

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

MAD

Matiz Architecture & Design
1123 Broadway, Suite 707
New York, NY 10010
T. 212 982 4613
www.MAD-NYC.com

structural engineer

Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
P:(646) 230-9900

18 WEST 75th STREET



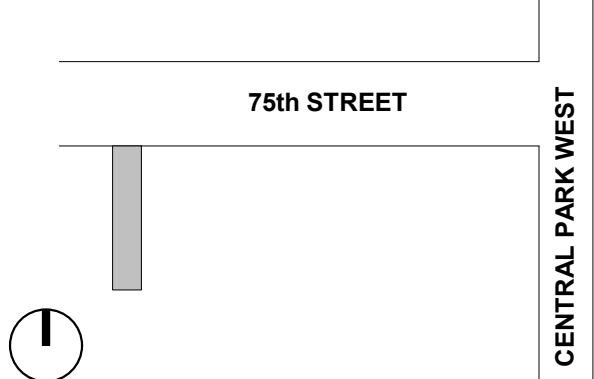
- RECONSTRUCTION OF HISTORIC MASONRY STOOP AND FRONT YARD WALL THAT WILL BE HARMONIOUS TO THE BUILDING AND BLOCK.
- INCORPORATE TYPICAL HISTORIC ELEMENTS AND DETAILS IN STOOP RECONSTRUCTION TO MAINTAIN CONSISTENCY ACROSS FRONT FACADES OF ADJACENT BUILDINGS.
- ACCOMMODATE ELEVATION CHANGE AT PARLOR FLOOR LANDING[+23"] MADE BY PREVIOUS OWNER.

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1	LPC PRESENTATION

revision date



key plan



drawing title

COVER SHEET

project number

2004

date

11/23/2020

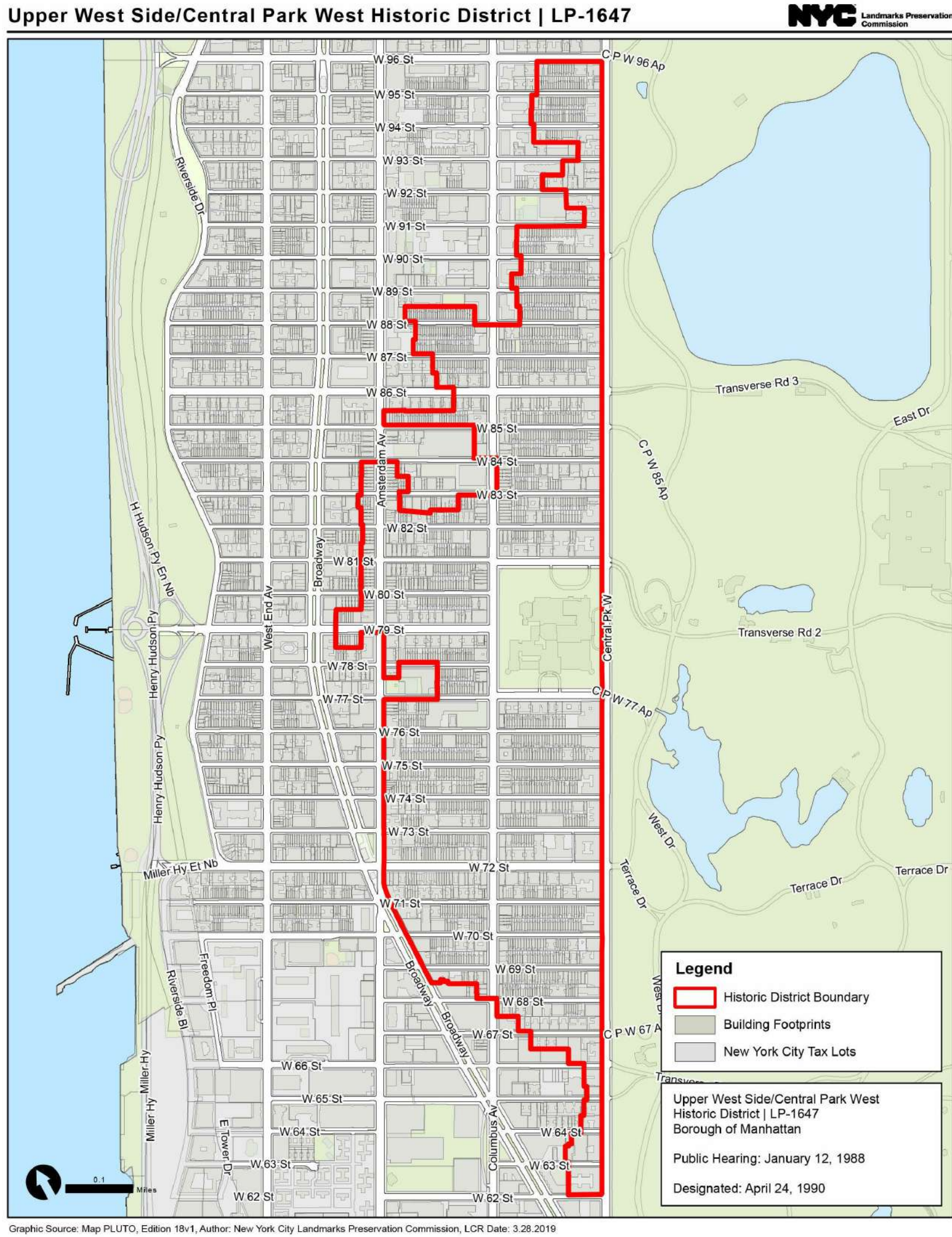
scale

12" = 1'-0"

LPC-01

1 of 18

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21 DISTRICT MAP
NTS



20 18W75 - EXISTING CONDITION
NTS



11 BLOCK MAP
NTS



10 1940's HISTORIC TAX PHOTO OF NEIGHBORING PROPERTY SHOWING ORIGINAL STOOP, NEWELS AND WALL
NTS

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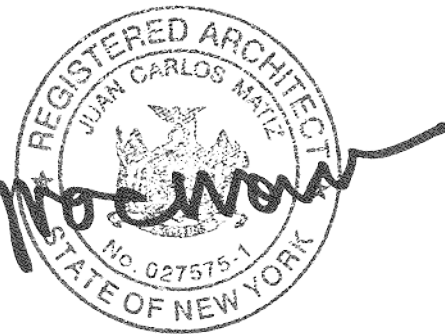
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	revision date



key plan



drawing title

HISTORIC DISTRICT MAP, BLOCK
PLAN, HISTORIC AND EXISTING
PHOTOS

project number

2004

date

11/23/2020

scale

As indicated

LPC-02

2 of 18

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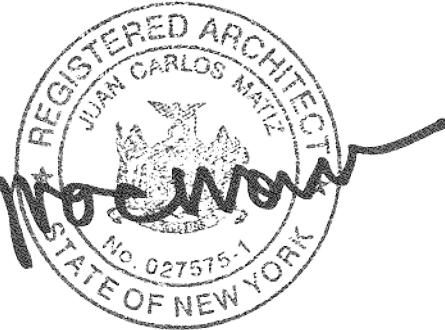
18 WEST 75th STREET

20 EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE SOUTH SIDE OF 75TH STREET
NTS



10 EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE NORTH SIDE OF 75TH STREET
NTS

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	revision date



key plan



drawing title

STREET ELEVATIONS

project number

2004

date

11/23/2020

scale

1" = 1'-0"

LPC-03

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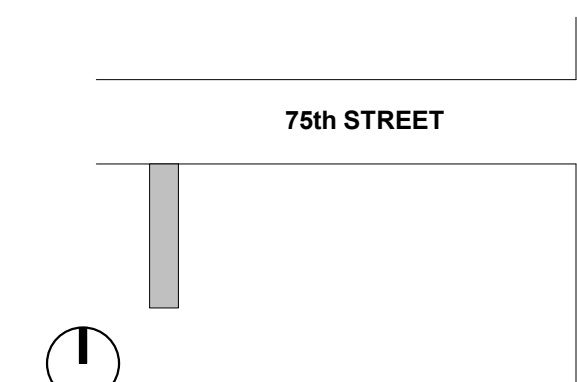
architect

structural engineer

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	revision	date



key plan



drawing title

project numbe

date

11/23/2020

scale

$$3/8'' = 1'-0$$

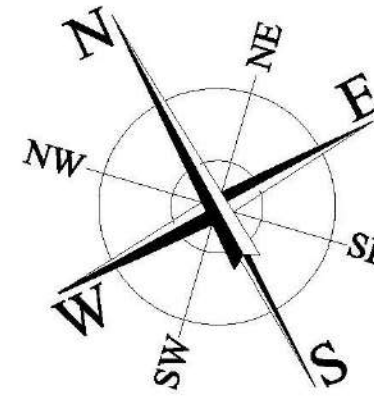
4 of 1

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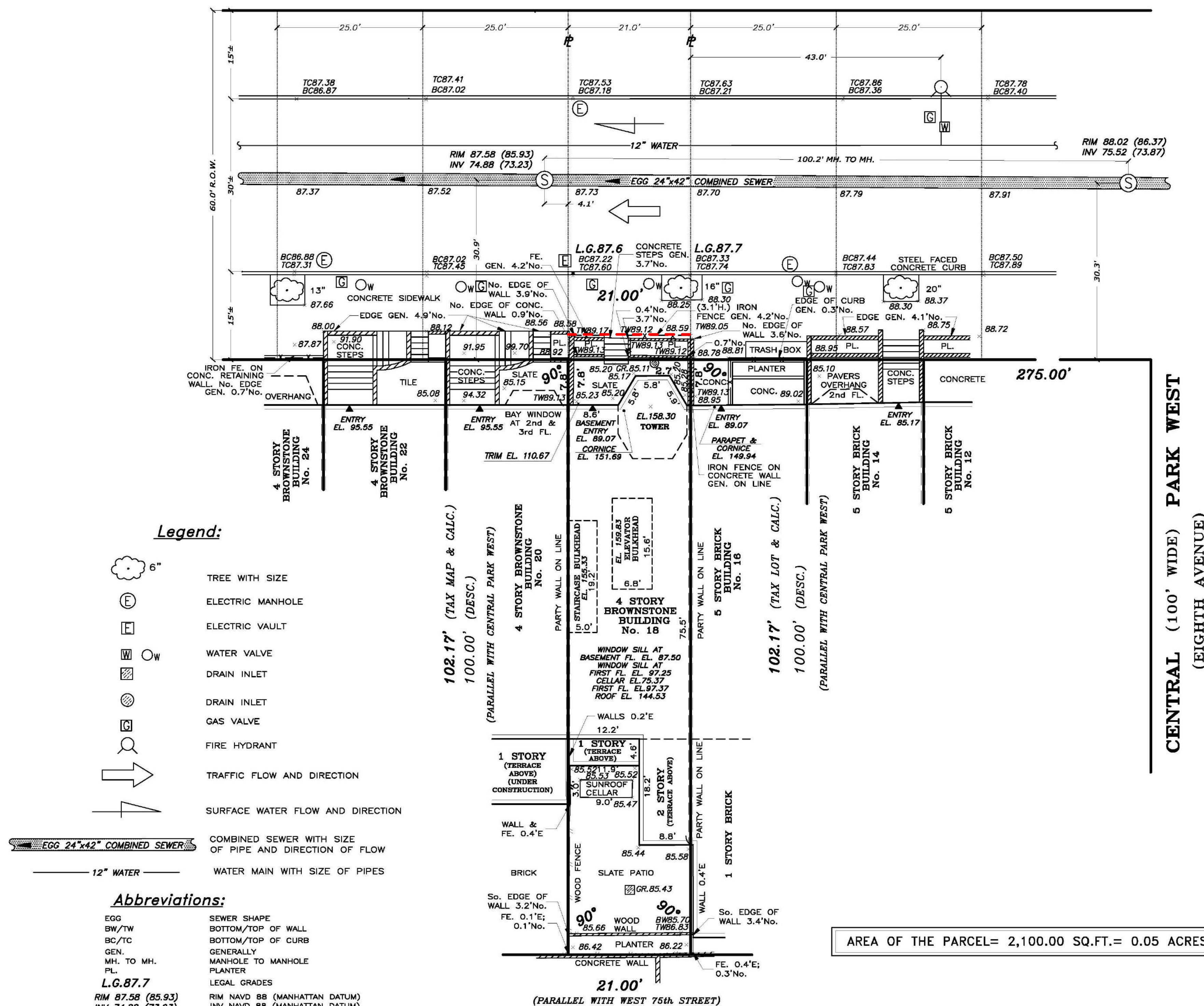
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JOB NO.: 20-48017E



PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT
EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.

WEST 75th (60' WIDE) STREET



Legend:

- 6" TREE WITH SIZE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- WATER VALVE
- DRAIN INLET
- DRAIN INLET
- GAS VALVE
- FIRE HYDRANT
- TRAFFIC FLOW AND DIRECTION
- SURFACE WATER FLOW AND DIRECTION
- COMBINED SEWER WITH SIZE OF PIPE AND DIRECTION OF FLOW
- 12" WATER
- WATER MAIN WITH SIZE OF PIPES

Abbreviations:

- EGG SEWER SHAPE
- BW/TW BOTTOM/TOP OF WALL
- BC/TC BOTTOM/TOP OF CURB
- GEN. GENERALLY
- MH. TO MH. MANHOLE TO MANHOLE
- PL. PLANTER
- L.G.87.7 LEGAL GRADES
- RIM NAVD 88 (MANHATTAN DATUM)
- INV 74.88 (73.23) INV NAVD 88 (MANHATTAN DATUM)

AREA OF THE PARCEL= 2,100.00 SQ.FT.= 0.05 ACRES

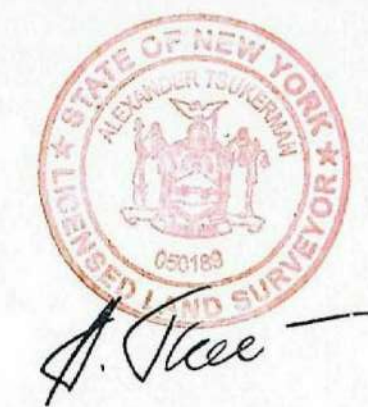
ARCHITECTURAL SURVEY
OF DESCRIBED PROPERTY

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

TAX DESIGNATION:
BLOCK: 1127, LOT: 44

SURVEYED ON: JULY 29, 2020
AMENDED ON: AUGUST 11, 2020 (MORE INFO. ADDED)

DRAWN BY: M.W. CHECKED BY: A.T.



ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189

NOTES:

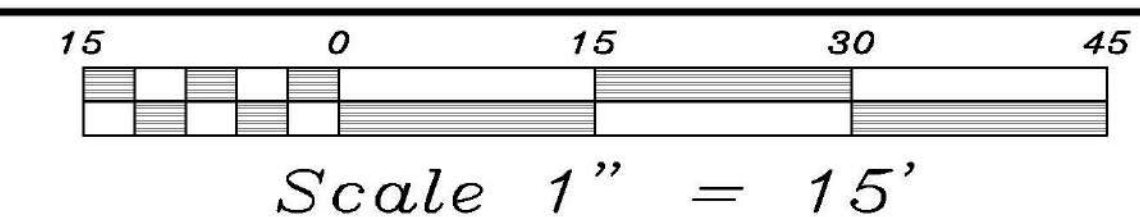
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NAVD 1988
- LEGAL GRADES SHOWN HEREON REFER TO THE TOP OF THE CURB TAKEN AT THE PROJECTION OF TO THE PROPERTY LINES.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO SUBSURFACE UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
- NO UTILITY AND/OR SUBGRADE INFORMATION OTHER THAN SEWER AND WATER IS INDICATED ON THIS SURVEY. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
- SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF MANHATTAN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS.
- SIZE OF WATER MAIN SHOWN HEREON AS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON DEP MAP.
- THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 53.
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

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

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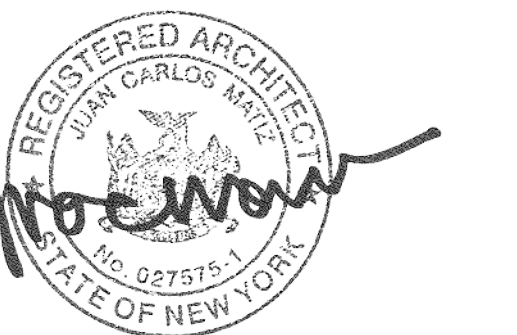
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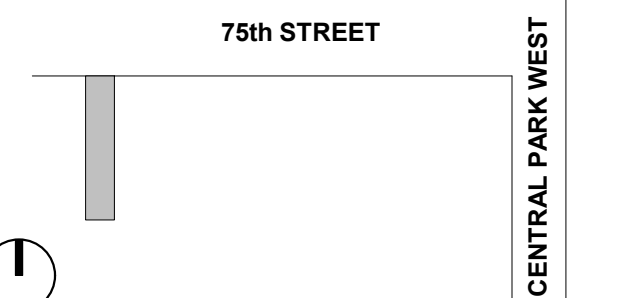
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1	LPC PRESENTATION 12/08/2020

revision date



key plan



drawing title

SITE SURVEY PLAN

project number

2004

date

11/23/2020

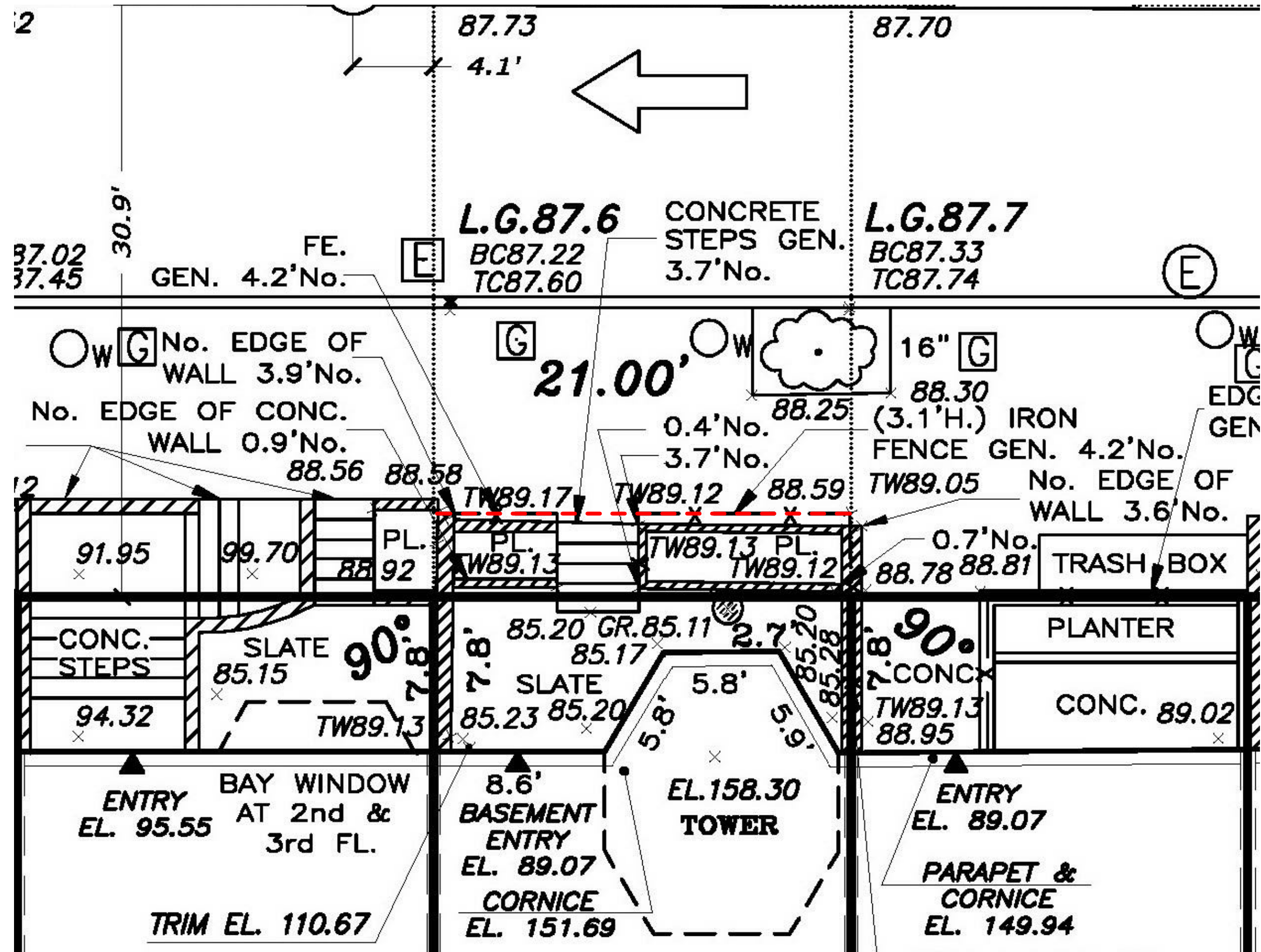
scale

12" = 1'-0"

LPC-05

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22 SITE SURVEY PLAN - CROPPED
12" = 1'-0"



12 38w75 - STRAIGHT STOOP ON SOUTH SIDE OF BLOCK
NTS



11 38w75
NTS

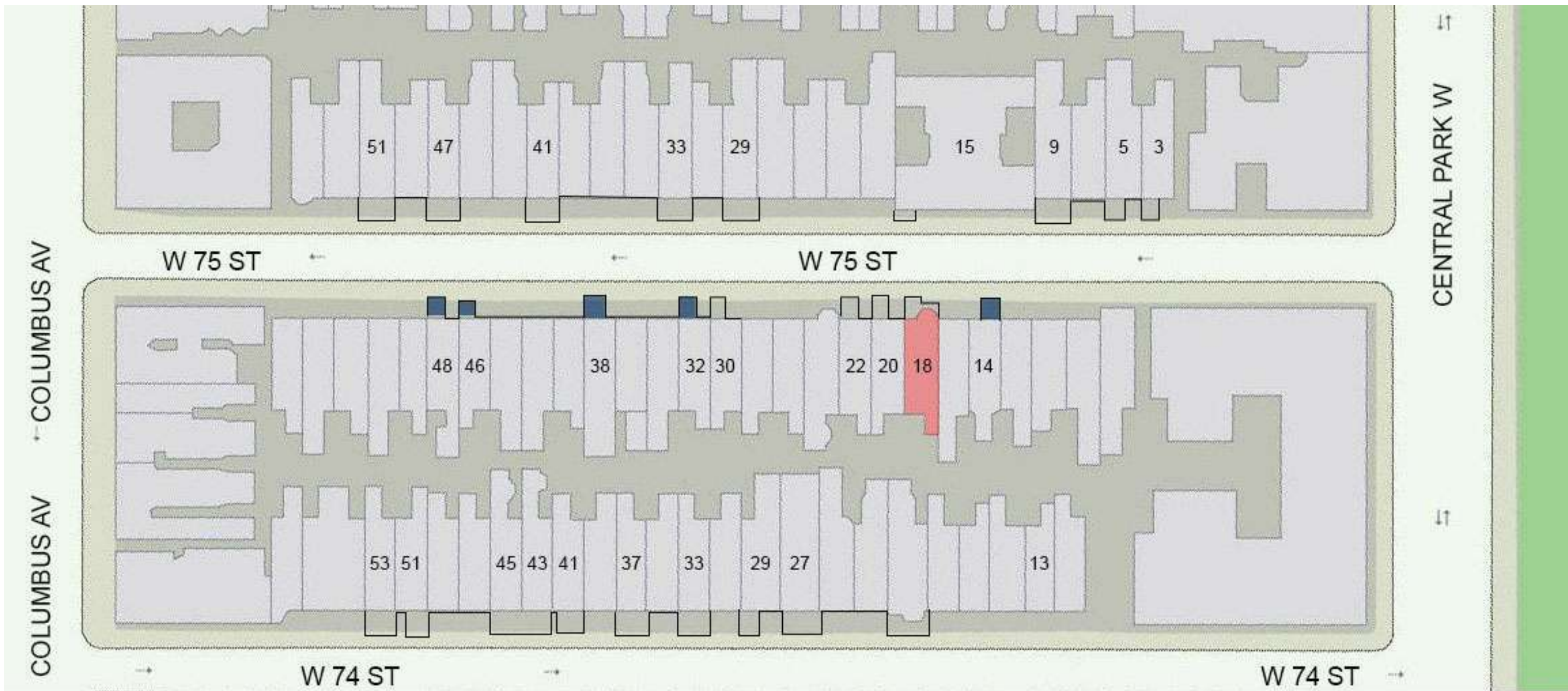
PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.



21 20w75 - ADJACENT BUILDING - EXPANSIVE STOOP
NTS



20 22w75 - STOOP EXTENDS OUT INTO SIDEWALK
NTS



LEGEND



PROPERTY WITH STRAIGHT STOOP



18 W 75TH



STREET ADDRESS #



LINE OF STOOP VARIATIONS (APPROX.)

10 BLOCK-MAP
NTS

18 W 75th ST

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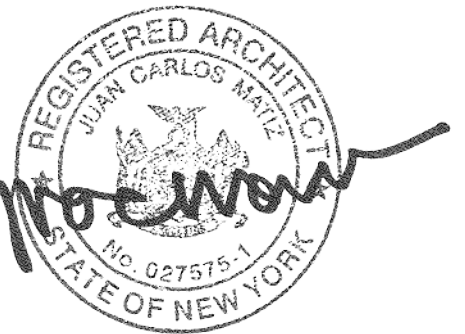
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revision date



key plan



drawing title

BLOCK MAP AND PRECEDENT PHOTOS

project number

2004

date

11/23/2020

scale

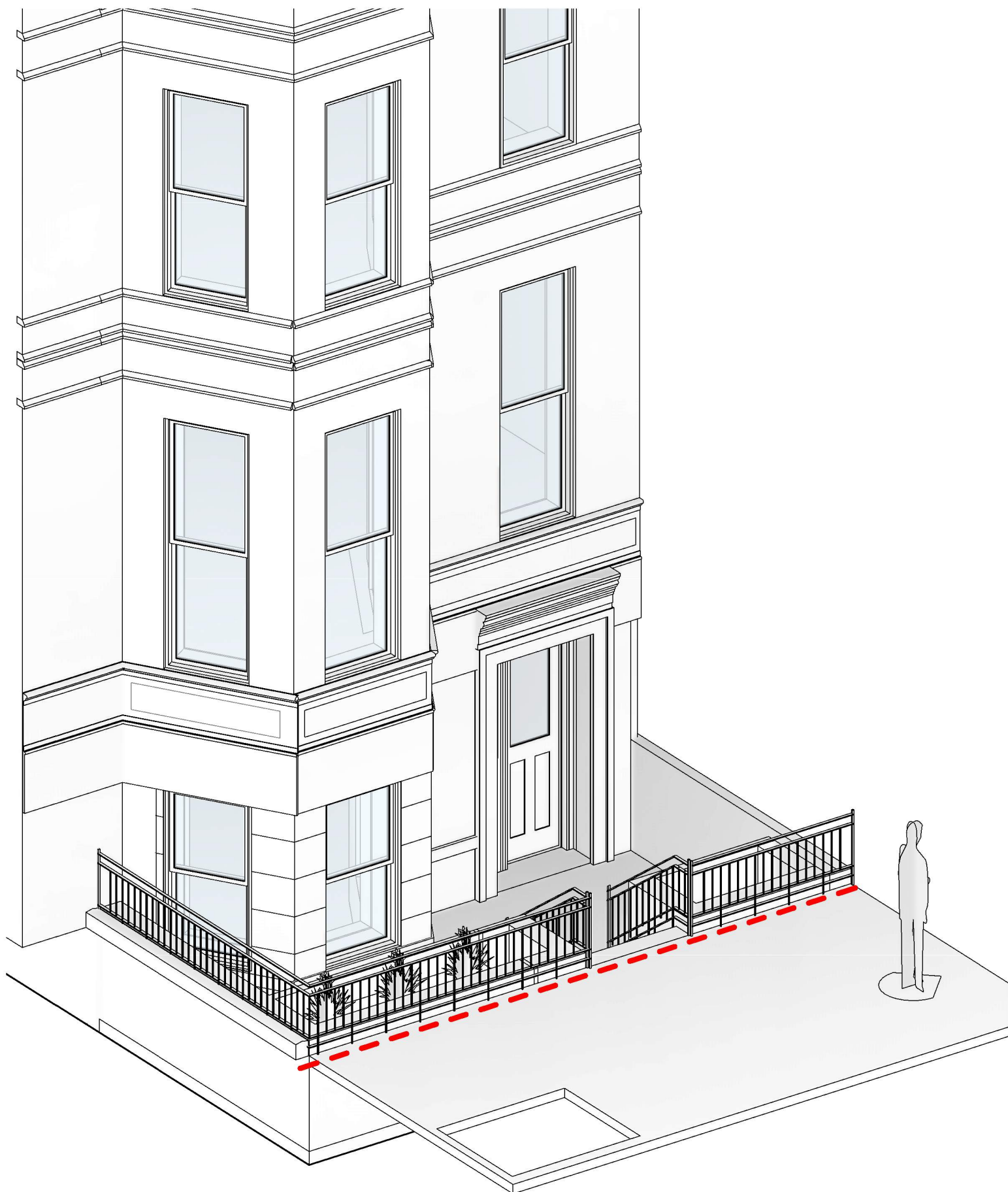
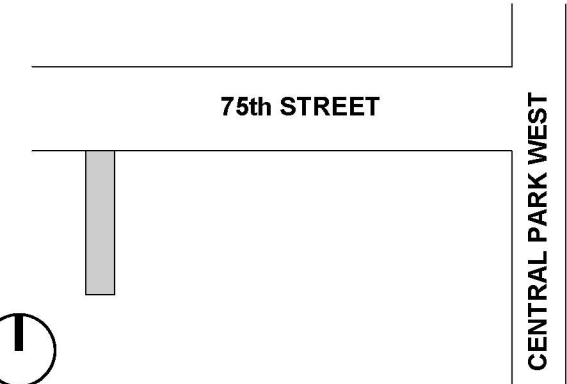
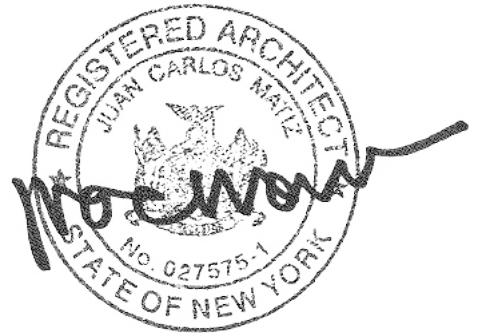
As indicated

