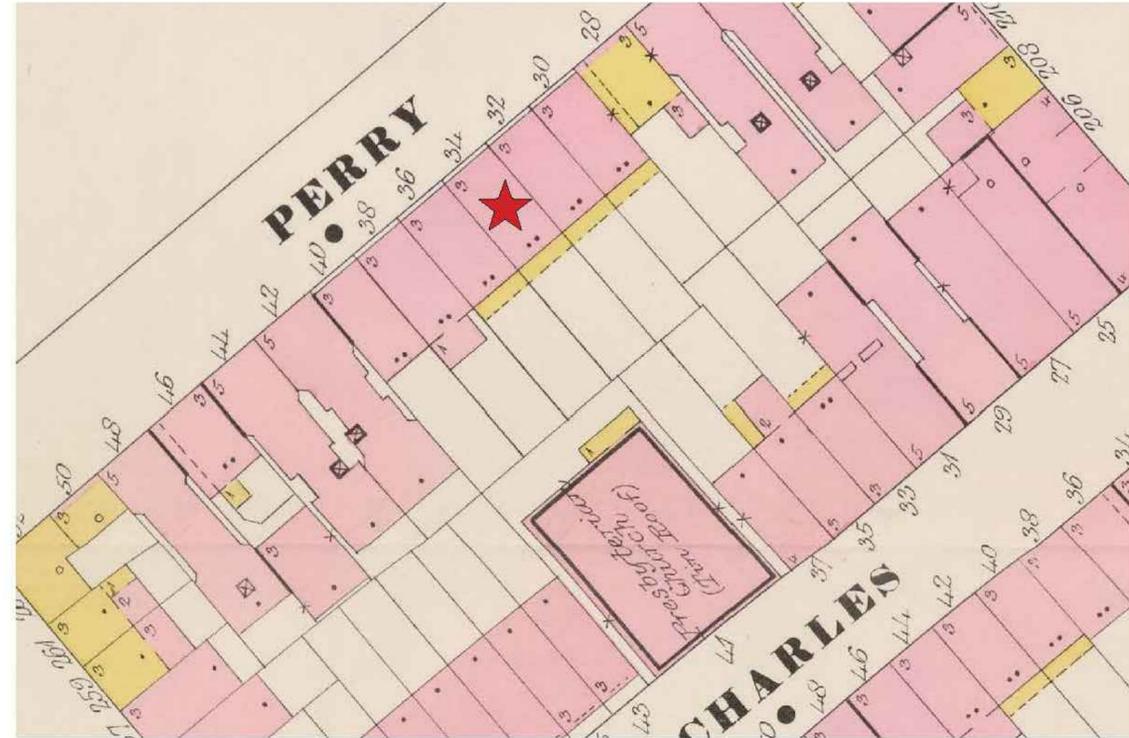
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**TAX PHOTOS**

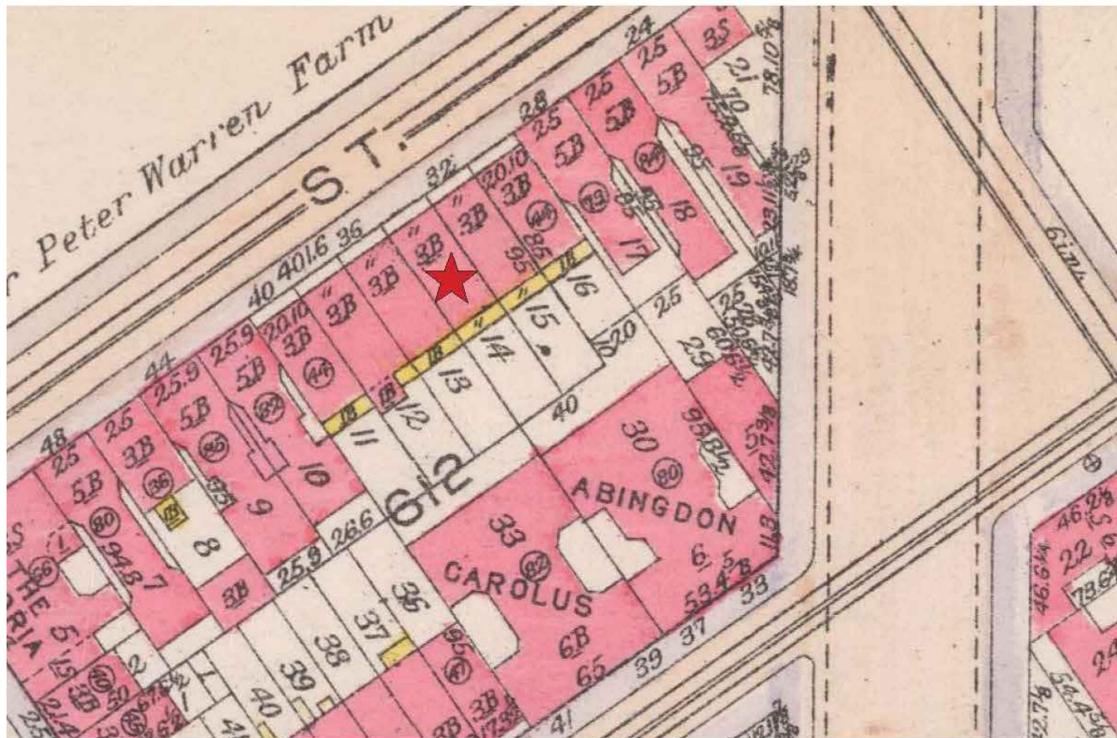
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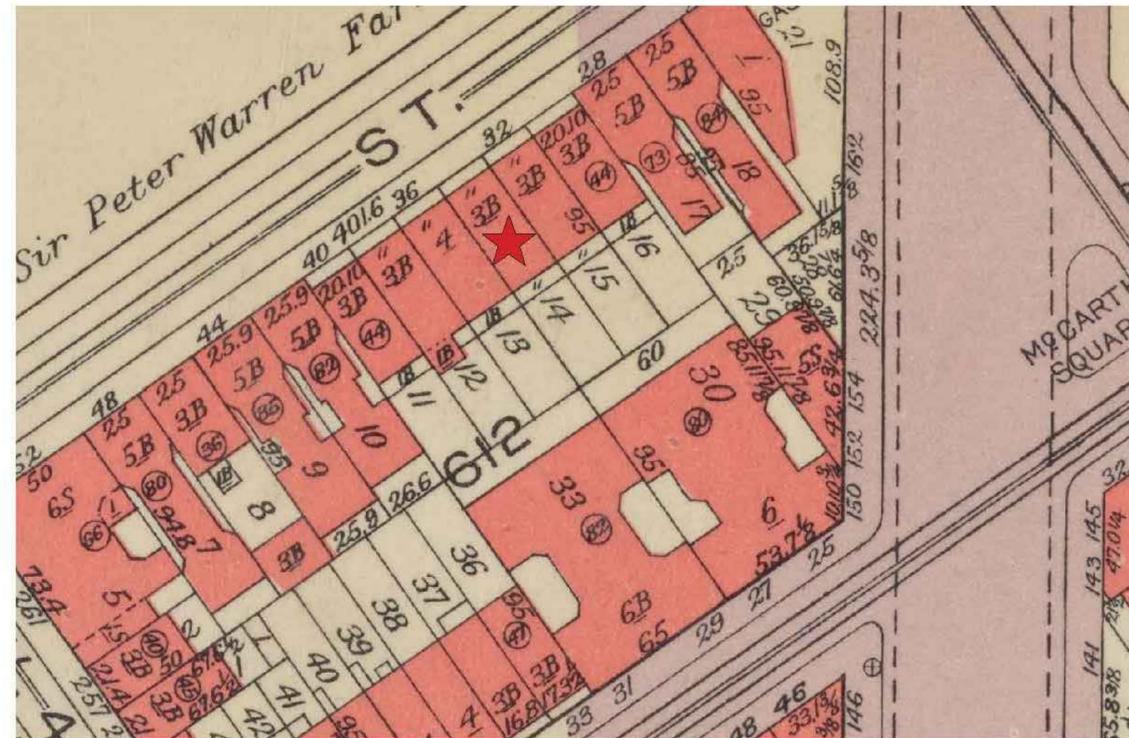
1859 PERRIS MAP



