

# 404 WEST 20TH STREET NEW YORK, NY 10011

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## Project Info

Date 24 MARCH 2016

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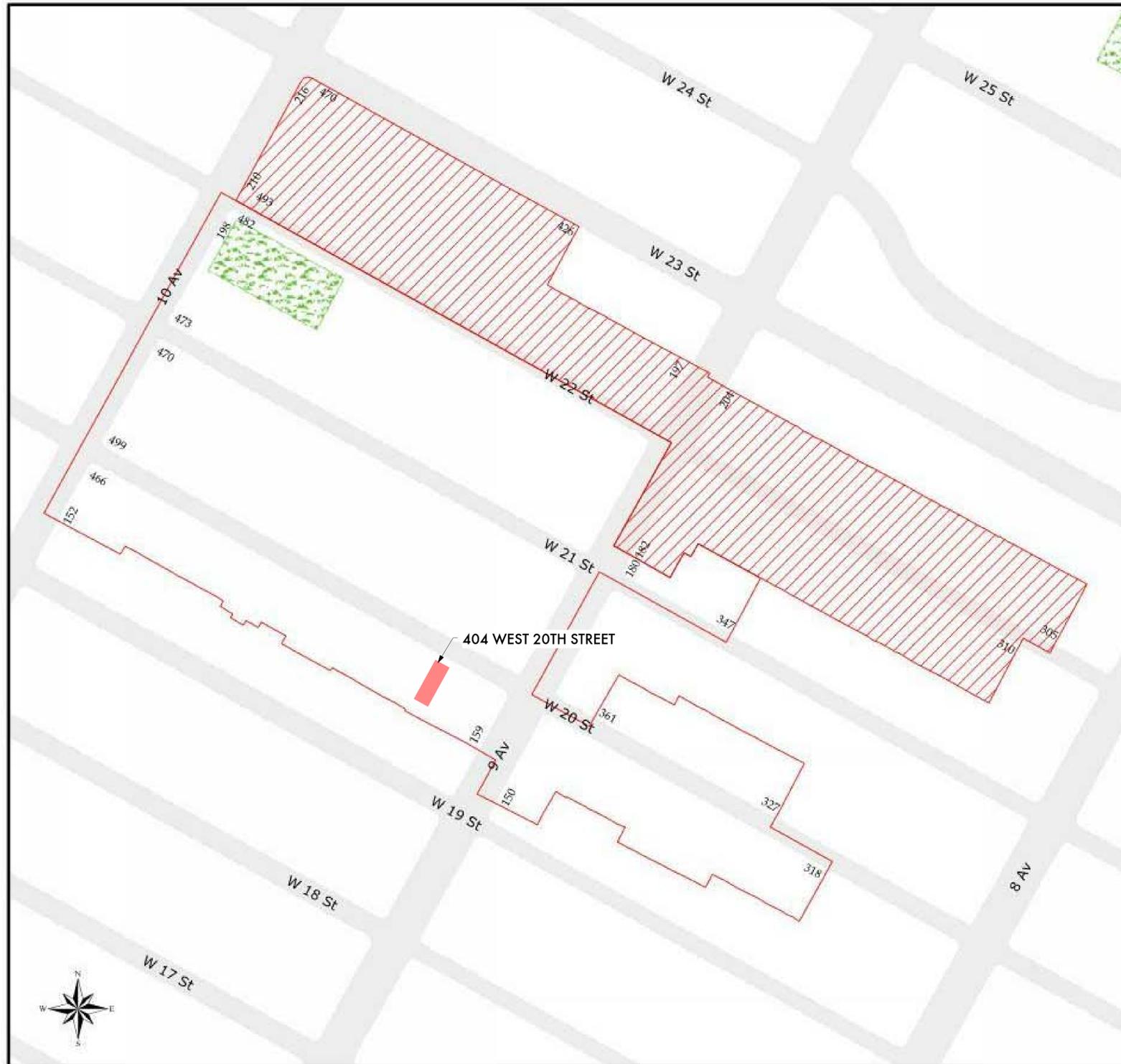
Project Number 15002

**1** OF **37**

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# Chelsea

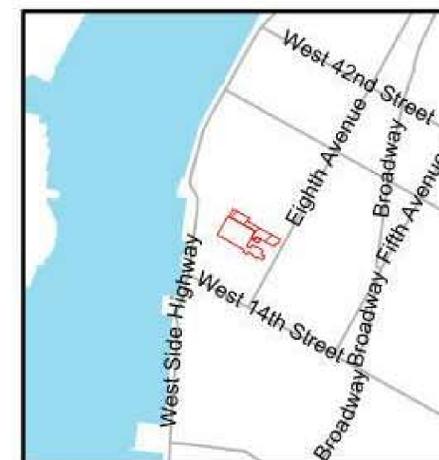


Chelsea Historic District  
Manhattan

Original Historic District  
Designated September 15, 1970

Historic District Extension  
Designated February 3, 1981

 Historic District Boundaries  
 Historic District Extension



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Chelsea Historic  
District Map

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### Existing Front Facade

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Existing Photo

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C3 PHOTO - EXISTING VIEW OF FRONT FACADE



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Rear Facade

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E3 PHOTOGRAPH - REAR FACADE OF NEIGHBORING BUILDINGS (408-420 W 20TH ST)



C3 PHOTOGRAPH - REAR FACADE OF NEIGHBORING BUILDINGS (406-412 W 20TH STREET)



A3 PHOTOGRAPH - REAR FACADE OF 404 WEST 20TH STREET

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E1 PHOTOGRAPH - REAR OF 406 & 404 WEST 20TH STREET



C1 PHOTOGRAPH - REAR OF 404 WEST 20TH STREET



A1 PHOTOGRAPH - REAR FACADE @ EAST WALL

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Rear Facade  
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E3 PHOTO - HISTORIC PHOTO OF CUSHMAN ROW, 1905



C3 PHOTO - HISTORIC PHOTO 1923



A3 PHOTO - TAX PHOTO 1940

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E1 PHOTO - HISTORIC PHOTO 1971



C1 PHOTO - TAX PHOTO 1980



A1 PHOTO - HISTORIC PHOTO 1984

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Historic Photos

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NOTE: GAP COMPLETELY OPEN

NOTE: CEMENT FALLING OUT OF GAP

NOTE: GAP BETWEEN BUILDING AT 1ST FLOOR. BRICKS ARE COPLANAR



NOTE: WALLS NOT COPLANAR

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E3 PHOTO - STRUCTURAL DEFICIENCY @ GAP

C3 PHOTO - STRUCTURAL DEFICIENCY @ GAP



404 W 20TH ST

406 W 20TH ST

NOTE: BRICK WALLS NO LONGER CO-PLANAR NEAR TOP OF WALL. ASSUMED 4" DIFFERENTIAL BECAUSE ONE WYTHE OF BRICK VISIBLE FROM 406

NOTE: GAP COMPLETELY OPEN

NOTE: CEMENT FALLING OUT

404 W 20TH ST, HOUSE LEANS EAST (TO THE LEFT) BY 2"

406 W 20TH ST, HOUSE LEANS 2" OVER PROPERTY LINE PER LAND SURVEY

NOTE: GAP AT 3RD FLOOR OPEN, GAP IS WIDER AT THE TOP THAN AT THE BASE.



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Structural  
Deficiencies - Gap  
Between Buildings

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E1 PHOTO - STRUCTURAL DEFICIENCY @ GAP

C1 PHOTO - STRUCTURAL DEFICIENCY @ GAP

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CHIMNEYS NOT WATER TIGHT @ NEIGHBORING WALL

EXISTING ROOF HATCH  
EXISTING SKYLIGHT



SKYLIGHT

EXISTING NON-COMPLIANT SIDE YARD

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E3 PHOTO - STRUCTURAL DEFICIENCY - ROOFS OF 404 & 406 BOTH W/ SKYLIGHTS

C3 PHOTO - STRUCTURAL DEFICIENCY - ROOF W/ SKYLIGHTS ON FRONT OF HOUSE



INTERIOR VIEW OF THE 4TH FLOOR WITH SKYLIGHT



VIEW OF THE HEADER OF WINDOW ON THE 4TH FLOOR LOCATED JUST UNDER THE PEAK OF THE ROOF

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Structural  
Deficiencies - Roof  
& Skylight

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E1 PHOTO - STRUCTURAL DEFICIENCY - SKYLIGHT FROM INTERIOR

C1 PHOTO - STRUCTURAL DEFICIENCY - 4TH FLOOR CEILING SHOWING FULL FLOOR HEIGHT

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VIEW OF SIDE YARD FROM REAR CORNER LOOKING UP. BULGE IN SIDE WALL APPARENT FROM THIS LOCATION.

E3 PHOTO - STRUCTURAL DEFICIENCY - SIDE YARD @ REAR OF HOUSE



SIDE YARD MORE NARROW AT THE TOP OF THE HOUSE DUE TO 404 LEANING EAST

SIDE YARD W/ GATE

C1 PHOTO - STRUCTURAL DEFICIENCY - SIDE YARD @ BOTTOM OF DONAC



A3 PHOTO - STRUCTURAL DEFICIENCY - SIDE YARD @ TOP EDGE OF THE FRONT FACADE



VIEW OF SIDE YARD FROM REAR YARD, SIDE WALL BULGING OUT AT THIS LOCATION.

E1 PHOTO - STRUCTURAL DEFICIENCY - REAR OF HOUSE SHOWING BULGE

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Structural Deficiencies - Side Yard

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CRACKS @  
BEARING WALL



WALL &  
CEILING  
SEPARATED



REAR WALL PIER  
SITTING ON  
POST BELOW

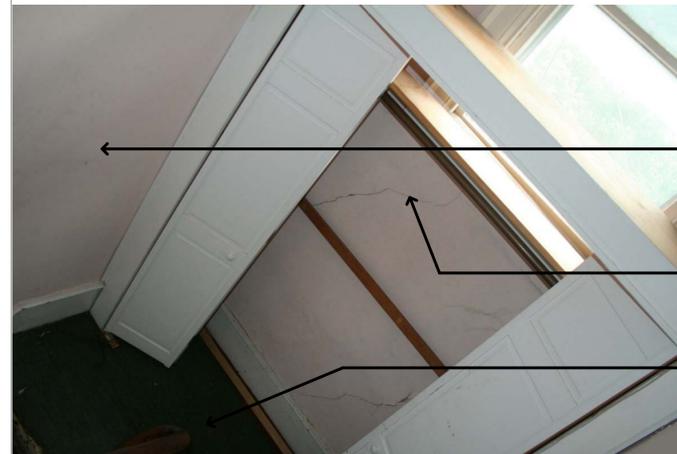
E3 PHOTO - STRUCTURAL STABILITY - CRACKS @  
CORNER

C3 PHOTO - STRUCTURAL DEFICIENCY - CRACK @  
PARTITION MEETING CEILING

A3 PHOTO - STRUCTURAL STABILITY - PIER ABOVE  
WOOD COLUMN IN BASEMENT



3 x 4 ROOF  
RAFTERS



EAST EXTERIOR  
WALL

CRACK @ REAR  
WALL

LANDING

E1 PHOTO - STRUCTURAL DEFICIENCY - ROOF  
RAFTER

C1 PHOTO - STRUCTURAL STABILITY - MAJOR  
CRACK @ REAR WALL IN STAIRWELL



4" DIAMETER  
WOOD COLUMN

A1 PHOTO - STRUCTURAL STABILITY - WOOD  
COLUMN @ BASEMENT

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Structural  
Deficiencies -  
Structural Stability

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WOOD SIDE WALL W/ PIECE MISSING. DIAGONAL SHEATHING VISIBLE.

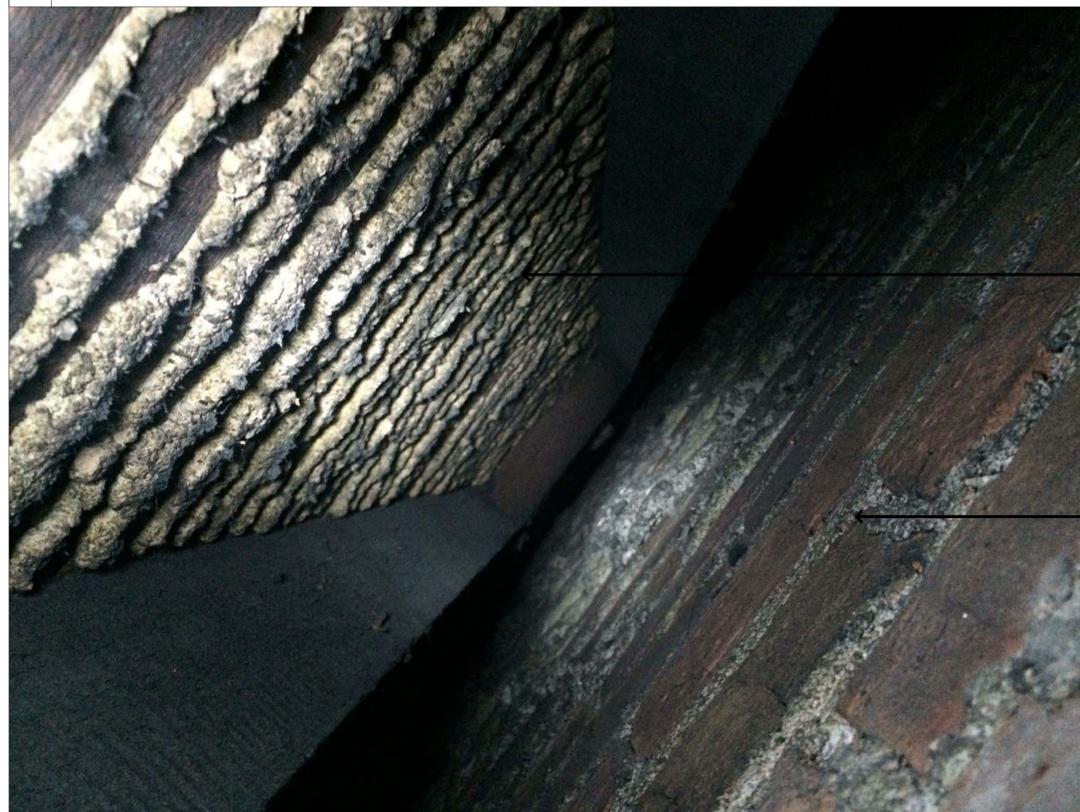
E3 PHOTO - STRUCTURAL STABILITY - WOOD FRAME SIDING W/ EXPOSED SHEATHING



PROBE MADE IN THE EAST WALL OF THE HOUSE. THE DIAGONAL SHEATHING IS VISIBLE.