LPC-06

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MAINTAIN CONSISTENT
TREATMENT OF FRONT
FACADE

BROWNSTONE COLUMNS
AND MASONRY ENTRANCE
ARCHITECTURAL
ELEMENTS

MASONRY NEWEL POST
BASED ON HISTORIC
PHOTOS/PRECEDENTS

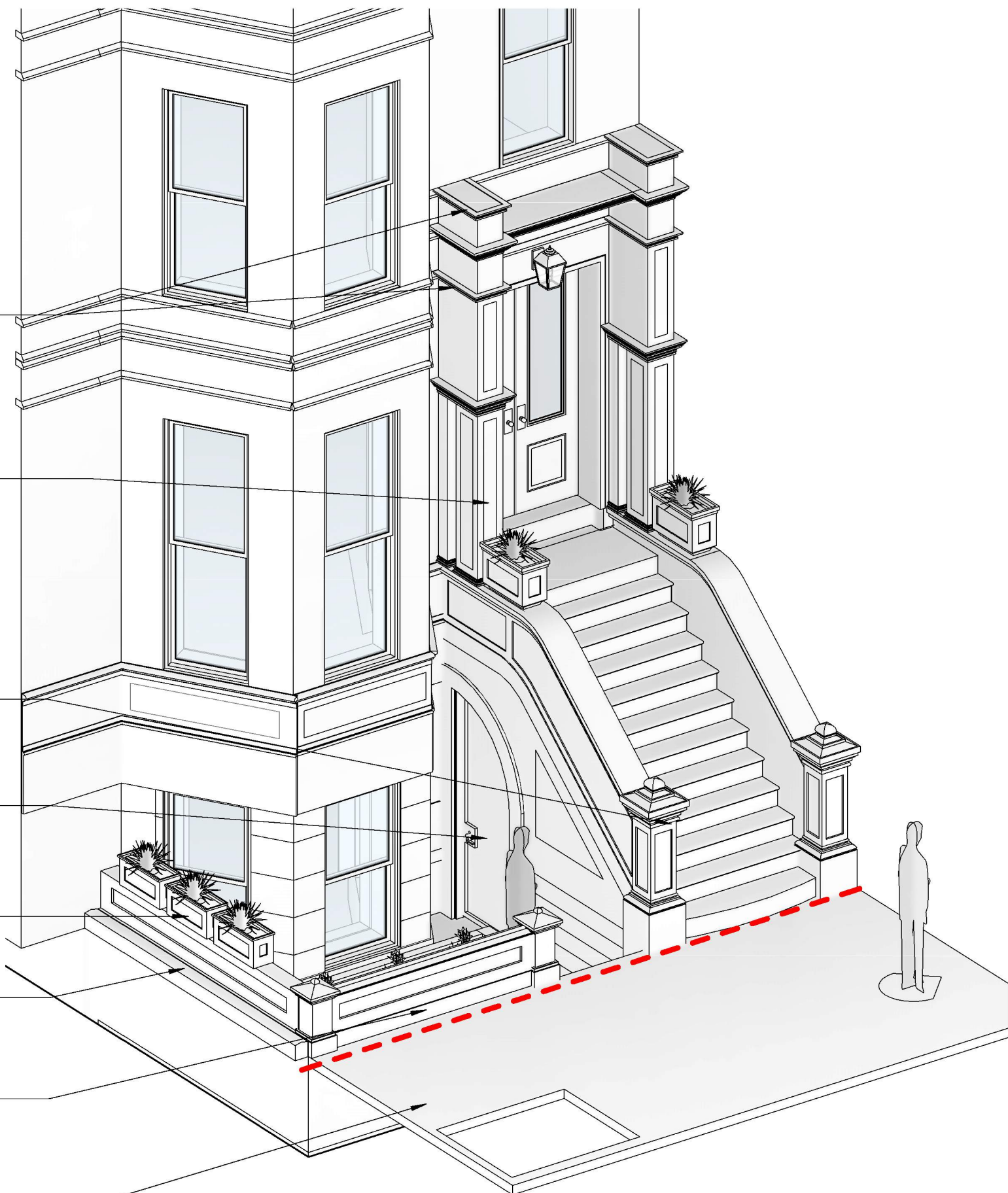
BASEMENT ENTRANCE
BASED ON HISTORIC
PHOTOS/PRECEDENTS

PROPOSED PLANTER
AND YARD WALL

EXISTING CURB OUTSIDE
OF PROPERTY LINE TO
REMAIN

EXIST CURB REFINISHED
TO MATCH WITH NEW
FRONT YARD WALL ON
TOP

EXISTING SIDEWALK



**PROPOSED RESTORATION WORK
AT 18 WEST 75TH STREET:**

- RECREATE THE MASONRY STOOP BASED ON ELEMENTS AND DETAILS FROM THE 1940'S HISTORIC TAX PHOTO AND NEIGHBORHOOD PRECEDENTS.
- SUBSTANTIVE MASONRY NEWELS AT SIDEWALK LEVEL WITHIN EXISTING FRONT YARD LINE. RED DOTTED LINE REPRESENTS EXTENT OF PROPOSED IMPROVEMENTS, APPROX. 7" LESS THAN NEIGHBOR TO WEST. SEE SURVEY LPC - 05.
- RECREATE MASONRY ABOVE EXISTING FRONT YARD CURB.
- RESTORE DOORWAY, MASONRY COLUMNS AND SURROUNDS AT PARLOR FLOOR ENTRANCE TO MAINTAIN CONSISTENCY IN FACADE TREATMENTS ACROSS FRONT BLOCK ELEVATION, WHILE ACCOMODATING PARLOR AND LANDING ELEVATION VARIATION.
- SURFACE DETAIL TO MATCH THE EXISTING AT THE BASEMENT LEVEL AND ACROSS FACADE.
- BASEMENT ENTRANCE UNDER RECREATED STOOP, PAINTED BLACK LOCKABLE GATE WITH GLASS.

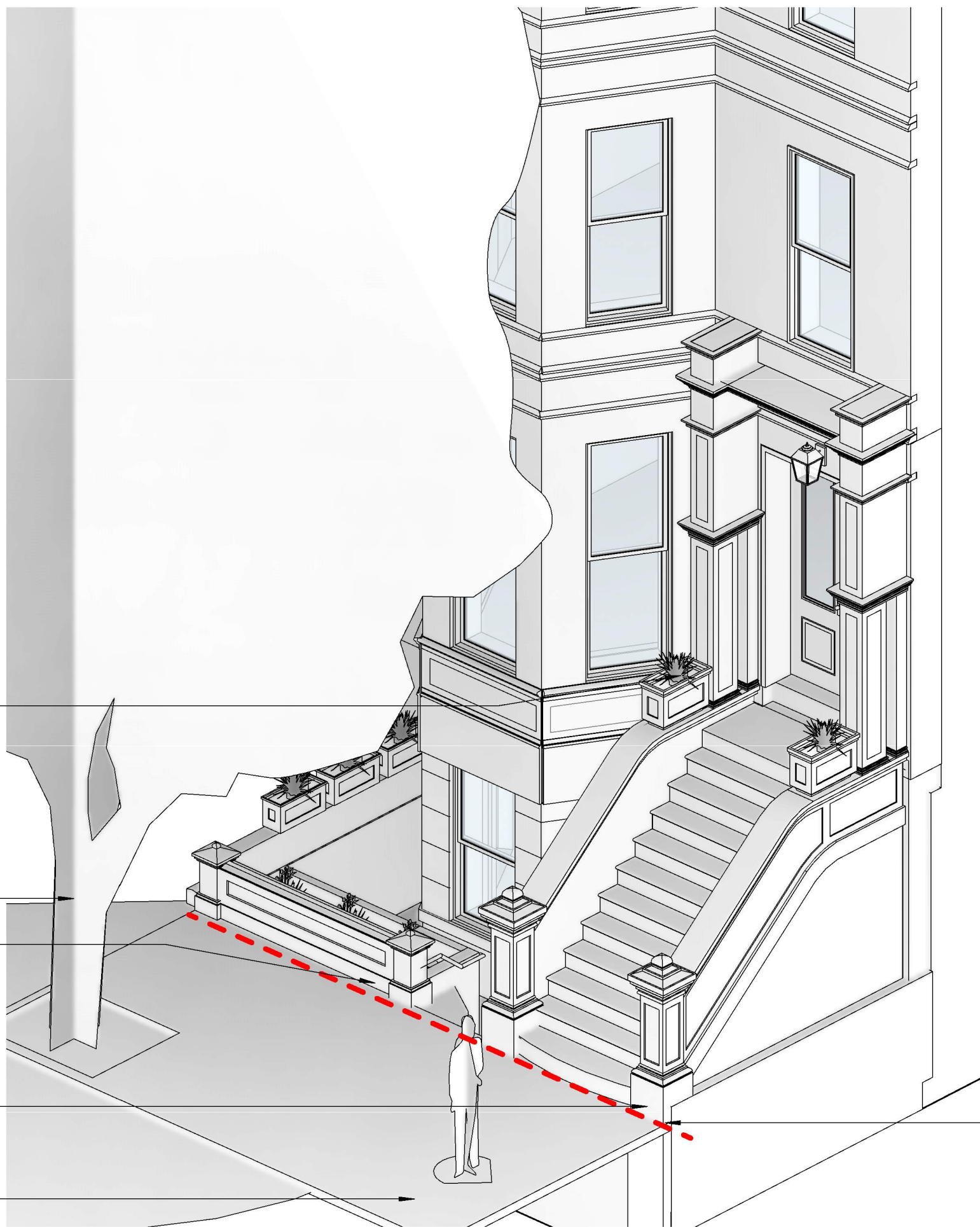
ARCHITECTURAL
PRECEDENTS AND
DECORATIVE ELEMENTS
TO MAINTAIN
CONSISTENCY ACROSS
BLOCK ELEVATION

EX. TREE

MASONRY FRONT
YARD WALL OVER
EXISTING CURB.
DECORATIVE PANEL TO
MATCH TAX PHOTO

HISTORIC MASONRY
NEWELS

EXISTING SIDEWALK



PROPOSED FRONT YARD
IMPROVEMENTS SHALL
NOT EXTEND BEYOND
THE EXTENT OF
EXISTING FRONT YARD.



EXISTING NORTHERLY
EXTENT OF EXISTING
FENCED FRONT YARD.

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DECORATIVE ELEMENTS TO MATCH HISTORIC TAX PHOTO IN SCALE AND PROPORTION

11 EXTERIOR VIEW - HISTORIC
12" = 1'-0"



PROPOSED FRONT YARD
IMPROVEMENTS SHALL
NOT EXTEND BEYOND
THE EXTENT OF
EXISTING FRONT YARD.

10 EXTERIOR VIEW - PROPOSED

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

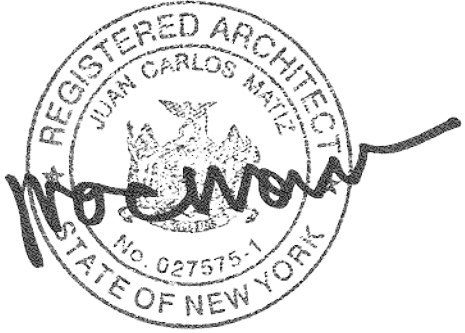
architect

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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

EXTERIOR VIEW - HISTORIC AND
PROPOSED

project number

2004

date

11/23/2020

scale

12" = 1'-0"

LPC-08

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23 EXISTING BROWNSTONE DETAILS - 18 W 75 ST
NTS



22 EXISTING DETAILS - 20 W 75 ST
NTS



21 EXISTING DETAILS - 20 W 75 ST
NTS



20 EXISTING DETAILS - 20 W 75 ST
NTS



EXISTING NORTHERLY
EXTENT OF EXISTING
FENCED FRONT YARD.

12 FRONT VIEW EXISTING



PROPOSED FRONT YARD
IMPROVEMENTS SHALL NOT
EXTEND BEYOND THE EXTENT
OF EXISTING FRONT YARD.

11 FRONT VIEW PROPOSED



10 EXISTING DETAILS - 20 W 75 ST
NTS

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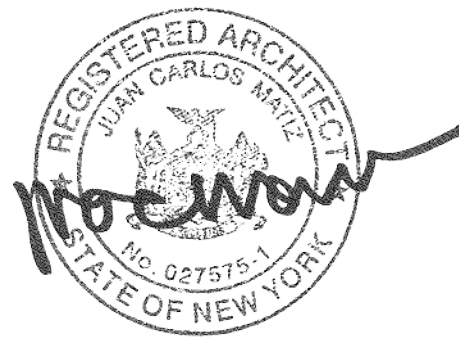
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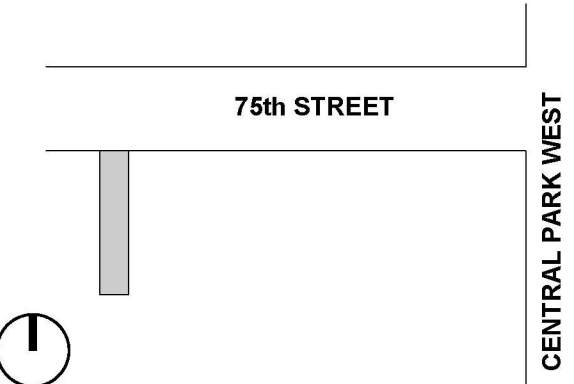
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1	LPC PRESENTATION 12/08/2020
	revision date



key plan



drawing title

EXISTING AND PROPOSED
CONDITION AND DETAILS
PHOTOS

project number

2004

date

11/23/2020

scale

1/2" = 1'-0"