1895 SANBORN MAP



1916 BROMLEY MAP



1955 BROMLEY MAP

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DOB BSCAN

SHEET TITLE  
HISTORICAL MAPS

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50 CHARLES STREET, c. 1916 (NYHS)



WILLOW STREET , c.1972 (BRICKS AND BROWNSTONE)



75 JANE STREET (c. 2011)



235 WEST 11TH STREET (c. 2021, LPC)

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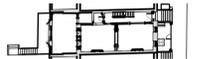
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REFERENCE IMAGES -  
TEA PORCHES

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EXISTING CONDITIONS - FRONT FACADE



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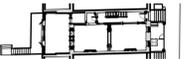
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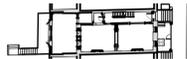
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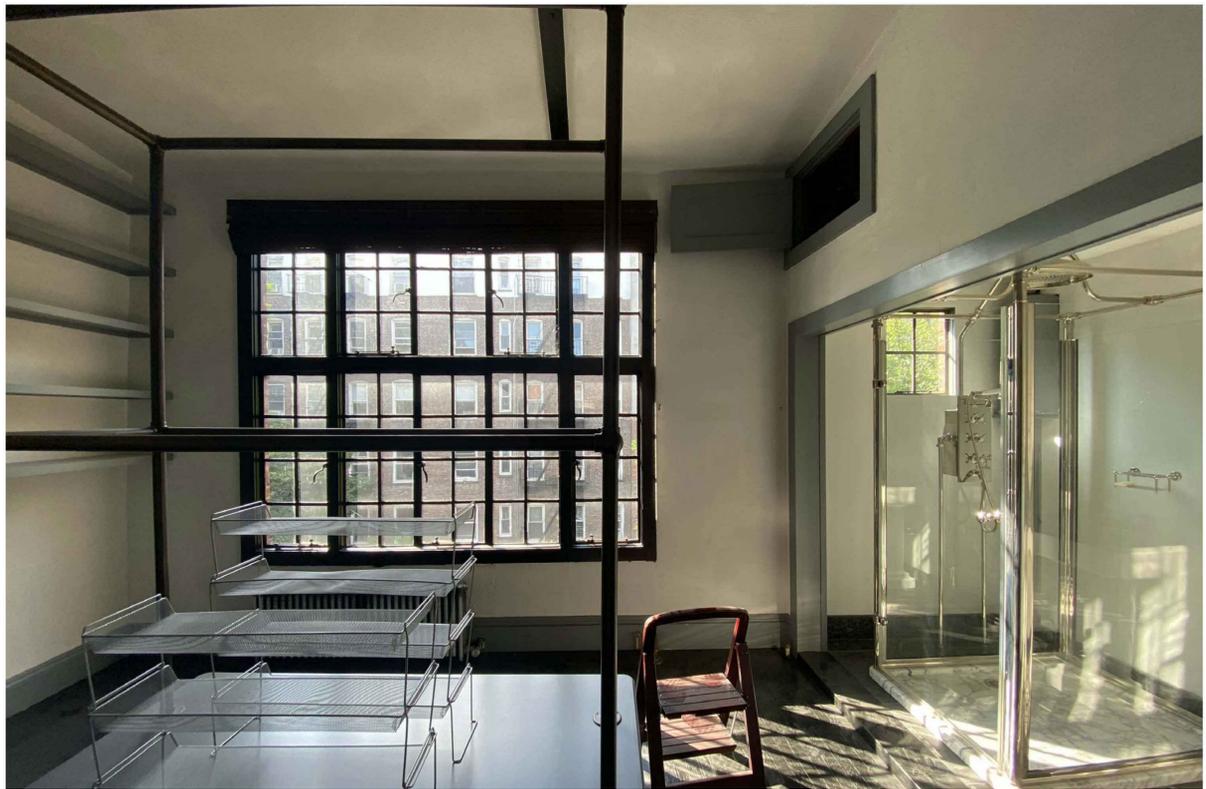
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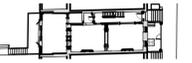
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KEY PLAN



34 Perry St, New York, NY 10014

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282 West 38th Street, suite 1503, New York, NY 10018  
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DOB BSCAN