WOOD FRAME WALL WITH PLASTER AND LATH INTERIOR FINISH.

C1 PHOTO - STRUCTURAL STABILITY - WOOD FRAME PROBE @ EAST WALL



PLASTER & LATH WALL O/ 3X4 WOOD STUDS

BRICK WALL OF 406 W 20TH ST

E1 PHOTO - STRUCTURAL STABILITY - WEST WALL ADJACENT TO 406 LOOKING DOWN INSIDE WALL



PROBE MADE ON THE WEST WALL (FACING 406 WEST 20TH ST).

C3 PHOTO - STRUCTURAL DEFICIENCY - WOOD FRAME PROBE @ WEST WALL ADJACENT TO 406

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Structural  
Deficiencies -  
Wood Frame  
House

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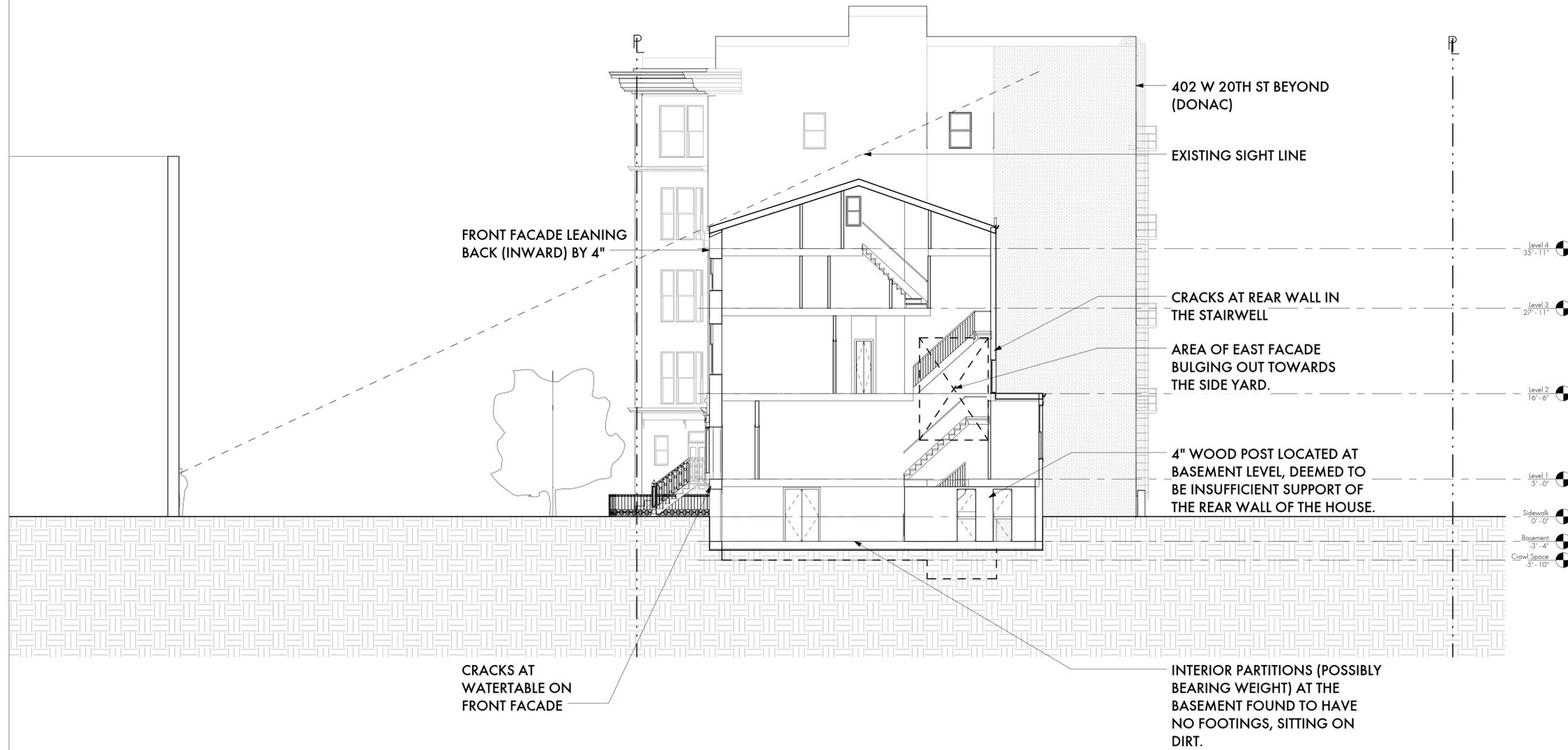
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Existing Building  
Section

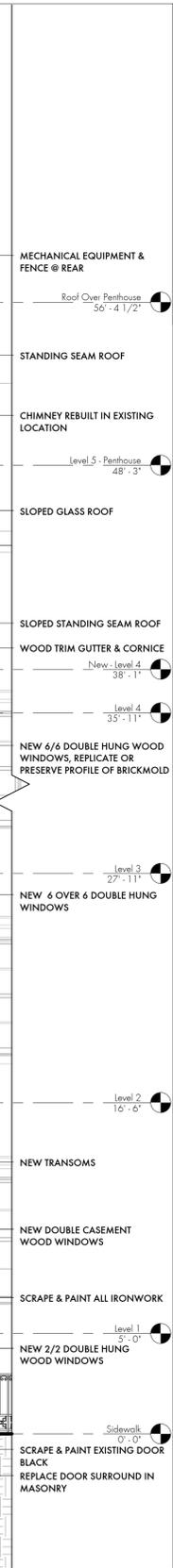
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Level 5 - Penthouse  
48'-3"

REBUILD EXISTING CHIMNEYS

BRICK PATTERN CHANGES TO RUNNING BOND @ 3RD FLOOR

New Level 4  
38'-1"

Level 4  
35'-11"

CRACK BETWEEN 404 & 406 FACADES, LARGEST GAP AT THIS POINT ESTIMATED 2"

REMOVE ALL COATINGS SUCH AS PAINT FROM SURFACE OF WALL  
CRACKS ABOVE WINDOW HEADER

Level 3  
27'-11"

DEMOLISH DOWN SPOUT

REPOINT MASONRY JOINTS

Level 2  
16'-6"

REPAIR CRACKS ABOVE THE WINDOW HEADER

REPAIR CRACKS AND GAPS IN WOOD OF DOOR

REPOINT MASONRY JOINTS ALONG DOWNSPOUT

CRACK BETWEEN 404 & 406 FACADES

REFER TO FACADE MASONRY WINDOW & RAILING REPAIR DRAWINGS

Level 1  
5'-0"

Sidewalk  
0'-0"

MISSING PIECE, TO BE RE-INSTALLED FOR NEW ELEVATION

Basement  
-3'-4"

New\_Burnt  
4'-6"

Crawl Space  
3'-10"

MECHANICAL EQUIPMENT & FENCE @ REAR

Roof Over Penthouse  
36'-4 1/2"

STANDING SEAM ROOF

CHIMNEY REBUILT IN EXISTING LOCATION

Level 5 - Penthouse  
48'-3"

SLOPED GLASS ROOF

SLOPED STANDING SEAM ROOF

WOOD TRIM GUTTER & CORNICE

New Level 4  
38'-1"

Level 4  
35'-11"

NEW 6/4 DOUBLE HUNG WOOD WINDOWS, REPLICATE OR PRESERVE PROFILE OF BRICKMOLD

Level 3  
27'-11"

NEW 6 OVER 6 DOUBLE HUNG WINDOWS

Level 2  
16'-6"

NEW TRANSOMS

NEW DOUBLE CASEMENT WOOD WINDOWS

SCRAPE & PAINT ALL IRONWORK

Level 1  
5'-0"

NEW 2/2 DOUBLE HUNG WOOD WINDOWS

Sidewalk  
0'-0"

SCRAPE & PAINT EXISTING DOOR  
BLACK  
REPLACE DOOR SURROUND IN MASONRY

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Existing & Proposed Elevations - Front Facade (North)

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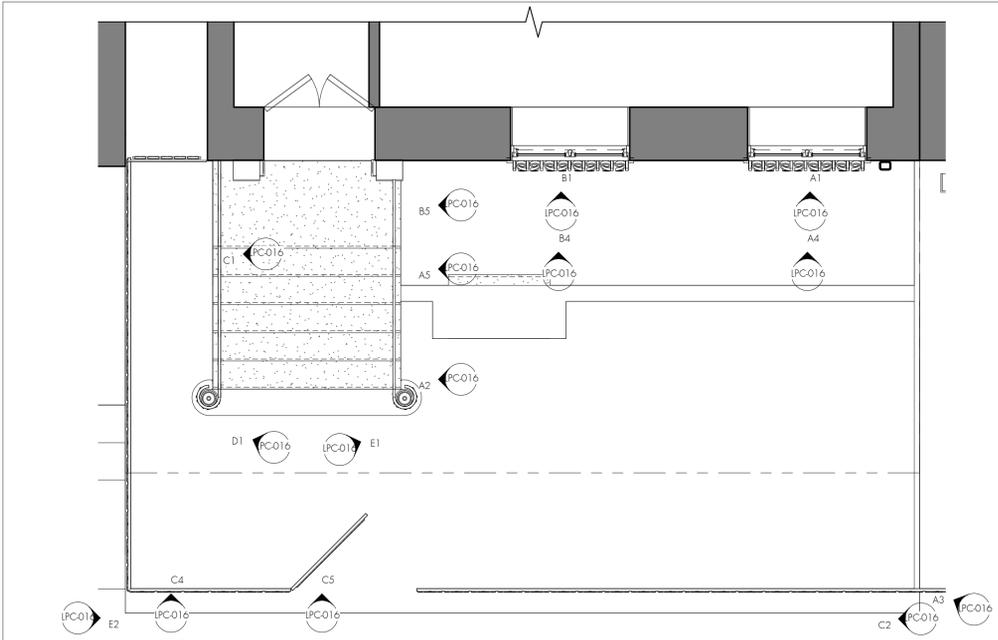
E1 EXISTING ELEVATION - FRONT FACADE (NORTH)

1/4" = 1'-0"

C1 PROPOSED ELEVATION - FRONT FACADE (NORTH)

1/4" = 1'-0"

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E4 PROPOSED PLAN - ENLARGED PLAN AND PHOTO KEY 3/8" = 1'-0"



C5 RAILING PHOTO 012



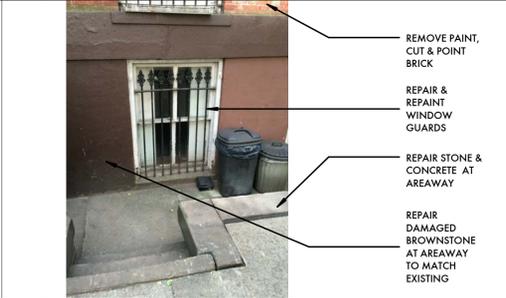
B5 RAILING PHOTO 008



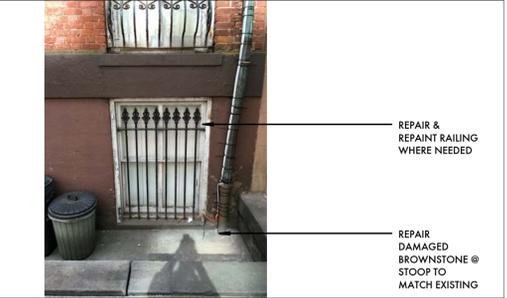
A5 RAILING PHOTO 005



C4 RAILING PHOTO 011



B4 RAILING PHOTO 007



A4 RAILING PHOTO 004



E2 RAILING PHOTO 015



C2 RAILING PHOTO 010



A3 RAILING PHOTO 003



A2 RAILING PHOTO 002



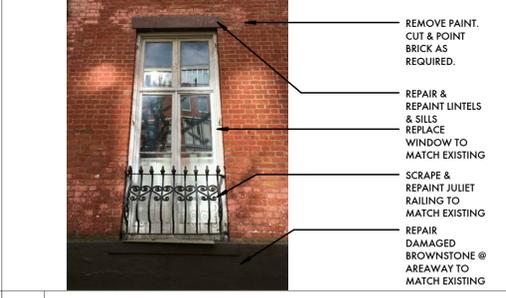
E1 RAILING PHOTO 014



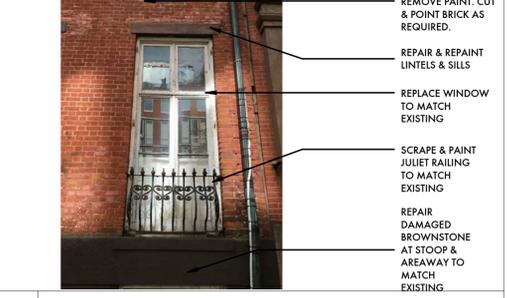
D1 RAILING PHOTO 013



C1 RAILING PHOTO 009



B1 RAILING PHOTO 006



A1 RAILING PHOTO 001

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Railings and Front  
Facade Details

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Front Facade  
Rendering

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GAP BETWEEN 402 & 404 BECOMES NARROWER TOWARDS THE TOP OF THE BUILDING