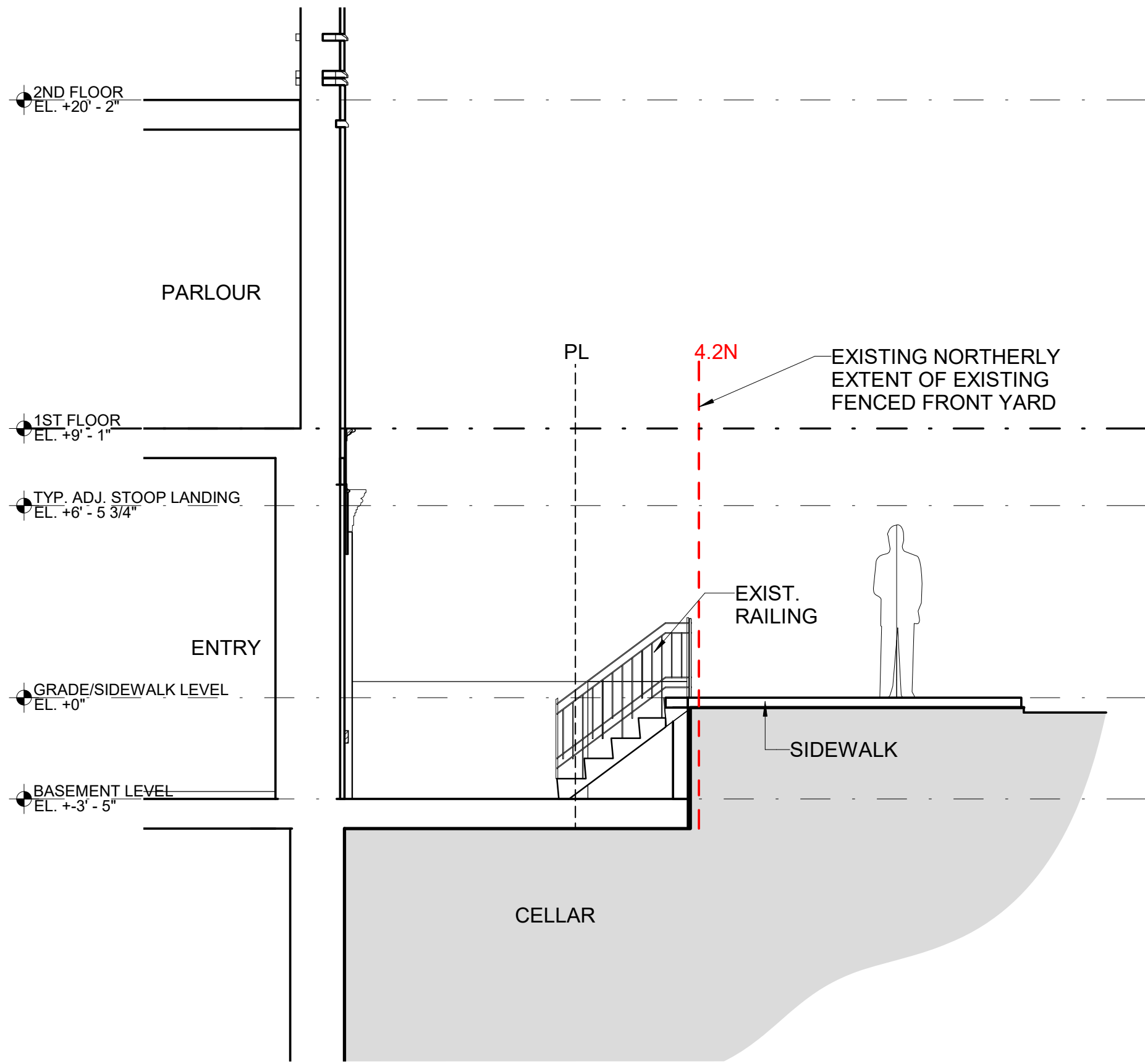
LPC-09

9 of 18

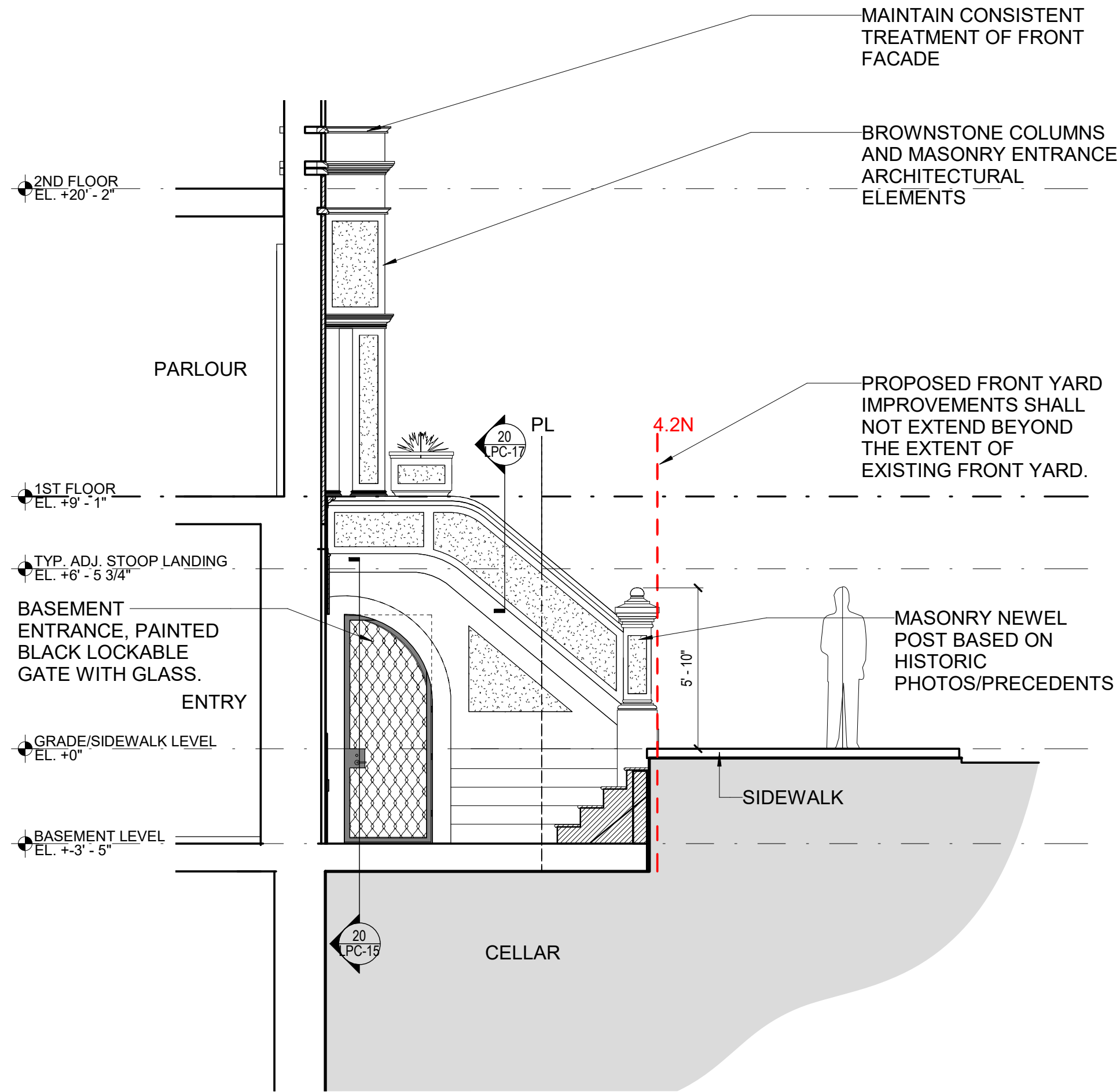
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22 BROWNSTONE COLUMNS - PRECEDENT
1/2" = 1'-0"



21 EXISTING SECTION - ZZ
1/4" = 1'-0"



20 PROPOSED SECTION - ZZ
1/4" = 1'-0"



13 NEWEL - PRECEDENT
1/2" = 1'-0"



12 STOOP DECORATIVE ELEMENT - PRECEDENT
1/2" = 1'-0"



11 18 WEST 75TH DECORATIVE ELEMENTS
NTS



10 STOOP DECORATIVE ELEMENTS - PRECEDENT
NTS

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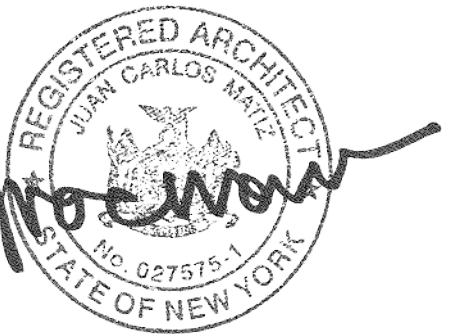
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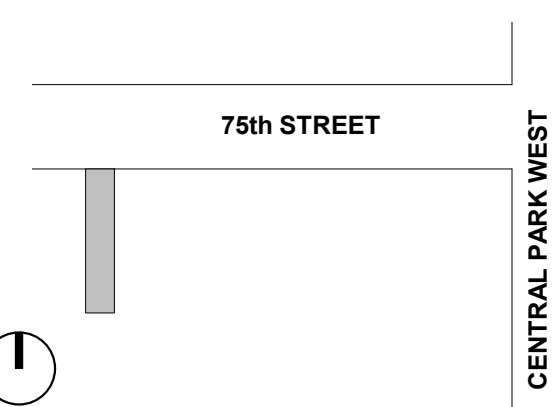
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revision date



key plan



drawing title

EXISTING AND PROPOSED
SECTION + REF. DETAILS

project number

2004

date

11/23/2020

scale

As indicated

LPC-10

10 of 18

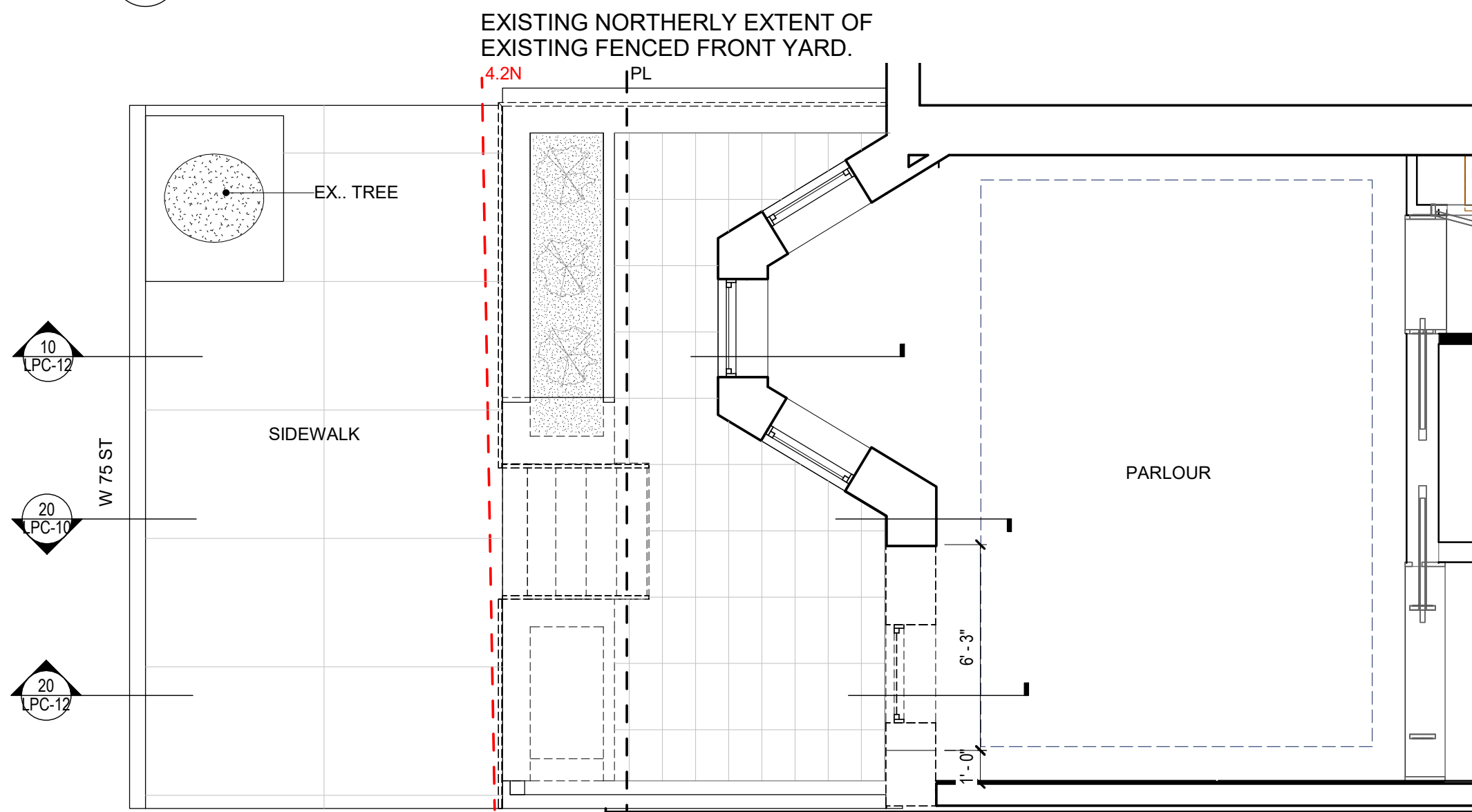
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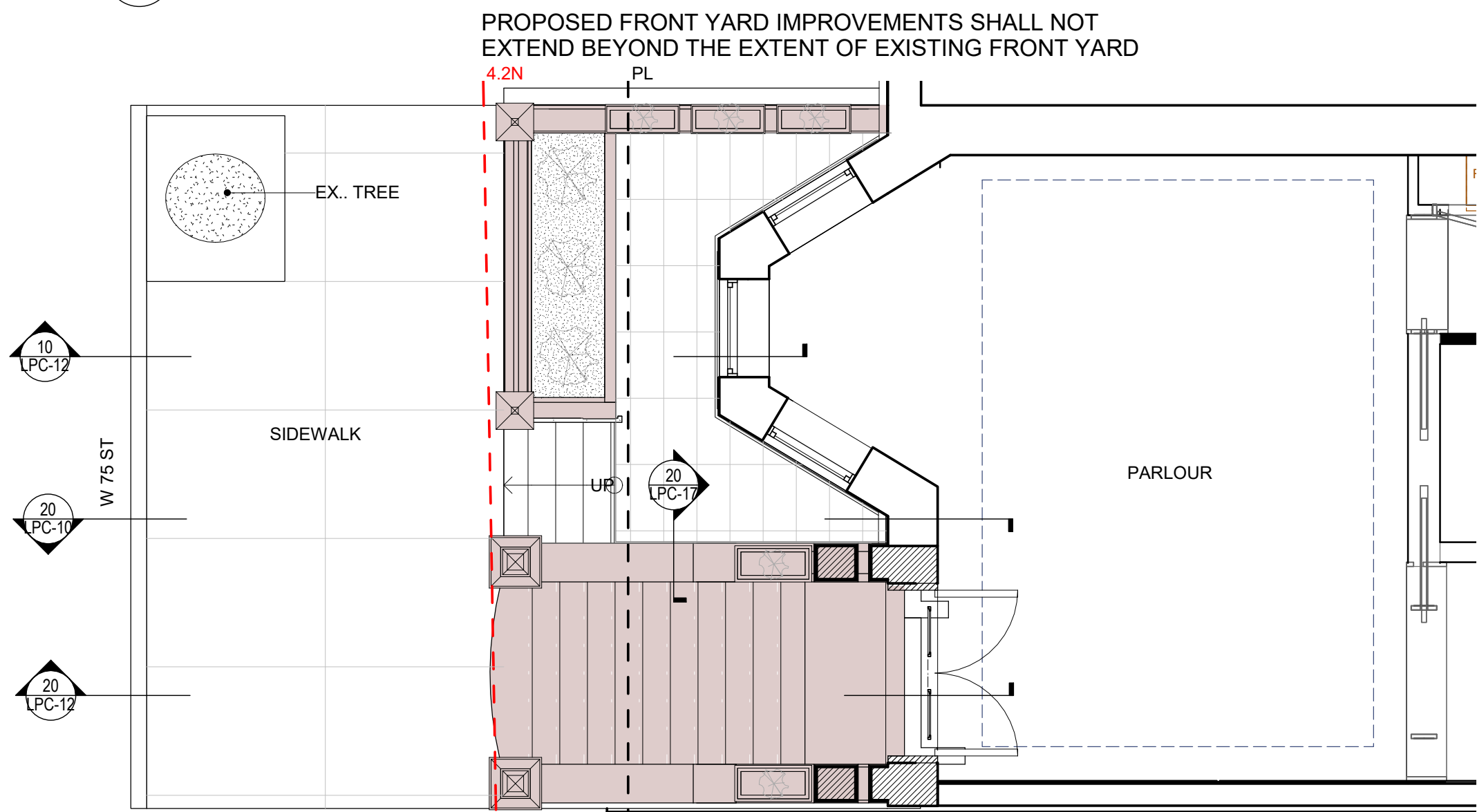
31 FRONT ELEVATION - EXISTING
1/4" = 1'-0"



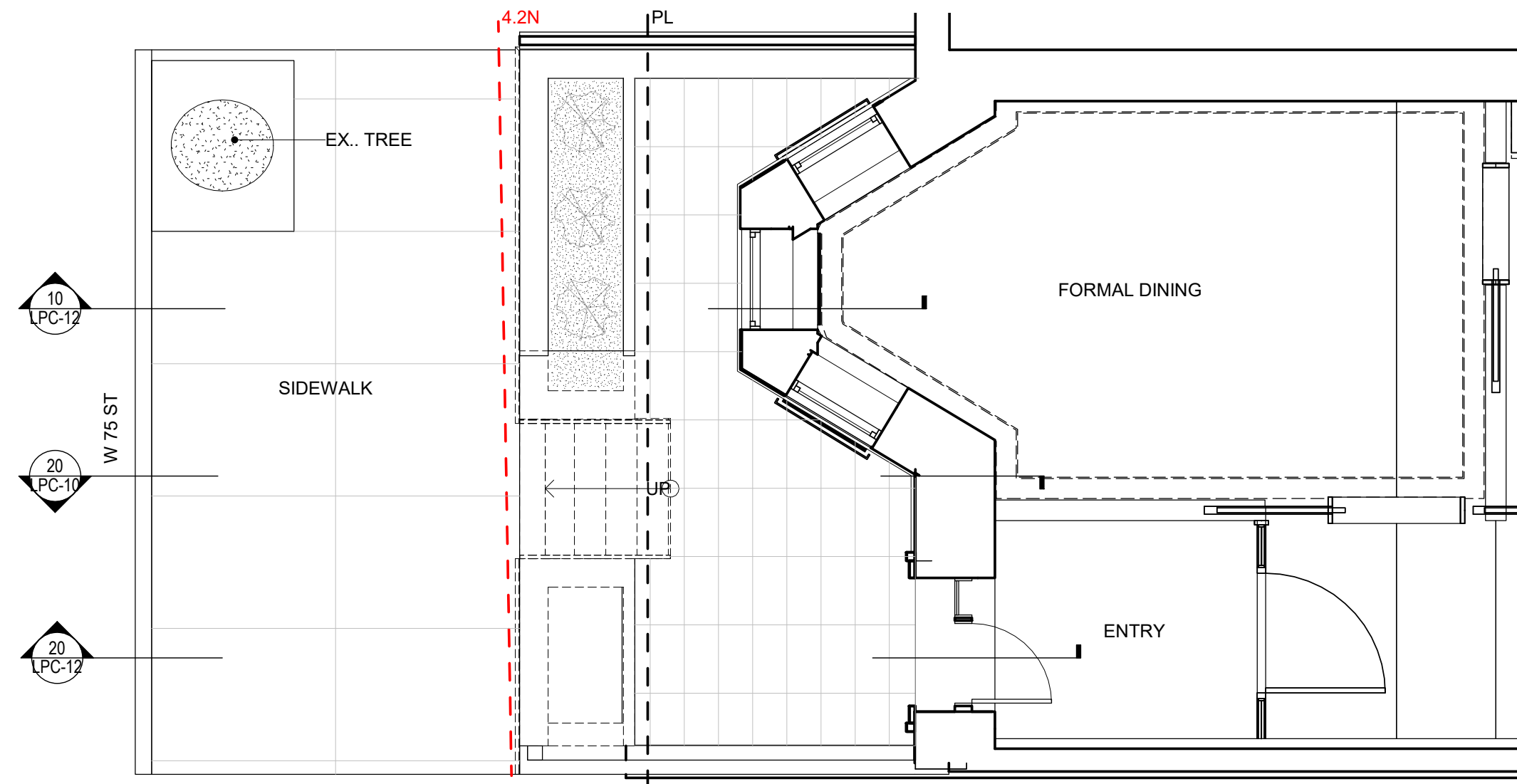
30 FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



