

# 104 GREENWICH AVENUE RESIDENCE

104 GREENWICH AVENUE,  
NEW YORK, NY 10011

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## SITE INFORMATION

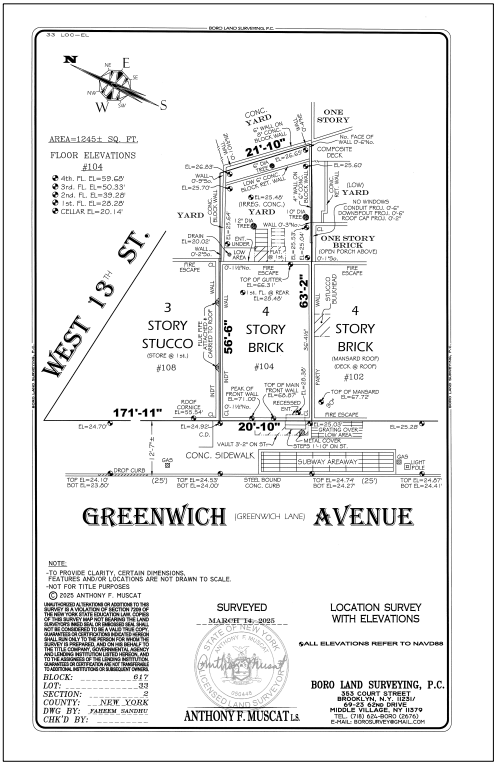
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BLOCK:	617
LOT:	33
ZONE:	C1-6
NO. OF STORIES:	4+CELLAR
HEIGHT:	50'10 3/4"
CONSTRUCTION CLASS:	TYPE III-B
OCCUPANCY:	RESIDENTIAL
WORK FILED UNDER:	2022 NYC BUILDING CODE

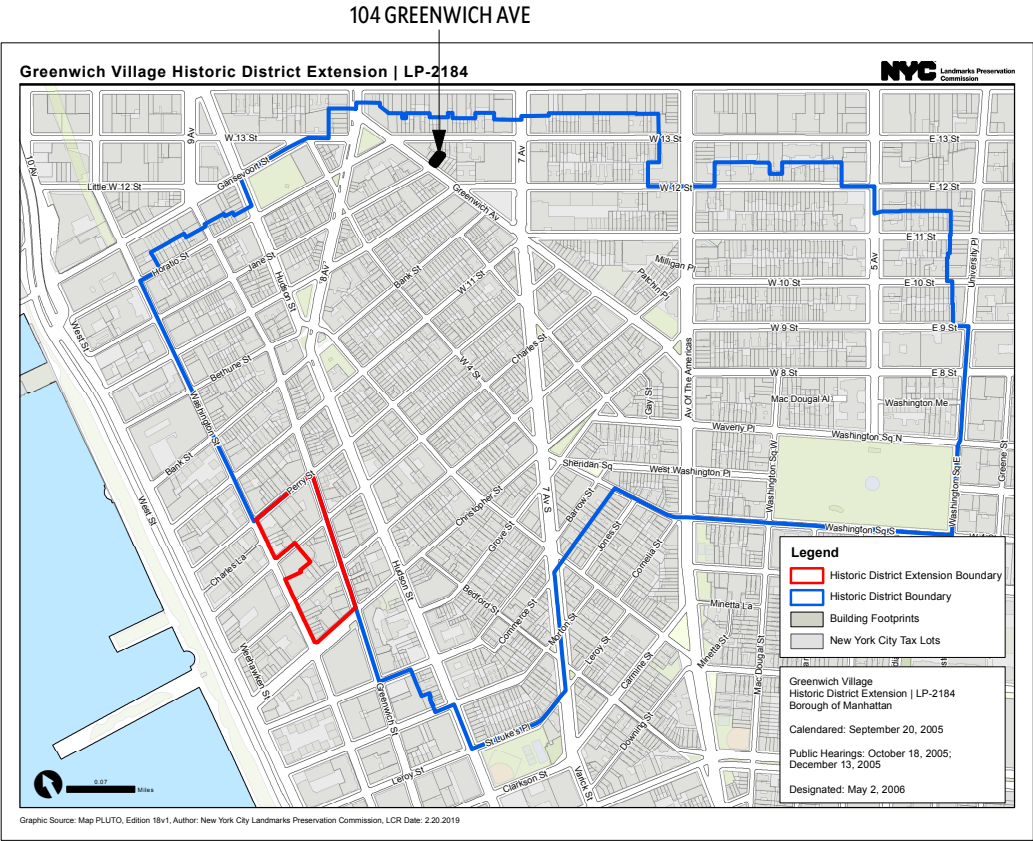
### SCOPE OF WORK:

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.

