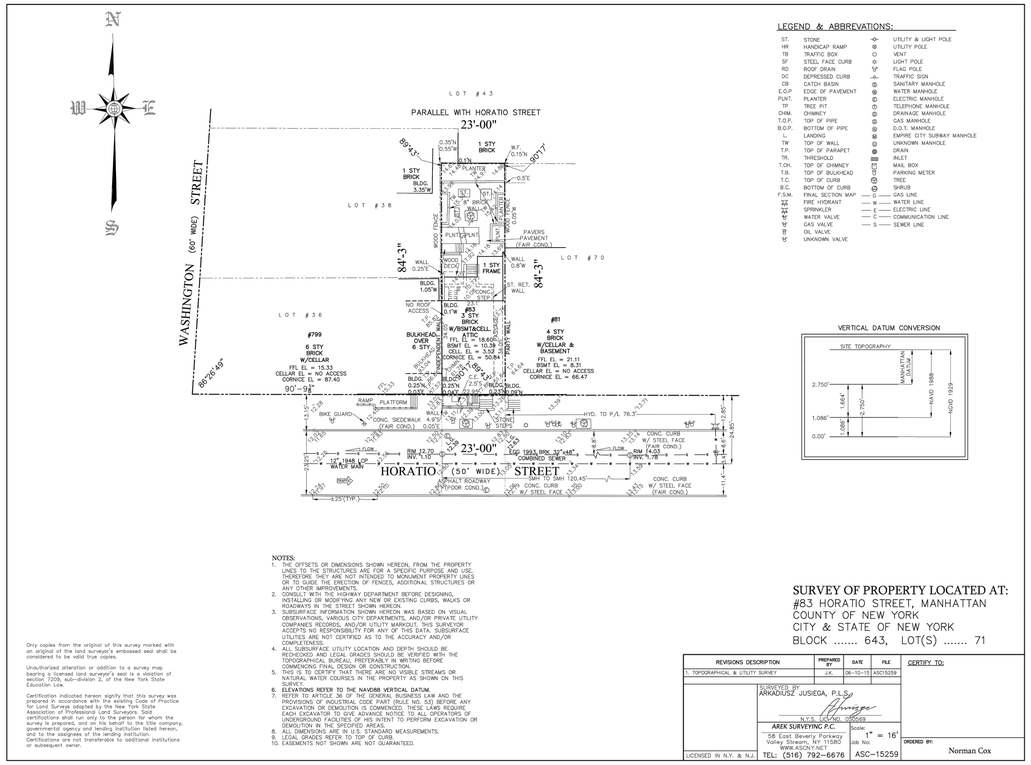


LEGEND & ABBREVIATIONS:

ST.	STONE		UTILITY & LIGHT POLE
HR	HANDICAP RAMP		UTILITY POLE
TB	TRAFFIC BOX		VENT
SF	STEEL FACE CURB		LIGHT POLE
RD	ROOF DRAIN		FLAG POLE
DC	DEPRESSED CURB		TRAFFIC SIGN
CB	CATCH BASIN		SANITARY MANHOLE
E.O.P.	EDGE OF PAVEMENT		WATER MANHOLE
PLNT.	PLANTER		ELECTRIC MANHOLE
TP	TREE PIT		TELEPHONE MANHOLE
CHIM.	CHIMNEY		DRAINAGE MANHOLE
T.O.P.	TOP OF PIPE		GAS MANHOLE
B.O.P.	BOTTOM OF PIPE		D.O.T. MANHOLE
L.	LANDING		EMPIRE DTY SUBWAY MANHOLE
TW	TOP OF WALL		UNKNOWN MANHOLE
T.P.	TOP OF PARAPET		DRAIN
TR.	THRESHOLD		INLET
T.CH.	TOP OF CHIMNEY		MAIL BOX
T.B.	TOP OF BULKHEAD		PARKING METER
T.C.	TOP OF CURB		TREE
B.C.	BOTTOM OF CURB		SHRUB
F.S.M.	FINAL SECTION MAP	G	GAS LINE
	FIRE HYDRANT	W	WATER LINE
	SPRINKLER	E	ELECTRIC LINE
	WATER VALVE	C	COMMUNICATION LINE
	GAS VALVE	S	SEWER LINE
	OIL VALVE		
	UNKNOWN VALVE		

VERTICAL DATUM CONVERSION

NOTES:
1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE, THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR RECENT ADDITIONS TO BUILDINGS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. TOPOGRAPHICAL FEATURES SHOWN INCLUDE STREAMS OR NATURAL WATER COURSES IN THE PROXIMITY AS SHOWN ON THIS SURVEY.
6. ELEVATIONS REFER TO THE NAVD88 VERTICAL DATUM.
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE THAT EVERY PERSON PERFORMING ANY EXCAVATION OR DEMOLITION OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

SURVEY OF PROPERTY LOCATED AT:
#83 HORATIO STREET, MANHATTAN
COUNTY OF NEW YORK
CITY & STATE OF NEW YORK
BLOCK ..... 643, LOT(S) 71

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	J.K.	08-10-15	ASC15259

CERTIFY TO:

SURVEYED BY:
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LICENSE NO. 050949
AREK SURVEYING P.C.
58 East Beverly Parkway
Valley Stream, NY 11580
WWW.ASCNY.NET
TEL: (516) 792-6676

Scale 1" = 16'
Job No: ASC-15259
LICENSED IN N.Y. & N.J.