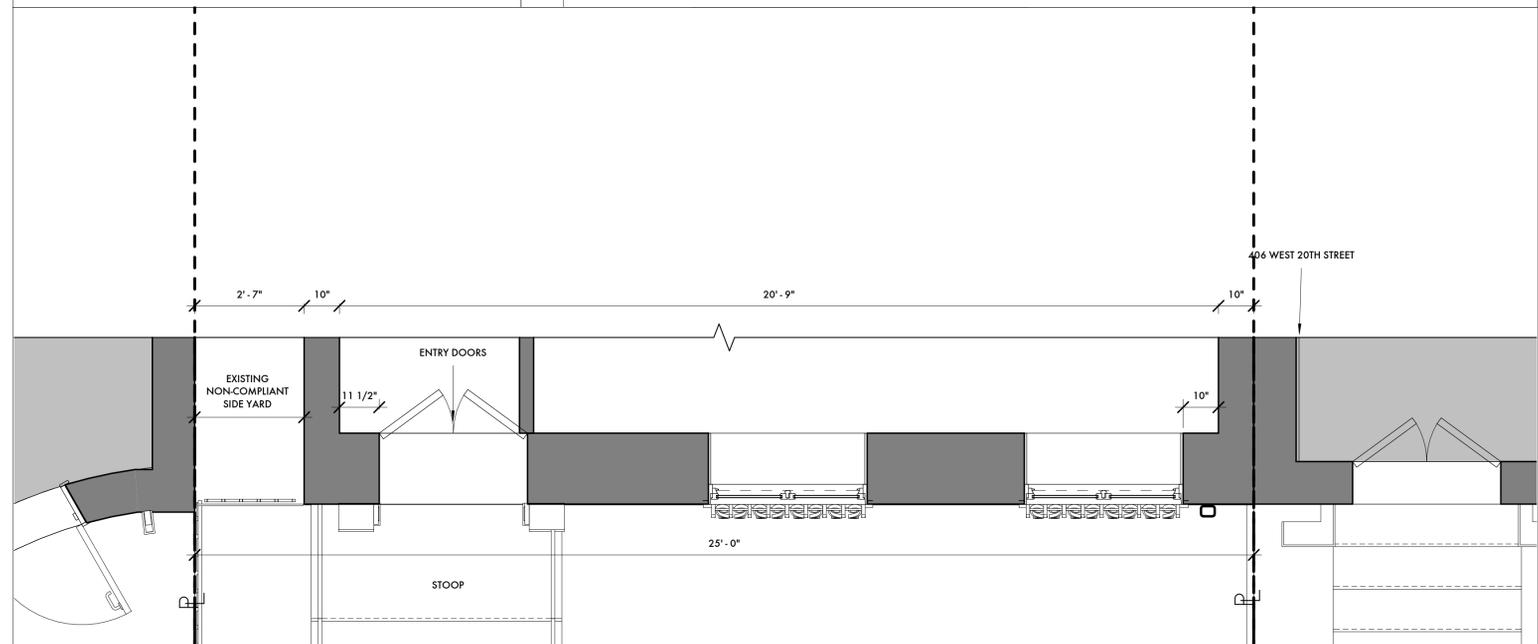
EXISTING CLAPBOARD SIDING

EXISTING OUTER COURT GATE

- EXISTING SIDEYARD IS NON-COMPLIANT
- SERVES NO FUNCTIONAL PURPOSE
- EXISTING WALL IS NOT PLUMB, BULGES INTO THE SIDE YARD
- SIDE WALL MUST BE RE-BUILT
- NON-COMPLIANT WALL STRUCTURE FOR THE HEIGHT OF THE BUILDING
- INFILL WALL MUST BE 6 1/2" THICKER DUE TO STRUCTURAL & INSULATION REQUIREMENTS
- NEW CONDITION WITH RECESS IS CONSIDERED A "NARROW OUTER COURT" PER ZONING RESOLUTION DEPTH & WIDTH COMPLAINT WITH MANDATED PROPORTIONS.
- 11 INCHES OF INTERIOR WIDTH WOULD BE LOST WITHOUT FILLING THE SIDEYARD

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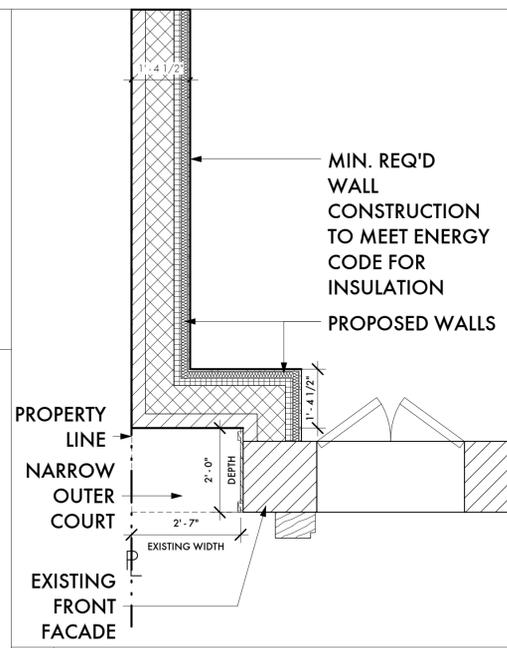
A1 NOTES - OUTER COURT



E3 PHOTO - EXISTING OUTER COURT

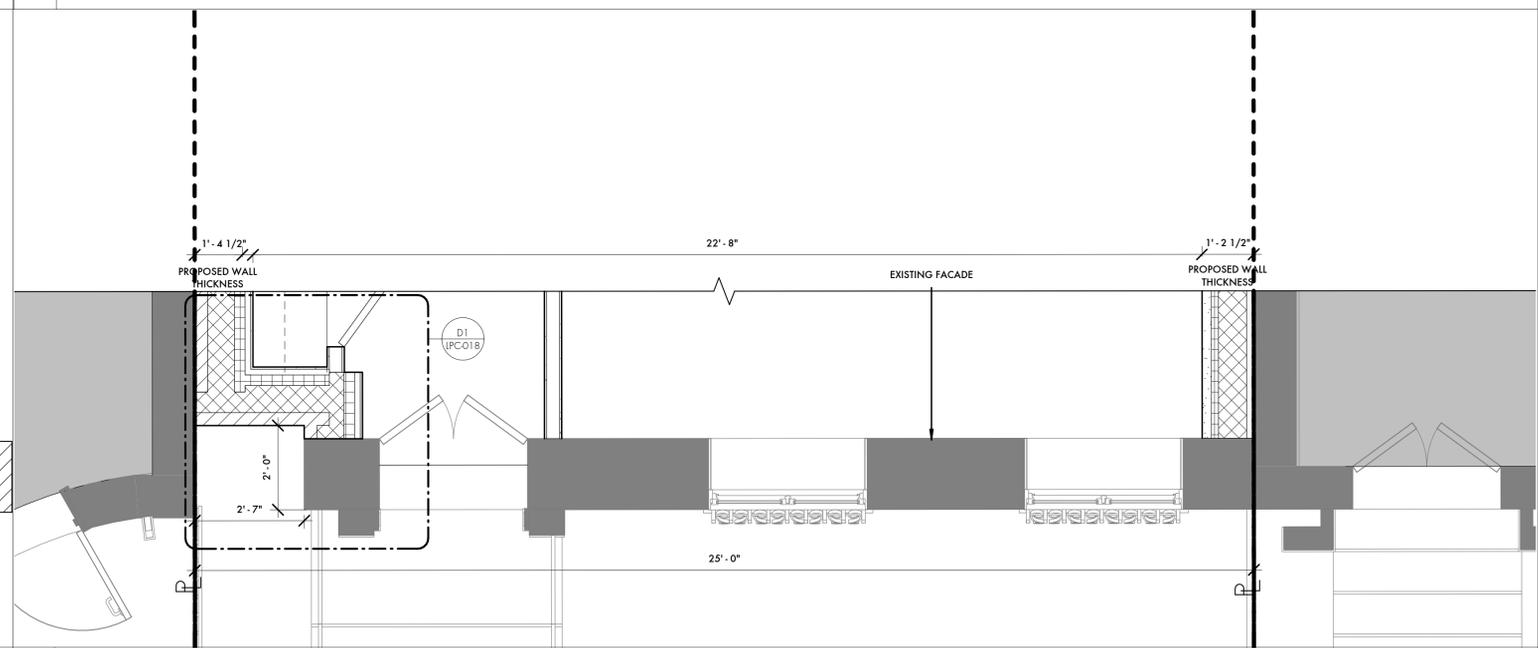
C3 DETAIL PLAN SECTION - FRONT WALL - EXISTING

1/2" = 1'-0"



D1 DETAIL - NARROW OUTER COURT

1/2" = 1'-0"



C1 DETAIL PLAN SECTION - FRONT WALL - PROPOSED

1/2" = 1'-0"

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Plan Section - Front Wall & Outer Court

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3D Views - Front  
Facade

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E1 3D VIEW - EXISTING FRONT FACADE AT  
SIDEWALK

C1 3D VIEW - PROPOSED FRONT FACADE AT  
SIDEWALK



INFILL FULL HEIGHT OF FACADE



- INFILL ENTIRE HEIGHT OF BUILDING  
- TASTEFUL MATERIALS

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E3 PHOTOGRAPH - 21 VANDAM STREET

C3 PHOTOGRAPH - 61 BANK STREET



E1 PHOTOGRAPH - 61 PERRY STREET



INFILL @ GRADE ONLY

C1 PHOTOGRAPH - 27 PERRY STREET

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Side Passageway  
Examples

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INFILL ENTIRE HEIGHT OF BUILDING APPROVED BY LPC



INCONSISTENT INFILL WITH METAL SHEET ENTIRE HEIGHT OF FACADE

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E3 PHOTOGRAPH - 174 STATE STREET

C3 PHOTOGRAPH - 306 BOWERY



- INFILL ENTIRE HEIGHT OF BUILDING  
- TASTEFUL MATERIALS



- INFILL ENTIRE HEIGHT OF BUILDING  
- TASTEFUL MATERIALS

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Side Passageway Examples

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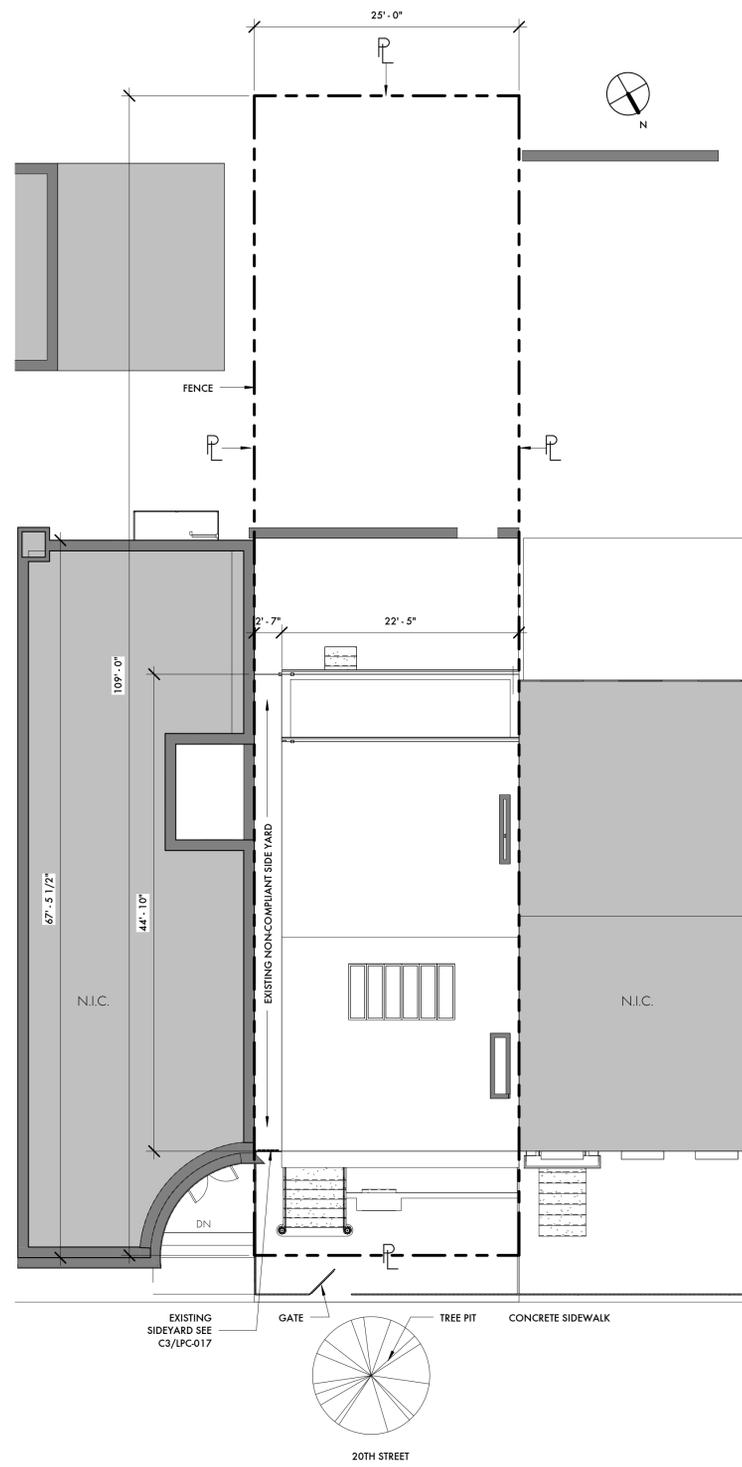
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E1 PHOTOGRAPH - 131 CHARLES