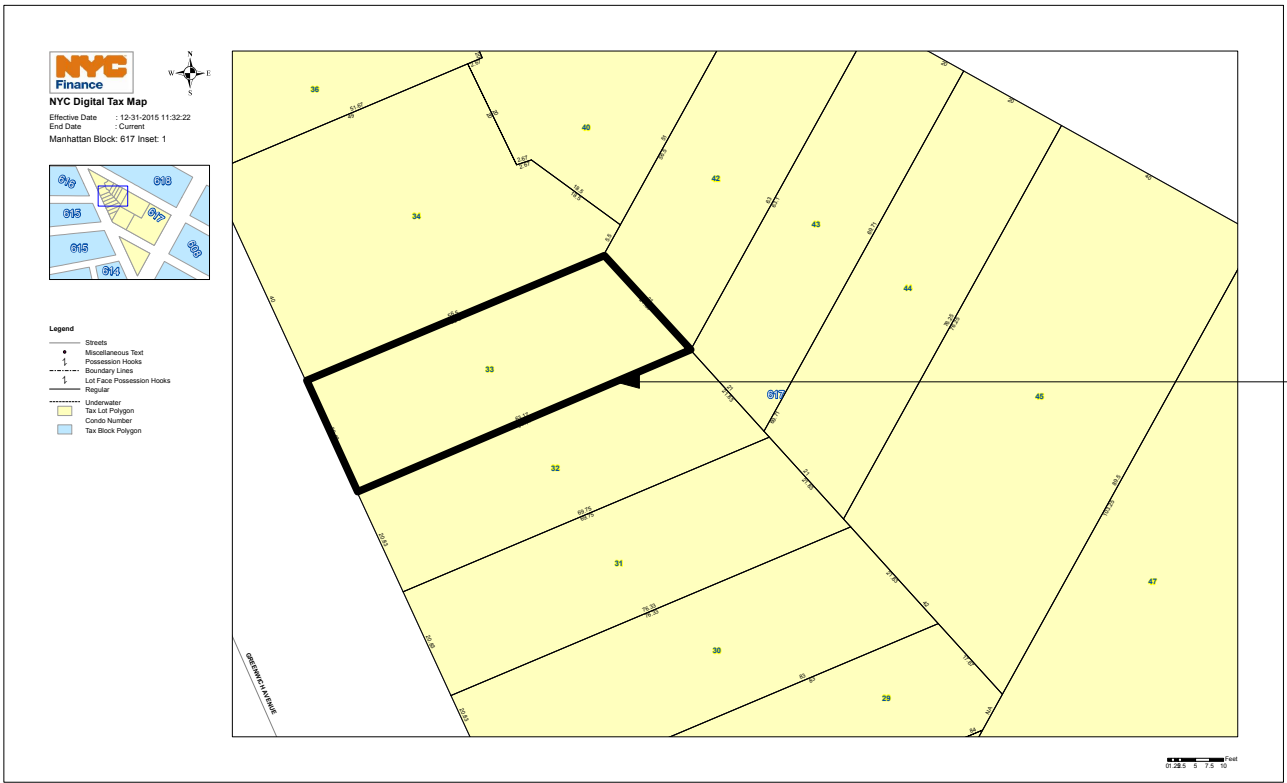
## SITE



PROPERTY SURVEY



## NYC TAX MAP



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### PROJECT & SITE INFORMATION

# CB2\_LPC-100

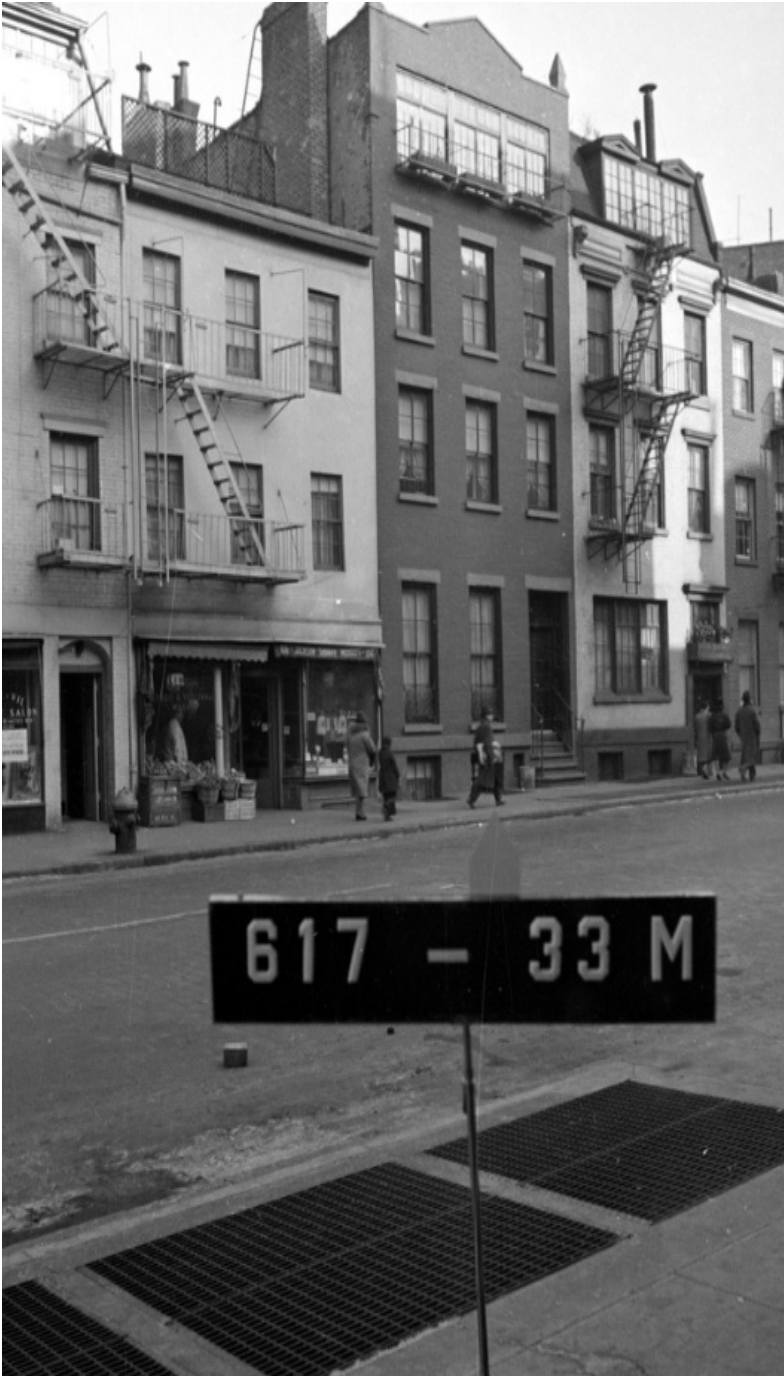
### THE BROOKLYN STUDIO

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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)

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FACADE PHOTOGRAPHS

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GREENWICH AVENUE:  
FRONT FACADE  
NTS

1

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GREENWICH AVE

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EXISTING AND PROPOSED FRONT  
ELEVATION

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NEW ALUMINUM COPING; PAINTED  
BLACK HC-190  
CHIMENY STACK EXTENSIONS PER NYC  
REQUIREMENT

NEW 42" TALL ROOF GUARD RAIL;  
PAINTED BLACK HC-190  
NEW FRENCH OUTSWING WINDOWS IN  
EX'G OPENING  
EX'G IRONWORK TO BE RESTORED AND  
PAINTED BLACK HC-190

NEW PENTHOUSE ADDITION  
CHIMENY STACK EXTENSIONS  
PER NYC REQUIREMENT

EX'G STONE COPING AND  
SPIKES TO REMAIN  
EX'G ALUM FRAMED WINDOWS  
TO BE REPLACED; EX'G RAILS &  
ROUGH OPNG TO BE PRESERVED

T.O. FLUE  
51'-10" (81.05')

NEW ROOF LINE  
49'-10" (78.08')

EX'G ROOF  
41'-0 3/4" (69.35')

PENTHOUSE  
40'-4 3/4" (68.68')

4TH FLOOR  
30'-4 3/4" (58.68')

3RD FLOOR  
21'-1/2" (49.33')

2ND FLOOR  
11'-0" (39.28')

1ST FLOOR  
0'-0" (28.28')

BASE PLANE  
-3'-3 1/2" (24.98')

EX'G BASEMENT  
-8'-2" (20.14')

