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BROOKLYN
NY 11201
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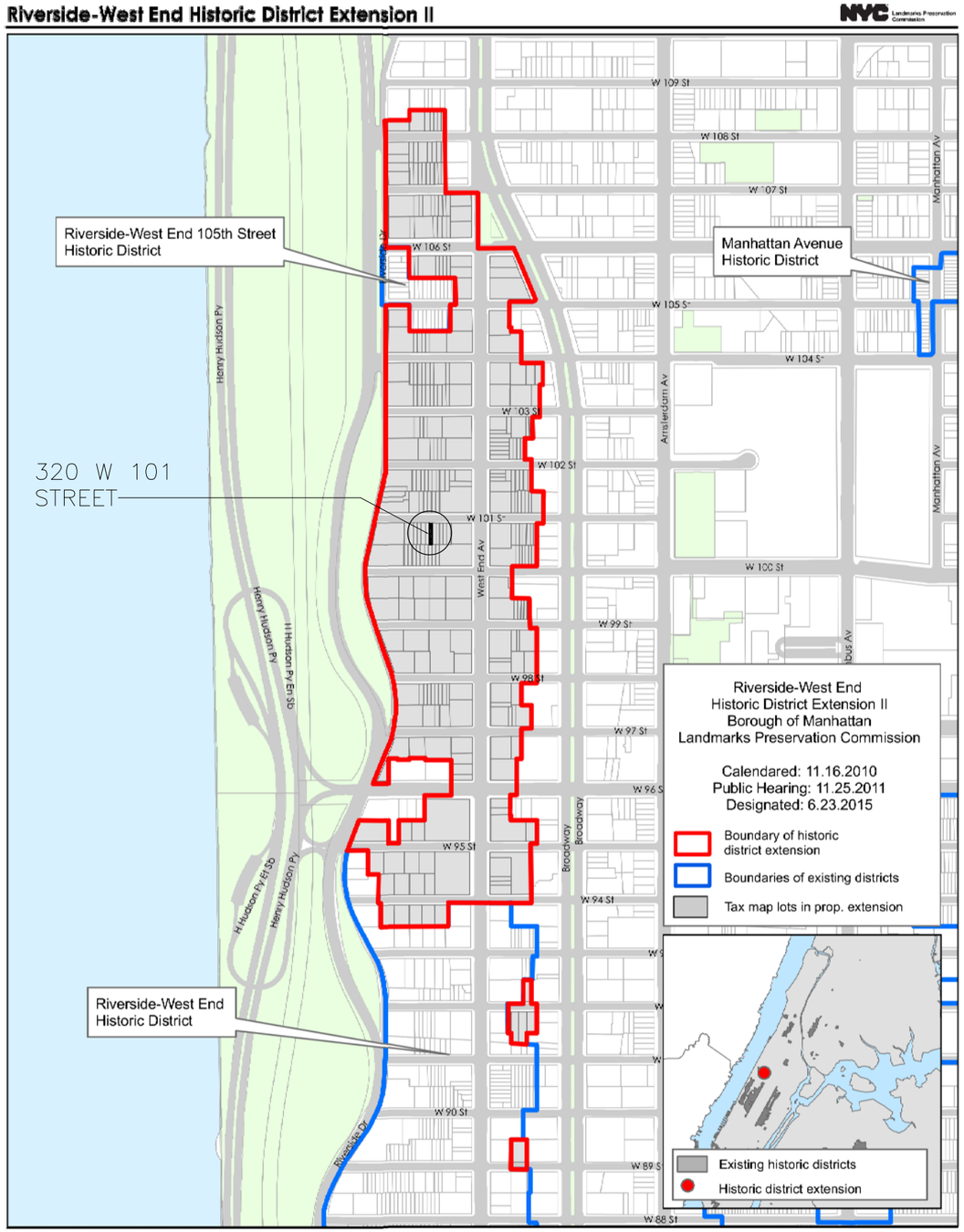
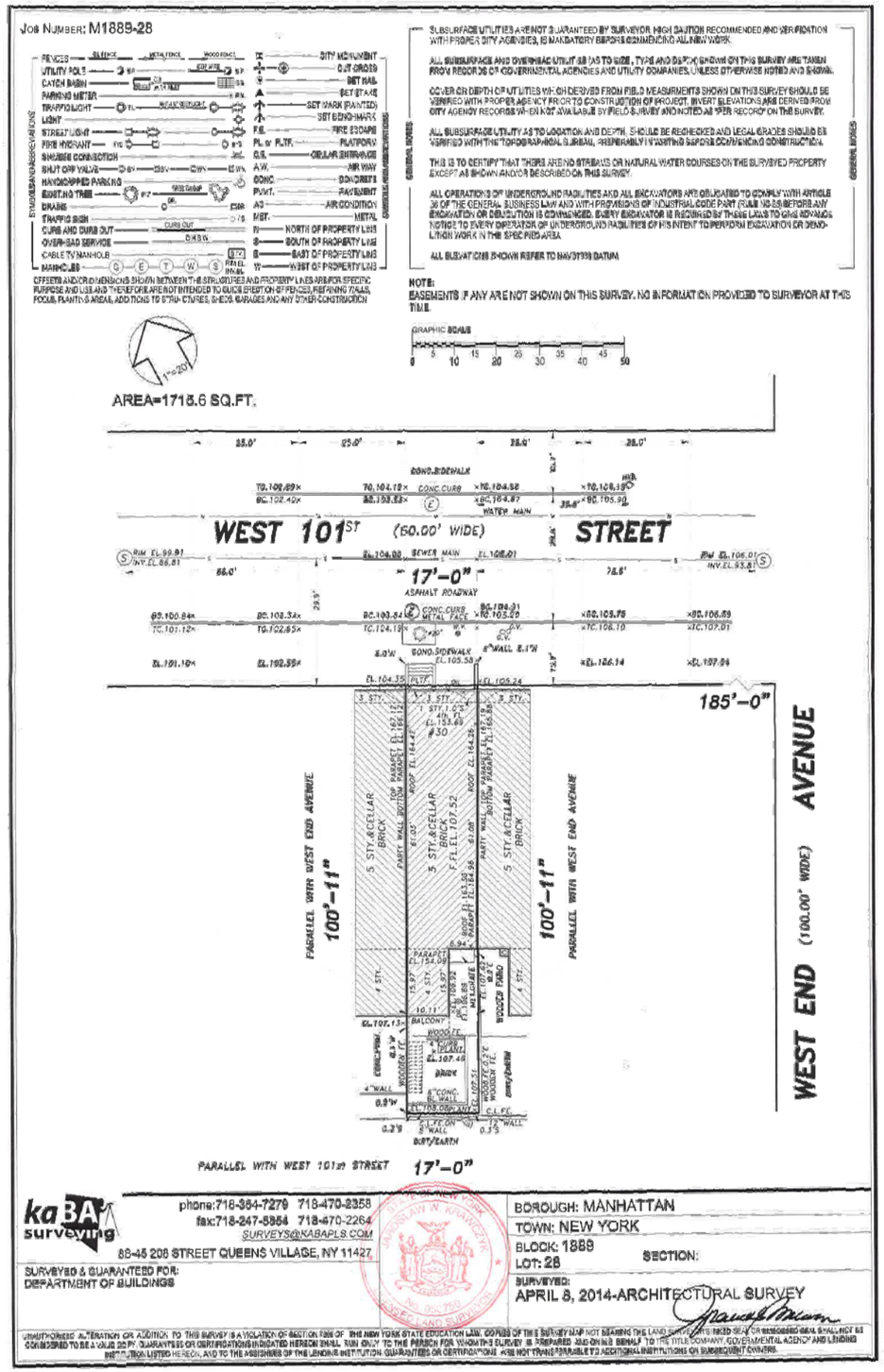
PUBLIC HEARING
LANDMARKS PRESERVATION COMMISSION
TUESDAY, SEPTEMBER 22ND 2015

RE: 320 W 101ST STREET
NEW YORK, NY 10025



Graphic Source: MapPLUTO, Edition 14v1, 2014. Author: Landmarks Preservation Commission, DHW. Date: June 23, 2015

1 LPC HISTORIC DISTRICT MAP
SCALE: NTS



2 ARCHITECTURAL SURVEY
SCALE: NTS

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22 SEPTEMBER 2015

HISTORIC MAP &
ARCHITECTURAL SURVEY

LPC-100

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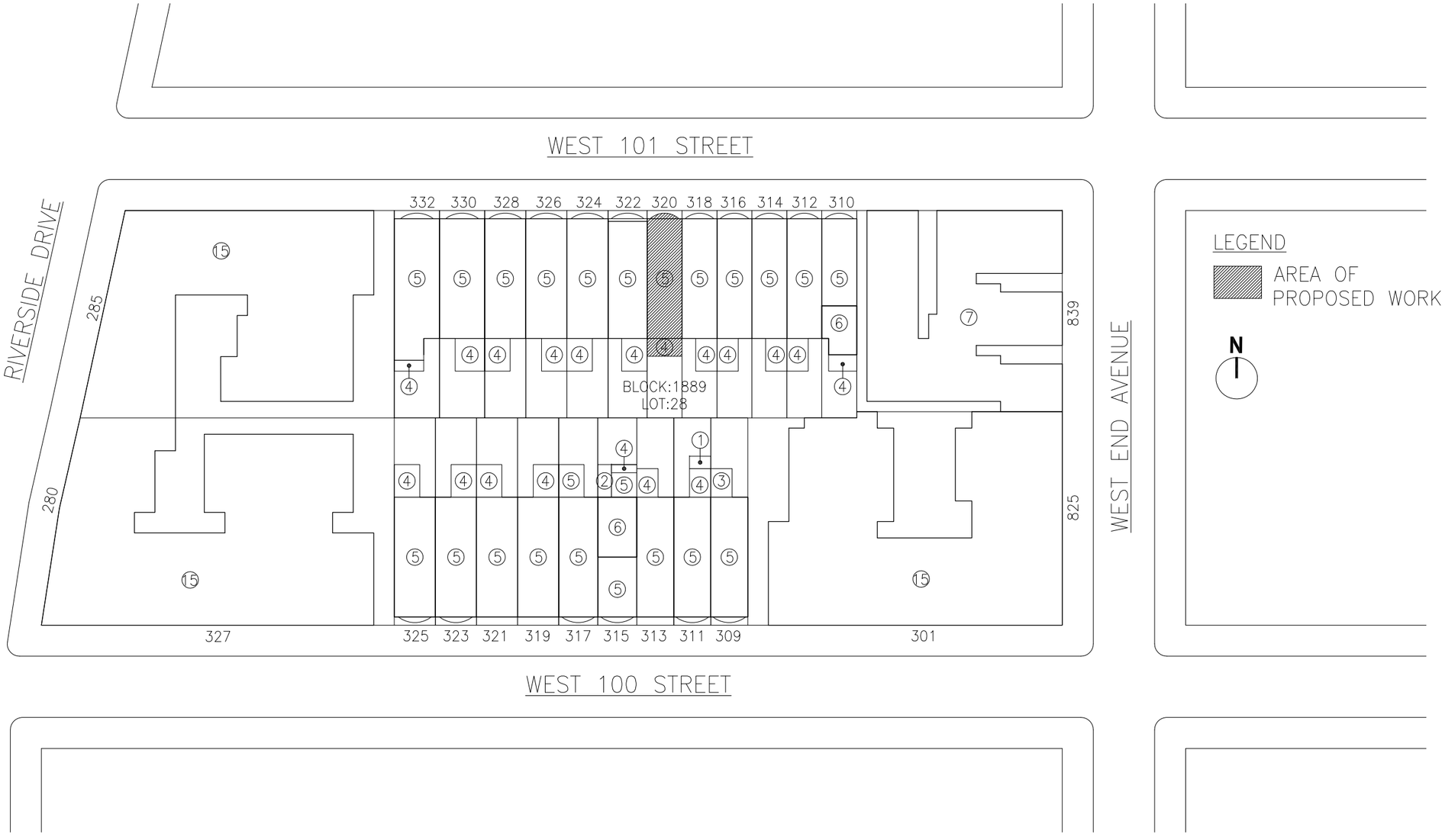