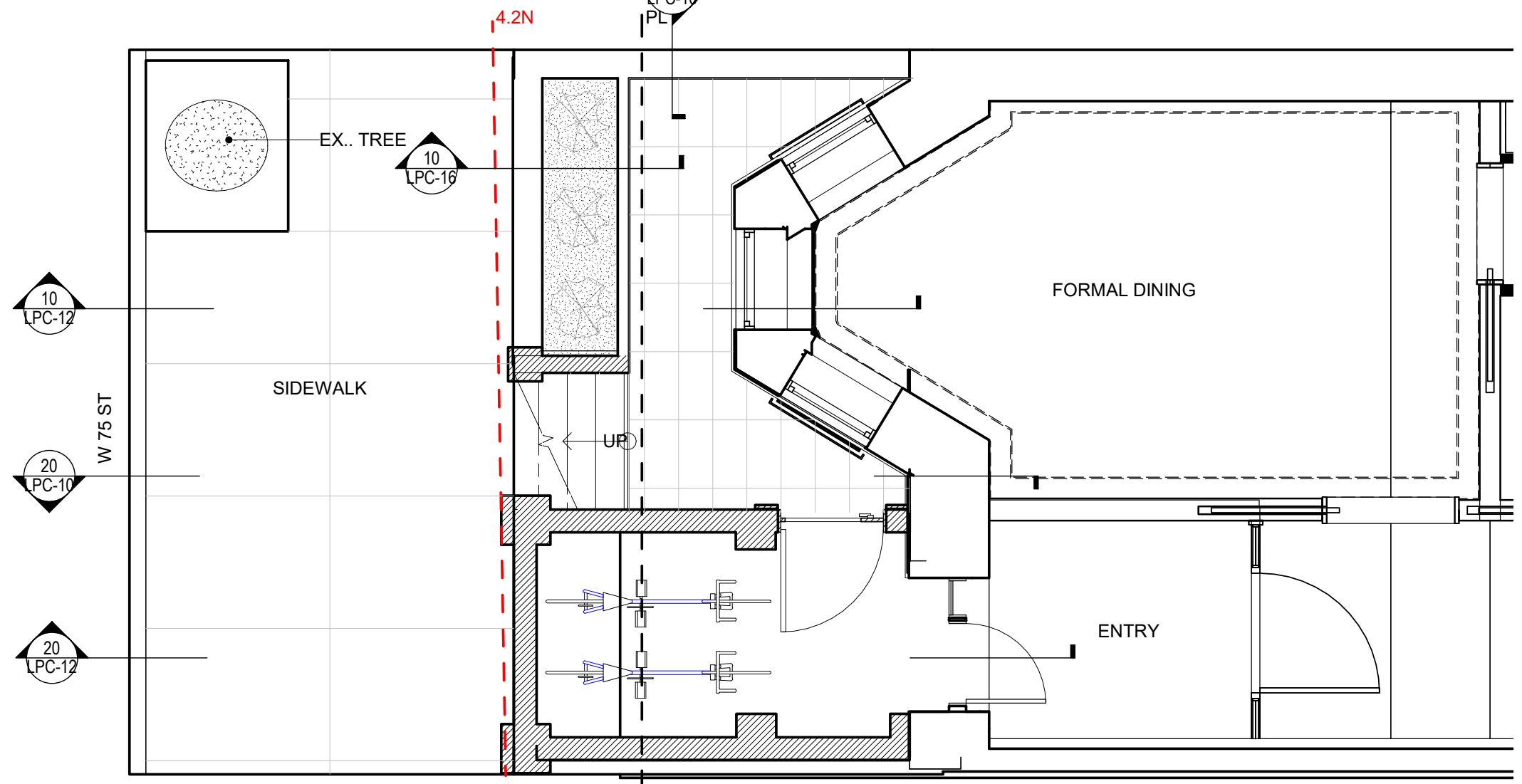
21 11-1ST FLOOR - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



20 11-1ST FLOOR - PROPOSED PLAN
1/4" = 1'-0"



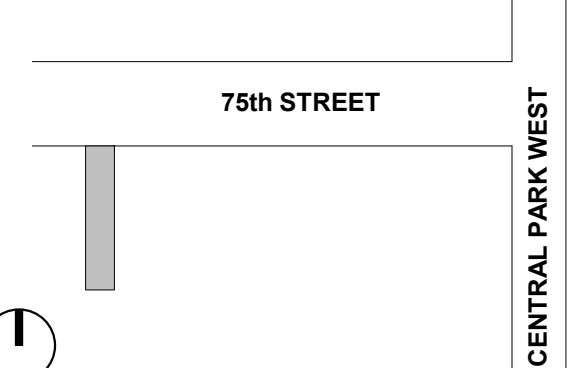
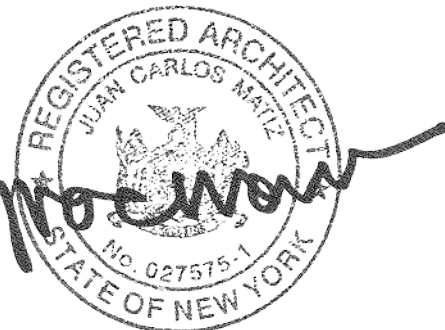
11 11-BASEMENT LEVEL - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



10 11-BASEMENT LEVEL - PROPOSED PLAN
1/4" = 1'-0"

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NY 10023

Architect

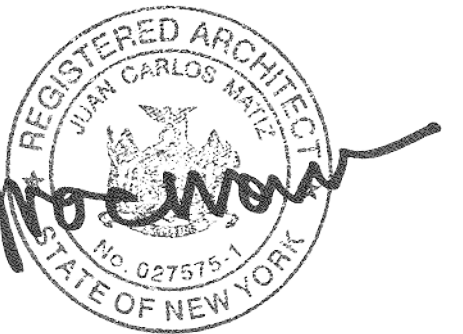
MAD

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1123 Broadway, Suite 707
New York, NY 10010
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www.MAD-NYC.com

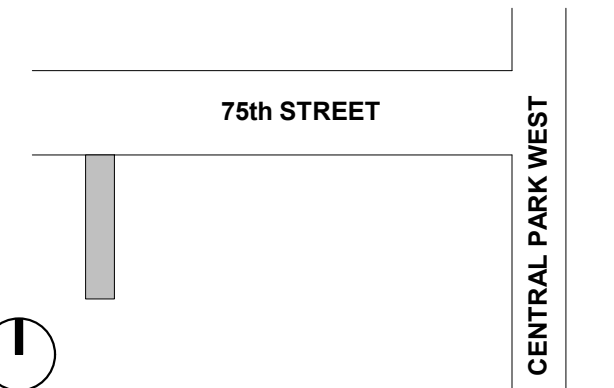
structural engineer

Blue Sky Design
121 West 27th Street, Suite 904
New York, NY 10001
P:(646) 230-9900

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1	LPC PRESENTATION
	12/08/2020
	revision
	date