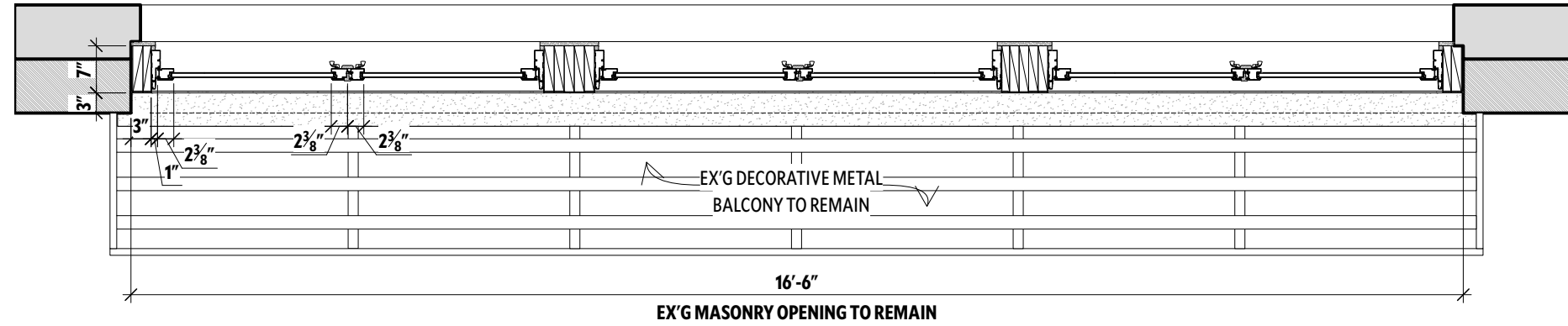
PROPOSED ELEVATION:  
FRONT FACADE  
1/8" = 1'-0"

2

EXISTING ELEVATION:  
FRONT FACADE  
1/8" = 1'-0"

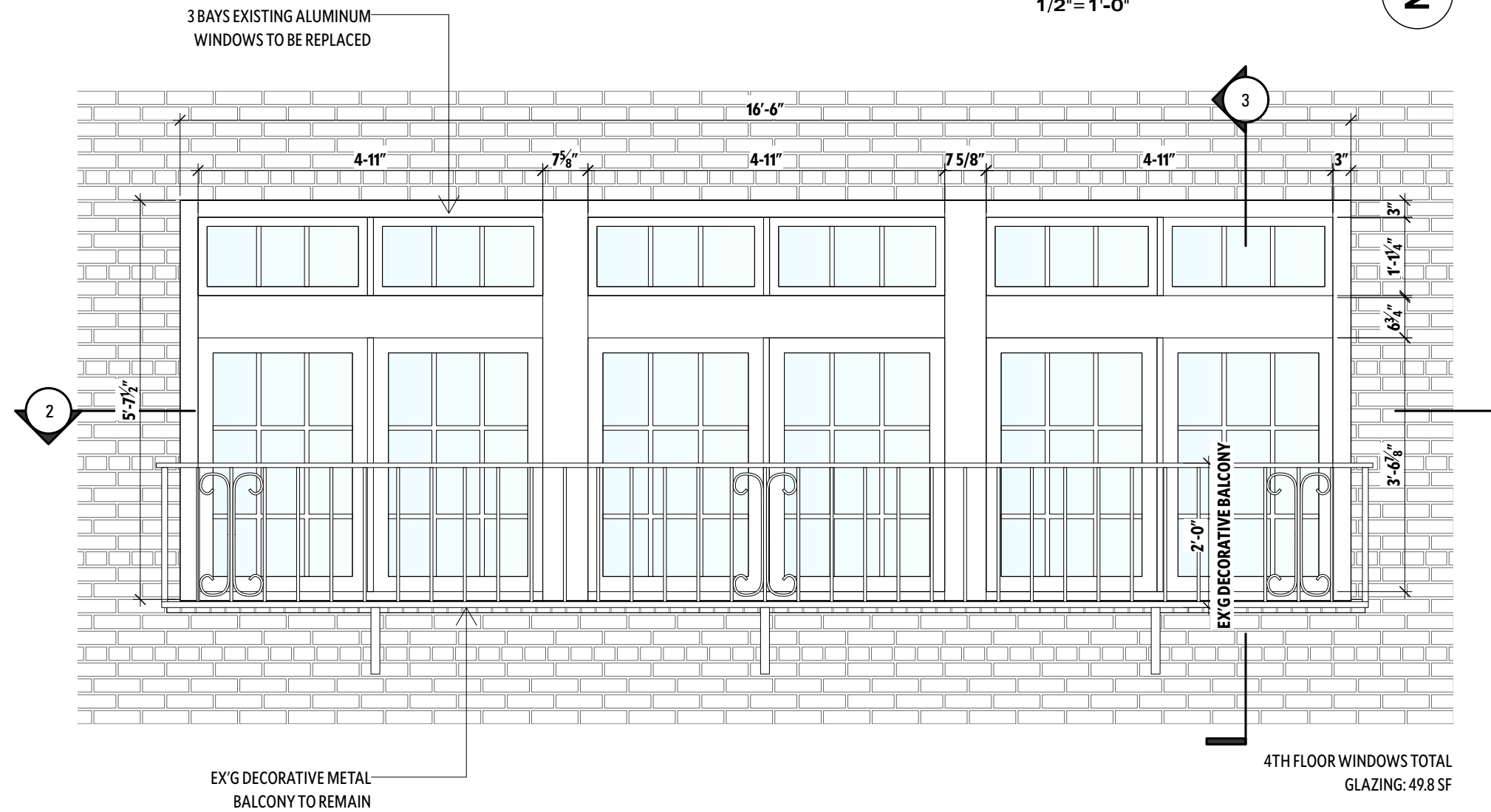
1





### EXISTING 4TH FLOOR WNDS PLAN

2



**EXISTING**  
**4TH FLOOR WNDS SECT**  
**1/2" = 1'-0"**

2

**EXISTING**  
**4TH FLOOR WNDS ELEV**  
**1/2" = 1'-0"**

1

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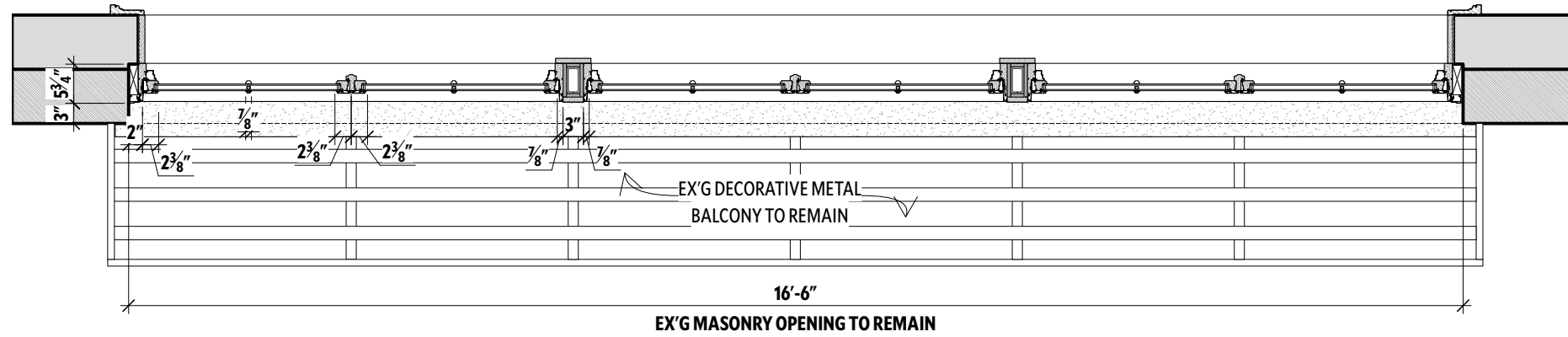
### WINDOW DETAILS 4TH FLOOR: EXISTING