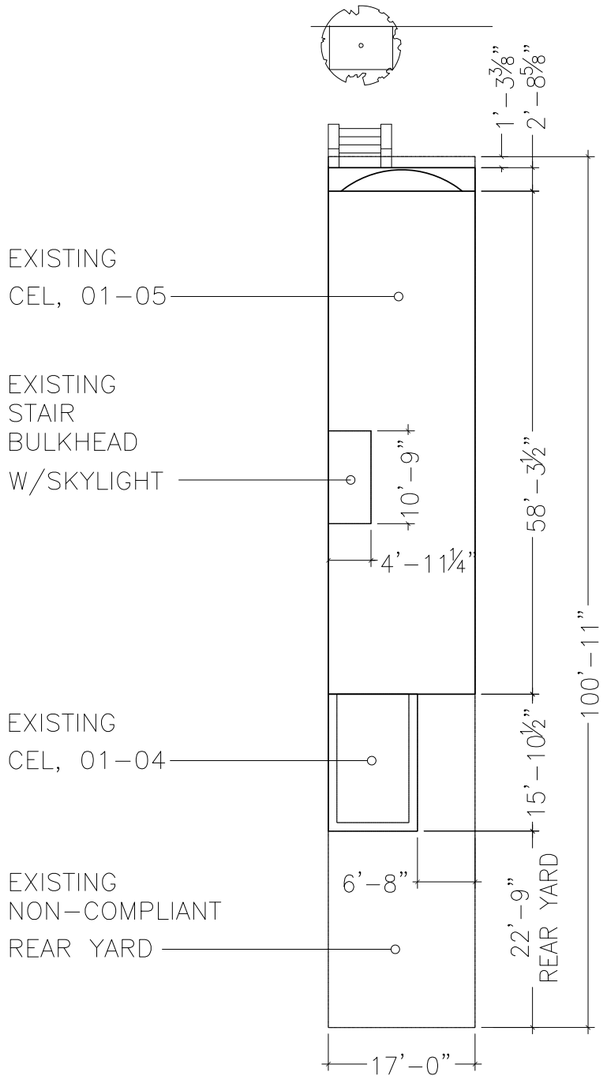
1 BLOCK PLAN
SCALE: NTS

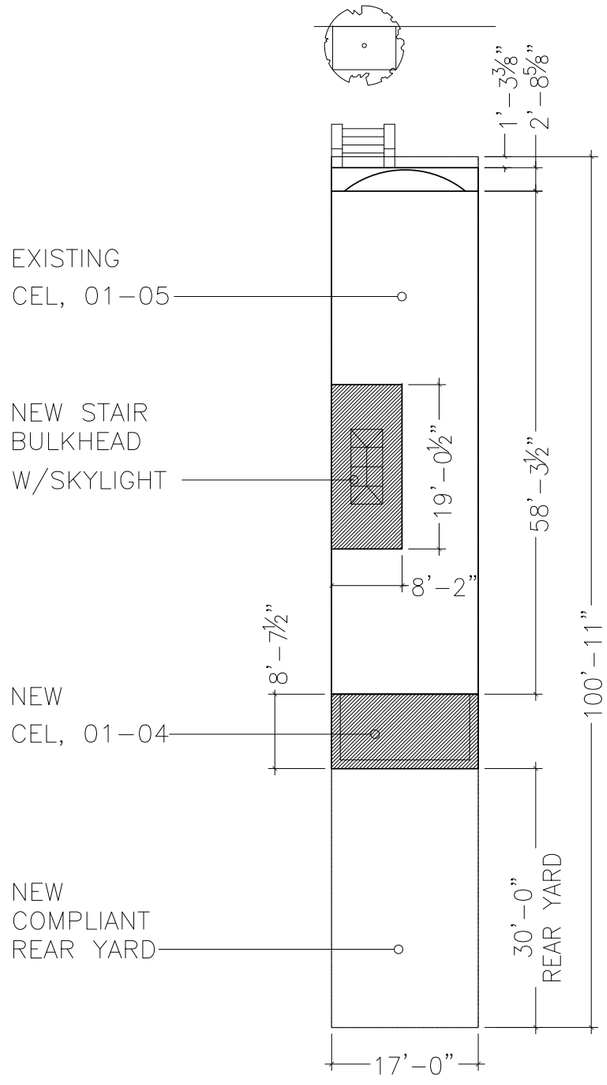
320 W 101ST STREET
NEW YORK, NY 10025

LPC PUBLIC HEARING
22 SEPTEMBER 2015

BLOCK PLAN

LPC-101





LEGEND
R8B
RESIDENTIAL DISTRICT
CONTEXTUAL DISTRICT
QUALITY HOUSING PROGRAM

EXISTING BUILDING

PROPOSED BUILDING

N

EXISTING SITE PLAN DIAGRAM

LOT AREA: 1,716 SQ.FT.
EXISTING LOT COVERAGE: 71%, DOES NOT COMPLY
(70% MAX. PERMITTED, AS PER ZR 23–145)

NEW SITE PLAN DIAGRAM

LOT AREA: 1,716 SQ.FT.
PROPOSED LOT COVERAGE: 70%, COMPLIES
(70% MAX. PERMITTED, AS PER ZR 23–145)

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

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

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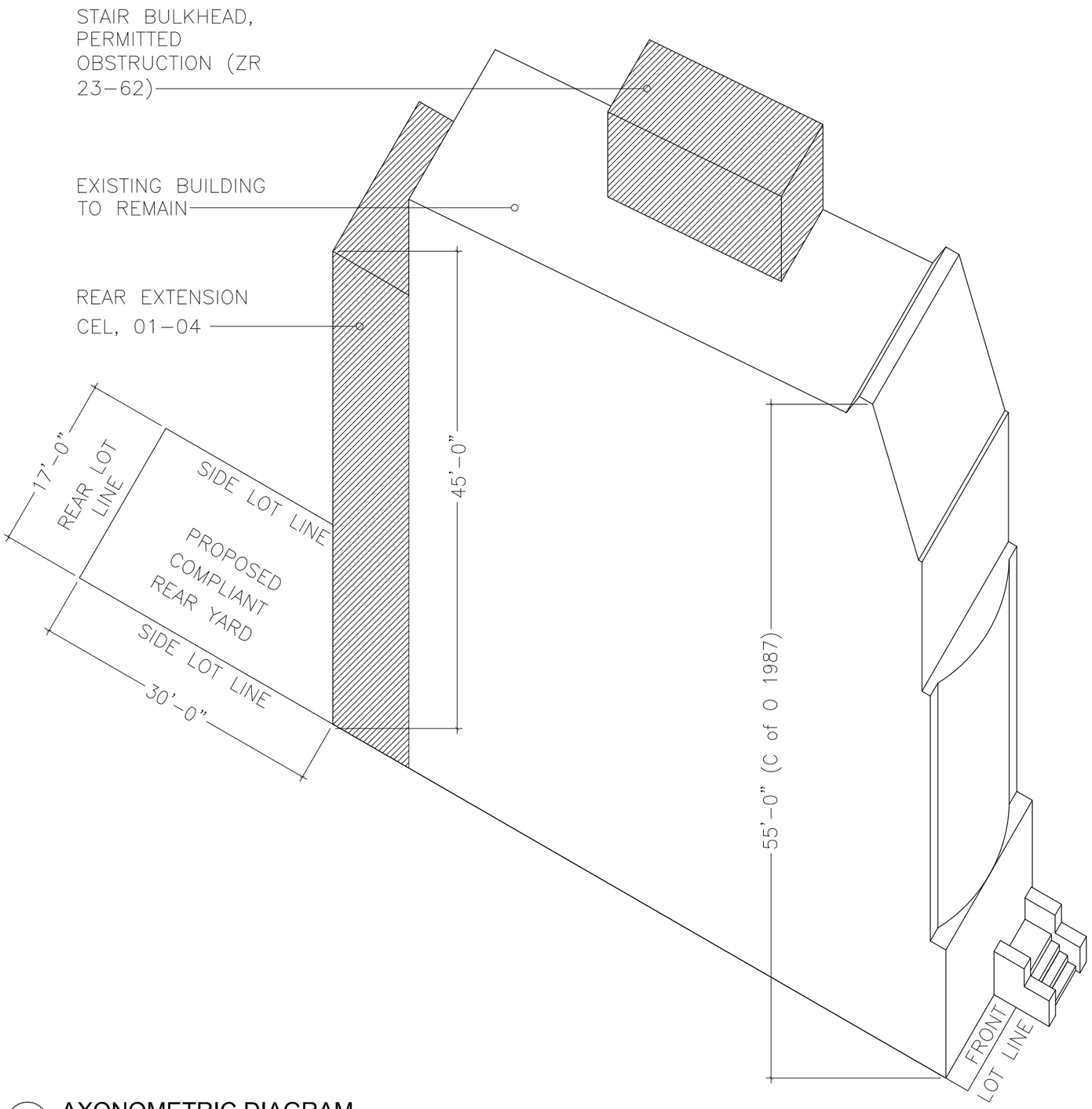
22 SEPTEMBER 2015

ZONING DIAGRAMS

LPC-102



1 AXONOMETRIC DIAGRAM
SCALE: NTS

LEGEND
R8B
RESIDENTIAL DISTRICT
CONTEXTUAL DISTRICT
QUALITY HOUSING PROGRAM

☐ EXISTING BUILDING

▨ PROPOSED BUILDING

ZONING ANALYSIS

REQUIRED SETBACKS
FRONT: 15'–0" ALONG A NARROW STREET
(AS PER ZR 23–633)
EXISTING BASE & BUILDING HEIGHT
TO REMAIN, NO CHANGE

STREETWALL
MIN. BASE: 55'–0" (AS PER ZR 23–633)
MAX. BASE: 60'–0" (AS PER ZR 23–633)
EXISTING TO REMAIN: 55'–0"
(AS PER C of O, 1987)
NO CHANGE, COMPLIES

BUILDING HEIGHT
MAX. HEIGHT: 60'–0"
(AS PER ZR 23–692)
EXISTING TO REMAIN: 55'–0"
(AS PER C of O, 1987)
NO CHANGE, COMPLIES