C1 PHOTOGRAPH - 7 LEROY

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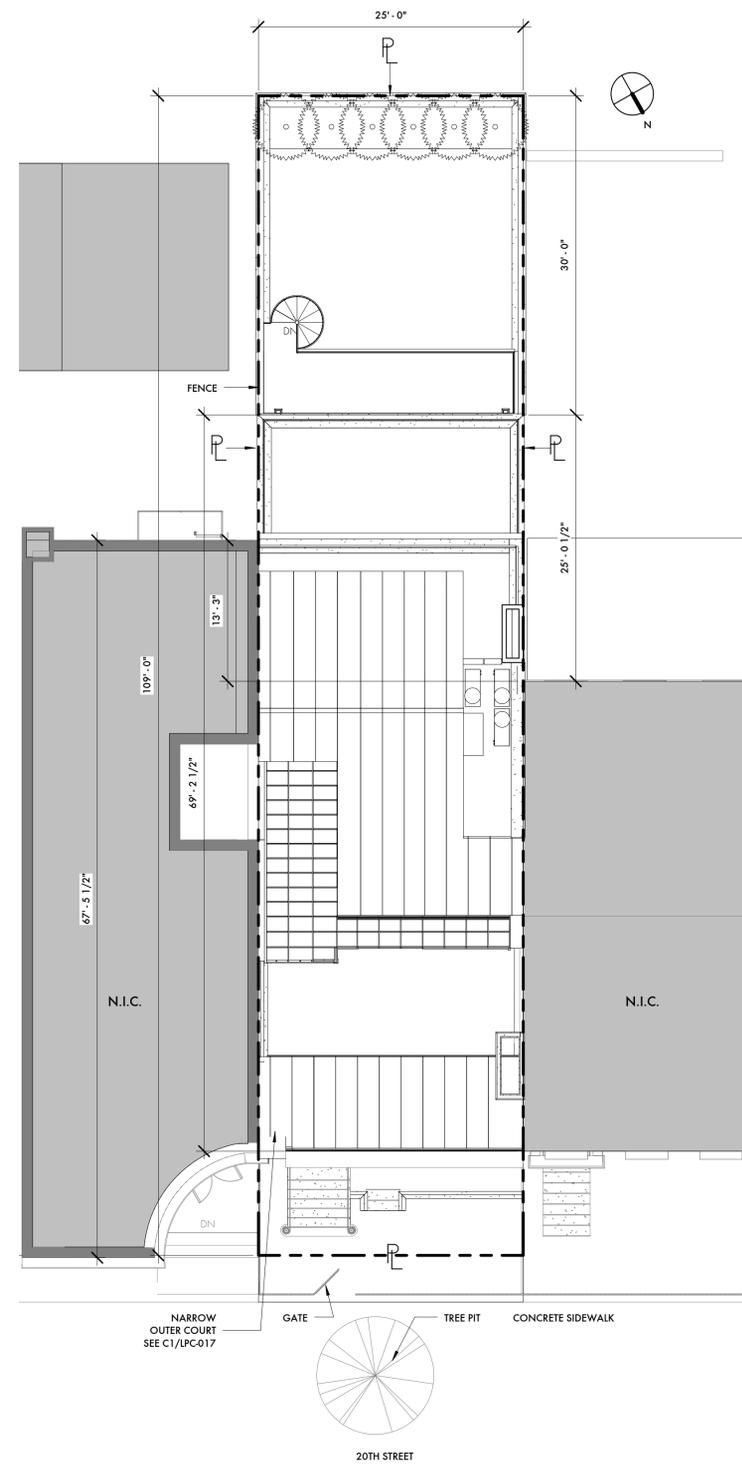


EXISTING  
SIDEYARD SEE  
C3/LPC017

20TH STREET

E1 SITE PLAN - EXISTING

1/8" = 1'-0"



NARROW  
OUTER COURT  
SEE C1/LPC017

20TH STREET

C1 SITE PLAN - PROPOSED

1/8" = 1'-0"

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Site Plan

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10TH AVENUE

9TH AVENUE

184'-0"

454 WEST 20TH STREET

436 WEST 20TH STREET

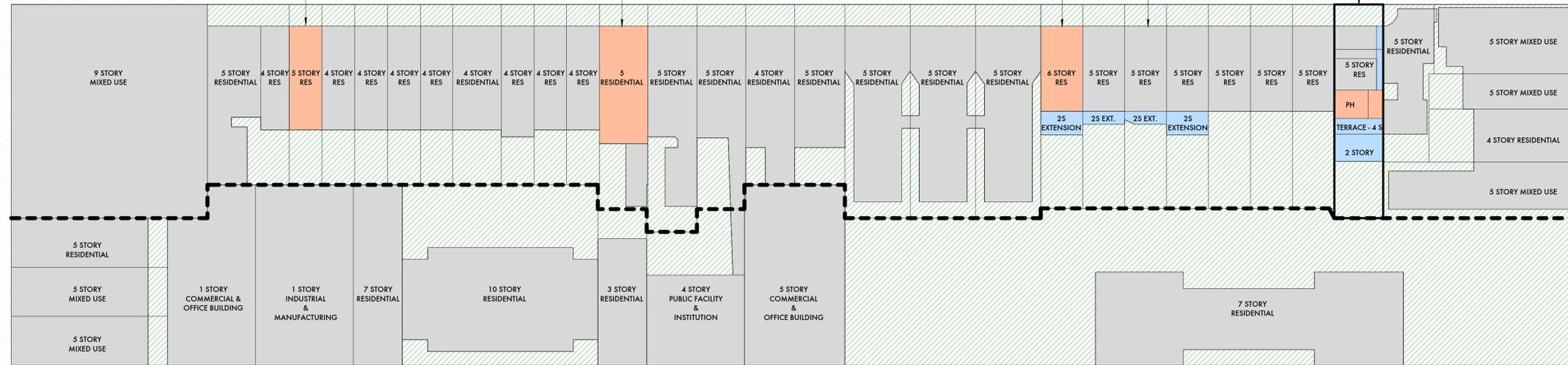
WEST 20TH STREET

418 WEST 20TH STREET 416 WEST 20TH STREET

404 WEST 20TH STREET

406

402



WEST 19TH STREET



BUILDINGS



STREETS



PENTHOUSE EXTENSION



BORDER OF CHELSEA  
HISTORIC DISTRICT



SIDEWALKS



OPEN AREAS/YARDS



HORIZONTAL EXTENSION

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Block Plan

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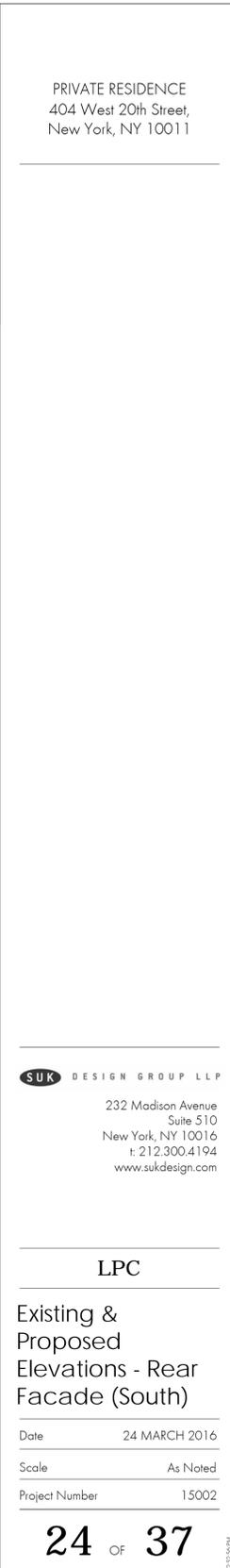
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E1 EXISTING ELEVATION - REAR FACADE (SOUTH)

1/4" = 1'-0"

C1 PROPOSED ELEVATION - REAR FACADE (SOUTH)

1/4" = 1'-0"

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Existing &  
Proposed  
Elevations - Rear  
Facade (South)

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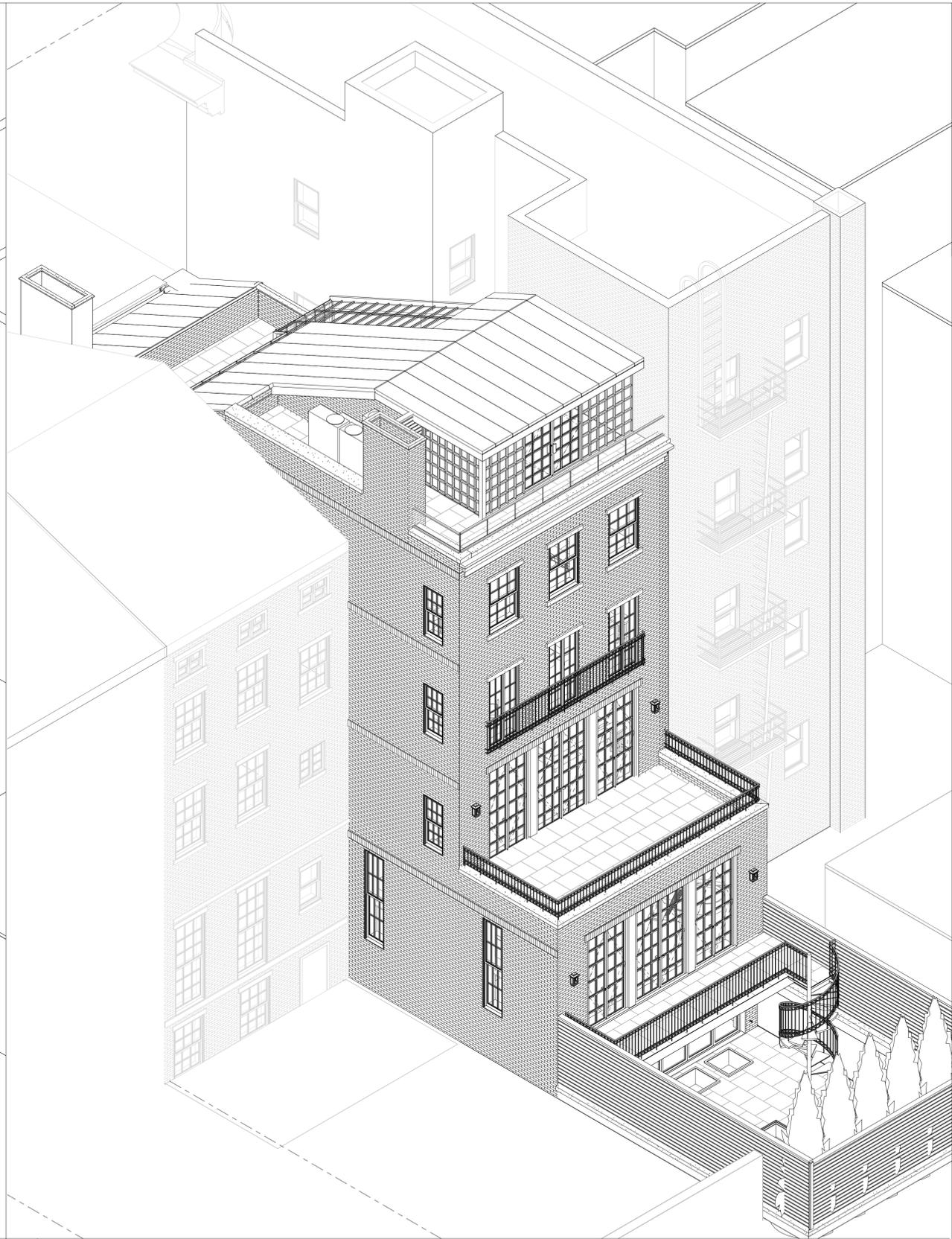
Project Number 15002