**CB2\_LPC-104**

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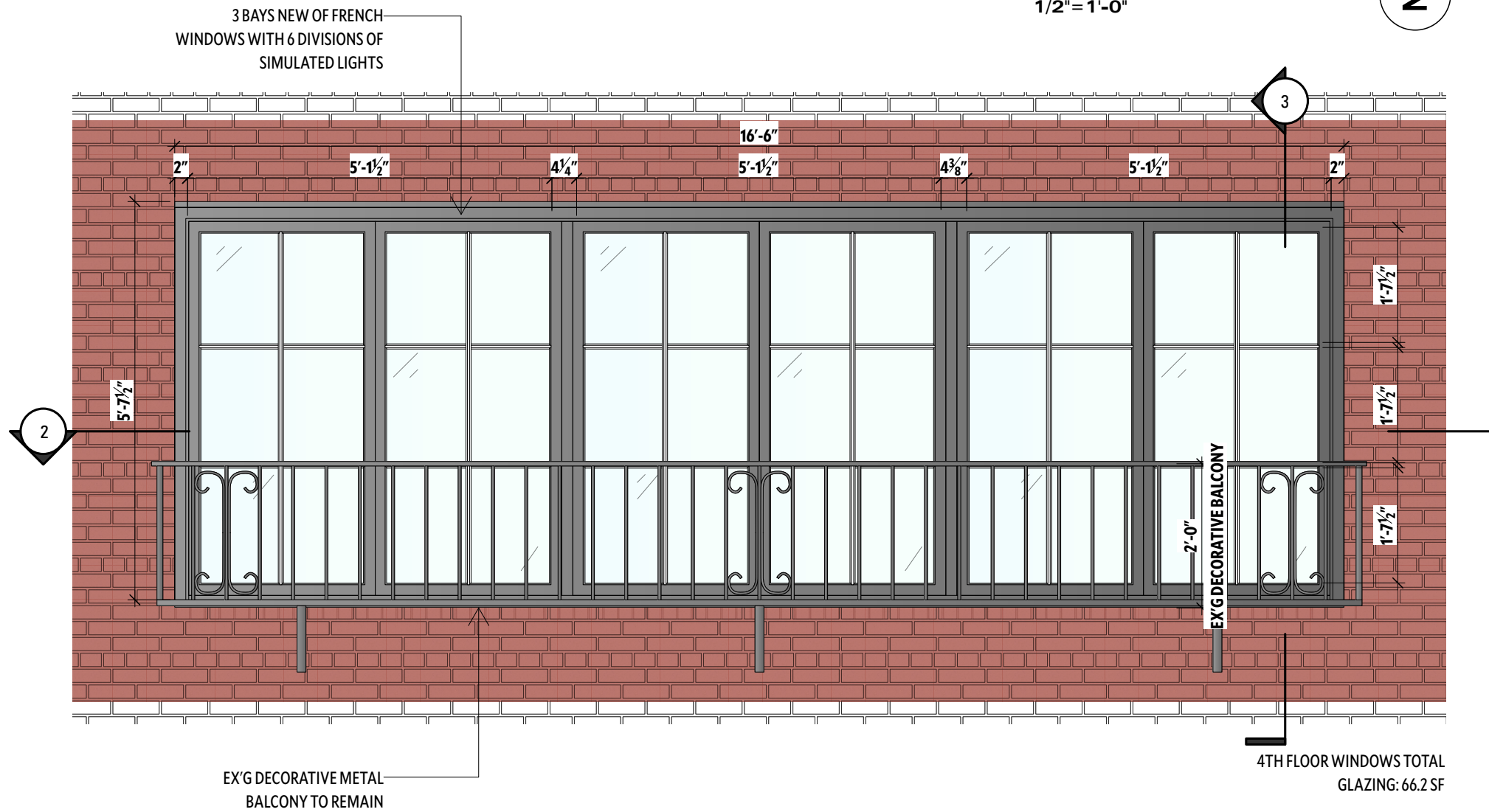
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**EXISTING  
4TH FLOOR WNDS PLAN**  
1/2" = 1'-0"

2



**EXISTING  
4TH FLOOR WNDS ELEV**  
1/2" = 1'-0"

1

**EXISTING  
4TH FLOOR WNDS SECT**  
1/2" = 1'-0"

2

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WINDOW DETAILS 4TH FLOOR:  
PROPOSED

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RENDERING:  
VIEW FROM STREET  
NTS