REAR YARD:
30'–0" MIN. (AS PER ZR 23–47)
EXISTING: 23'–9 3/8"
PROPOSED: 30'–0"
COMPLIES

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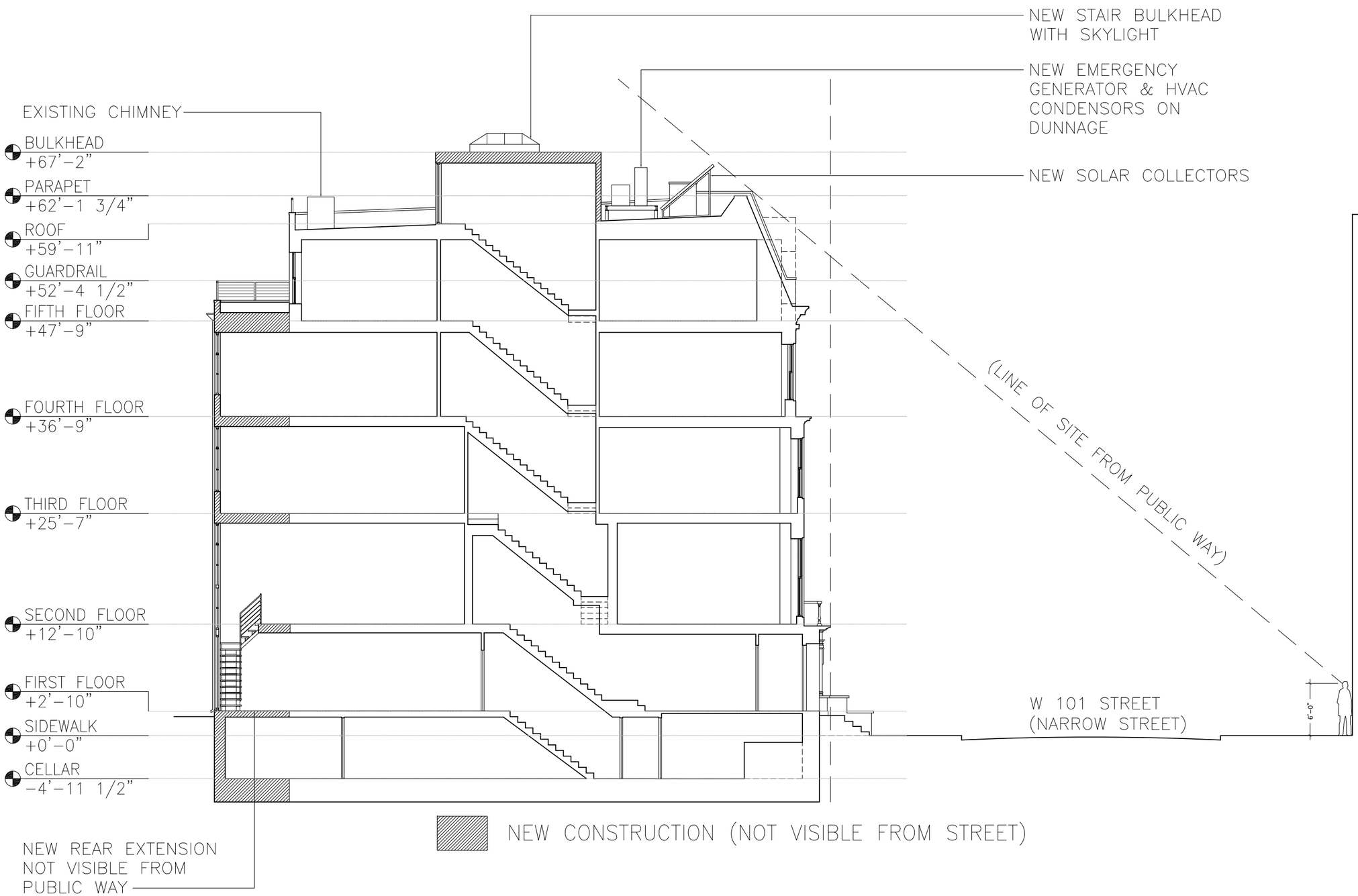
22 SEPTEMBER 2015

ZONING AXON

LPC-103



1 BUILDING SECTION - FACING WEST
SCALE: 1/8" = 1'-0"

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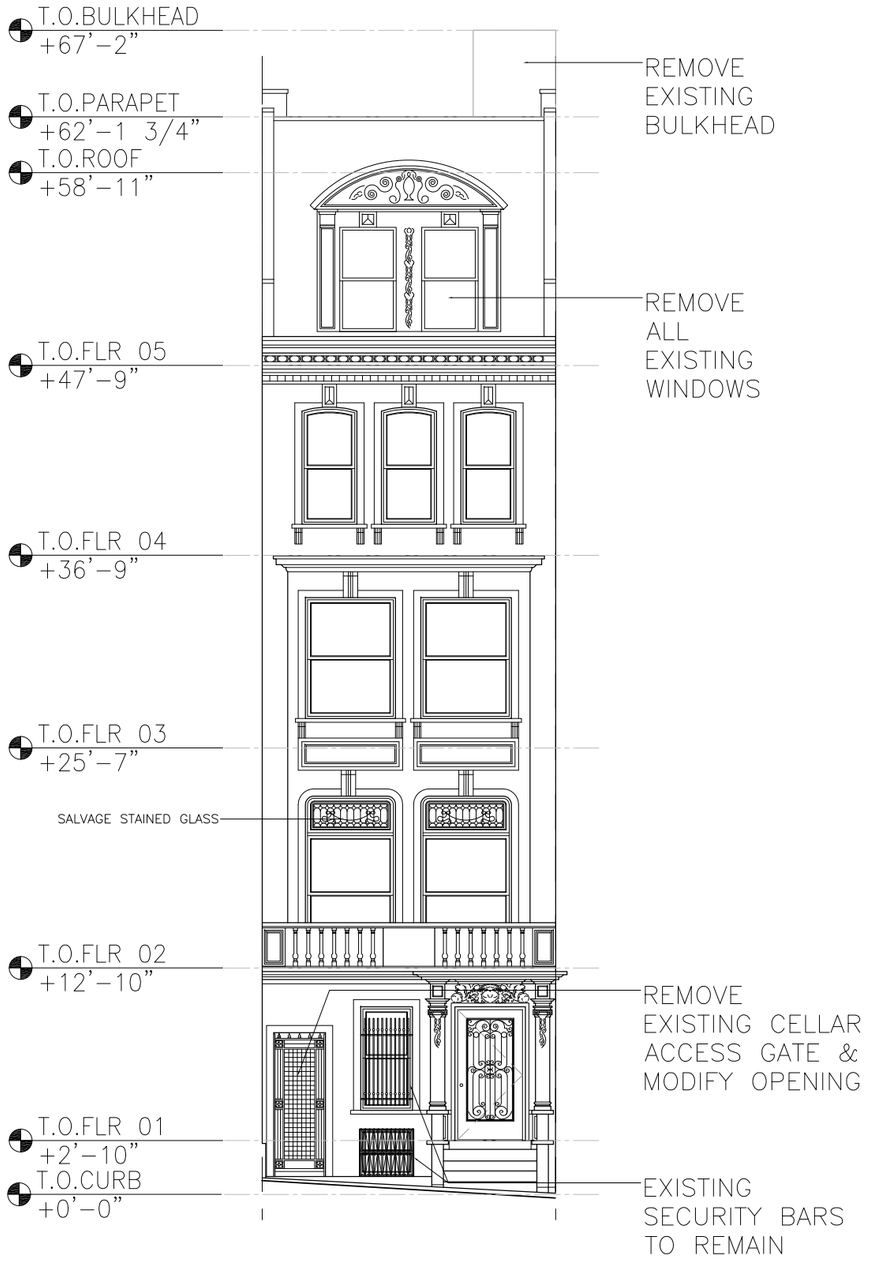
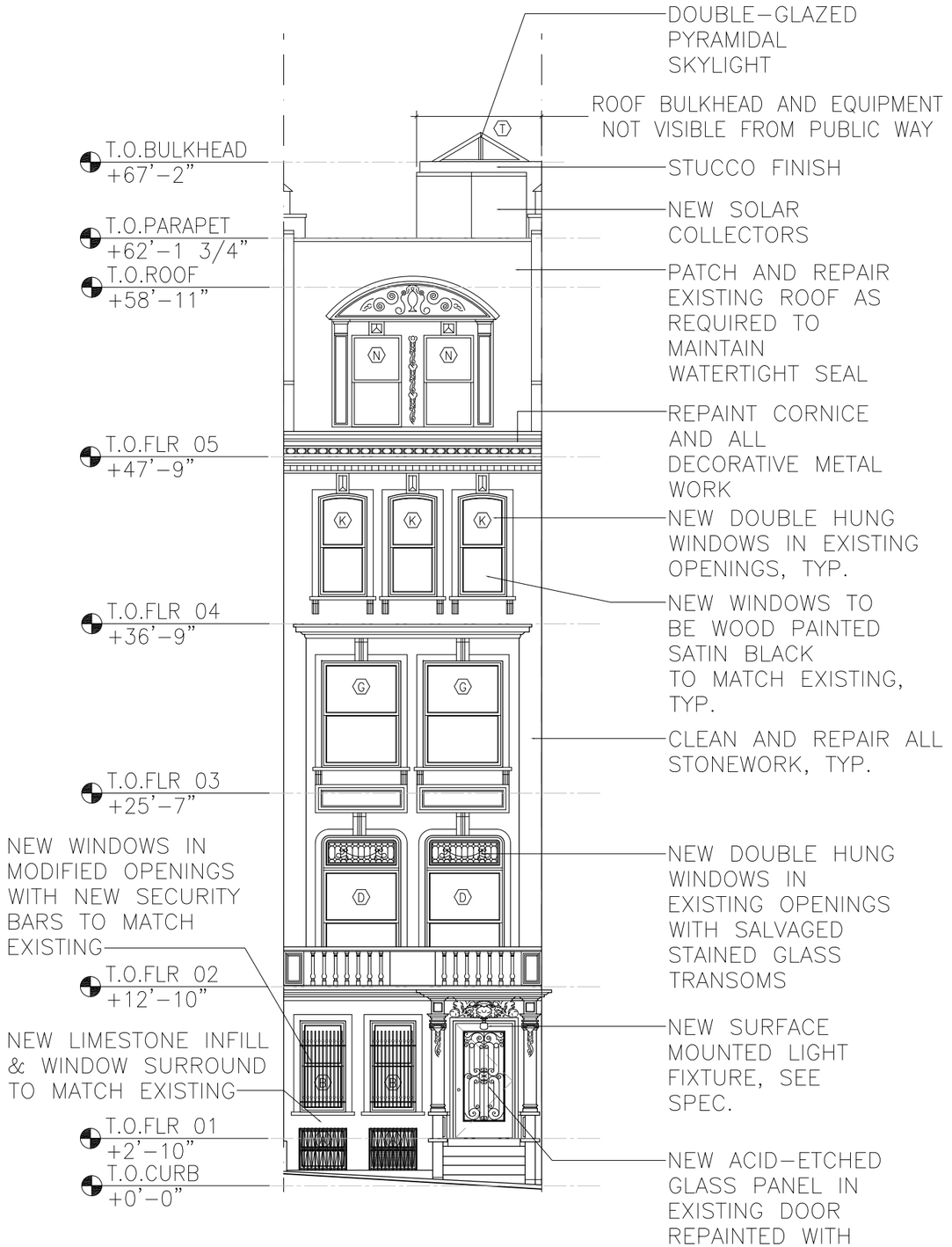
NORTH/SOUTH BUILDING SECTION

LPC-104



1 EXISTING STREET FACADE - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED STREET FACADE - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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STREET FACADE ELEVATIONS

LPC-105

1 BLOCK ELEVATION - WEST 101 ST

SCALE: 1/8" = 1'-0"

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BLOCK ELEVATIONS

LPC-106

1 EXISTING REAR YARD FACADE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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REAR YARD FACADE ELEVATIONS