SHEET TITLE

FRONT ELEVATIONS -  
EXISTING & PROPOSED

SEAL & SIGNATURE

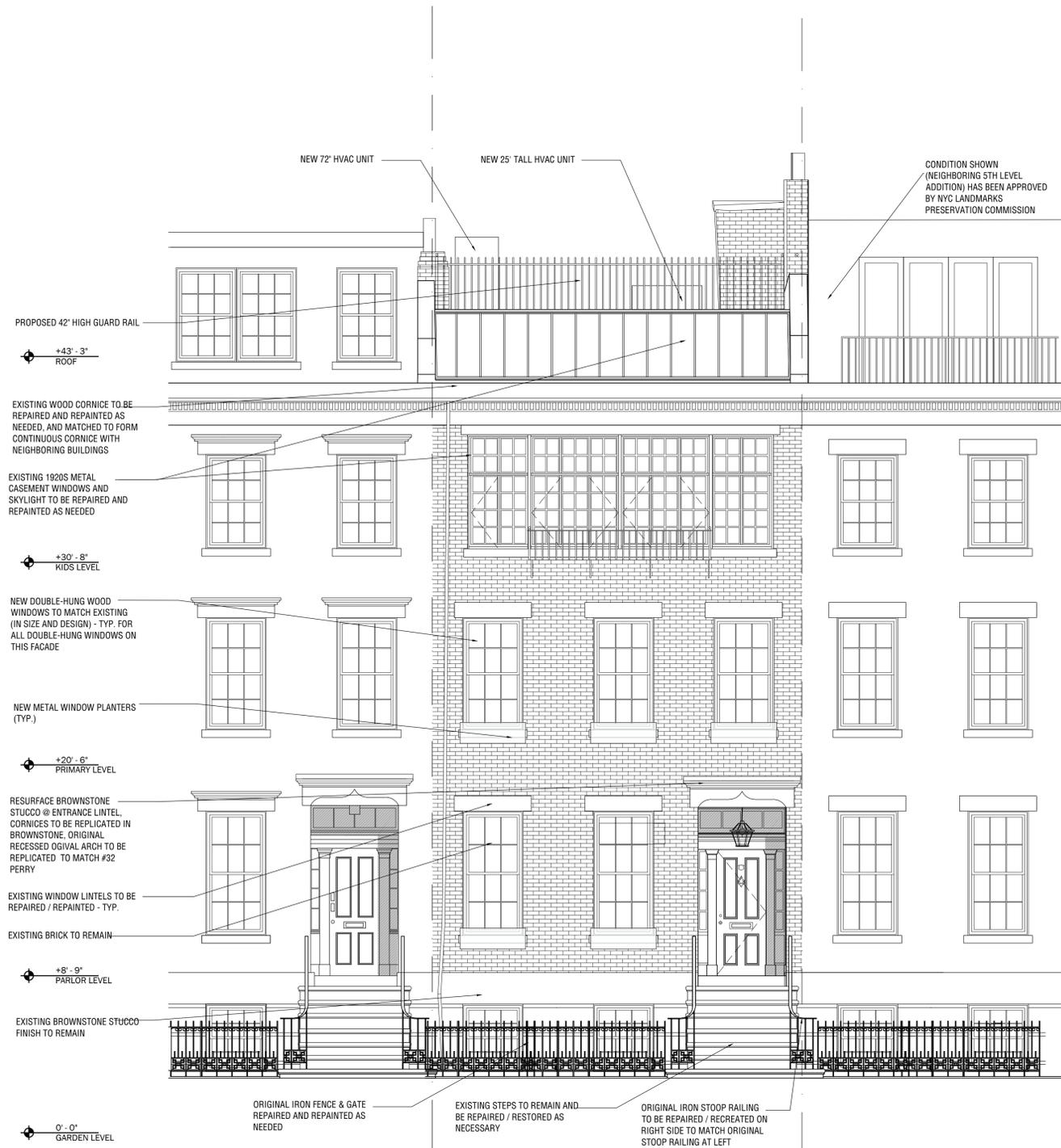
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08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

PRJ NO #23056  
PAG NO



1. EXISTING FRONT ELEVATION



2. PROPOSED FRONT ELEVATION



1 FRONT ELEVATION - EXISTING TO REMAIN  
Scale: N.T.S

#30

#32

#34

#36

PROJECT TITLE

34 PERRY ST  
New York, NY 10014

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DOB BSCAN

SHEET TITLE

FRONT ELEVATION

SEAL & SIGNATURE

DATE  
08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

PRJ.NO  
#23056

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#	DATE	DESCRIPTION
	11.02.2023	LPC SET

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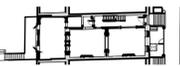
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DOB BSCAN