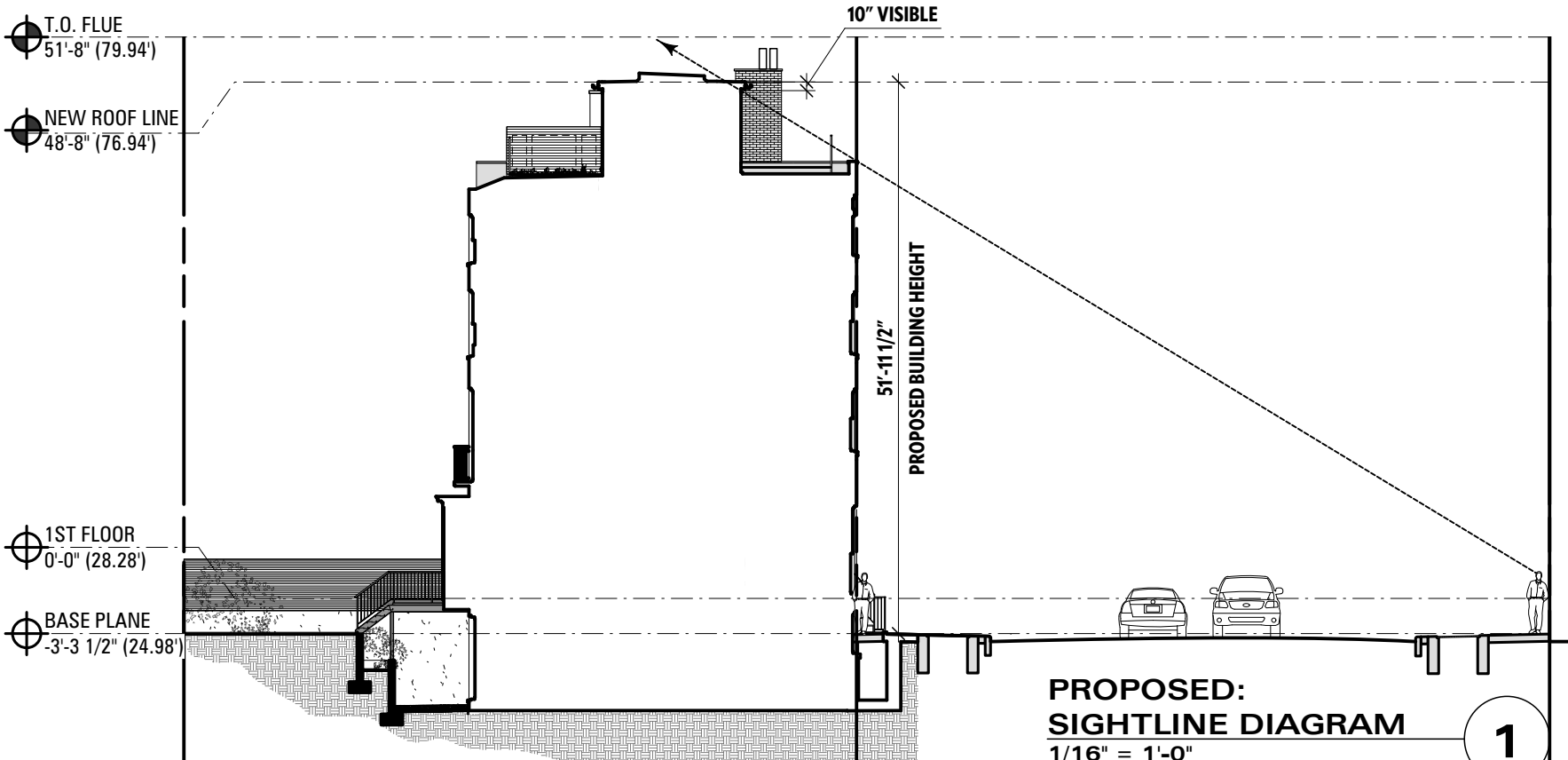
3

- PIGMENTED CAST CONCRETE COPING;  
TO MATCH EX'G LINTELS AND SILLS
- SHOU SUGI BAN SIDING
- CHIMNEY EXTENSIONS  
GLEN-GERY 53-DD



PROPOSED: AXON  
NTS

2



PROPOSED:  
SIGHTLINE DIAGRAM  
1/16" = 1'-0"

1

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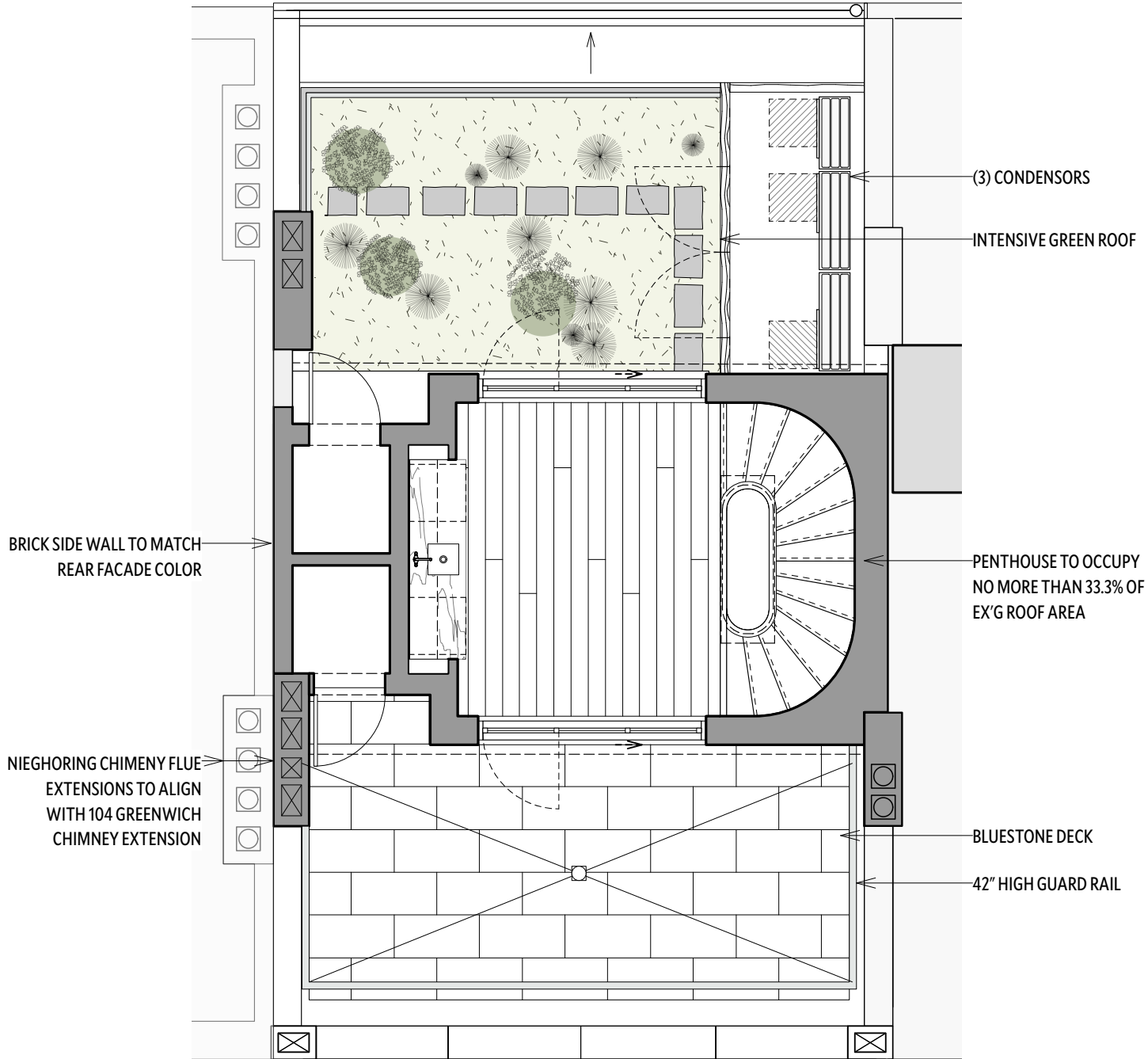