LPC-107

1 PROPOSED REAR YARD FACADE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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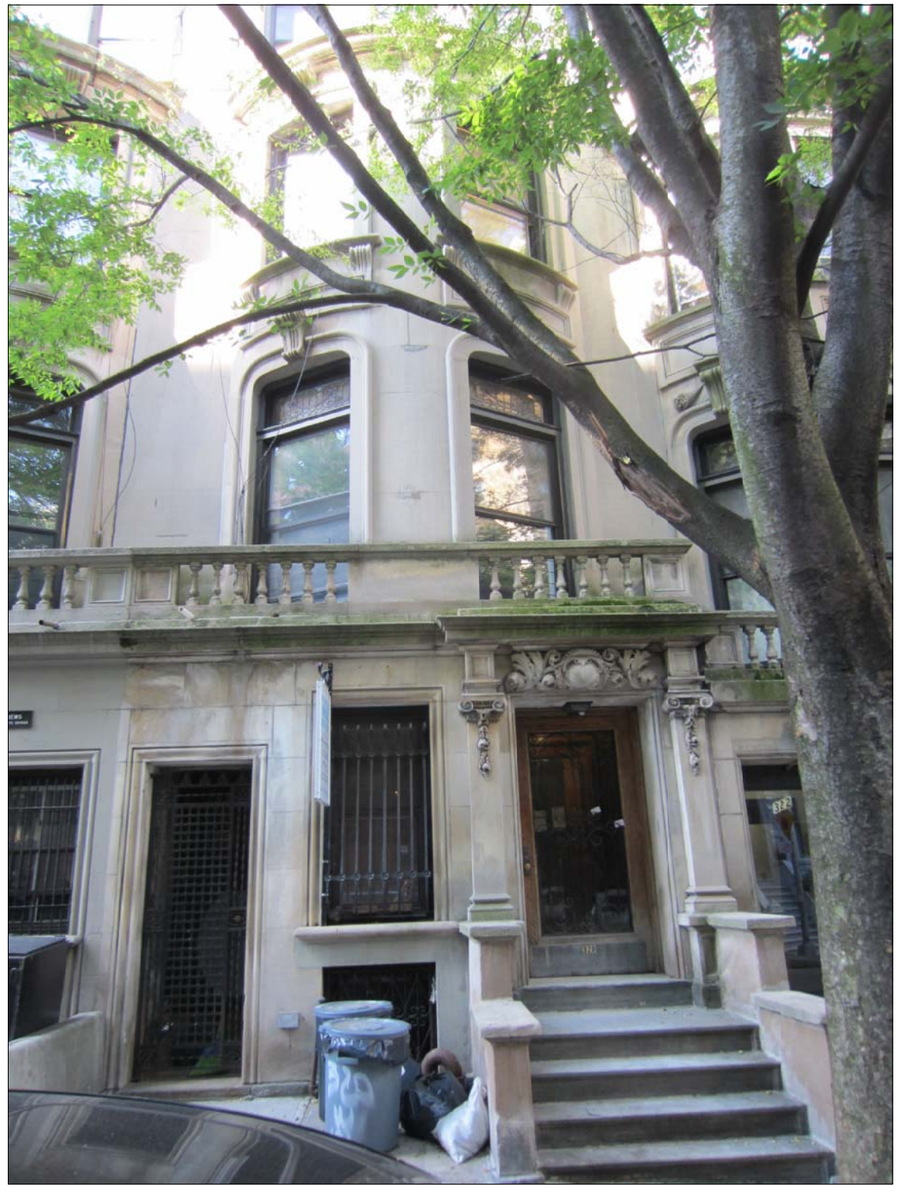
REAR YARD FACADE ELEVATIONS

LPC-108

TAX PHOTO: 1940



EXISTING CONDITION

1 SITE PHOTOS - GROUND FLOOR FACADE AT 320 W 101ST STREET
SCALE: NTS

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STREET FRONT
SITE PHOTOS

LPC-109

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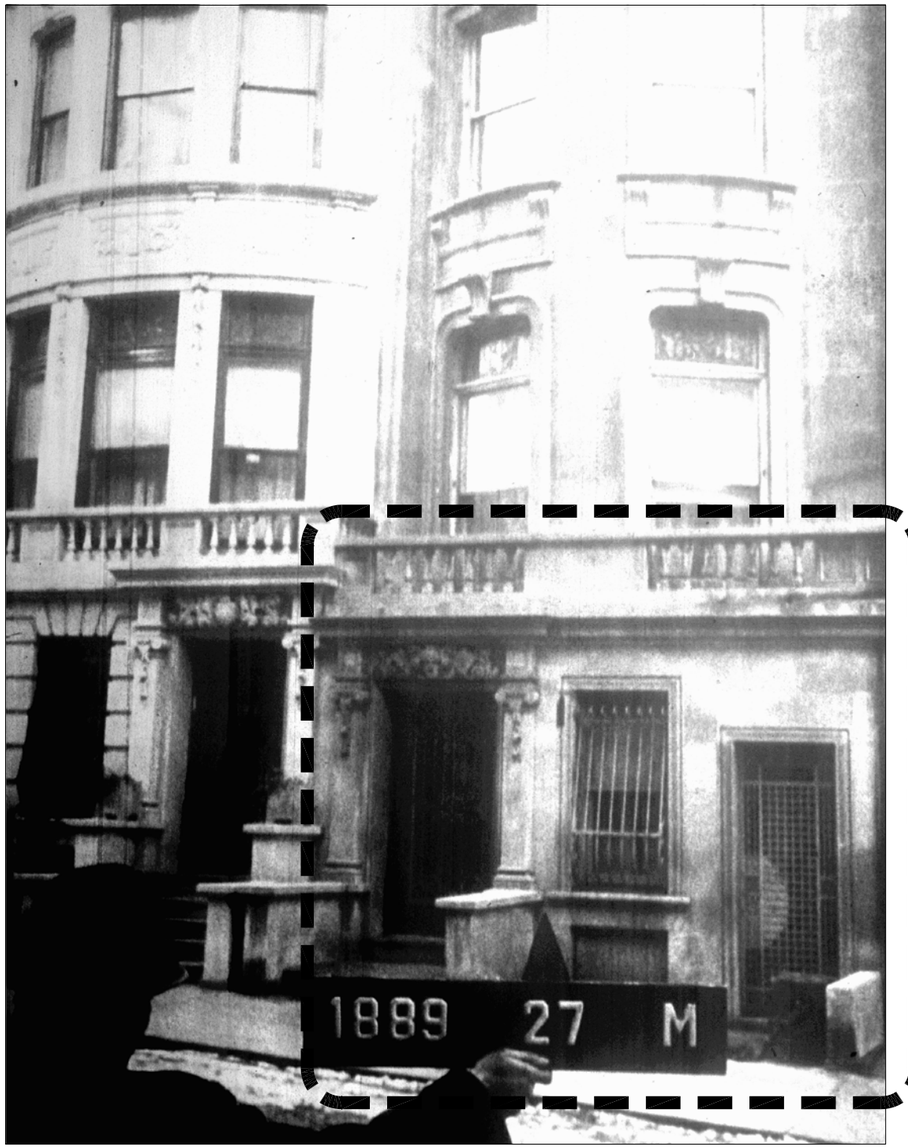

TAX PHOTO: 1940

EXISTING CONDITION

1 SITE PHOTOS - GROUND FLOOR FACADE AT 318 W 101ST STREET
SCALE: NTS

320 W 101ST STREET
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STREET FRONT
SITE PHOTOS

LPC-110

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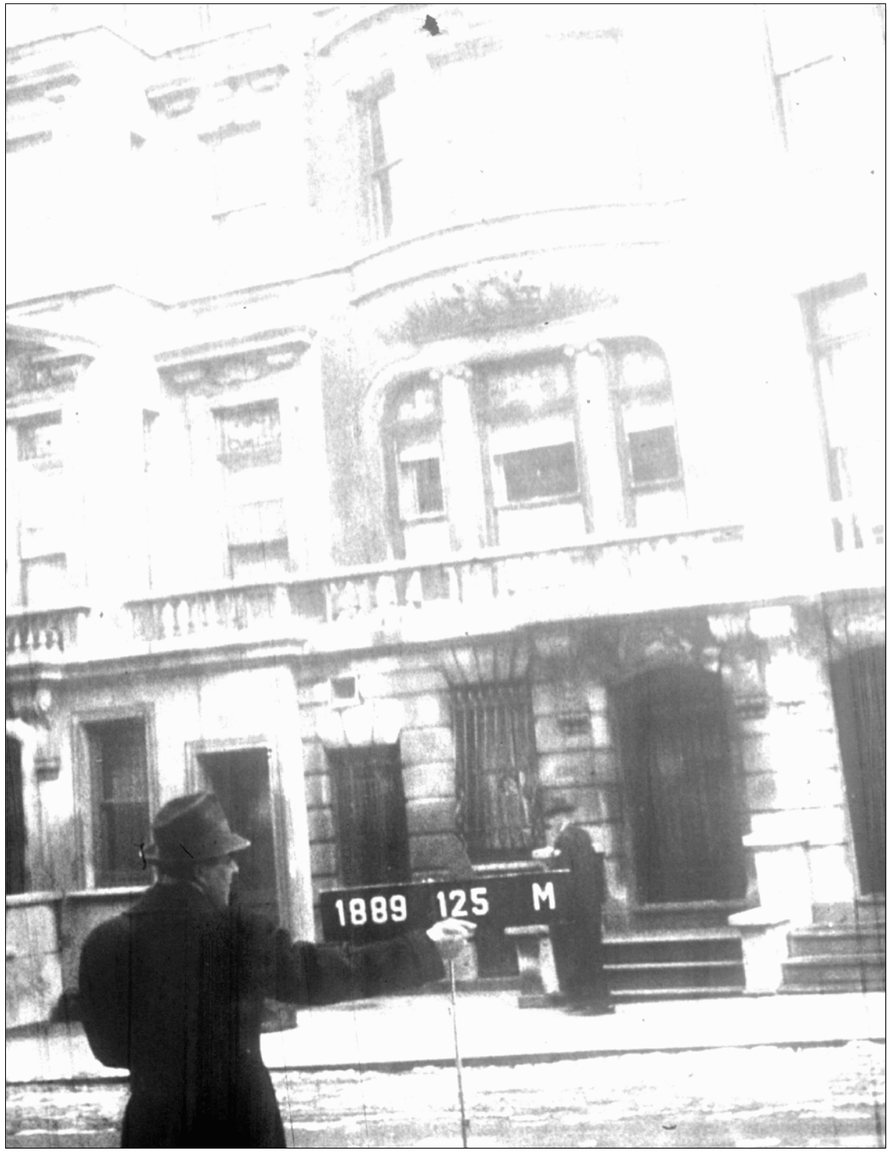