key plan



drawing title

EXISTING AND PROPOSED SECTIONS

project number

2004

date

1/23/2020

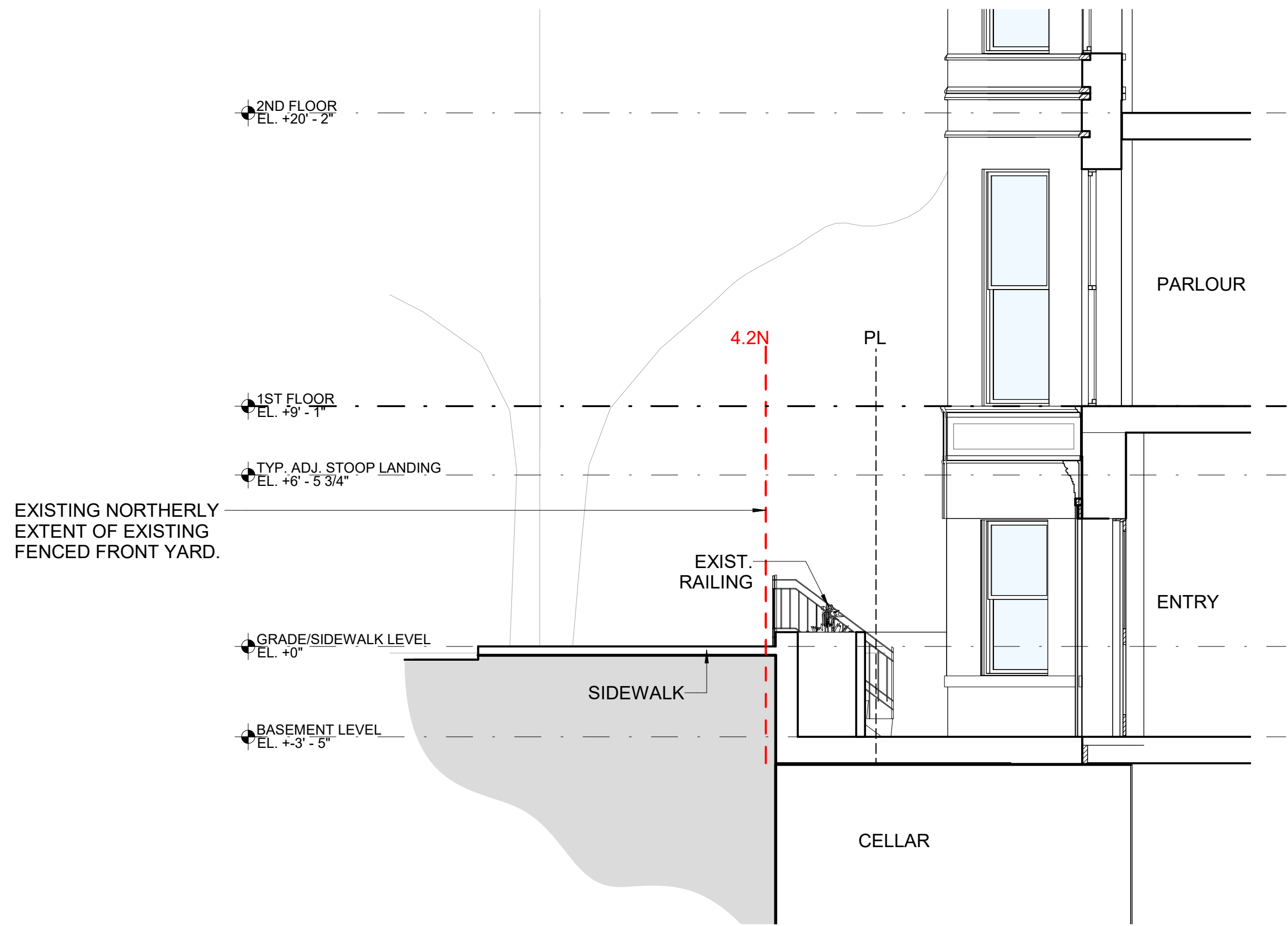
scale

$$1/4" = 1'-0"$$

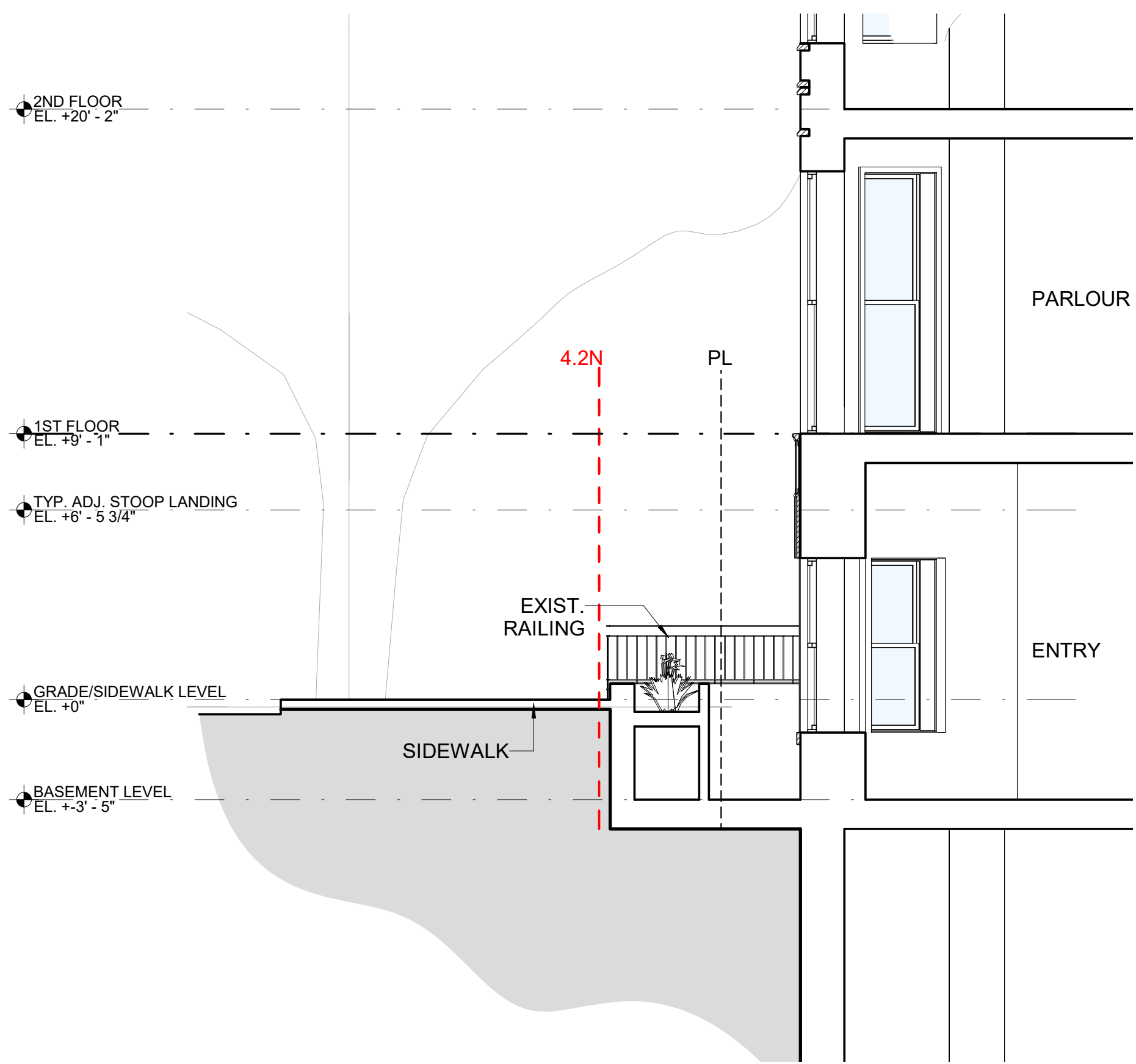
LPC-12

2 of 18

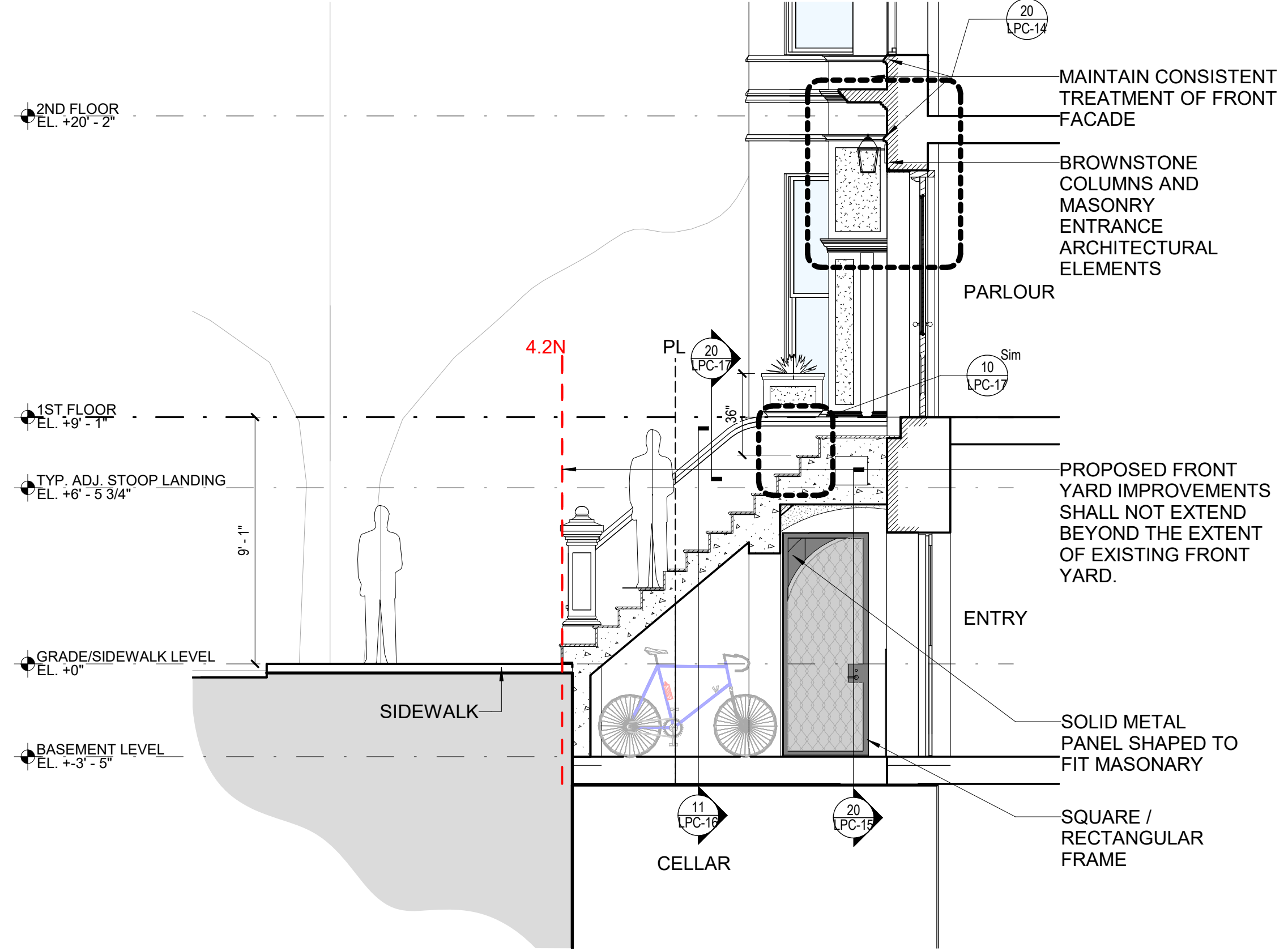
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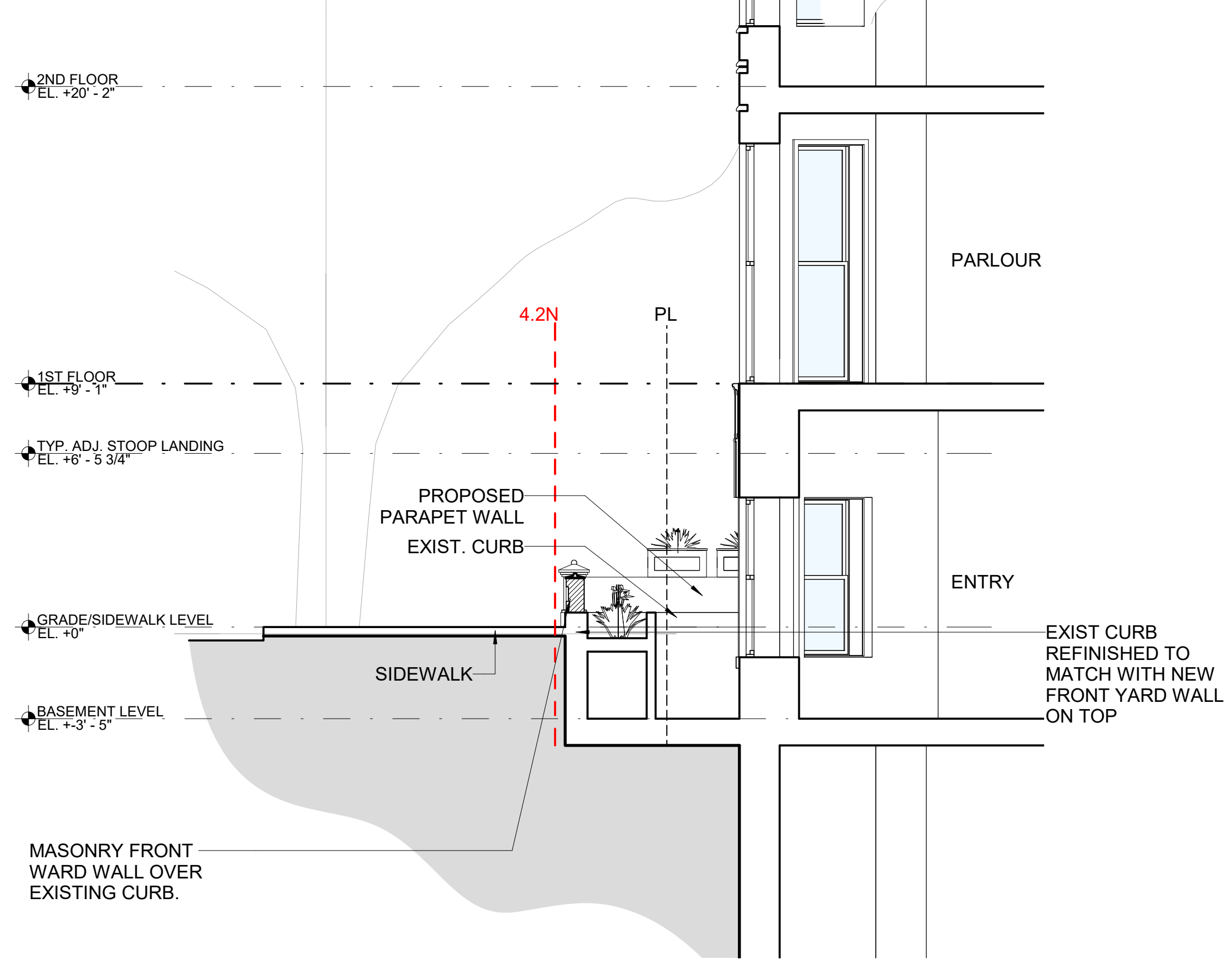
21 EXISTING SECTION - YY
1/4" = 1'-0"



11 EXISTING SECTION - XX
1/4" = 1'-0"



20 PROPOSED SECTION - YY
1/4" = 1'-0"



10 PROPOSED SECTION - XX
1/4" = 1'-0"

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

architect

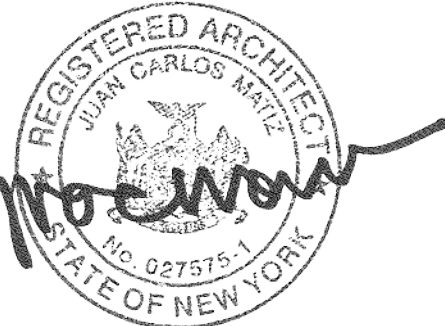
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structural engineer

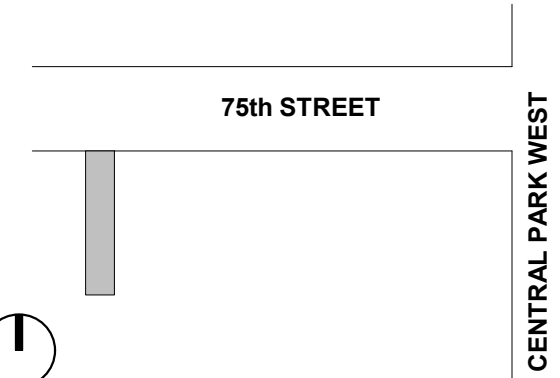
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1	LPC PRESENTATION 12/08/2020

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key plan



drawing title

EXTERIOR ELEVATIONS

project number

2004

date

11/23/2020

scale

1/4" = 1'-0"

LPC-13

13 of 18

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12 PROPOSED FRONT- ELEVATION (INDICATING HISTORIC DOOR OPENING)

1/4" = 1'-0"



11 EXISTING FRONT- ELEVATION

1/4" = 1'-0"



10 PROPOSED FRONT - ELEVATION

1/4" = 1'-0"

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
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architect

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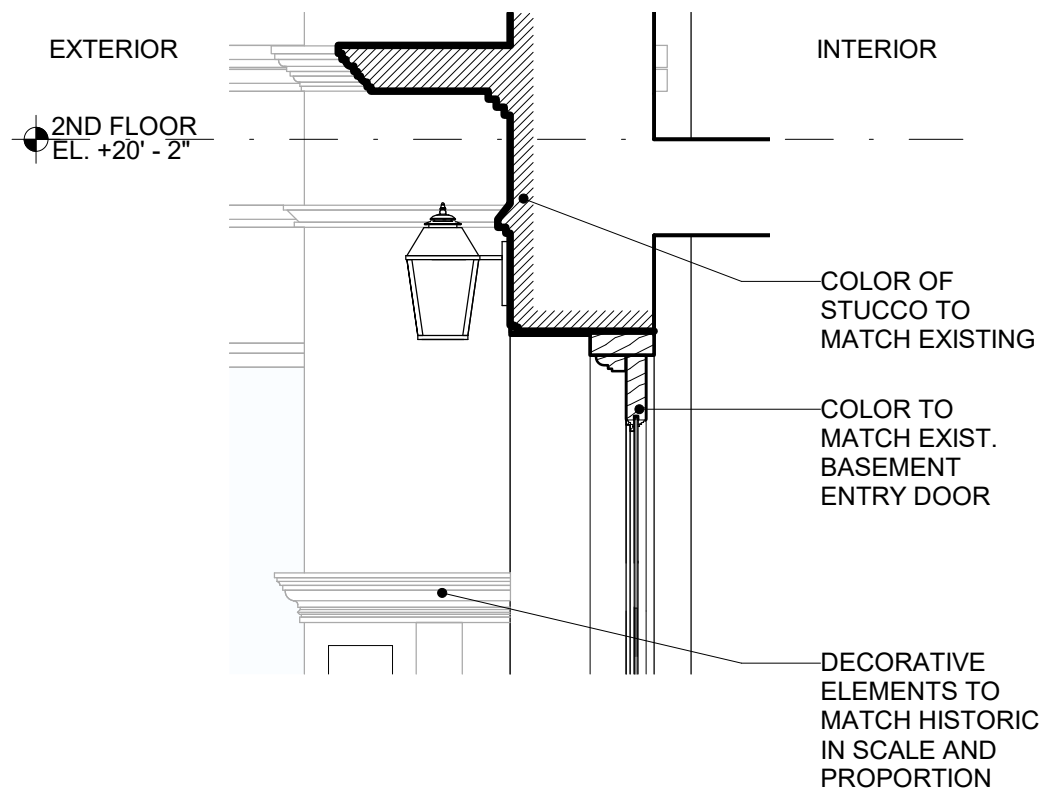
23 EXIST. ENTRY DOOR - 148 6TH ST - PRECEDENT
1/2" = 1'-0"



22 EXISTING ENTRY DOOR - 20 W 75 ST
1/2" = 1'-0"



21 EXISTING WINDOW TO BE REMOVED - 18 W 75 ST
1/2" = 1'-0"



10 PROPOSED FRONT ELEVATION - PARLOR LEVEL ENTRY DOOR
3/4" = 1'-0"



13 PRECEDENT - TALL DOORS WITH TRANSOM
1/2" = 1'-0"



12 EXISTING CONDITIONS AND DETAIL - 18W 75 ST
1/2" = 1'-0"

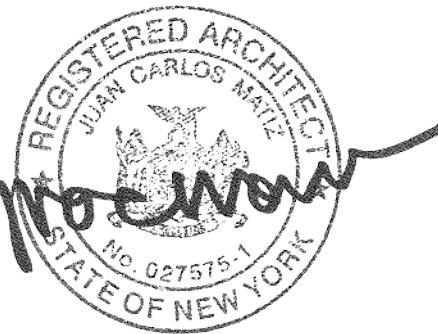


11 EXIST. BASEMENT ENTRY DOOR - 18W 75ST
1/2" = 1'-0"

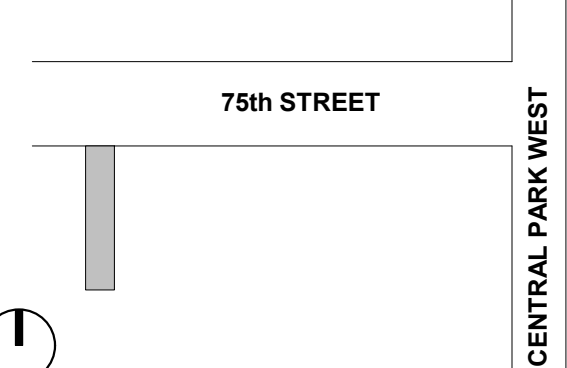
WOOD DOOR
COLOR AND
FINISH TO BE
SIMILAR TO
EXISTING
BASEMENT
WOOD DOOR.