PENTHOUSE AXON & SIGHTLINES

CB2\_LPC-106

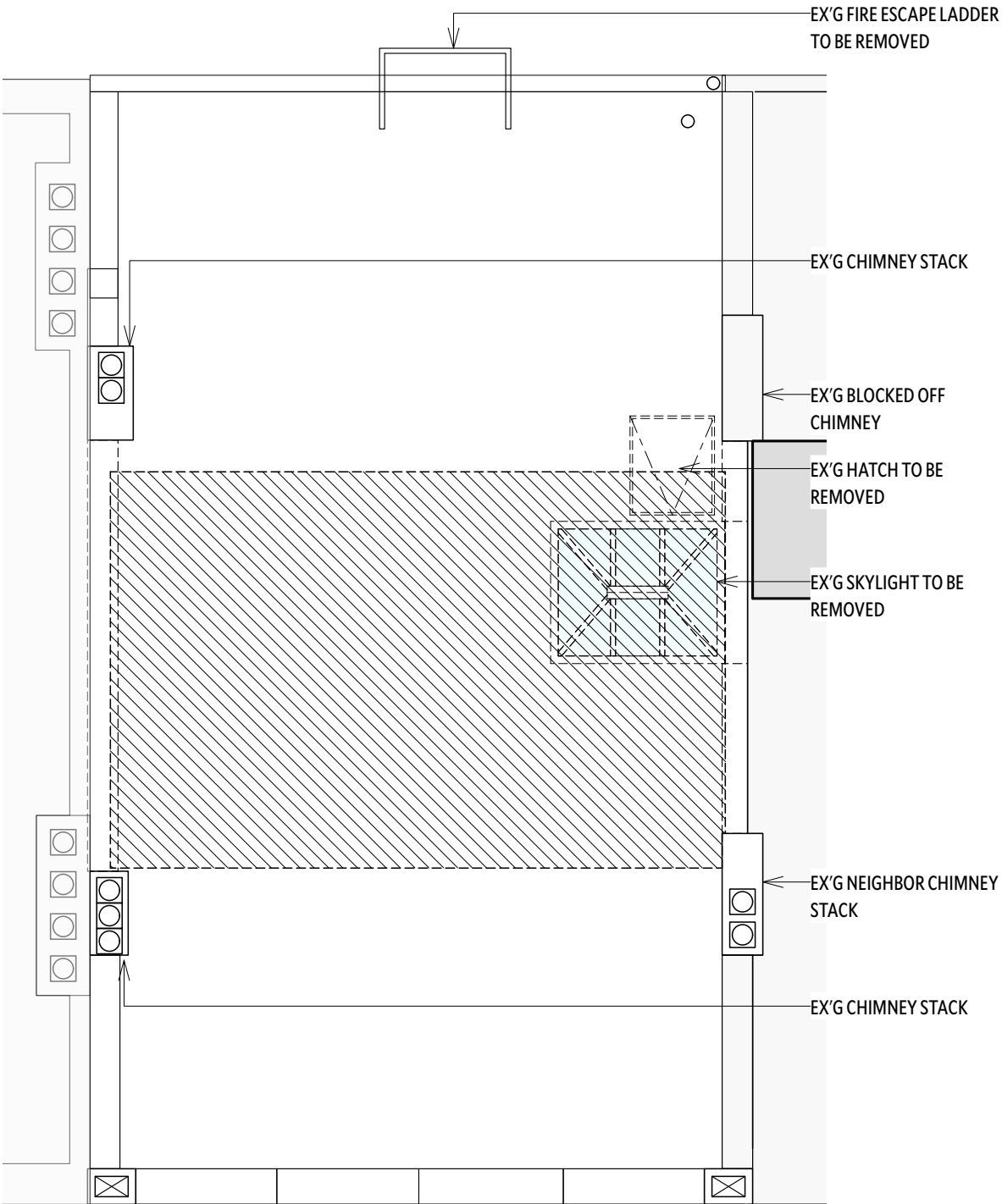
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**PROPOSED PLAN:  
ROOF**  
3/16" = 1'-0"

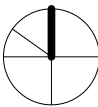
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**EXISTING PLAN:  
ROOF**  
3/16" = 1'-0"