SHEET TITLE

REAR ELEVATIONS

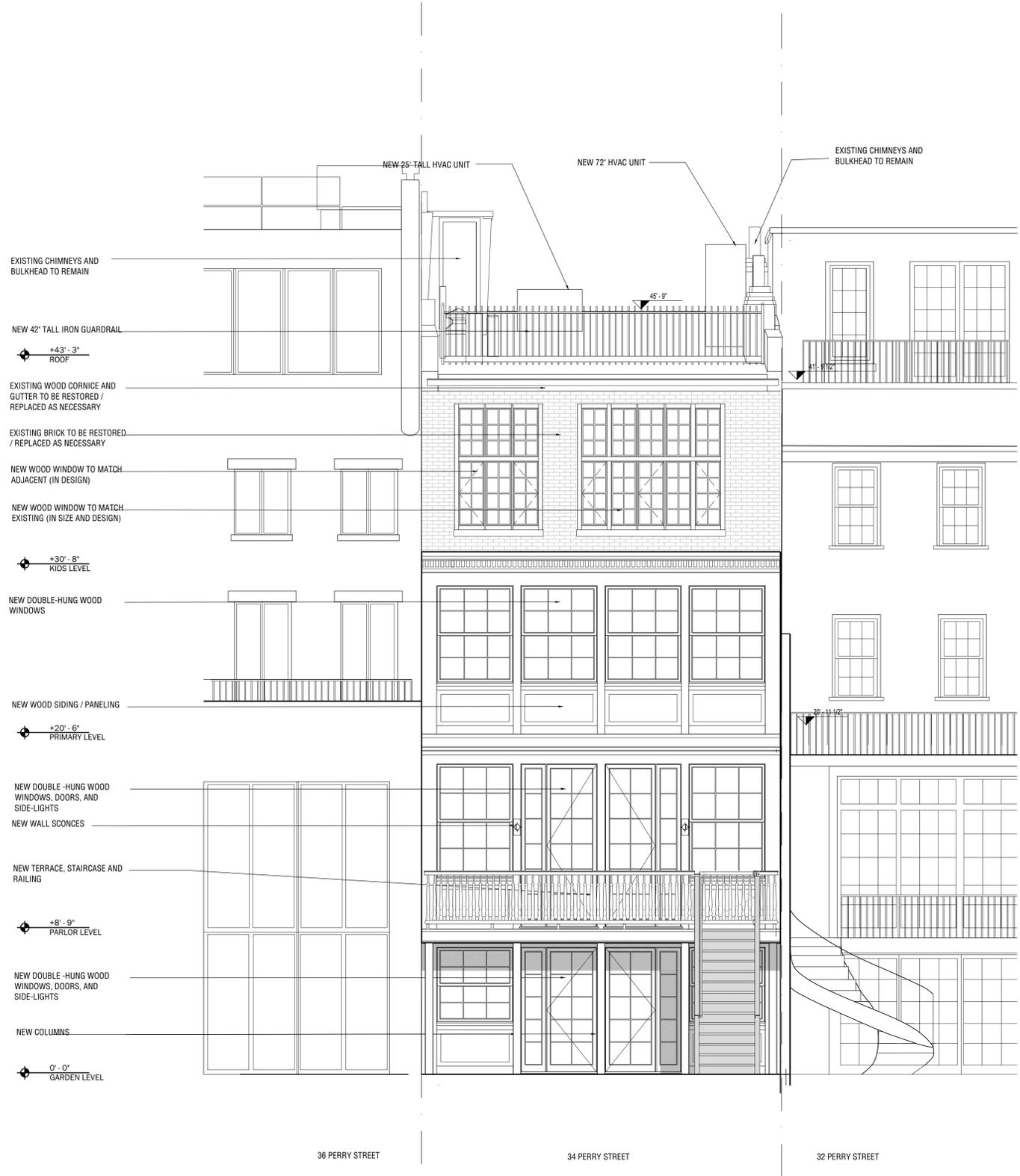
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08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

PRJ NO  
#23056

PAG NO



1. EXISTING REAR ELEVATION

2. PROPOSED REAR ELEVATION



1 REAR ELEVATION - PROPOSED  
Scale: N.T.S

PROJECT TITLE

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	11.02.2023	CR2 DRAFT SET

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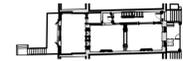
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DOB BSCAN

SHEET TITLE

REAR ELEVATION

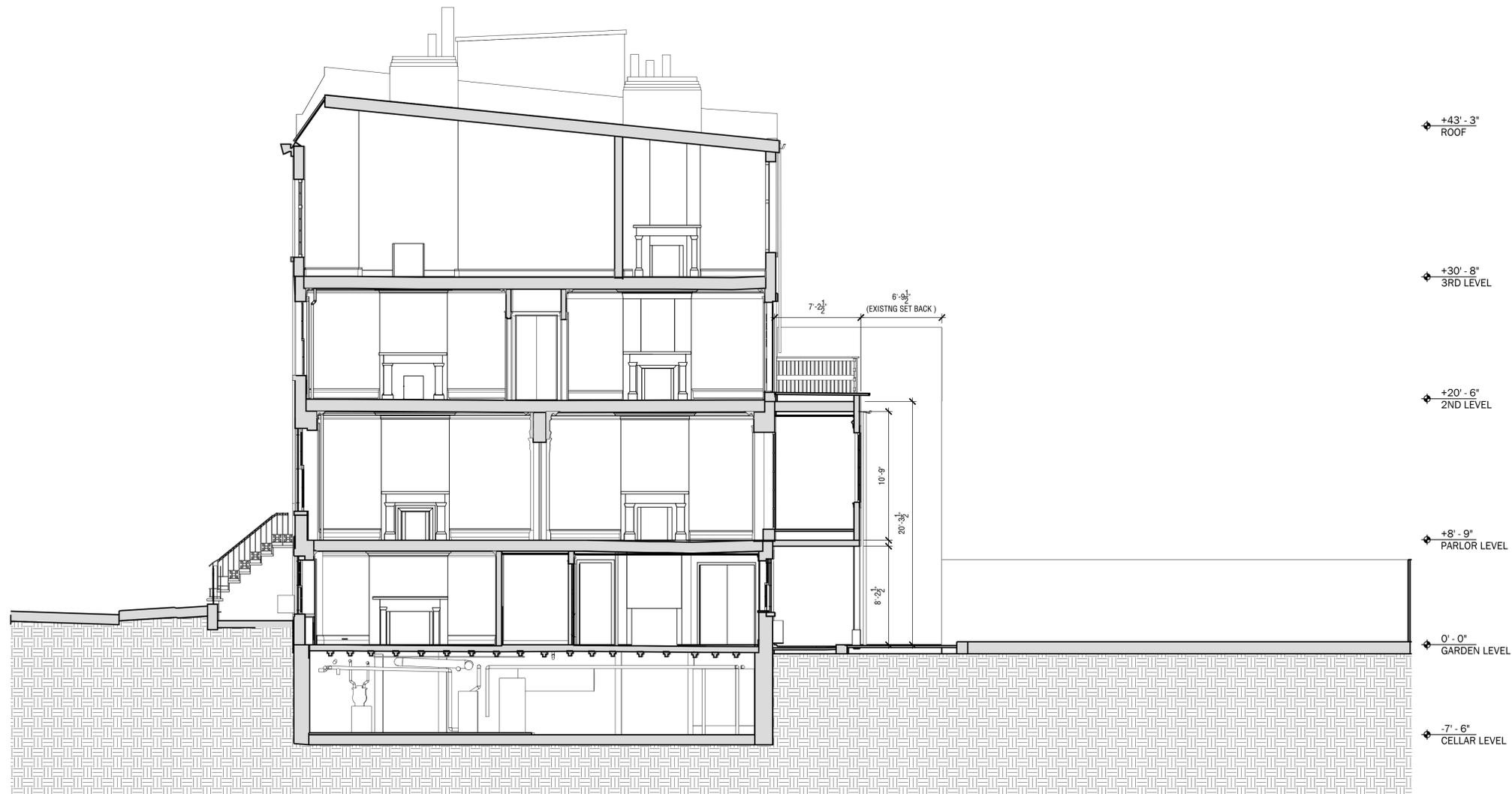
SEAL & SIGNATURE

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08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