24 OF 37

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3D Views - Rear  
Facade

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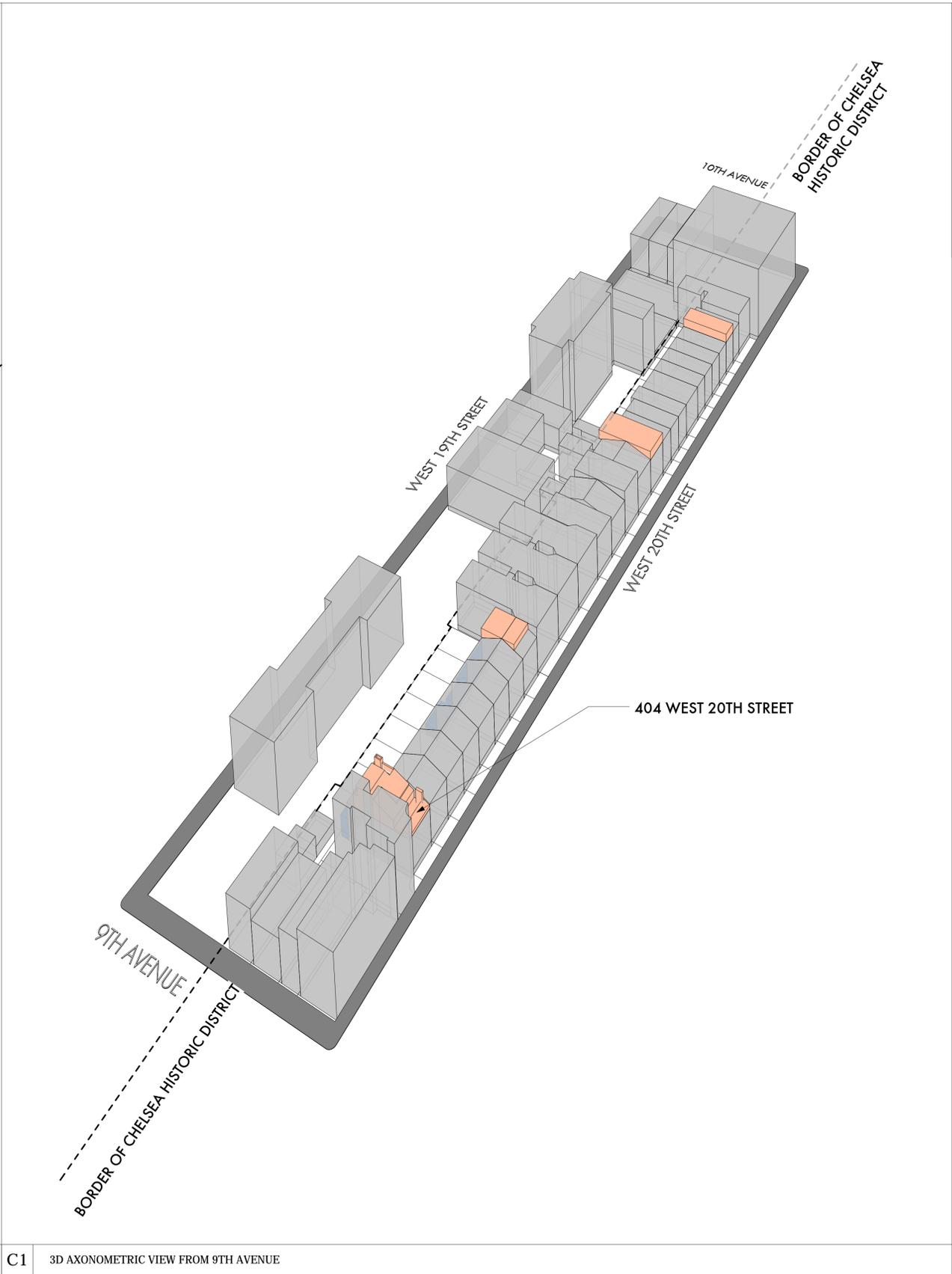
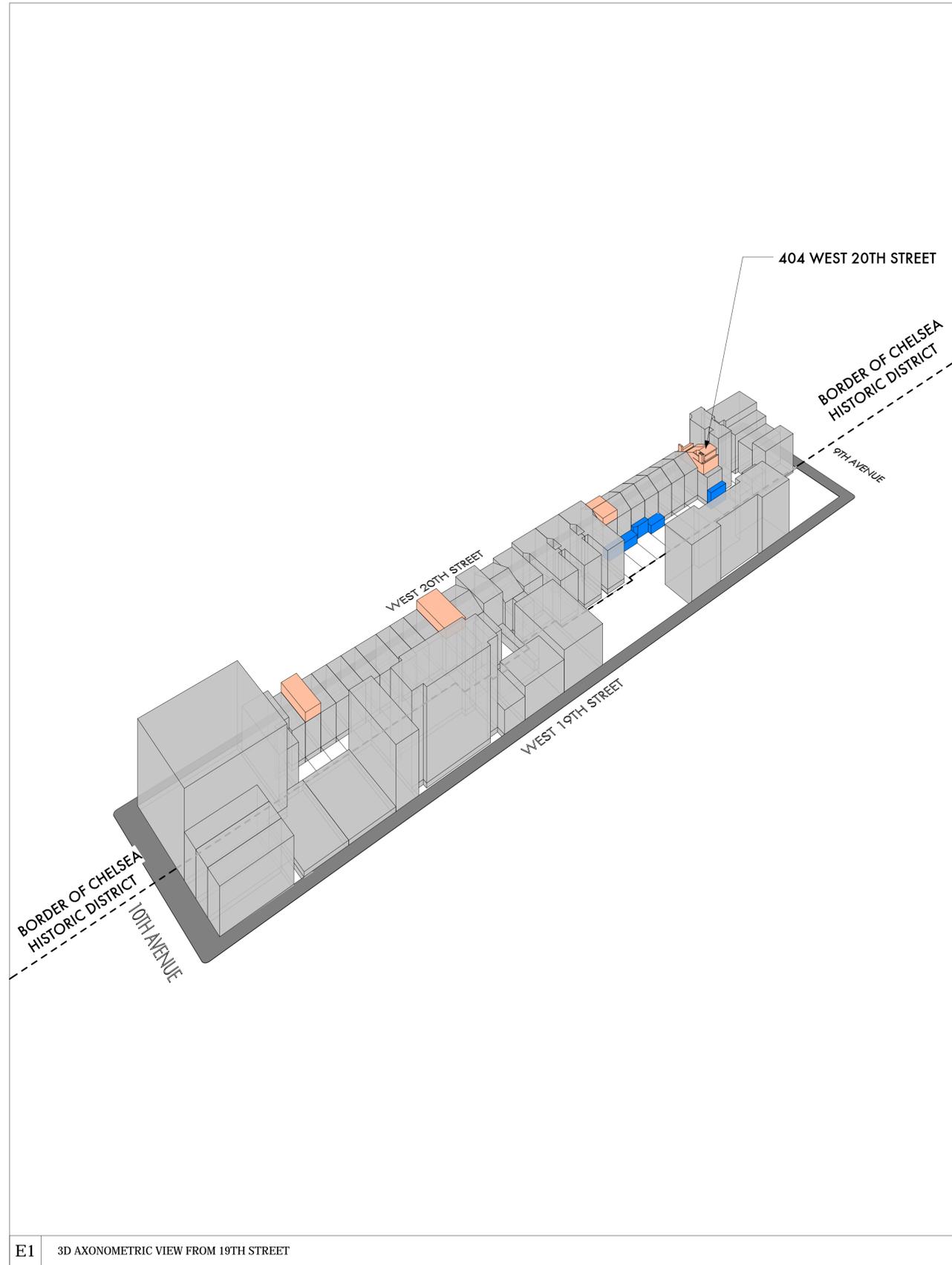
25 OF 37

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E1 3D VIEW - EXISTING REAR FACADE (SOUTH)

C1 3D VIEW - PROPOSED REAR FACADE (SOUTH)

3/24/16 2:58:31 PM



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3D Diagrams

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**26** OF **37**

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E1 3D AXONOMETRIC VIEW FROM 19TH STREET

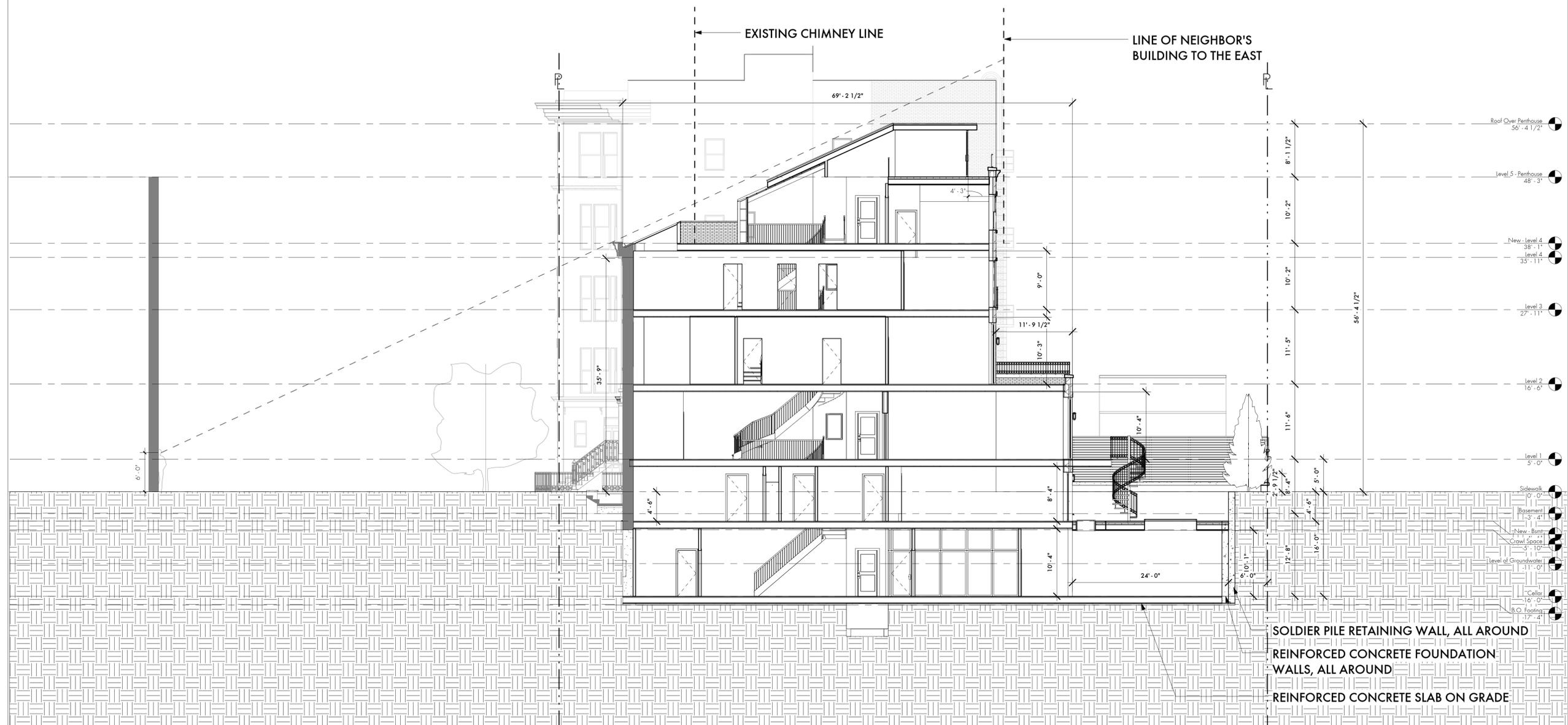
C1 3D AXONOMETRIC VIEW FROM 9TH AVENUE

3/24/2016 2:53:35PM

**GENERAL NOTES:**

1. ALL REQUIRED PROCEDURES REQUIRED BY TPPN 10/88 TO BE FOLLOWED FOR EXCAVATION.
2. DIGGING WILL OCCUR AFTER THE SOLDIER PILES ARE INSTALLED. SOIL UNDER NEIGHBORING BUILDINGS TO REMAIN UNDISTURBED.
3. ALL WORK WILL BE MONITORED BY ENGINEERS.
4. NEIGHBORING BUILDINGS WILL BE MONITORED FOR MOVEMENT THROUGHOUT THE EXCAVATION PHASE OF THE PROJECT.

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**SOLDIER PILE RETAINING WALL, ALL AROUND**  
**REINFORCED CONCRETE FOUNDATION WALLS, ALL AROUND**  
**REINFORCED CONCRETE SLAB ON GRADE**

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Sight Line Diagram

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Rear Facade  
Render

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**28** OF **37**

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Rear Facade  
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Date 24 MARCH 2016

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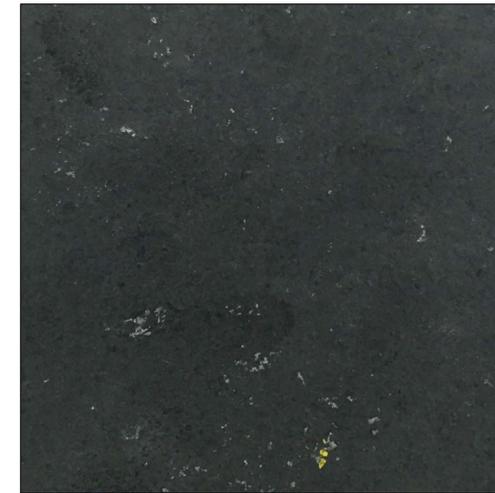
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E3 MATERIAL - ZINC - VM ZINC ANTHRA-ZINC - ROOFING

C3 MATERIAL - IPE FENCE

A3 MATERIAL - SLATE PAVERS- ROTERRA ROYAL BLACK



E2 MATERIAL - COPING - CONTINENTAL CASTSTONE GREYSTONE

C2 MATERIAL - PAINT - BENJAMIN MOORE WHITE DOVE - WOOD TRIM & CORNICE

A2 MATERIAL - PAINT - BENJAMIN MOORE BLACK - WINDOWS & RAILING



E1 MATERIAL - BROWNSTONE - JAHN MORTAR BROWN M70 S2-BS

C1 MATERIAL - BRICK

A1 MATERIAL - PAVERS - WASAU XP-10

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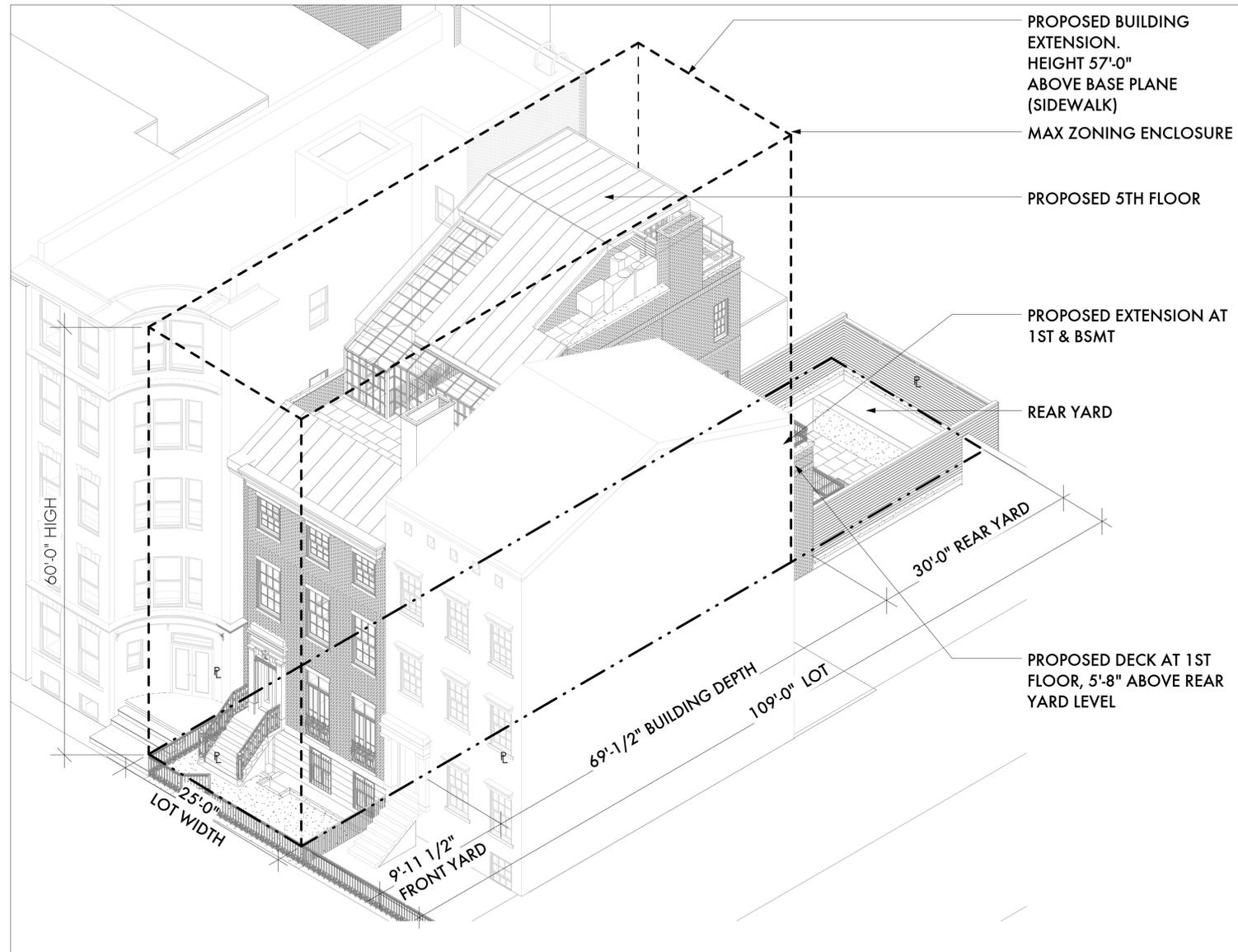
Exterior Materials