1

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PROJECT NORTH



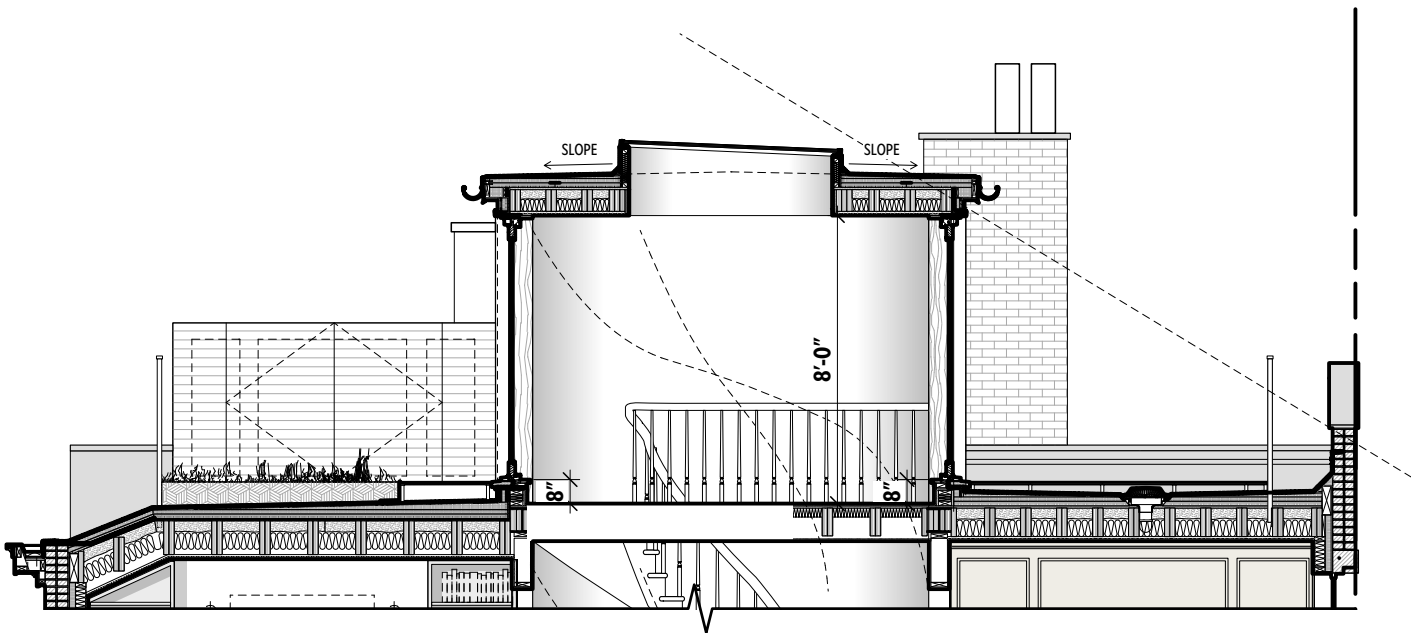
EXISTING & PROPOSED ROOF PLAN

**CB2\_LPC-107**

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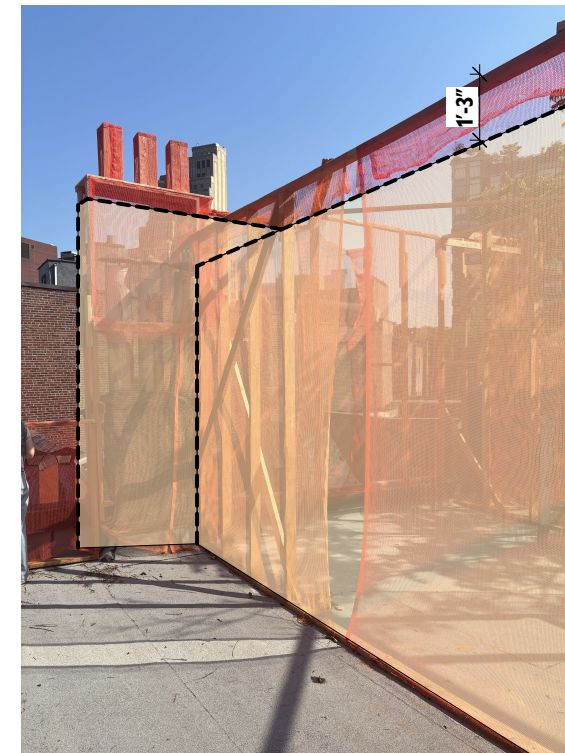
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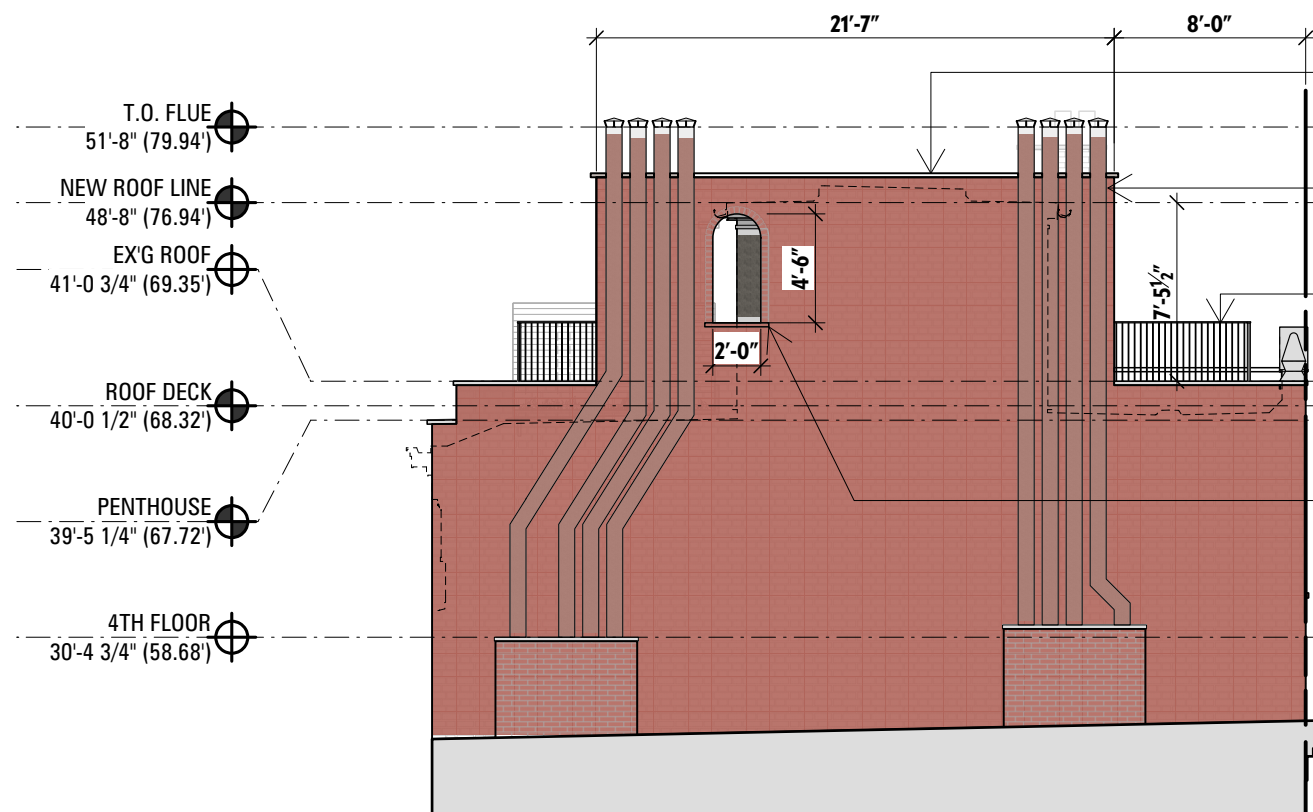
**SECTION:  
PENTHOUSE**  
3/16" = 1'-0"

4



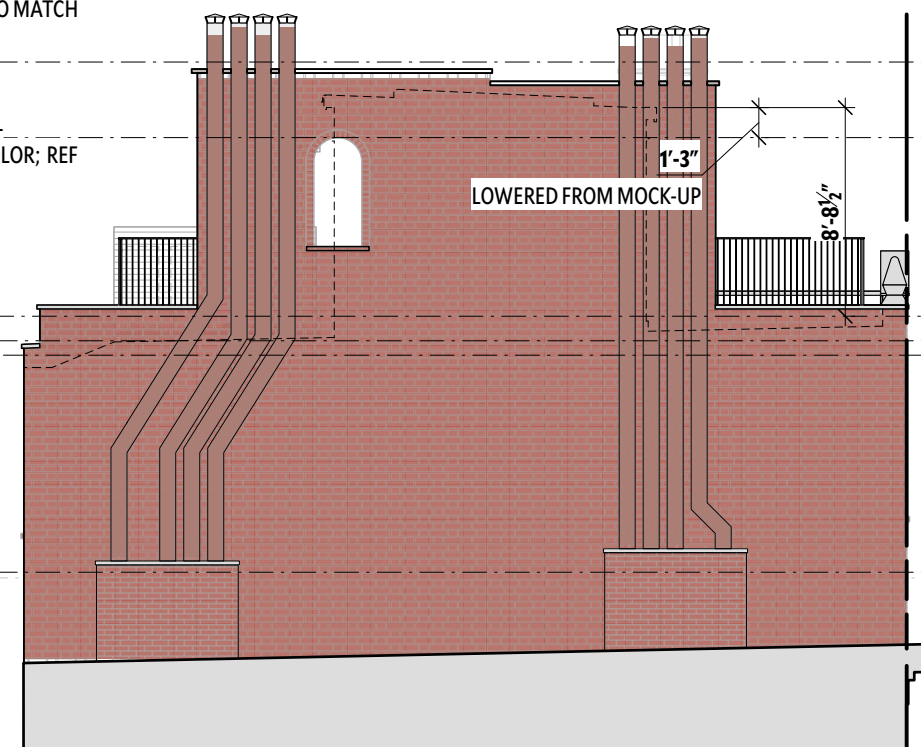
**PENTHOUSE MOCK-UP:  
VERSION 1**  
NTS