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key plan



drawing title

PARLOR LEVEL ENTRY DOOR
ELEVATION AND PRECEDENTS

project number

2004

date

11/23/2020

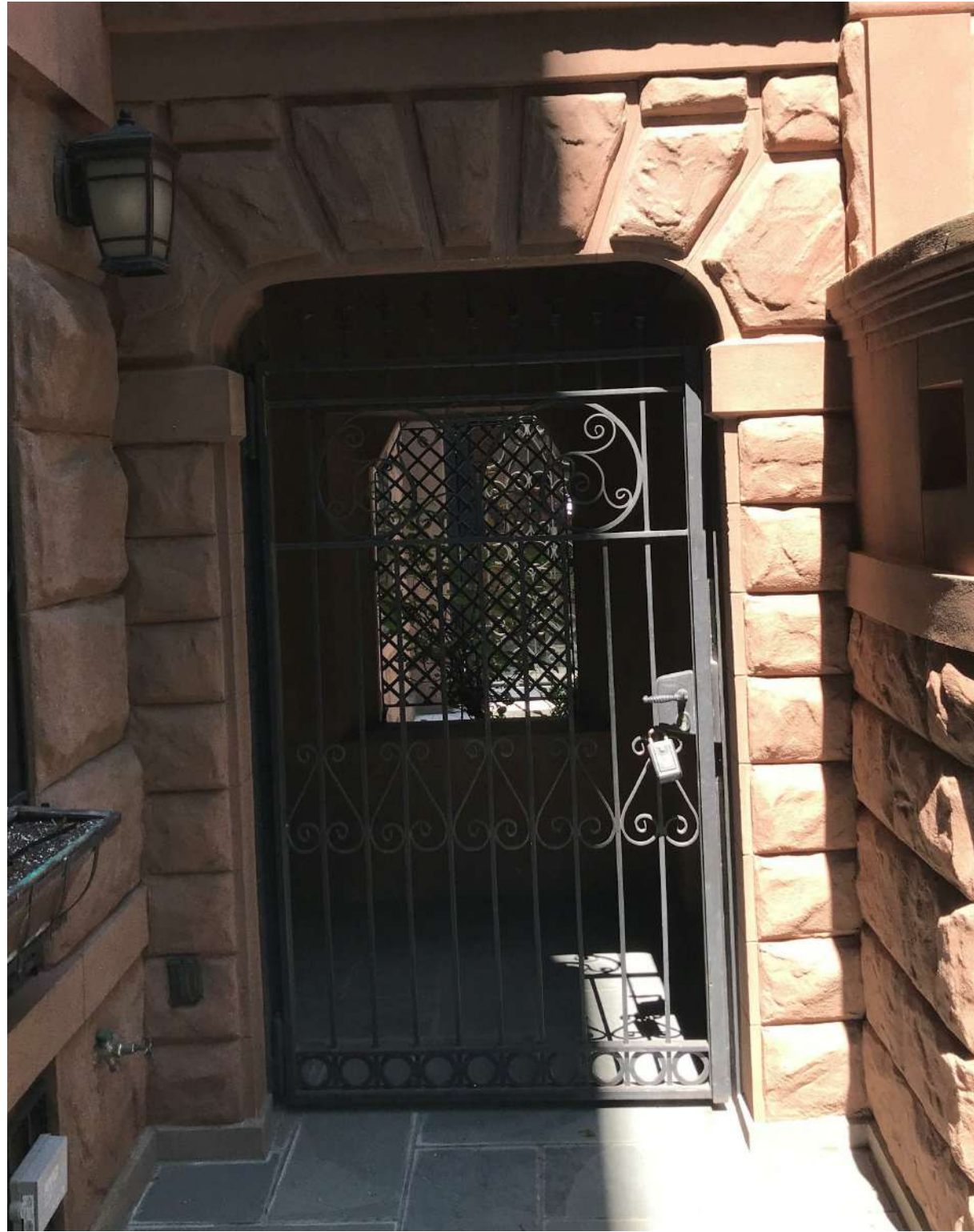
scale

As indicated

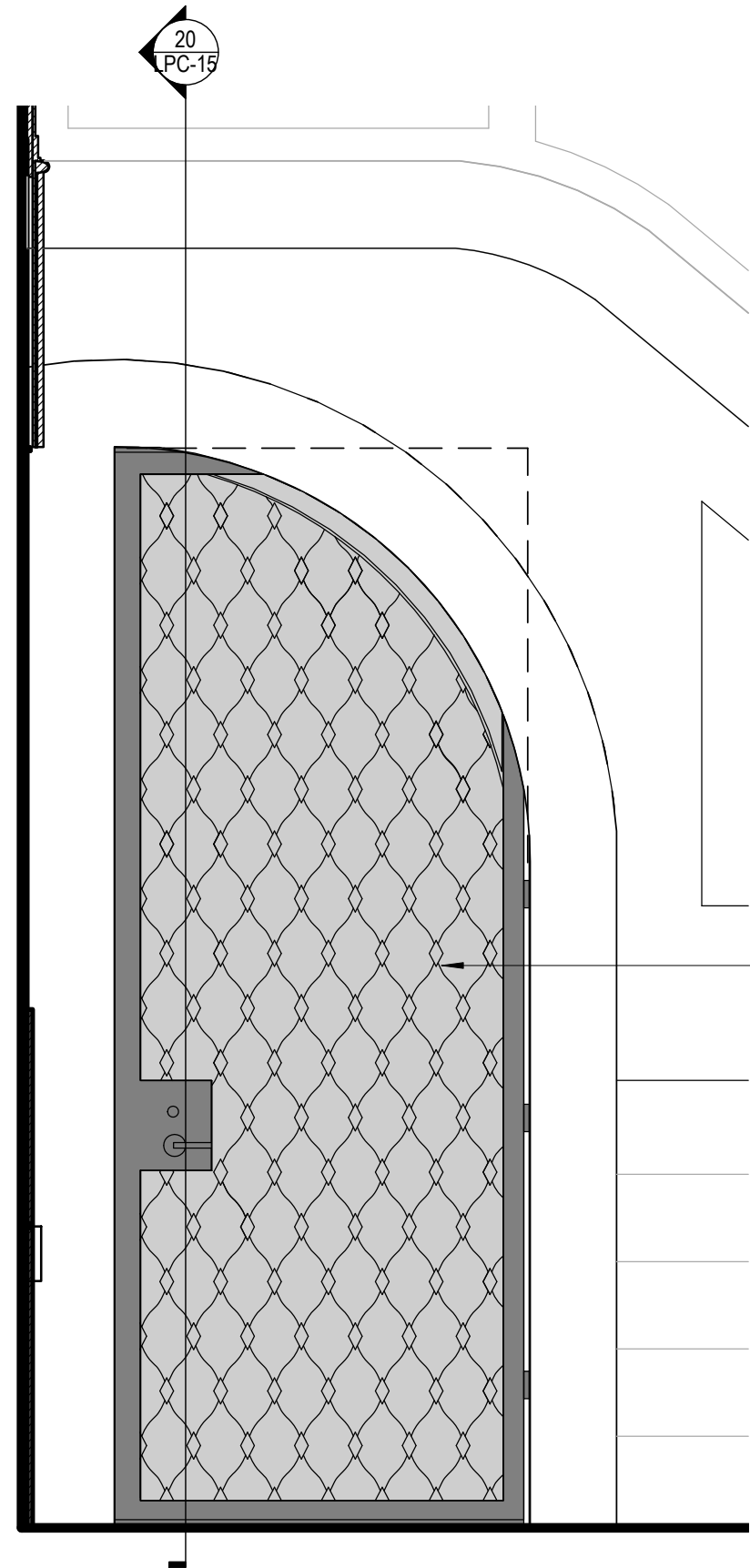
11/24/2020 3:03:12 PM
C:\Users\MAD\Documents\2004 -18W75 LPC - CF_jayesh9B9BX.rvt



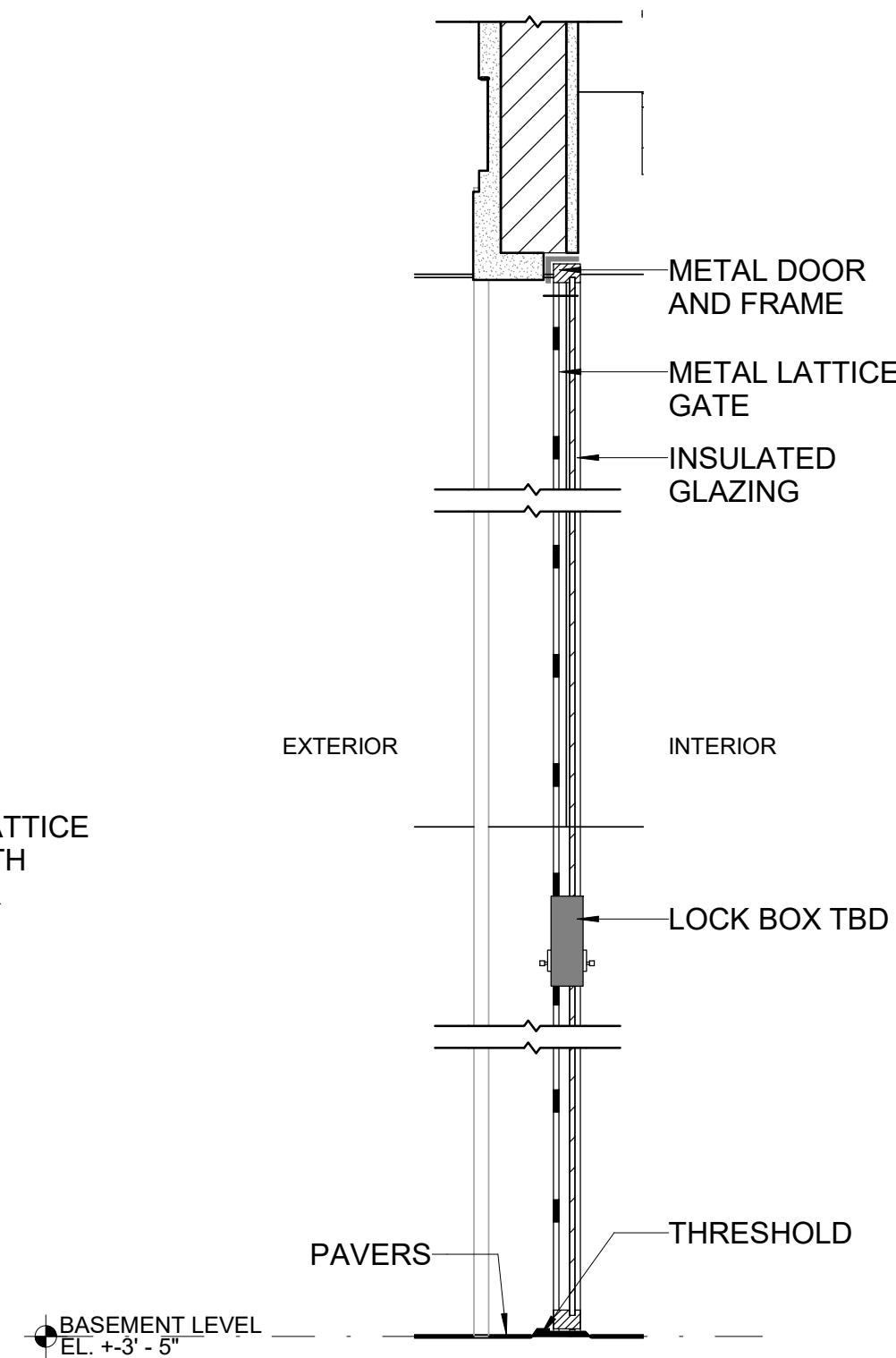
23 PRECEDENT 1 - DEEP SET INSWING GATES
NTS
BOTTOM OF GATE FULLY EXTENDS TO PAVING



22 PRECEDENT 2 - DEEP SET INSWING GATES
NTS
BOTTOM OF GATE FULLY EXTENDS TO PAVING



21 STOOP UNDERSIDE ENTRY ELEVATION
3/4" = 1'-0"



20 STOOP UNDERSIDE ENTRY SECTION
3/4" = 1'-0"



13 PRECEDENT 3 - GATE WITH GLAZING
NTS
[TO BETTER SEAL UNDERSIDE OF STOOP AREA]



12 PRECEDENT 4 - GATE WITH GLAZING
NTS
[TO BETTER SEAL UNDERSIDE OF STOOP AREA]



11 HISTORIC REFERENCE FOR ARTISTIC LATTICE WORK
NTS



10 PRECEDENT FOR ARTISTIC LATTICE WORK
NTS

18 W 75th ST

location

18 W 75th St. LLC
18 WEST 75ST, NEW YORK,
NY 10023

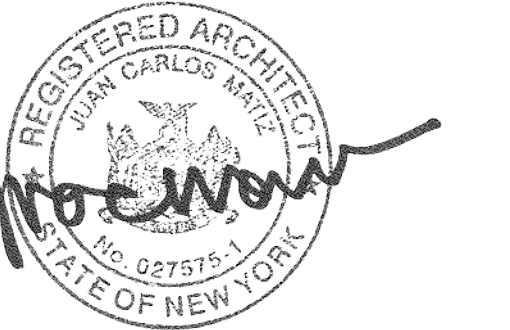
architect

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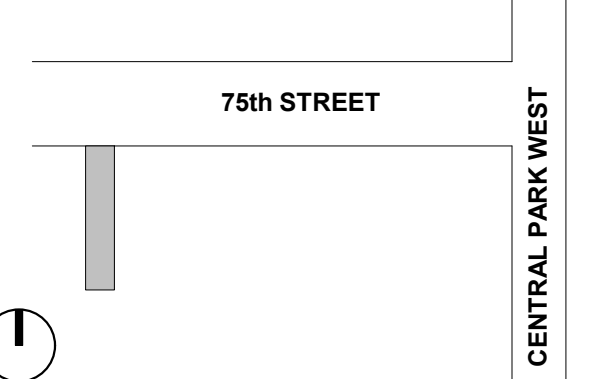
structural engineer

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drawing title

UNDERSIDE STOOP ENTRY
DOOR/ GATE PRECEDENTS

project number

2004

date

11/23/2020

scale

As indicated

LPC-15

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23 EXISTING CONDITION - 18 W 75 ST - PLANTERS
NTS



22 EXISTING CONDITION - 18 W 75 ST - PAVING AND STORAGE
NTS



21 EXISTING CONDITION - 18 W 75 ST - FRONT YARD WALL AND RAILING
NTS



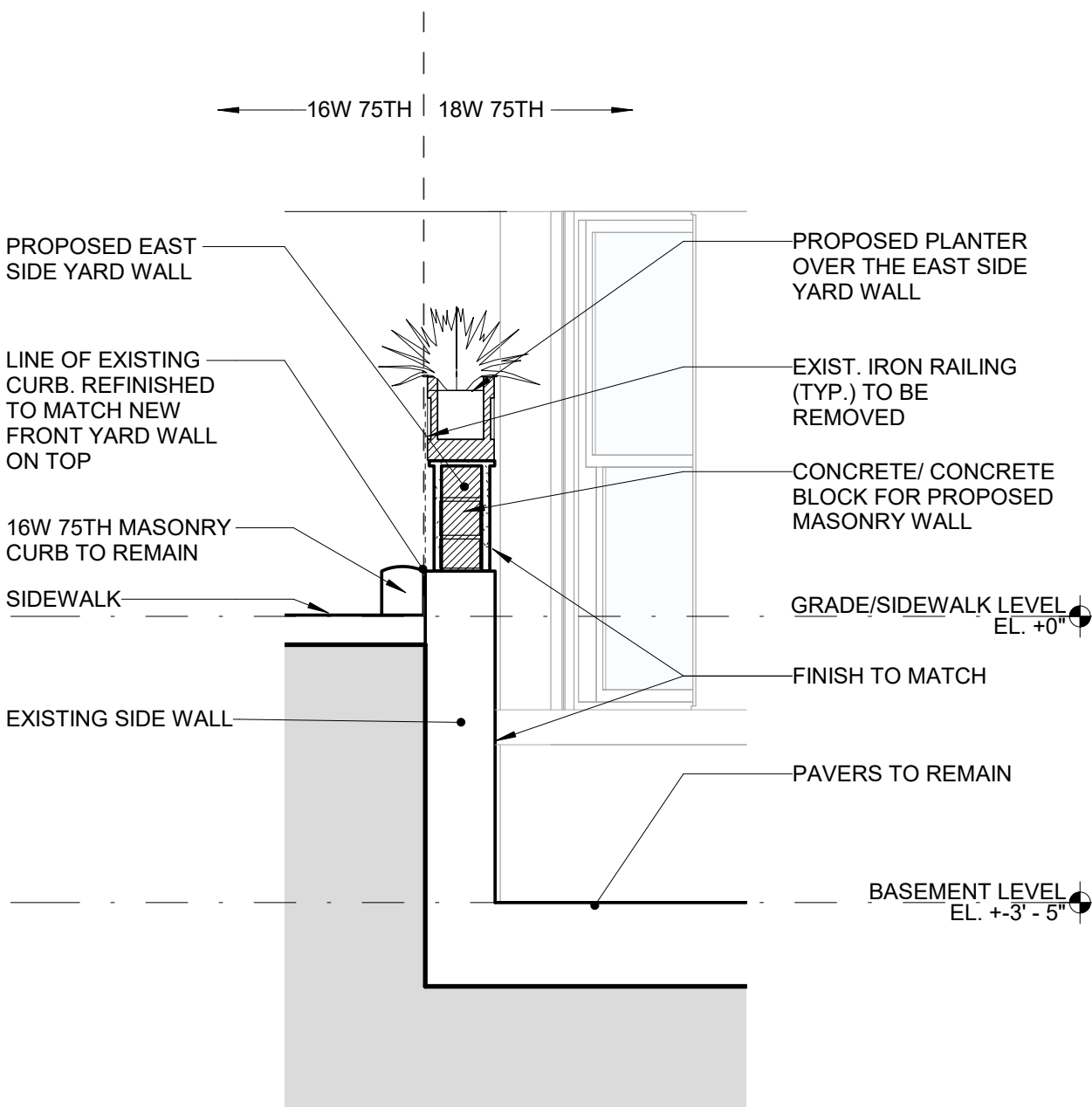
20 EXISTING CONDITION - 18 W 75 ST - SIDE YARD WALL
NTS



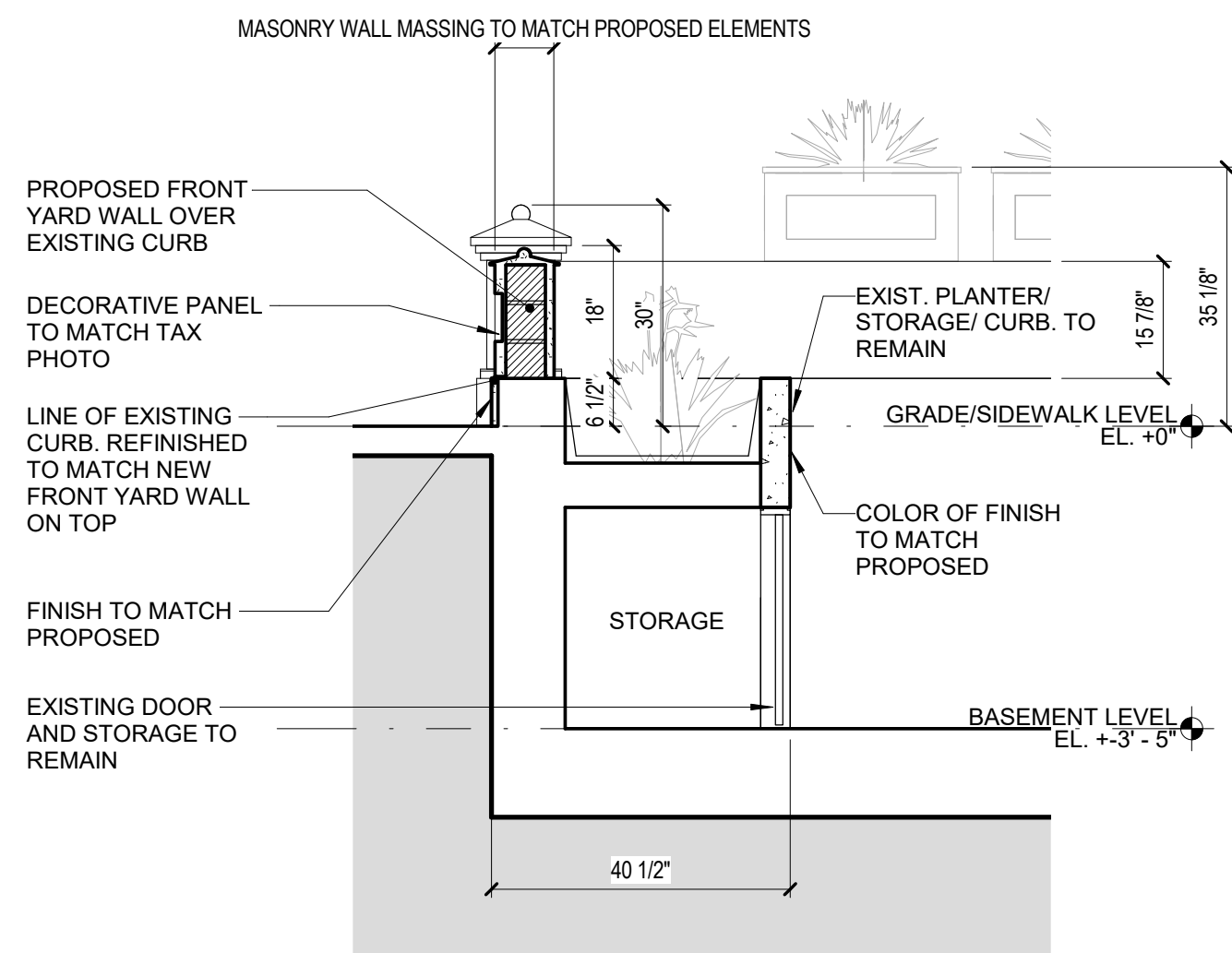
13 EXISTING CONDITION - 18 W 75 ST - PAVING AND STEPS
NTS