TAX PHOTO: 1940

EXISTING CONDITION

1 SITE PHOTOS - GROUND FLOOR FACADE AT 310 & 312 W 101ST STREET
SCALE: NTS

320 W 101ST STREET
NEW YORK, NY 10025

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22 SEPTEMBER 2015

STREET FRONT
SITE PHOTOS

LPC-111

EXISTING CELLAR ACCESS GATE FROM STREET

CELLAR ACCESS HATCH

1 SITE PHOTOS - 320 W 101 STREET FRONT FACADE DETAILS

SCALE: NTS

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FACADE DETAILS
SITE PHOTOS

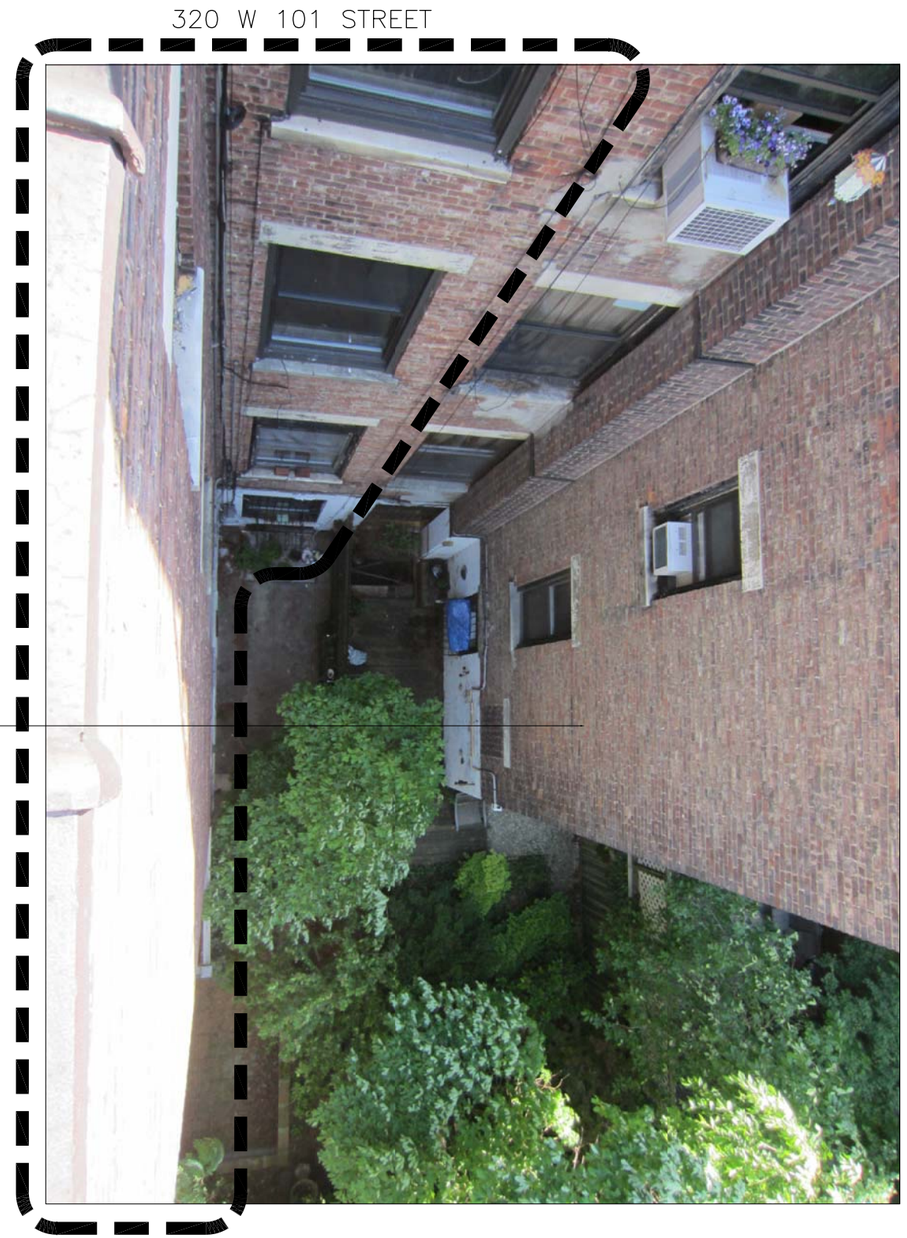
APP-100

APPENDIX

EXISTING REAR EXTENSION

REMOVE EXISTING REAR EXTENSION

EXISTING ADJACENT REAR EXTENSION AT 322 W 101 STREET



EXISTING SIDE YARD FROM ABOVE

1 SITE PHOTOS - REAR FACADE
SCALE: NTS

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REAR YARD
SITE PHOTOS

LPC-112

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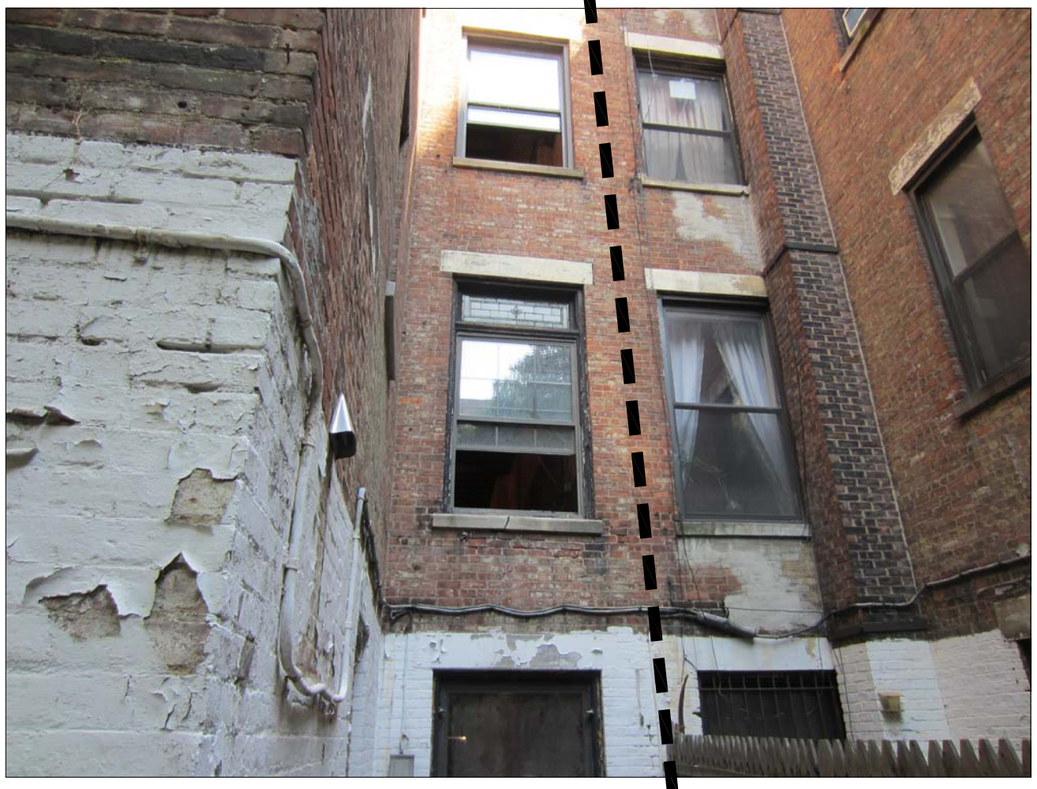
320 W 101 STREET



BAY WINDOW AT 324 W 101 ST. REAR FACADE

1 SITE PHOTOS - BLOCK INTERIOR
SCALE: NTS

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NEW YORK, NY 10025

LPC PUBLIC HEARING
22 SEPTEMBER 2015

REAR YARD
SITE PHOTOS

LPC-113

6–STORY ROOFTOP
& REAR EXTENSION
ADDITION AT 310 W
101 STREET

LOOKING WEST

5–STORY
REAR EXTENSION
ADDITION AT 332 W
101 STREET

LOOKING EAST

1 SITE PHOTOS - NEIGHBORING EXTENSIONS
SCALE: NTS

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REAR YARD
SITE PHOTOS

LPC-114

5–STORY EXTENSION AT 317 W 100 STREET

FULL WIDTH EXTENSION W/ ENLARGED WINDOW OPENINGS AT 315 W 100 STREET

REAR YARD FACING SOUTH

REAR YARD FACING SOUTH

1 SITE PHOTOS - BLOCK INTERIOR
SCALE: NTS

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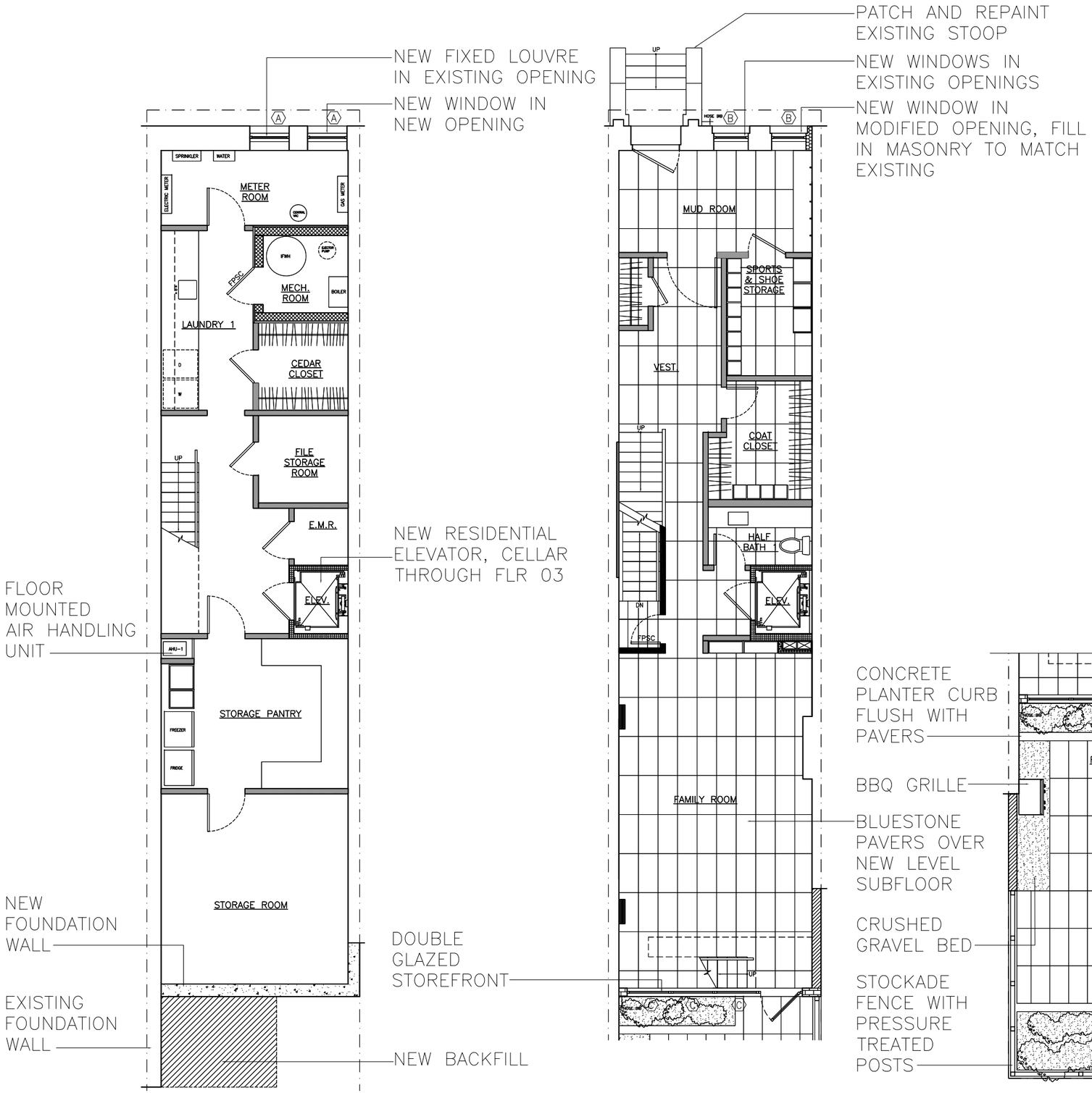
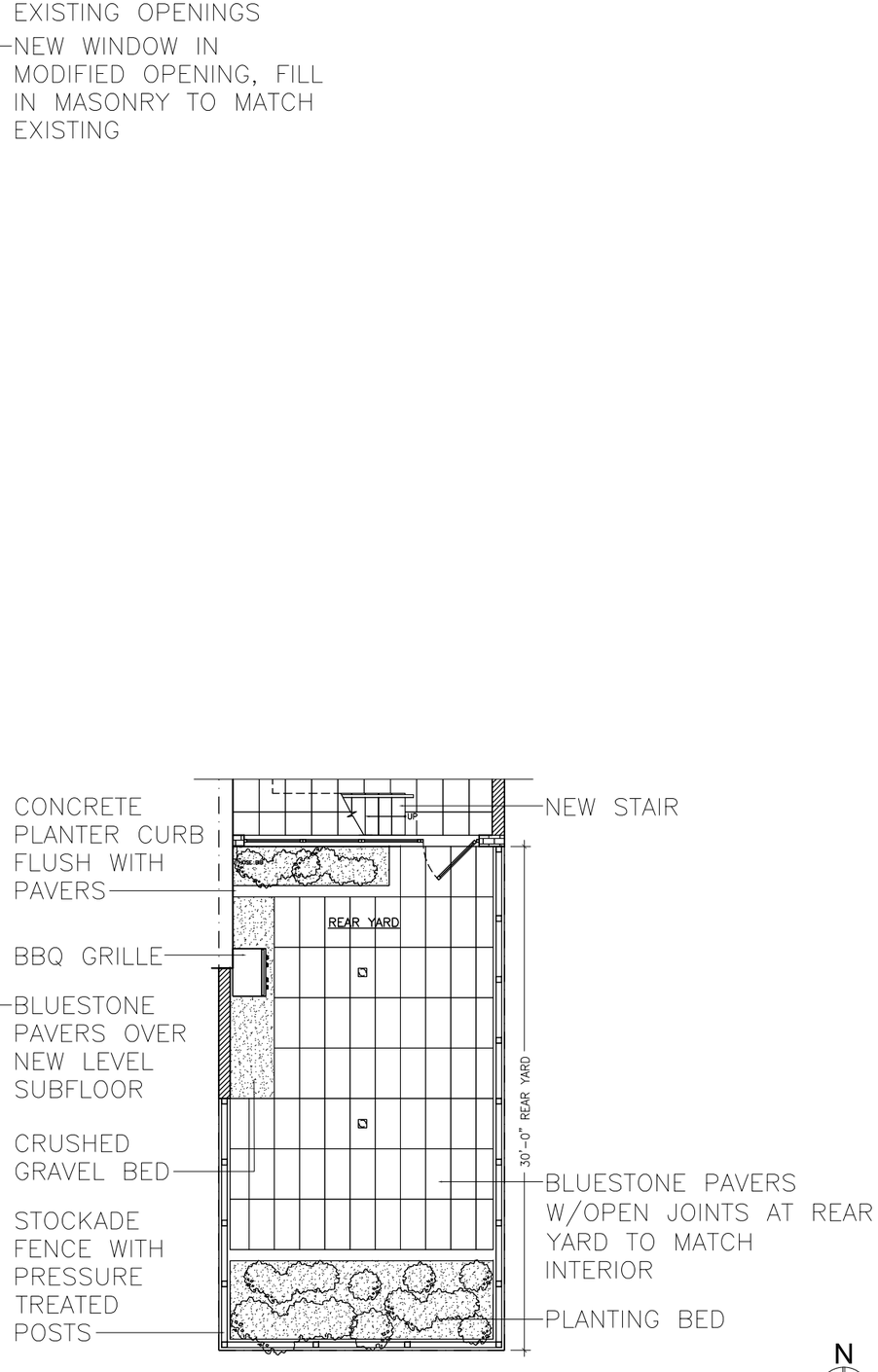
REAR YARD
SITE PHOTOS