Date 24 MARCH 2016  
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Project Number 15002

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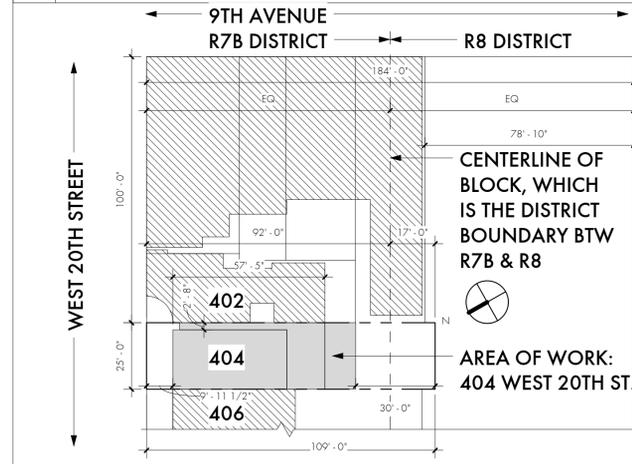
SCHEDULE - ZONING ANALYSIS			
SECTION #	DESCRIPTION	ALLOWED	PROPOSED
LOT INFO			
ADDRESS	404 WEST 20TH STREET, NEW YORK, NY 10011		
ZONING DISTRICT	R7B, R8		
BLOCK	717		
LOT	46		
ZONING MAP	8b		
LOT AREA	2,725 SF (25'-0" X 109'-0")		
STREETS	9TH AVENUE (75'-0" WIDE STREET), 20TH STREET (60'-0" NARROW STREET)		
22-00	USE REGULATIONS, GENERAL PROVISIONS, USE GROUPS PERMITTED IN RESIDENTIAL DISTRICTS	UG 1-4	UG 2
23-03	STREET TREE PLANTING IN RESIDENTIAL DISTRICTS: 1 STREET TREE REQUIRED FOR EACH 25' WIDTH OF LOT. THE LOT IS 25' WIDE.	1 TREE REQ'D	1 EXISTING TREE
23-145	MAX LOT COVERAGE AND MAX FLOOR AREA: IN R7B MAX LOT COVERAGE: 65% LOT AREA X MAX LC = 2725 * 0.65 = 1771 SF	1771 SF	1731.25
23-145	MAX FLOOR AREA RATIO = 3.00 IN R7B ; MAX FAR IN R8 IS 6.02		
23-145	LOT AREA X FAR-> SEE DETAILED CALCULATION BELOW ON PLOT PLAN = 9,459 SF	9,459 SF	7,543 SF
23-22	MAX. NUMBER OF DWELLING UNITS: IN R7B FACTOR = 680; LOT AREA X FAR /680 = 2725 X 3 /680 = 12	12 UNITS	1 UNIT
23-32	MIN. LOT AREA AND LOT WIDTH: IN R7B MIN LOT AREA = 1700 SF AND MIN. LOT WIDTH = 18'-0"	1700 SF AND 18'-0" WIDE	25'-0" WIDE, 2700 SF, COMPLIES
23-462(c)	SIDE YARDS FOR ALL OTHER RESIDENTIAL DISTRICTS: IN R7B, NO SIDE YARDS ARE REQUIRED	N.R.	N.P.
23-47	MIN REQUIRED REAR YARDS: IN R7B MIN 30'-0" REAR YARD REQUIRED	30'-0" MIN	30'-0"
23-62(d)	PERMITTED OBSTRUCTIONS: Stair bulkheads having an aggregate width of street walls equal to not more than 30 ft. The product in sf. of the width of street wall of bulkhead facing street frontage, times their average height in feet, shall not exceed a figure equal to four times the width in feet, of the street wall of the building facing frontage.	N.A.	N.A.
23-632(b)	HEIGHT ABOVE STREET LINE = 60FT OR 6 STORIES, WHICHEVER IS LESS SKY EXPOSURE PLANE: 2.7 TO 1	60' HIGH OR 6 STORIES	60' HIGH, 6 STORIES
23-633	STREET WALL LOCATION, HEIGHT & SETBACK: MIN BASE HEIGHT: 40FT MAX BASE HEIGHT: 60FT MAX BUILDING HEIGHT 75FT		
23-633 (a)(2)	LESS THAN 50 FT OF STREET FRONTAGE, THE STREET WALL SHALL BE NO CLOSER OR FURTHER THAN THE STREET WALL OF THE NEIGHBORING BUILDING	MATCH LOCATION OF NEIGHBORING BLDGS	COMPLIES
23-633 (b)(1)	SETBACK REGULATIONS: A SETBACK WITH A DEPTH OF AT LEAST 15'-0" SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET	15'-0" MIN REQ'D	COMPLIES, NO CHANGE
23-633 (d)(1)	MAX. BUILDING HEIGHT: ADDITIONAL REGULATIONS STATE THAT A VERTICAL ADDITION OF UP TO ONE STORY (15'-0") MAY BE ADDED WITHOUT REGARD TO THE STREET WALL LOCATION REQUIREMENTS	UP TO 15'-0"	COMPLIES
23-692	HEIGHT LIMITATIONS FOR NARROW BUILDINGS OR ENLARGEMENTS	N.A.	60'-0"
28-00	QUALITY HOUSING PROGRAM		
28-12	STREET TREE PLANTING: LOT WIDTH 25'-0"	1 TREE REQ'D	1 TREE PROVIDED
28-21	SIZE OF DWELLING UNITS: MIN 400 SF	MIN 400 SF	COMPLIES
28-22	WINDOWS: ALL WINDOWS SHALL BE DOUBLE GLAZED		PROVIDED
28-23	REFUSE STORAGE AND DISPOSAL: NONE REQUIRED IF LESS THAN 9 DWELLING UNITS	N.R.	PROVIDED
28-24	LAUNDRY FACILITIES: NONE REQUIRED	N.R.	PROVIDED
28-31	REQUIRED RECREATION SPACE: NOT REQUIRED IF LESS THAN 9 DWELLING UNITS	N.R.	PROVIDED
28-41	DENSITY PER CORRIDOR: MAX 11 DWELLING UNITS	11 UNITS MAX	1 UNIT

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E2 3D ZONING DIAGRAM 1/8" = 1'-0"

B3 SCHEDULE - ZONING ANALYSIS

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ADDRESS: 404 W 20TH ST., NEW YORK, NY 10011

BLOCK: 717

LOT: 46

# OF STORIES: 3

ZONING DISTRICT: R7B, R8

ZONING MAP: 8b

CONST CLASS: IIA

LOT DIMENSIONS: 25'-0" X 109'-0"

FIRE SUPPRESSION: SPRINKLERED

GROSS FLOOR AREA: TBD

AREA OF RENOVATION: ENTIRE

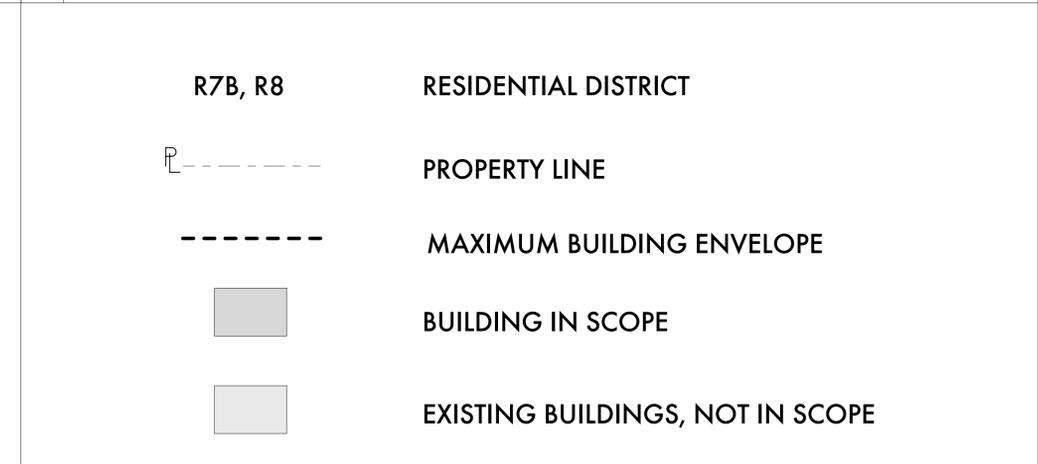
TOTAL LOT AREA: 25' WIDE X 109' DEEP = 25X109 = 2,725 SF

PORTION OF ZONING LOT IN R7B DISTRICT: 25' WIDE X 92' DEEP = 25X92 = 2,300 SF 2,300 / 2725 = 84.4%

PORTION OF ZONING LOT IN R8 DISTRICT: 25' WIDE X 17' DEEP = 25X17 = 425 SF 425 / 2725 = 15.6%

MAX ALLOWABLE FAR IN EACH DISTRICT: FAR FOR R7B IS 3.00 FAR FOR R8 IS 6.02

MAX ALLOWABLE F.A. FOR EACH PORTION: R7B -> 2,300 SF X 3.00 = 6,900 SF MAX R8 -> 425 SF X 6.02 = 2,559 SF MAX TOTAL MAX F.A. = 9,459 SF



E1 PLOT PLAN 1/32" = 1'-0"

B1 LEGEND - ZONING DIAGRAM

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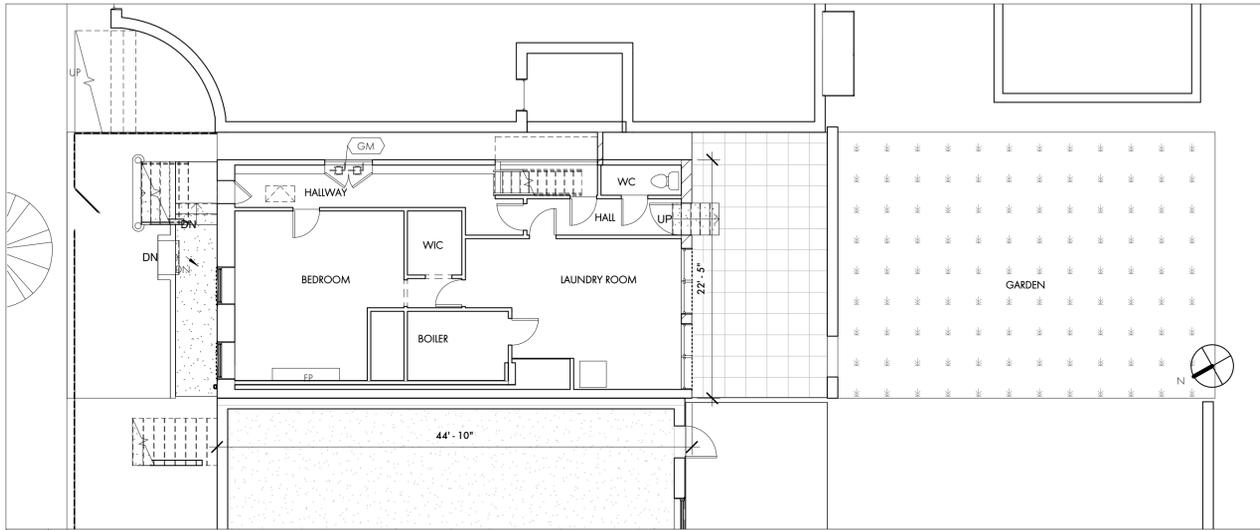
Zoning Analysis

Date 24 MARCH 2016

Scale As Noted

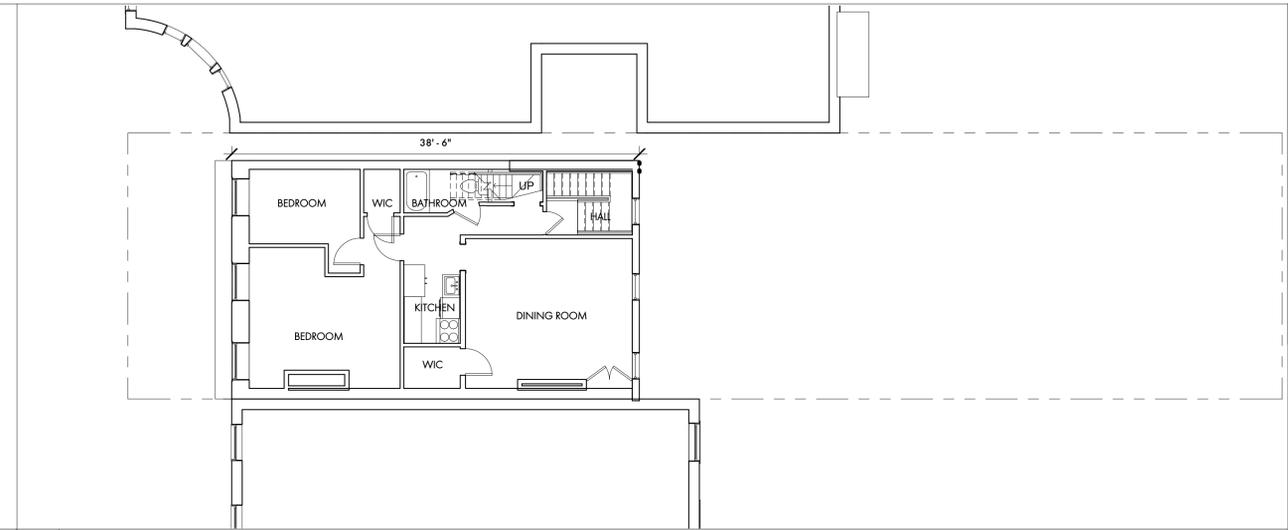
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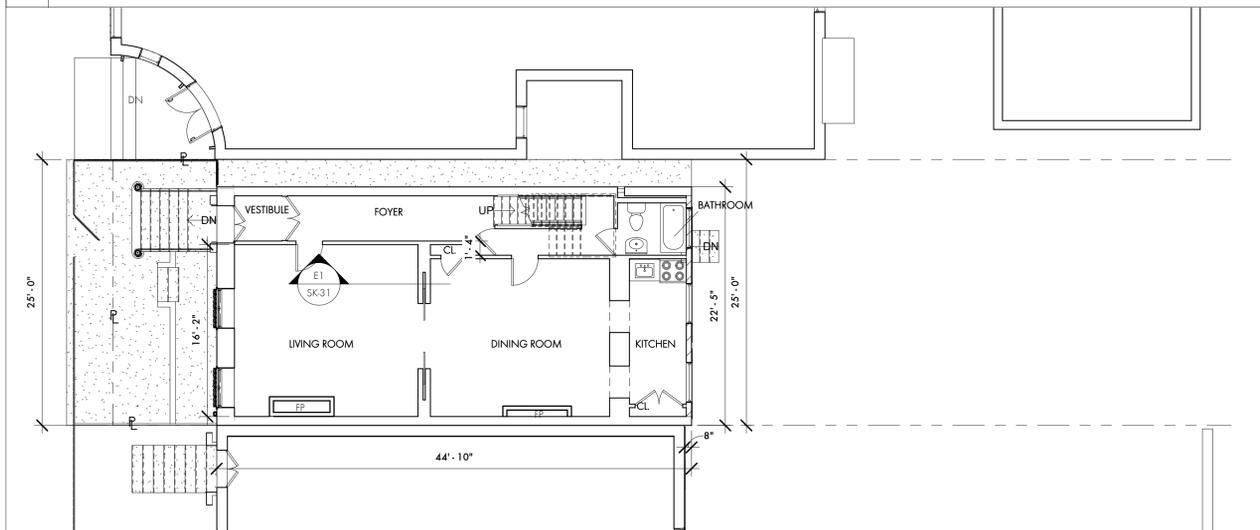
E5 EXISTING PLAN - BASEMENT