PRJ NO  
#23056

PAG NO



1 EXISTING LONGITUDINAL SECTION LOOKING EAST SCALE: 3/16"=1'-0"

PROJECT TITLE

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#	DATE	DESCRIPTION
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DOB BSCAN

SHEET TITLE

EXISTING LONGITUDINAL SECTION LOOKING EAST

SEAL & SIGNATURE

DATE  
08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

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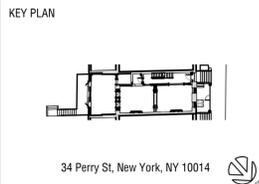
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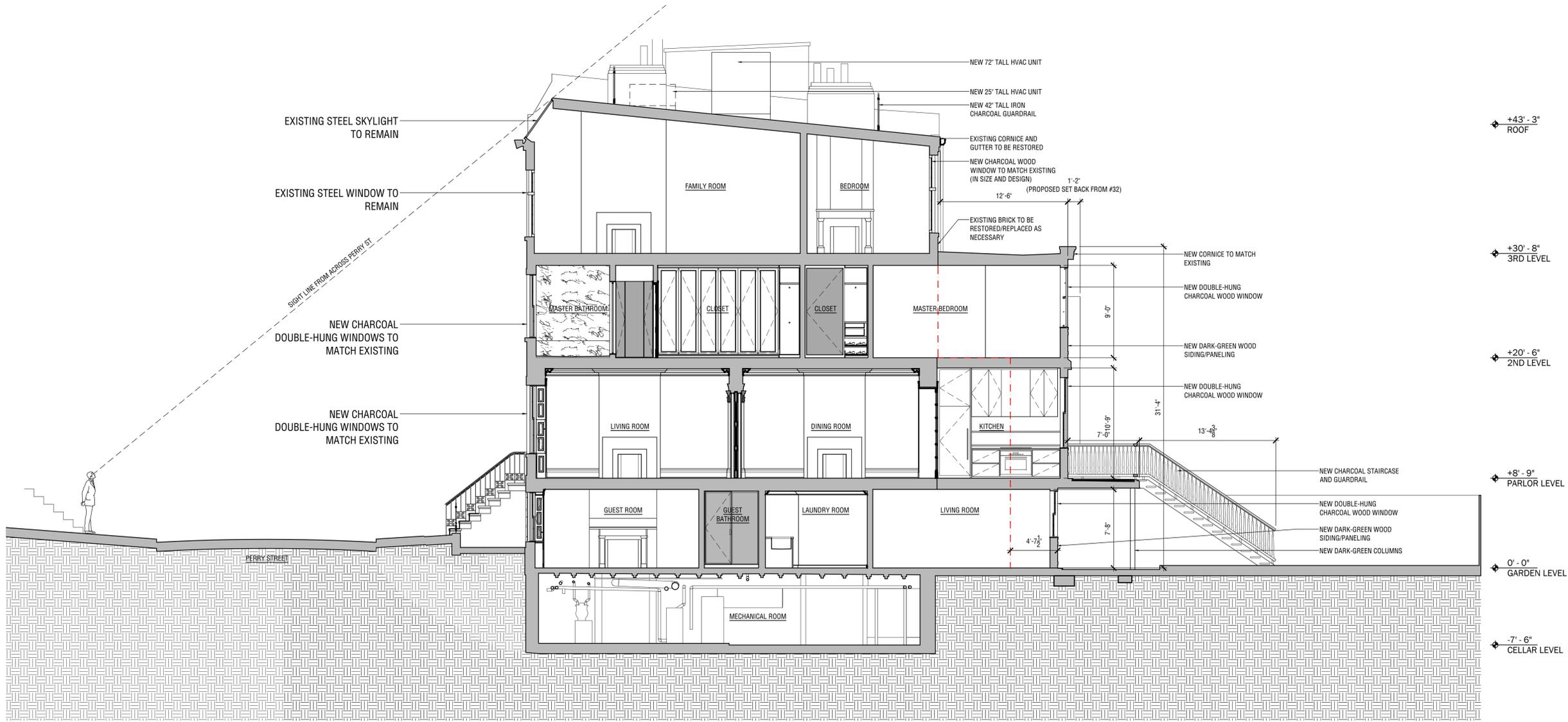