12 EXISTING CONDITION - 18 W 75 ST - BASEMENT ENTRY STEPS
NTS



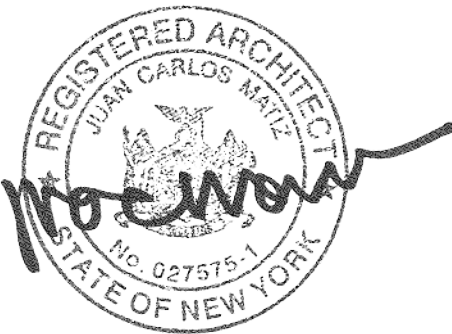
11 SECTION - EAST SIDE YARD WALL
1/2" = 1'-0"



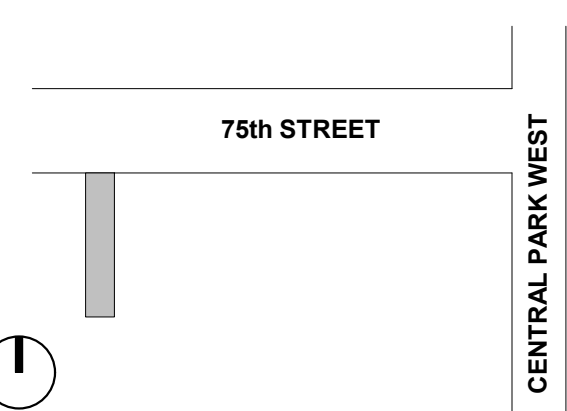
10 SECTION - FRONT YARD WALL/ EXIST. PLANTER
1/2" = 1'-0"

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FRONT/SIDE YARD WALL
SECTION AND EXISTING IMAGES

project number

2004

date

11/23/2020

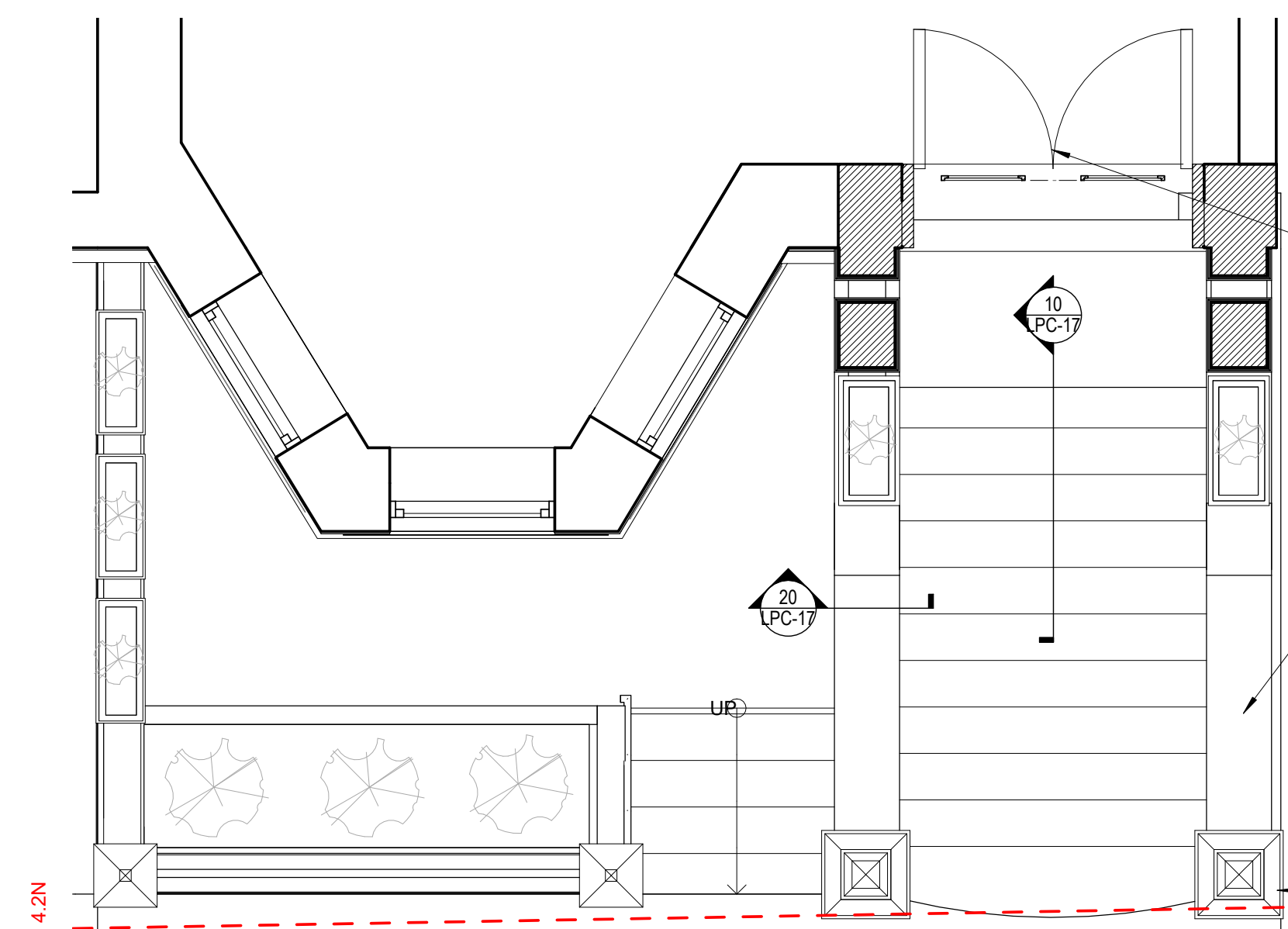
scale

As indicated

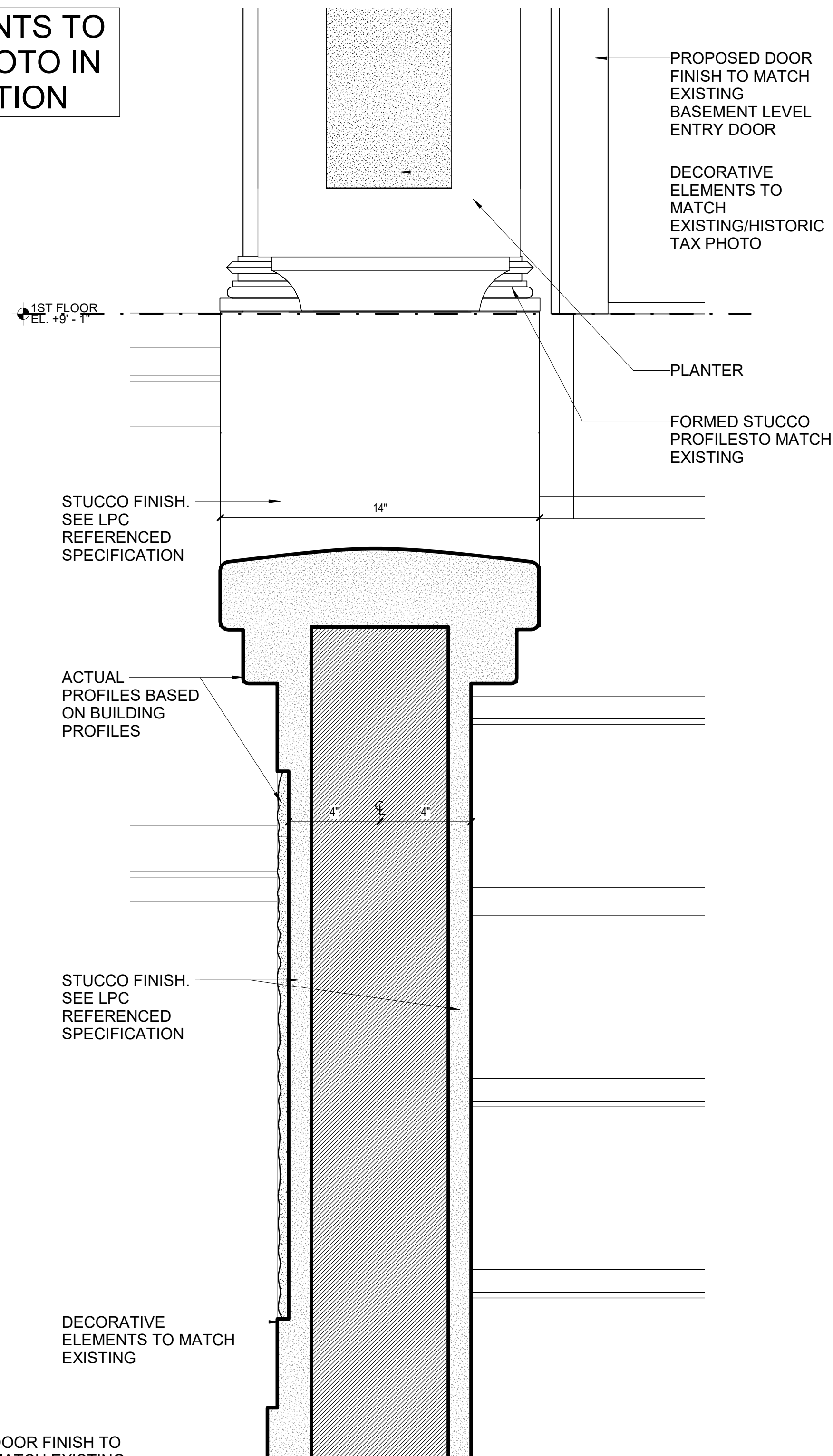
DECORATIVE ELEMENTS SHALL MATCH HISTORIC SCALE AND PROPORTION.

PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.

21 EXTERIOR VIEW FOR PROPOSED STOOP



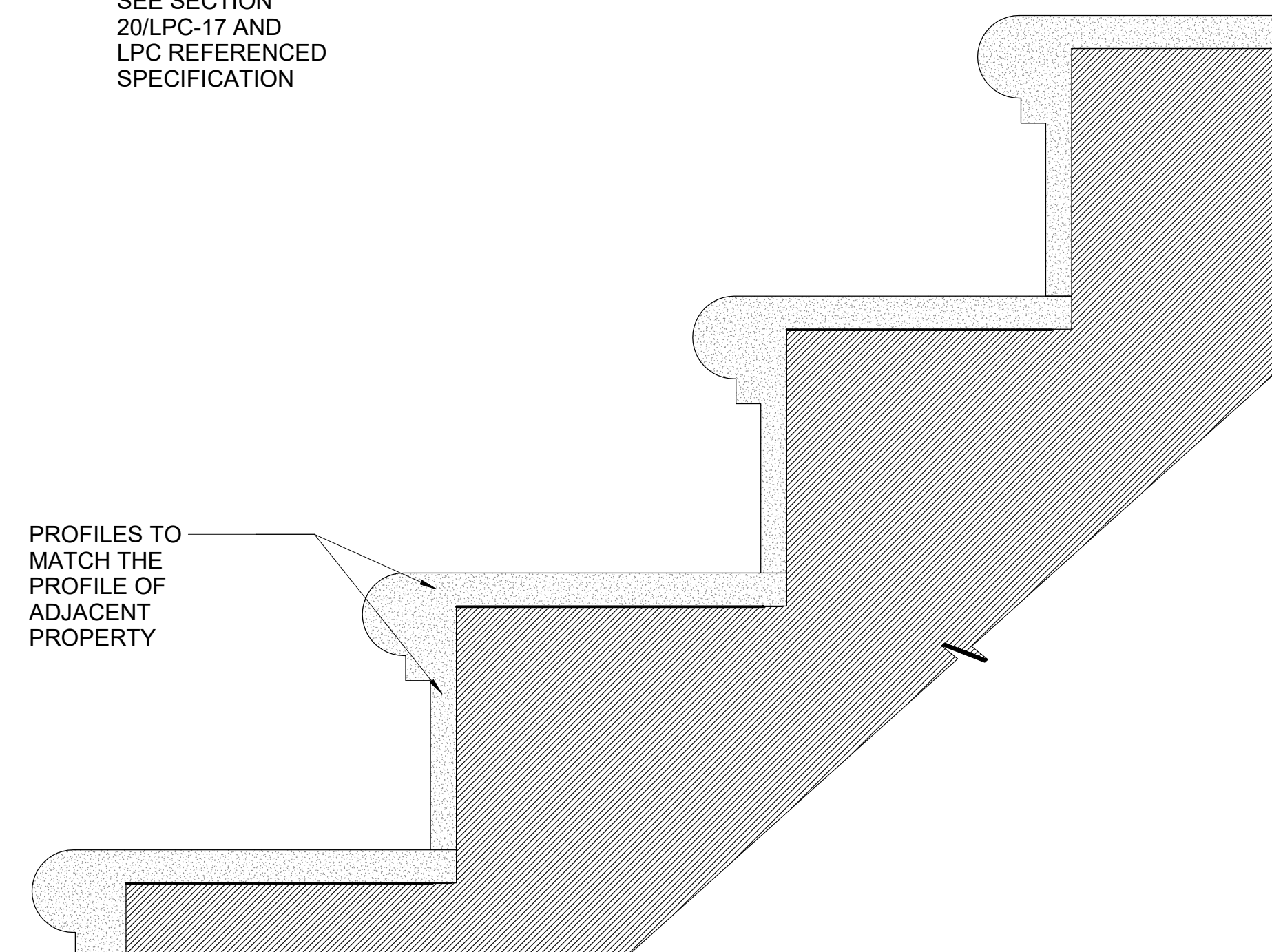
11 1ST FLOOR PROPOSED PLAN FOR STOOP REF.
3/8" = 1'-0"



20 SECTION - STOOP PARAPET WALL
3" = 1'-0"

$$3'' = 1' - 0''$$

STUCCO FINISH. —
SEE SECTION
20/LPC-17 AND
LPC REFERENCED
SPECIFICATION



PROFILES TO MATCH THE PROFILE OF ADJACENT PROPERTY

10 PROPOSED STOOP SECTION - STEPS
2" = 1' 0"

$$3'' = 1' - 0$$

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18 W 75th ST

location

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architect

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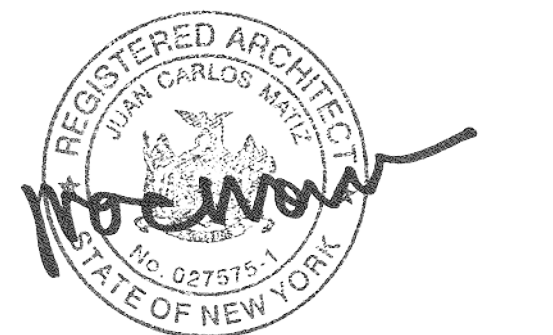
structural engineer

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18 WEST 75th STREET



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	12/08/2020
	revision
	date



key plan



drawing title

PROPOSED STOOP

project number

date

11/23/2020

scale

$$12'' = 1'-0''$$

LPC-18

18 of 18

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