1/8" = 1'-0"



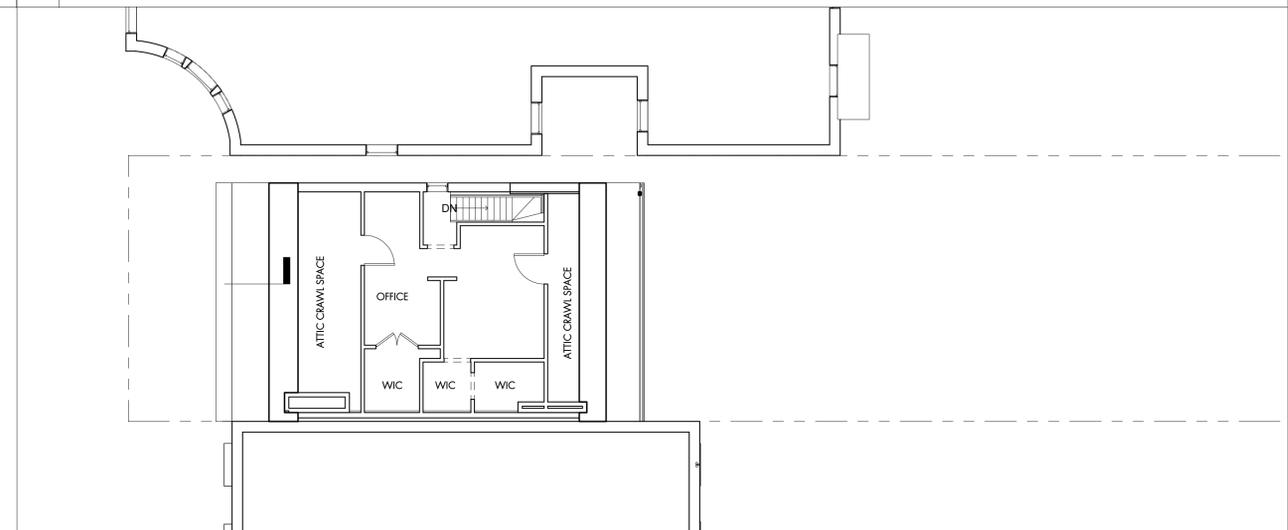
C5 EXISTING PLAN - LEVEL 3

1/8" = 1'-0"



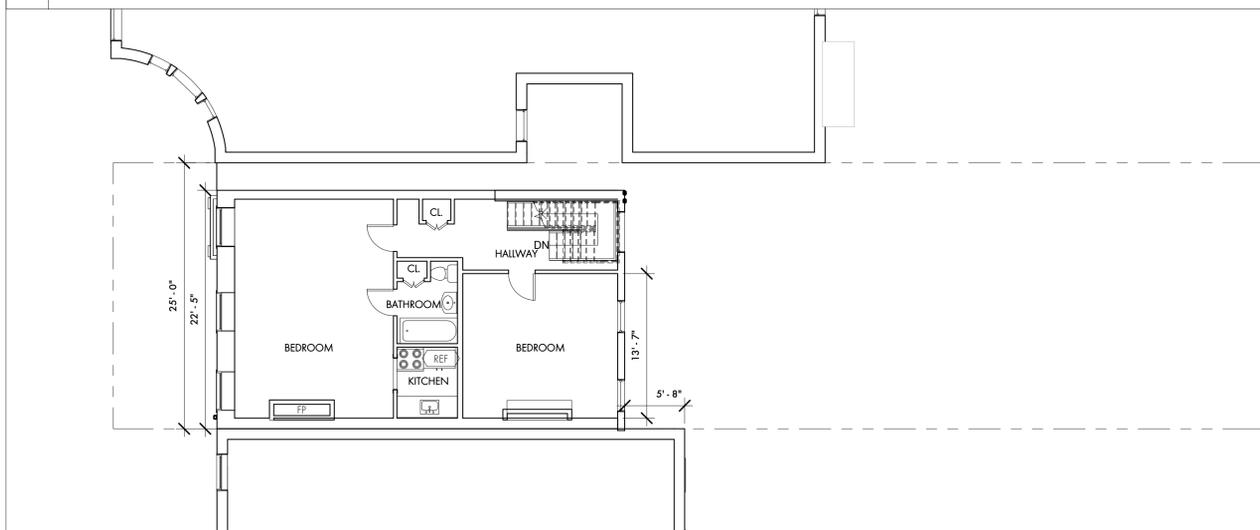
E3 EXISTING PLAN - LEVEL 1

1/8" = 1'-0"



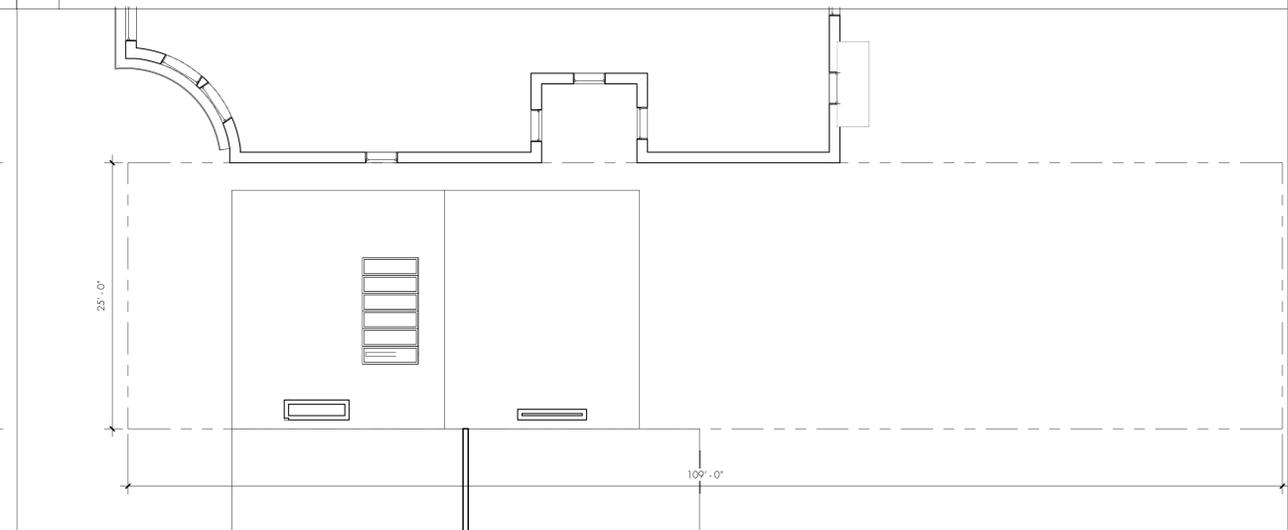
C3 EXISTING PLAN - LEVEL 4

1/8" = 1'-0"



E1 EXISTING PLAN - LEVEL 2

1/8" = 1'-0"



C1 EXISTING PLAN - ROOF

1/8" = 1'-0"

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Existing Plans

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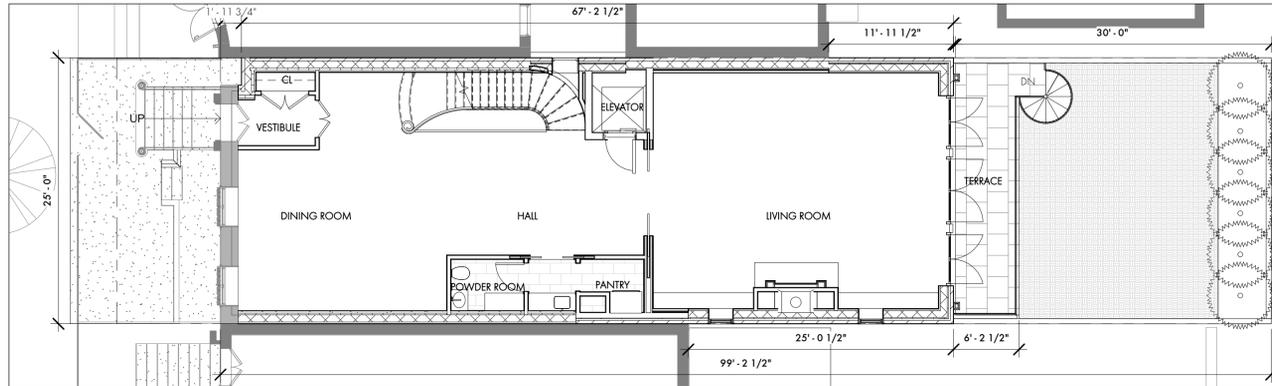
Project Number 15002

32 OF 37

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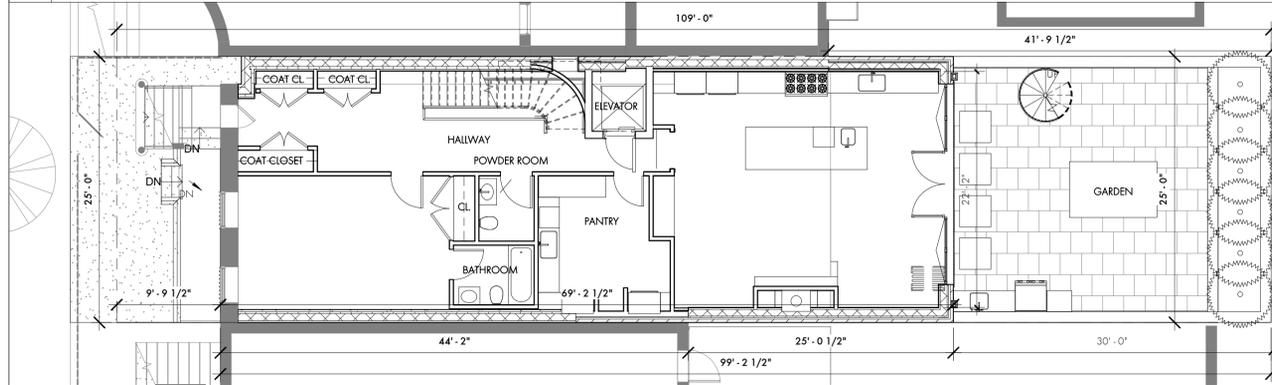
E4 PROPOSED PLAN - LEVEL 1

1/8" = 1'-0"



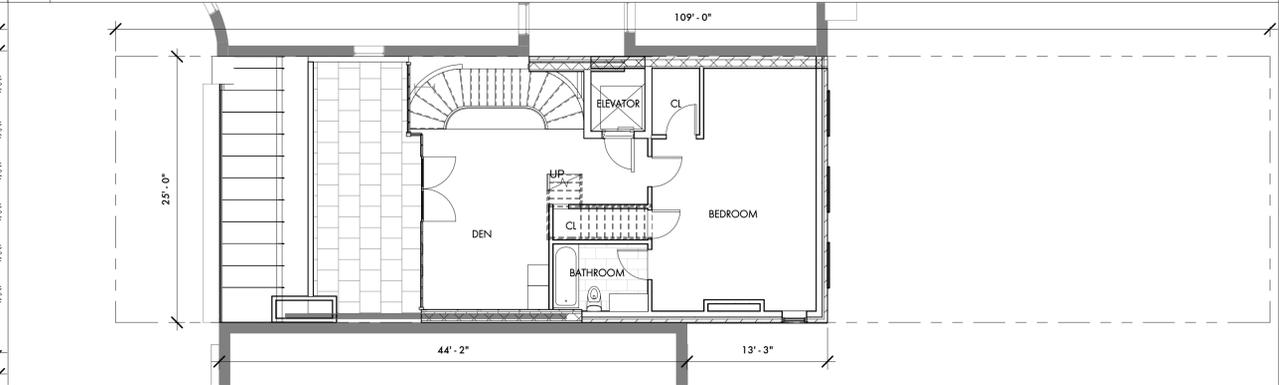
C4 PROPOSED PLAN - LEVEL 5

1/8" = 1'-0"