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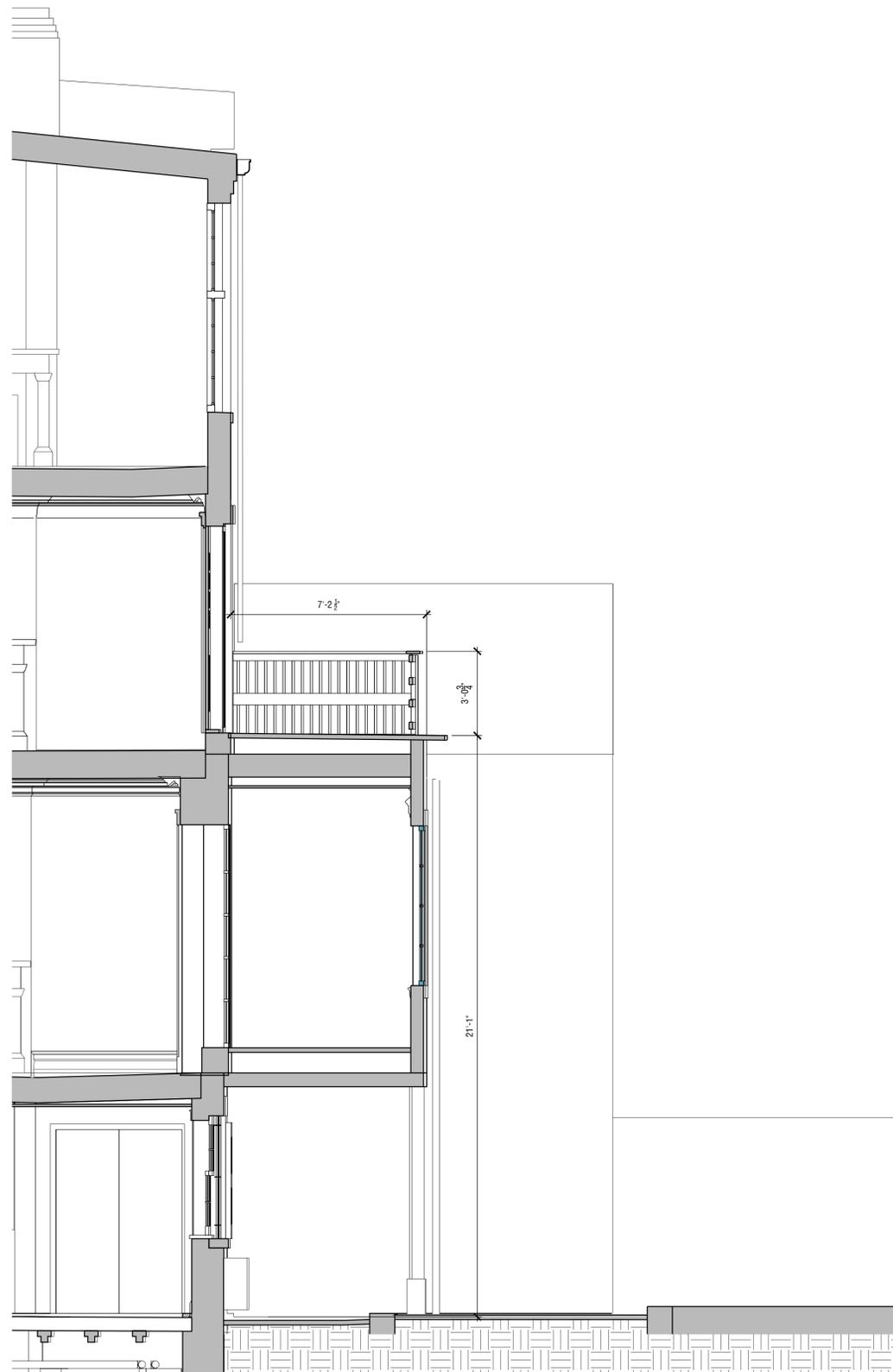
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SHEET TITLE  
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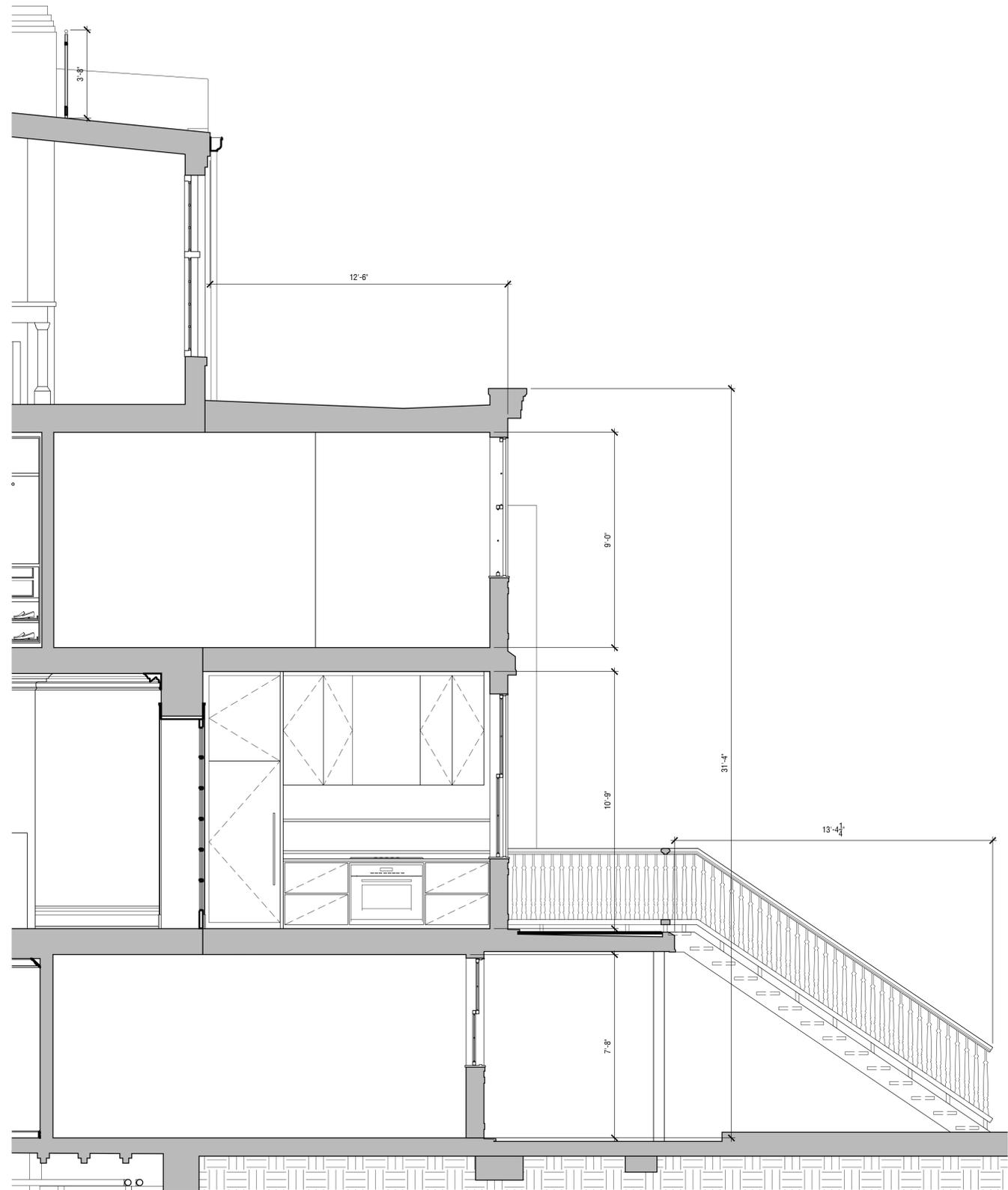
SEAL & SIGNATURE	DATE 08.16.2023
	SCALE AS NOTED
	DRAWN BY EE, MS
	CHECKED BY MF
	DWG NO
	PRJ. NO #23056
	PAG. NO