LPC-115





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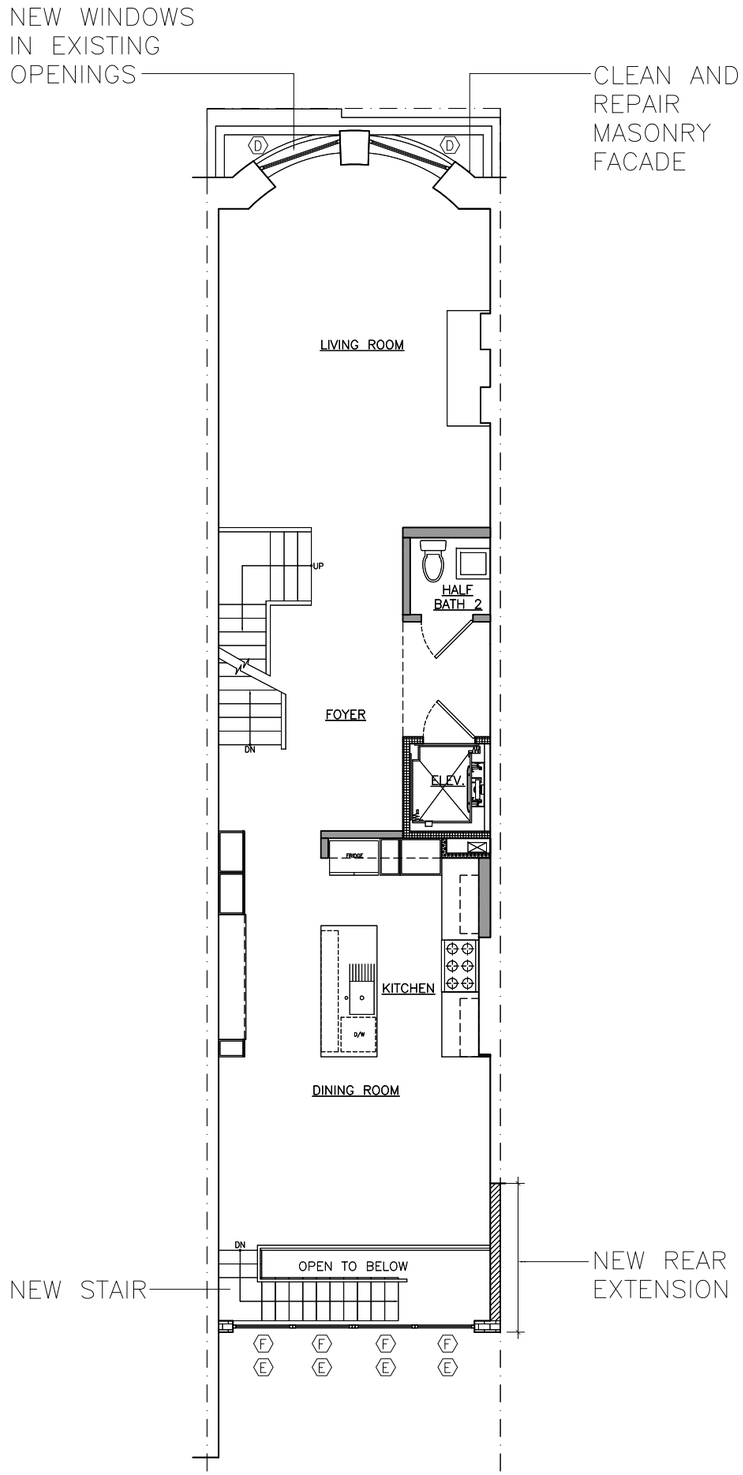
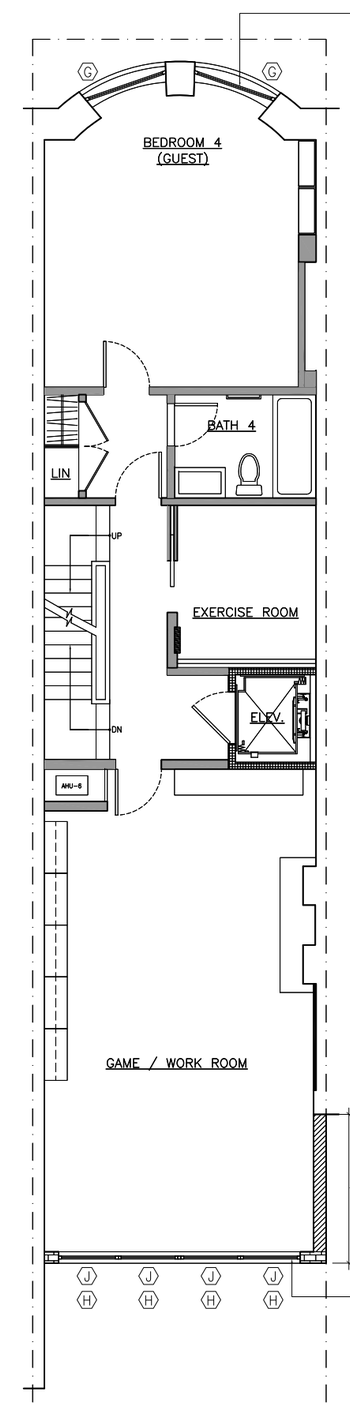
22 SEPTEMBER 2015