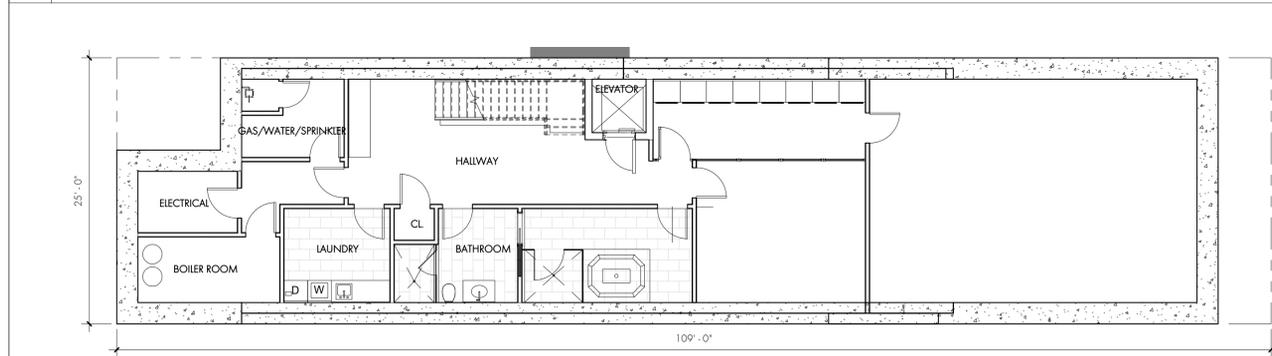
E3 PROPOSED PLAN - BASEMENT

1/8" = 1'-0"



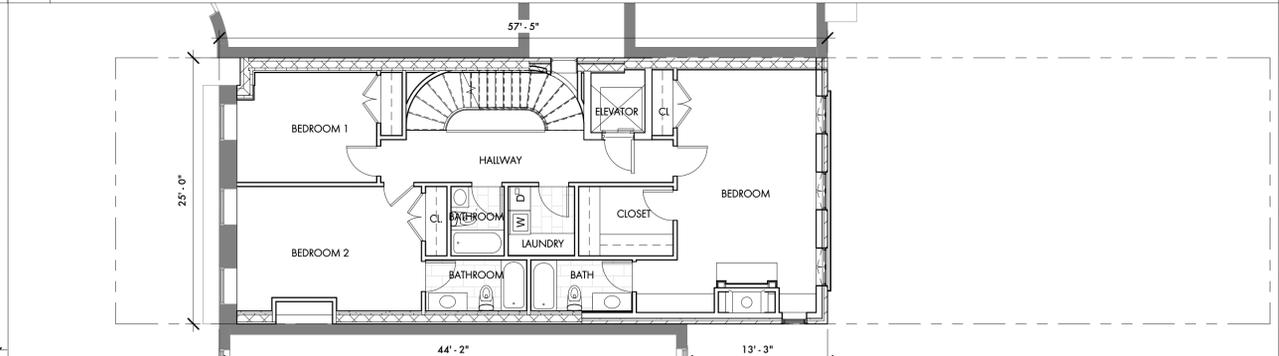
C3 PROPOSED PLAN - LEVEL 4

1/8" = 1'-0"



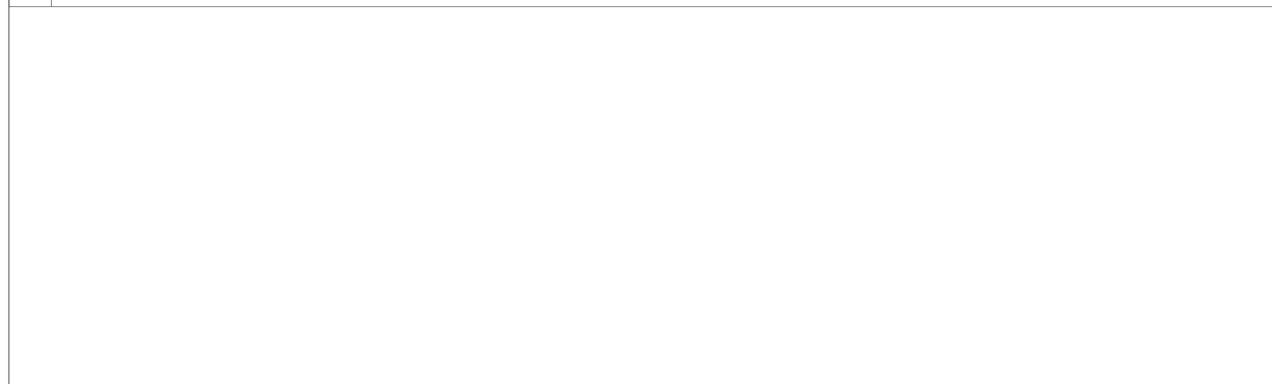
E2 PROPOSED PLAN - CELLAR

1/8" = 1'-0"



C2 PROPOSED PLAN - LEVEL 3

1/8" = 1'-0"



C1 PROPOSED PLAN - LEVEL 2

1/8" = 1'-0"

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Proposed Plans

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**October Partners LLC**

Marion Buhagiar, managing partner  
433 West 21 St. # 1C  
New York, NY 10011  
212-691-9120 buhmarion@yahoo.com

November 4, 2015

Hon. Meenakshi Srinivasan, Chair  
Landmarks Preservation Commission  
Municipal Building, One Centre St., 9<sup>th</sup> floor  
New York, NY 10007  
cc: Commissioners

My daughter and I (October Partners LLC) are the sole owners of 402 West 20 St. (The Donac), a small apartment building built in 1910 that is located right next to 404 West 20 St. I have owned The Donac since 1981, have lived one block away for more than 50 years and have been very active in working with groups to preserve the Chelsea neighborhood for at least 30 years. For decades my maintenance workers and myself have observed the steady deterioration of the structure of 404 W.20 St., have alerted the former owners to serious breaches in the east-facing wall that faces our property, dealt with rodent problems stemming from neglected front and back yards of that property and worried about possible fire damage if the electrical systems and chimneys of that wooden property were also not being maintained.

We very enthusiastically support the plans of the new owner of 404 West 20 St, Mr. Ajoy Veer Kapoor, to undertake the major, expensive work needed to stabilize, enlarge and restore this building to be safely occupied by his family. The Kapoor family has generously shared their plans with us and other neighbors. The fact that they plan to enter their young son in a local school and educate him in the U.S. and bring elderly parents to live with them stands in sharp contrast to many of the other recent buyers of Chelsea properties who occupy their properties for only several weeks a year (if at all). I welcome them as good neighbors because my daughter and I have no plans to sell The Donac and want to keep it in the family as well.

We ask the Commission to approve the application for 404 West 20 St. as proposed so that the stabilization and restoration of the house can commence as soon as possible and the Kapoor family can become our new neighbors.



**October Partners LLC**

Marion Buhagiar, managing partner  
433 West 21 St. # 1C  
New York, NY 10011  
212-691-9120 buhmarion@yahoo.com

November 4, 2015

Hon. Vikki Barbero, Chair  
Community Board No. 5  
450 Seventh Avenue, Suite 2108  
New York, NY 10123  
cc: Layla Law-Glielco, Chair, CB5 Landmarks Committee  
Renee Cafaro, Vice-Chair, CB5 Landmarks Committee

My daughter and I (October Partners LLC) are the sole owners of 402 West 20 St. (The Donac), a small apartment building built in 1910 that is located right next to 404 West 20 St. I have owned The Donac since 1981, have lived one block away for more than 50 years and have been very active in working with groups to preserve the Chelsea neighborhood for at least 30 years. For decades my maintenance workers and myself have observed the steady deterioration of the structure of 404 W.20 St., have alerted the former owners to serious breaches in the east-facing wall that faces our property, dealt with rodent problems stemming from neglected front and back yards of that property and worried about possible fire damage if the electrical systems and chimneys of that wooden property were also not being maintained.

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We ask the Commission to approve the application for 404 West 20 St. as proposed so that the stabilization and restoration of the house can commence as soon as possible and the Kapoor family can become our new neighbors.



January 18, 2016

Hon. Meenakshi Srinivasan, Chair  
Landmarks Preservation Commission  
Municipal Building, One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

As owners of 406 West 20<sup>th</sup> Street we wholeheartedly endorse the renovation and reconstruction plans that Mr. Ajoy Kapoor has presented to us for 404 West 20<sup>th</sup> Street. Mr. Kapoor has reached out to the neighbors, shared the proposed plans, and is making a great effort to save a house that is in desperate need of repair. As an adjacent property to 404, we have been concerned with fire safety, in particular with the "antique" electrical system, wood frame building and various additions made through the years. We are fortunate that Mr. Kapoor is willing and able to embark on this project.

We are grateful that he and his family will be our neighbors.



Jose Antonio and Debra Guerrero

January 18, 2016

Hon. Vikki Barbero, Chair  
Community Board No. 5  
450 Seventh Avenue, Suite 2108  
New York, NY 10123

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Jose Antonio and Debra Guerrero

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Neighbor Support  
Letters

Date 24 MARCH 2016

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E1 LETTERS FROM MARION BUHAGIAR (402 WEST  
20TH STREET)

C1 LETTERS FROM JOSE ANTONIO & DEBRA  
GUERRERO (406 WEST 20TH STREET)

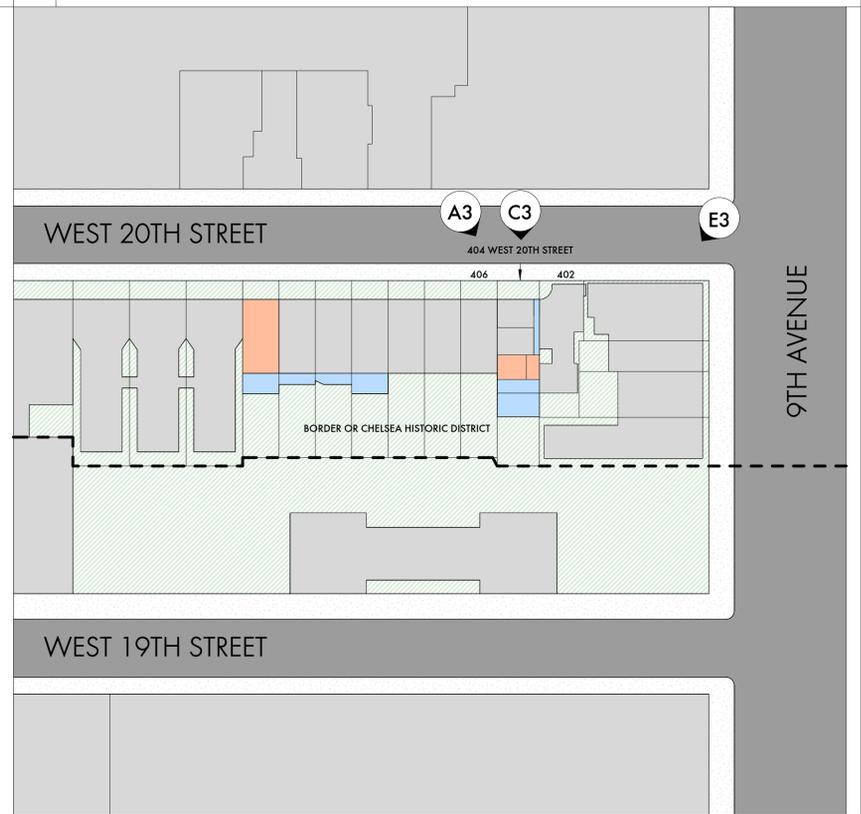
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E3 MOCKUP PHOTO 006

C3 MOCKUP PHOTO 005

A3 MOCKUP PHOTO 004



A1 PHOTO KEY MAP

1" = 50'-0"

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Mockup Analysis

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1 MOCKUP PHOTO 005 Copy 1 1/2" = 1'-0"



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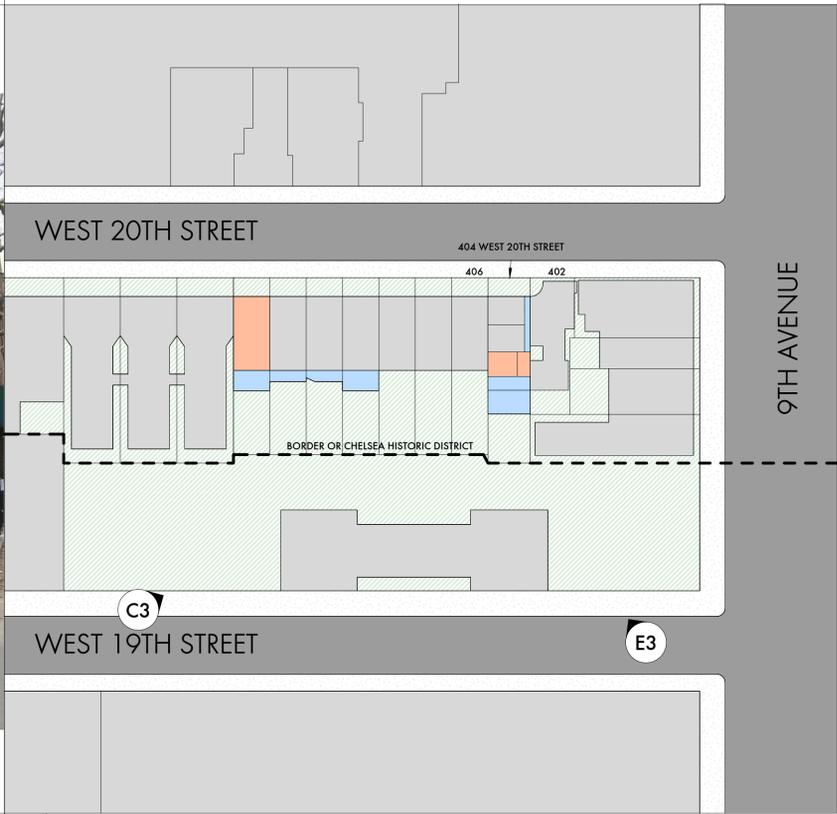
E3 PHOTOGRAPH - MOCK UP FROM 19TH ST

C3 PHOTOGRAPH - MOCK UP FROM 19TH ST - FROM SW



E1 "PHOTOSHOPPED" VIEW FROM 19TH ST

C1 "PHOTOSHOPPED" VIEW FROM 19TH STREET - FROM SW



A1 PHOTO KEY MAP 1" = 50'-0"

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Street View from  
19th Street w/  
Mock-up

Date 24 MARCH 2016

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Final Rendering

Date 24 MARCH 2016

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