1 PROPOSED LONGITUDINAL SECTION LOOKING EAST  
 SCALE: 3/16"=1'-0"



1 EXISTING CONDITION - SECTION  
SCALE: 3/8"=1'-0"



2 PROPOSED SECTION  
SCALE: 3/8"=1'-0"

PROJECT TITLE

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DOB BSCAN

SHEET TITLE

PARTIAL SECTION DETAILS

SEAL & SIGNATURE		DATE
		08.16.2023
		SCALE
		AS NOTED
		DRAWN BY
		EE, MS
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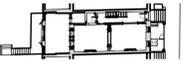
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DOB BSCAN

SHEET TITLE

**WINDOW DETAILS**

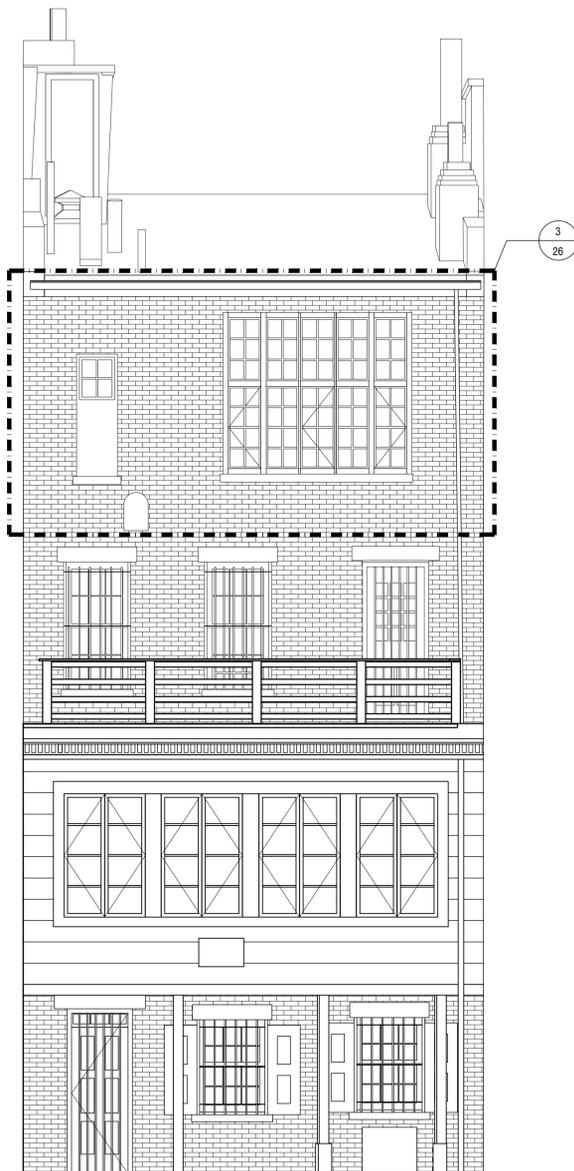
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AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

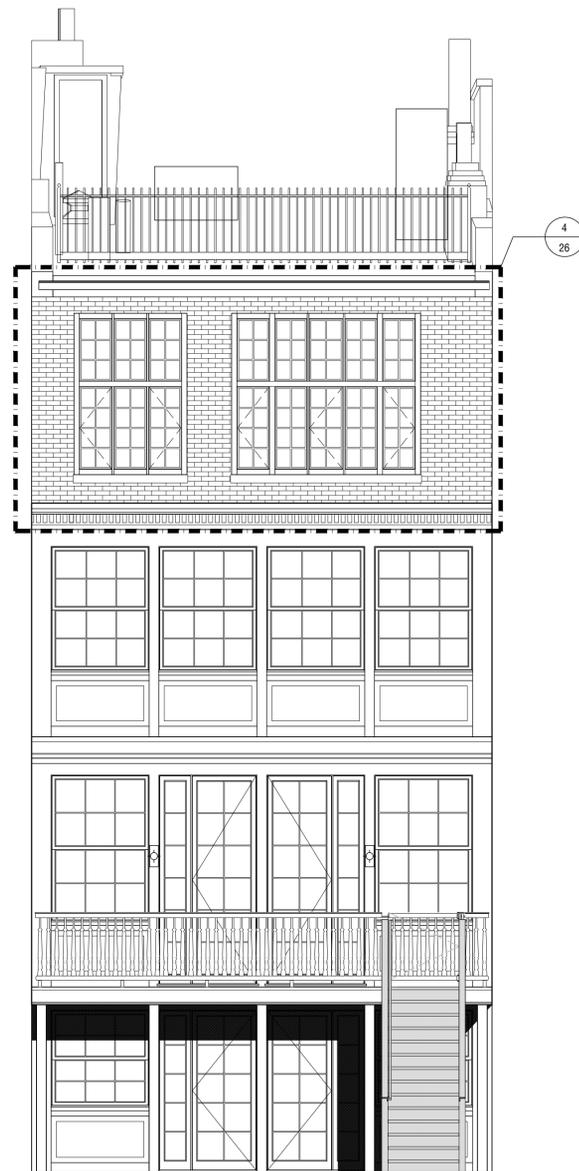
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PRJ. NO  
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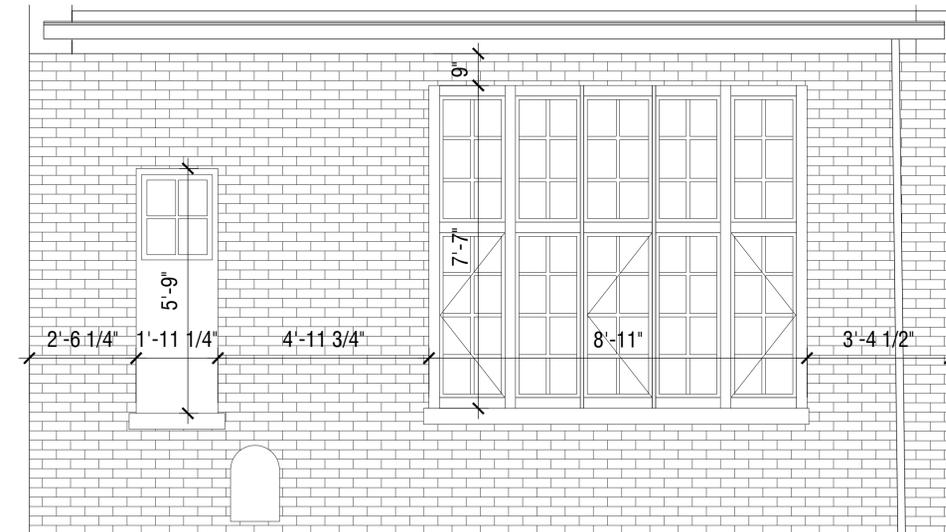
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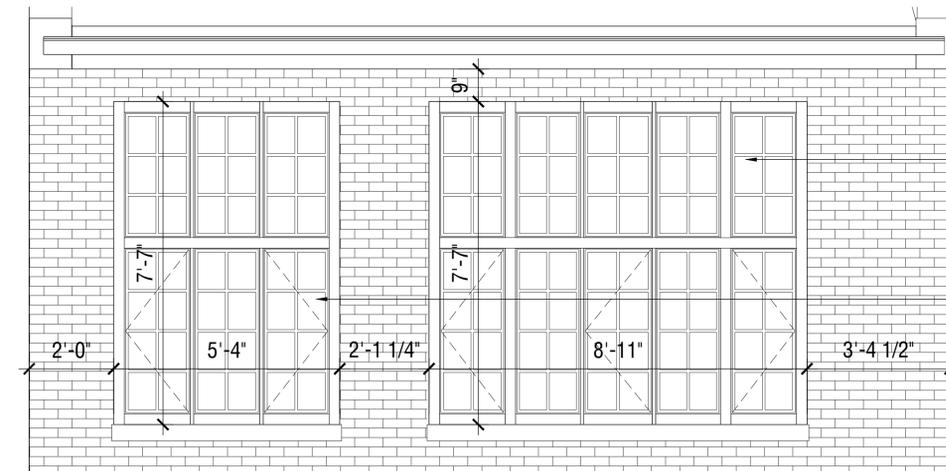
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SCALE: 1/4"=1'-0"