PROPOSED PLANS
CLR, FLR 01, REAR YARD

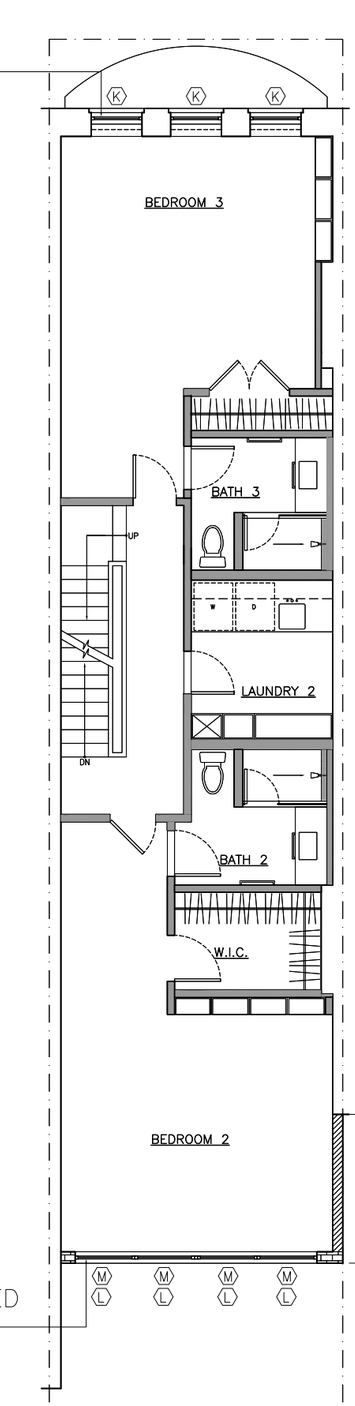
LPC-116



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

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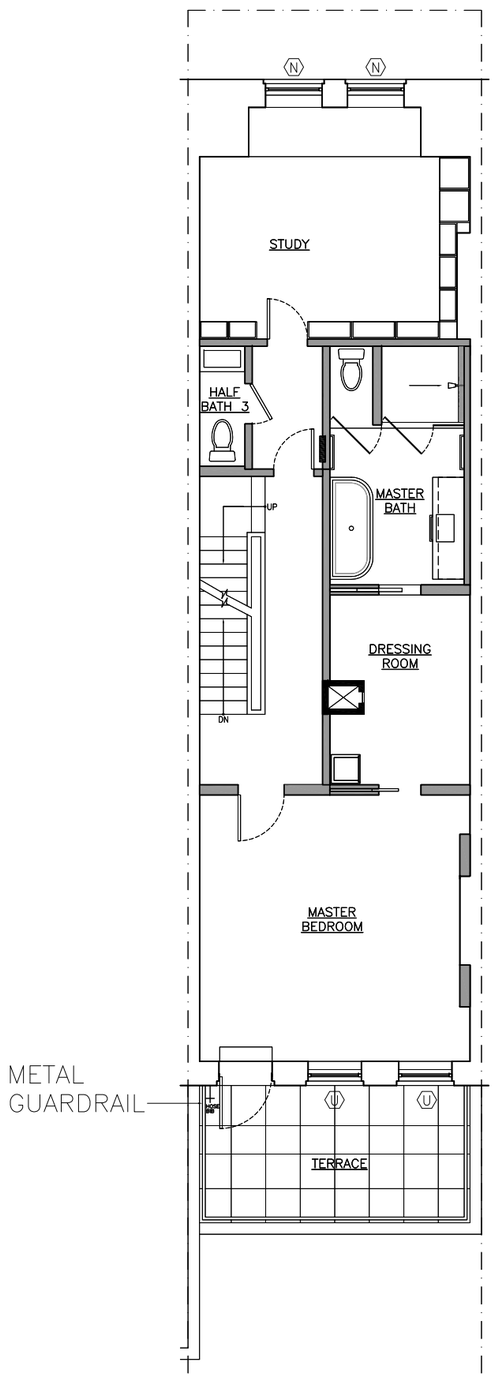
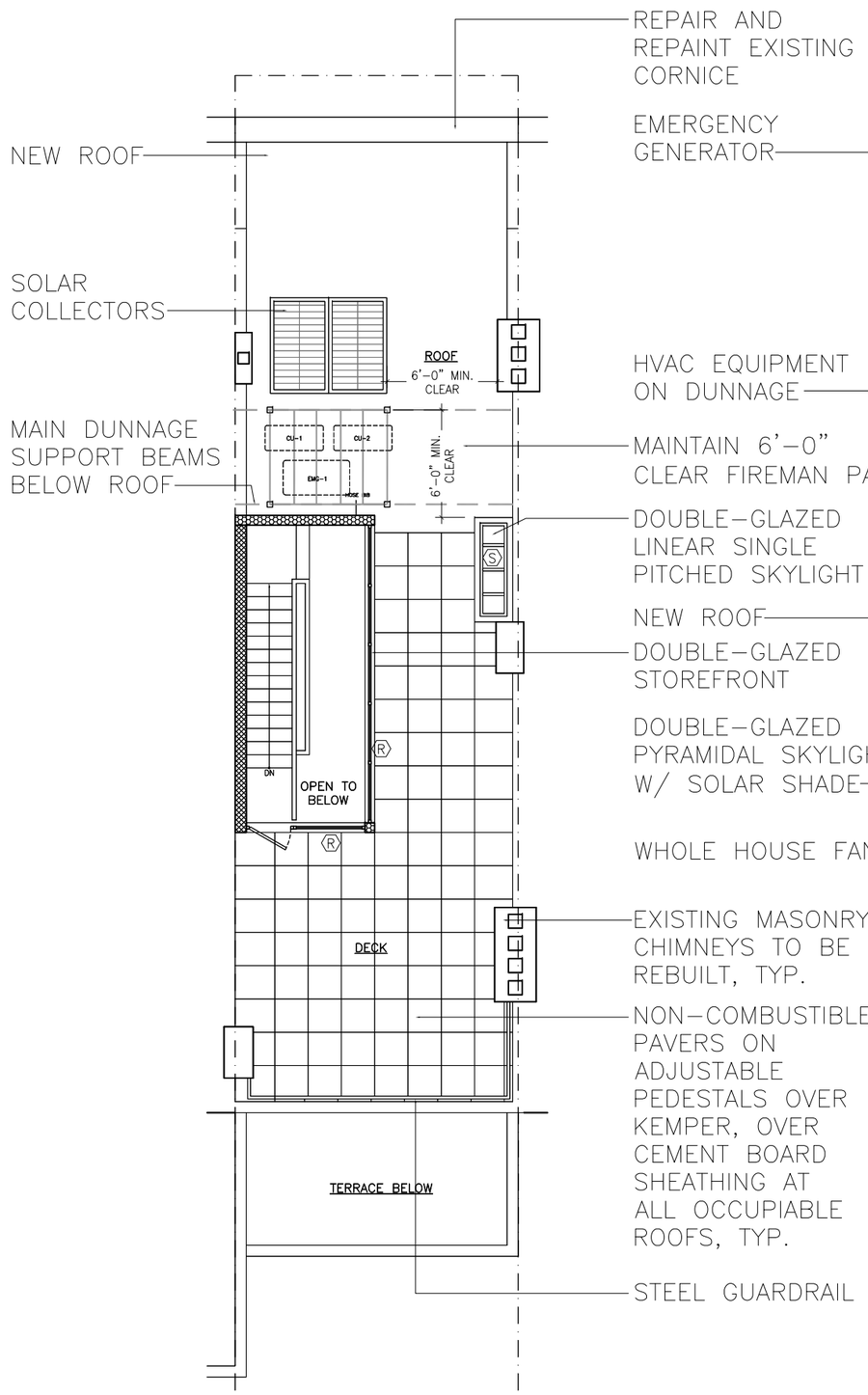
22 SEPTEMBER 2015

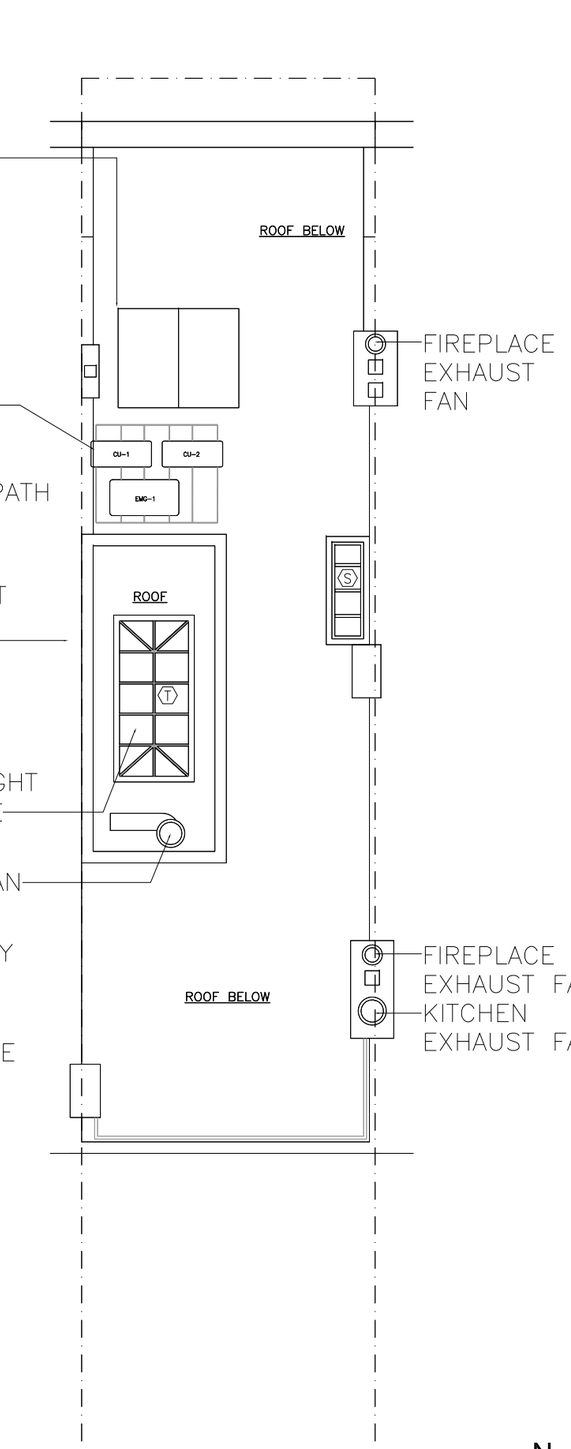
PROPOSED PLANS
FLR 02-04

LPC-117



1 FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"





2 ROOF PLAN
SCALE: 1/4" = 1'-0"

3 BULKHEAD ROOF PLAN
SCALE: 1/4" = 1'-0"

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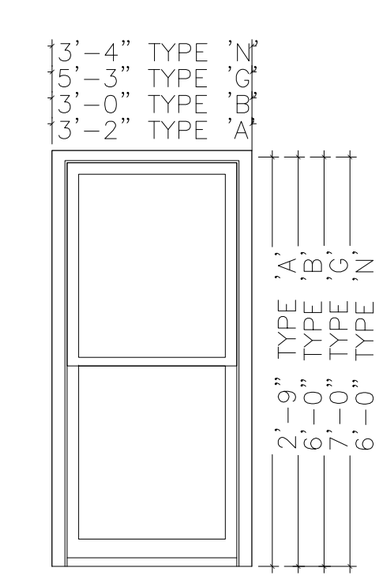
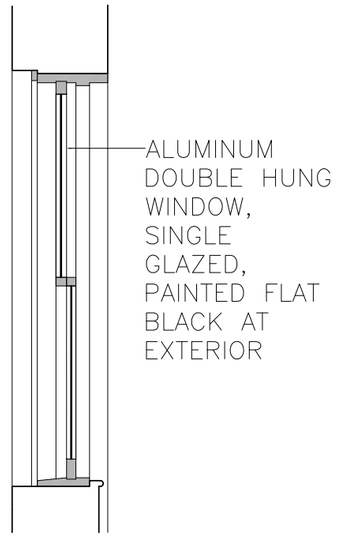
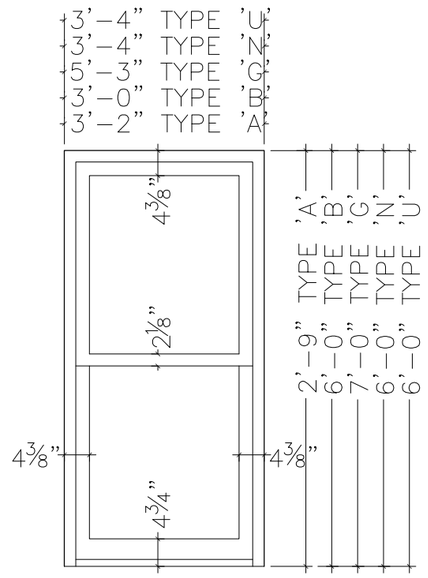
PROPOSED PLANS
FLR 05, ROOF, & BLKHD

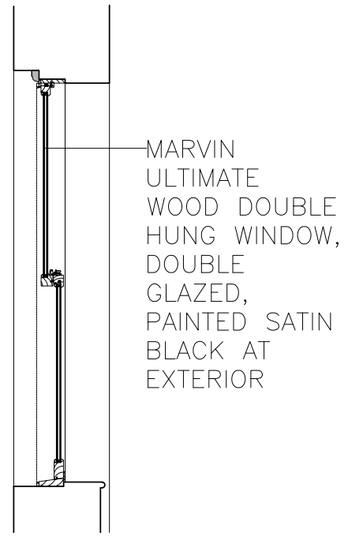
LPC-118

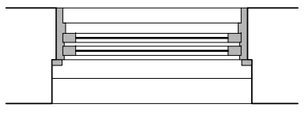
WINDOW NOTES:
1. ALL FRONT FACADE REPLACEMENT WINDOWS TO BE MARVIN ULTIMATE WOOD DOUBLE HUNG, DOUBLE GLAZED, CLEAR LOW-E GLASS, PAINTED SATIN BLACK AT EXTERIOR, W/ SCREENS
2. WINDOW TYPE 'A' & 'B" TO BE PROTECTED BY NEW SECURITY BARS TO MATCH EXISTING
3. REAR FACADE NEW WINDOW TYPE 'U' TO BE CLAD



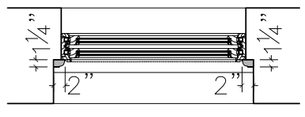








EXISTING



PROPOSED
(REPLACEMENT)

1 WINDOW DETAILS - TYPE 'A', TYPE 'B', TYPE 'E', TYPE 'G', TYPE 'N', & TYPE 'U'

SCALE: 3/4" = 1'-0"

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LPC PUBLIC HEARING
22 SEPTEMBER 2015