3



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

2



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

1

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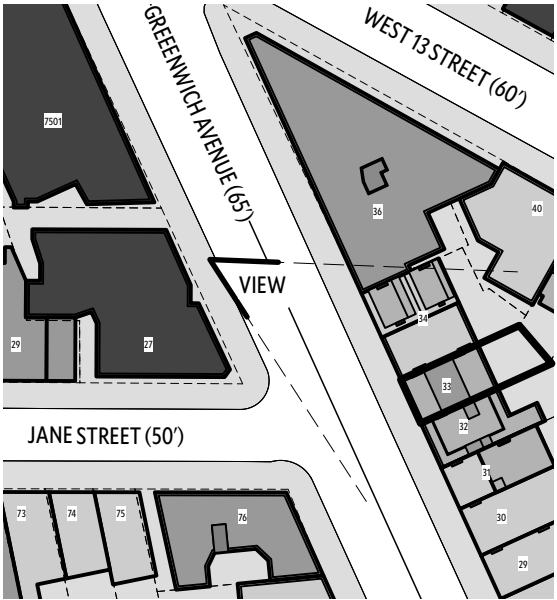
WEST ELEVATION & MOCK-UP  
(REVISED)

**CB2\_LPC-108**

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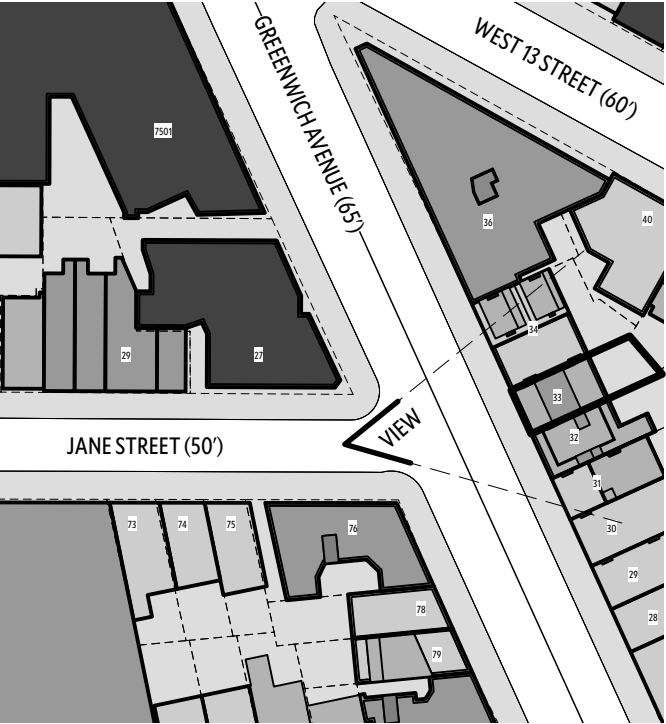


RENDERING & MOCK-UP FROM  
GREENWICH: VIEW 1

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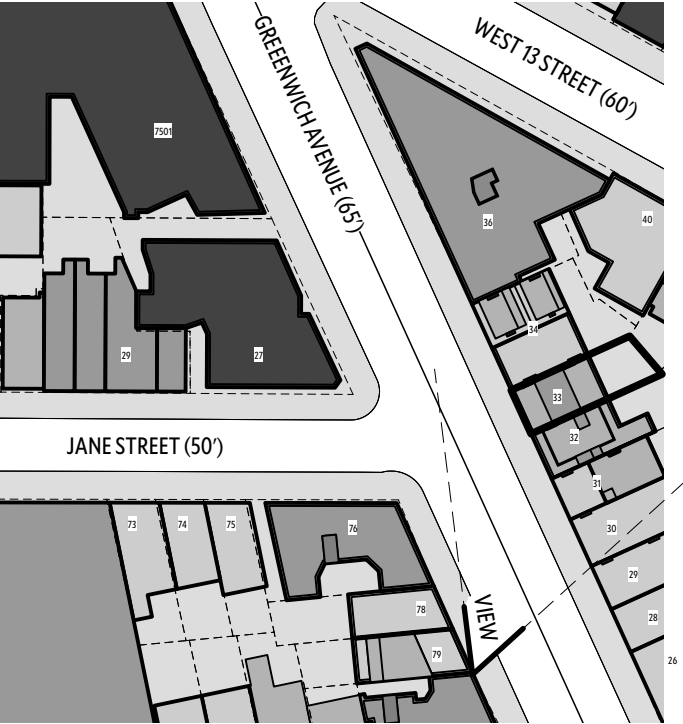
RENDERING & MOCK-UP FROM  
GREENWICH: VIEW 2

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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



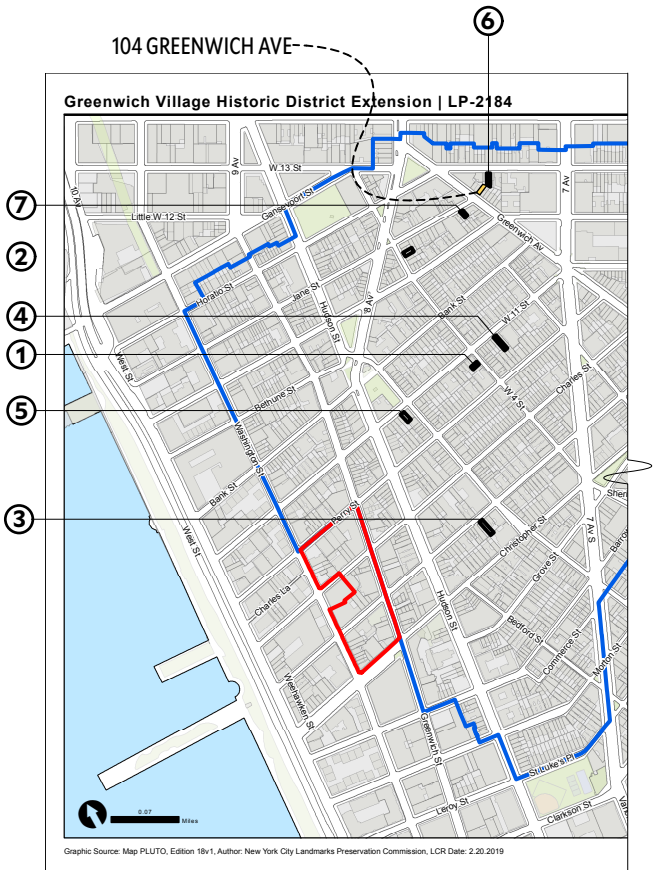
⑤ 290-292 W 11TH STREET  
ADDITION OF DORMERS AND STUDIO WINDOW



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

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