**2** PROPOSED ELEVATION  
SCALE: 1/4"=1'-0"



**3** EXISTING WINDOW DETAIL - 3RD FL  
SCALE: 1/2"=1'-0"



**4** PROPOSED WINDOW DETAIL - 3RD FL  
SCALE: 1/2"=1'-0"

NEW CHARCOAL WINDOW IN EXISTING OPENING

NEW CHARCOAL WINDOW IN NEW OPENING



VIEW 1



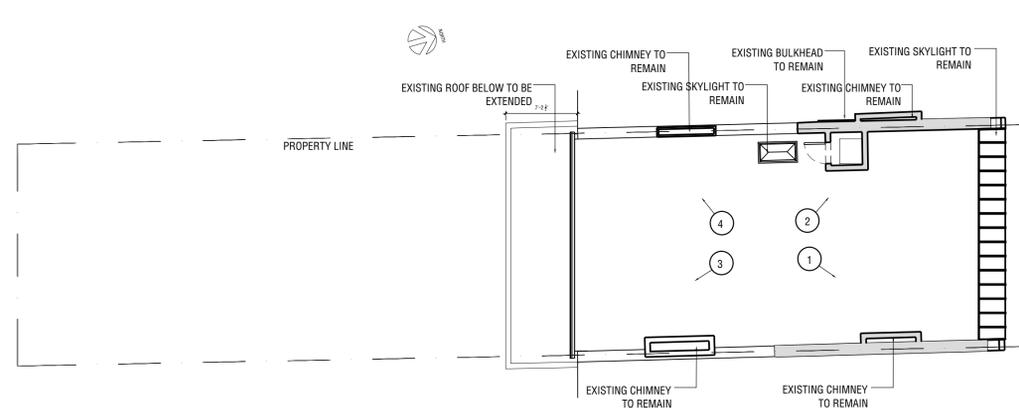
VIEW 3



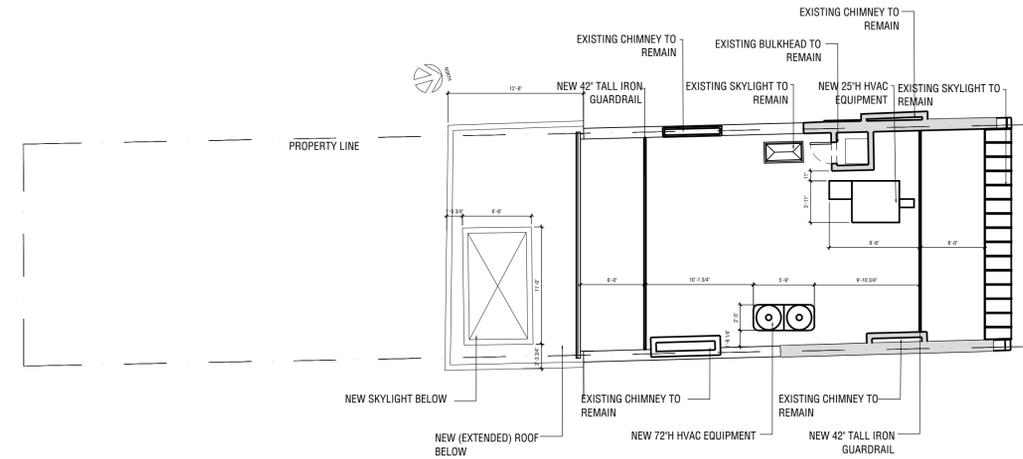
VIEW 2



VIEW 4



1 EXISTING ROOF PLAN  
SCALE: 1/8"=1'-0"



2 PROPOSED ROOF PLAN  
SCALE: 1/8"=1'-0"

PROJECT TITLE

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1	11.02.2023	LPC SET

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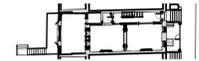
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tel. (212) 600-5482 e-mail: info@f-r-o-m.com

DOB BSCAN

SHEET TITLE

ROOF PLAN - EXISTING & PROPOSED

SEAL & SIGNATURE

DATE  
08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

DWG NO

PRJ NO  
#23056

PAG NO

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#	DATE	DESCRIPTION
1	11.02.2023	CR2 DRAFT SET

**OWNER'S REP**  
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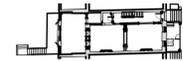
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KEY PLAN



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ARCHITECT

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DOB BSCAN

SHEET TITLE

**PROPOSED ELEVATIONS**

SEAL & SIGNATURE

DATE  
08.16.2023  
SCALE  
AS NOTED  
DRAWN BY  
EE, MS  
CHECKED BY  
MF

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PAG NO



**1** PROPOSED ELEVATION - FRONT  
Scale: N.T.S



**2** PROPOSED ELEVATION - REAR  
Scale: N.T.S