WINDOW
DETAILS

LPC-119

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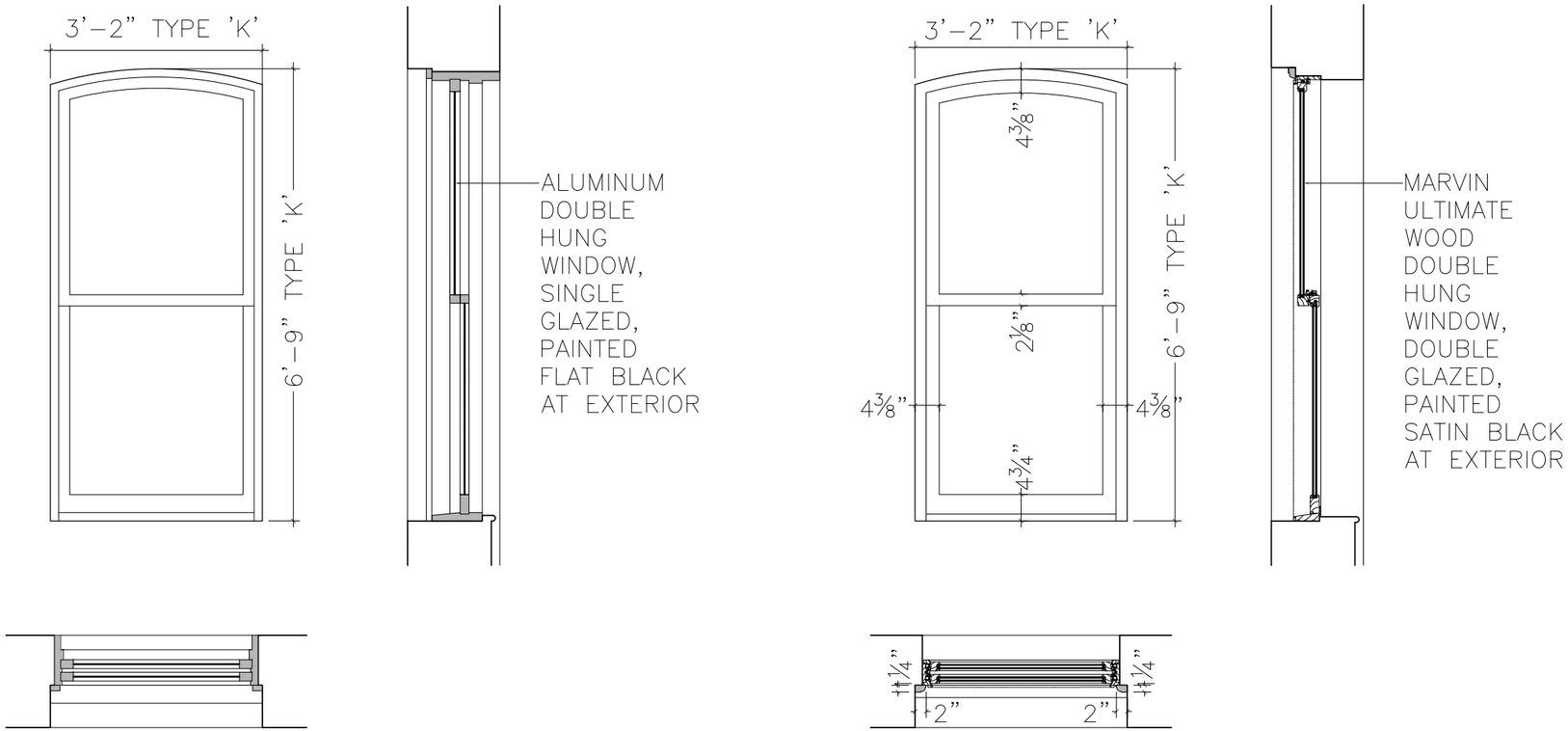

EXISTING

PROPOSED
(REPLACEMENT)

1 WINDOW DETAILS - TYPE 'K'

SCALE: 3/4" = 1'-0"

320 W 101ST STREET
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WINDOW DETAILS

LPC-120

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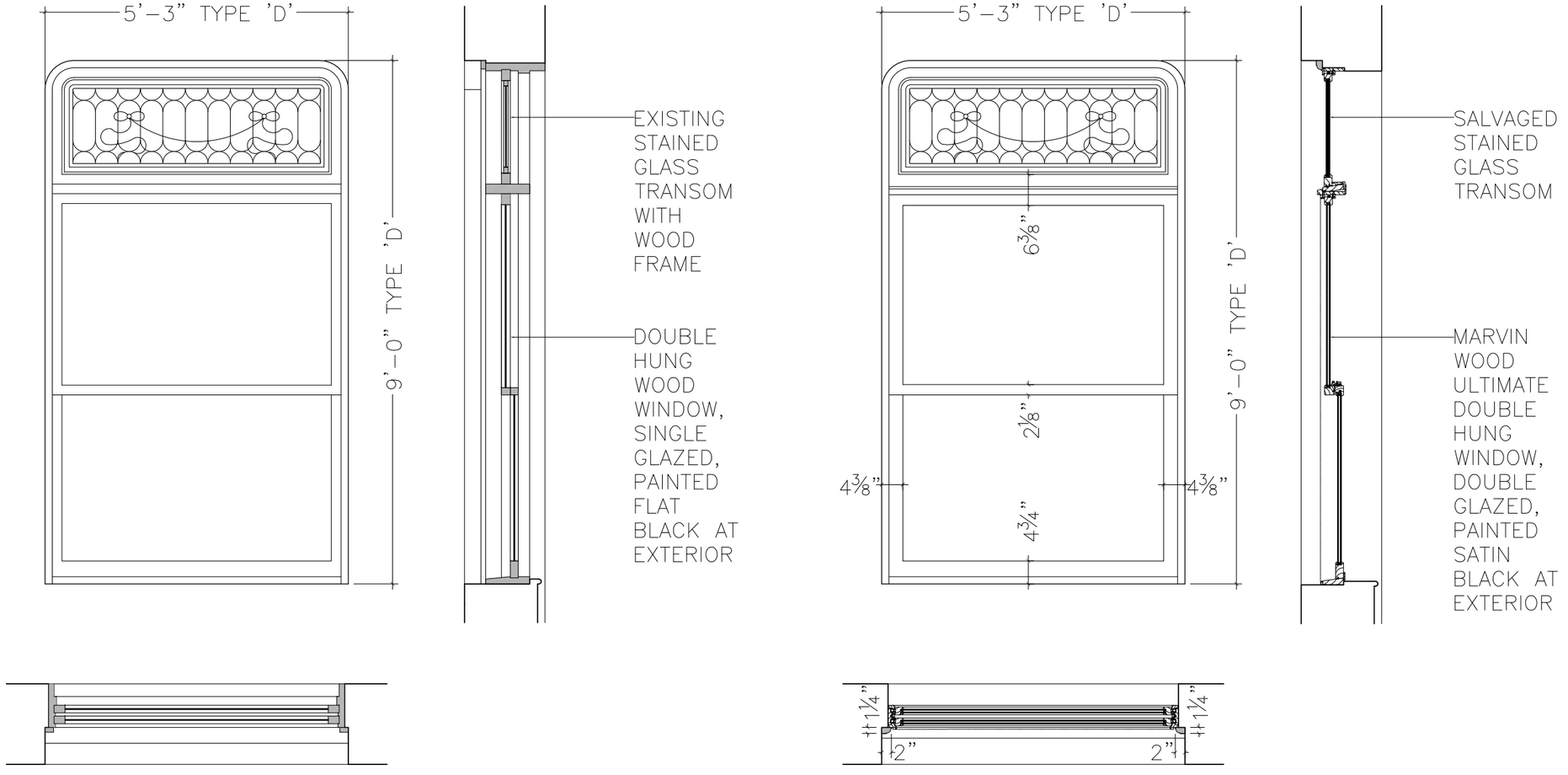


EXISTING

PROPOSED
(REPLACEMENT)

1 WINDOW DETAILS - TYPE 'D'

SCALE: 3/4" = 1'-0"

320 W 101ST STREET
NEW YORK, NY 10025

LPC PUBLIC HEARING
22 SEPTEMBER 2015

WINDOW DETAILS

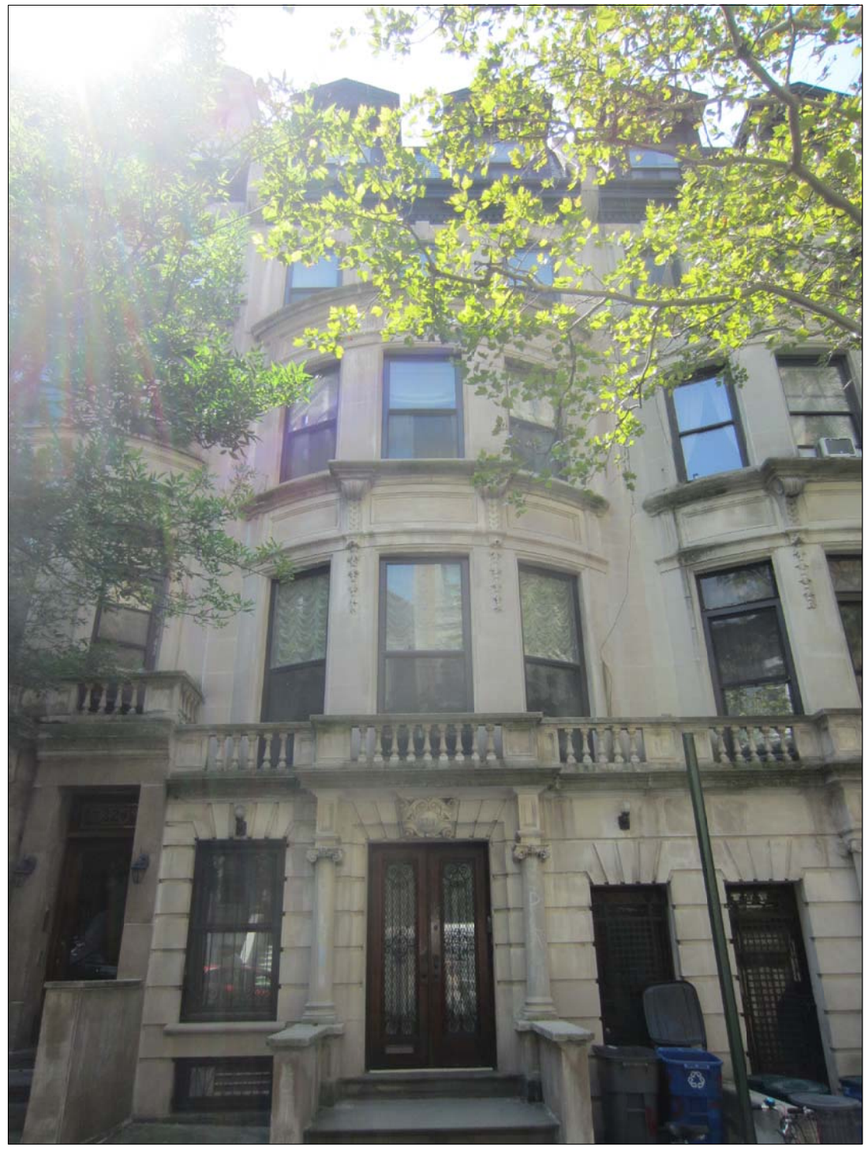
LPC-121

DELSON OR SHERMAN ARCHITECTS PC

20 JAY ST
SUITE 636
BROOKLYN
NY 11201

718-789-2919
delsonsherman.com

TAX PHOTO: 1940



EXISTING CONDITION

1 SITE PHOTOS - GROUND FLOOR FACADE AT 326 W 101ST STREET
SCALE: NTS

320 W 101ST STREET
NEW YORK, NY 10025

LPC PUBLIC HEARING
22 SEPTEMBER 2015

STREET FRONT
SITE PHOTOS

APP-101

APPENDIX

DELSON OR SHERMAN ARCHITECTS PC

20 JAY ST
SUITE 636
BROOKLYN
NY 11201
718-789-2919
delsonsherman.com

TAX PHOTO: 1940

EXISTING CONDITION

1 SITE PHOTOS - GROUND FLOOR FACADE AT 330 & 332 W 101ST STREET
SCALE: NTS

320 W 101ST STREET
NEW YORK, NY 10025

LPC PUBLIC HEARING
22 SEPTEMBER 2015

STREET FRONT
SITE PHOTOS

APP-102

APPENDIX