ORDERED BY:
Norman Cox

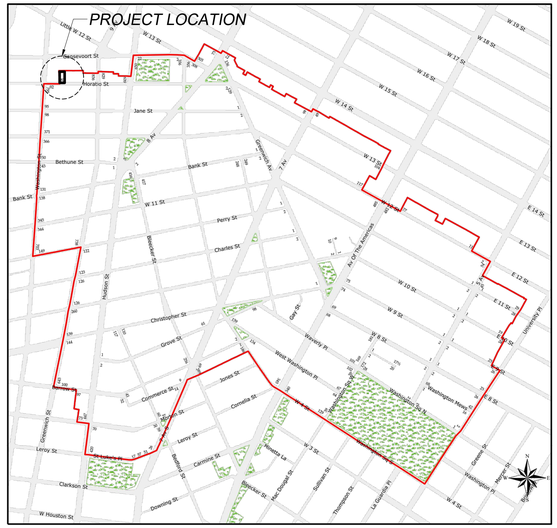
Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications 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 owner.

PROPERTY SURVEY

Greenwich Village



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries

HISTORIC DISTRICT MAP

SHEET LIST TABLE	
Sheet Number	Sheet Title
LPC–001	LOCATION PLAN, SURVEY, HISTORIC PHOTOS
LPC–002	EXISTING CONDITIONS
LPC–003	EXISTING CONDITIONS
LPC–004	EXISTING AND PROPOSED FLOOR PLANS
LPC–005	EXISTING AND PROPOSED FRONT ELEVATIONS
LPC–006	EXISTING AND PROPOSED REAR ELEVATIONS
LPC–007	BLOCK DIAGRAM, STREET ELEVATION
LPC–008	VIEWS OF NORTH FACADE
LPC–009	SECTIONS
LPC–010	DETAILS
LPC–011	EXISTING FRONT FACADE WINDOWS

PHOTO 2015 (Union Street Studio)

PHOTO 1980 (NYC Archive)

PHOTO C. 1940 (NYC Archive)

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

ARCHITECT
UNION STREET STUDIO, LLC
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STRUCTURAL ENGINEER
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CONSULTING MEP ENGINEER
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ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE
LOCATION PLAN, SURVEY, HISTORIC PHOTOS

STATE OF NEW YORK
NORMAN R. COX
No. 016362-1
REGISTERED ARCHITECT

DATE:	10/29/15
PROJ NO:	15009
SCALE:	
DWG NO:	LPC-001
SHEET	1 OF 11

NYC DOB NUMBER
####

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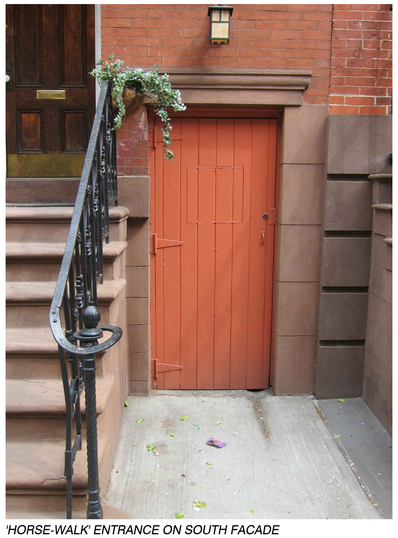
EXISTING RAILING FRONT YARD

VIEW OF FRONT FACADE FROM SOUTHEAST

VIEW OF FRONT FACADE FROM SOUTHWEST

79 + 81 HORATIO STREET

MAIN ENTRANCE ON SOUTH FACADE



'HORSE-WALK' ENTRANCE ON SOUTH FACADE

ENTRANCE STOOP AND RAILING

CORNICE ON SOUTH FACADE

ELEVATION - NORTH SIDE HORATIO STREET

SCALE: 1/16" = 1 FT

RENOVATION AND ENLARGMENT
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NEW YORK, NY 10014

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REVISION	NO.	DESC.

DRAWING TITLE
EXISTING CONDITIONS

STATE OF NEW YORK
NORMAN R. COX
No. 016362-1
REGISTERED ARCHITECT

DATE: 10/29/15
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DWG NO: LPC-002
SHEET 2 OF 11

NYC DOB NUMBER
####

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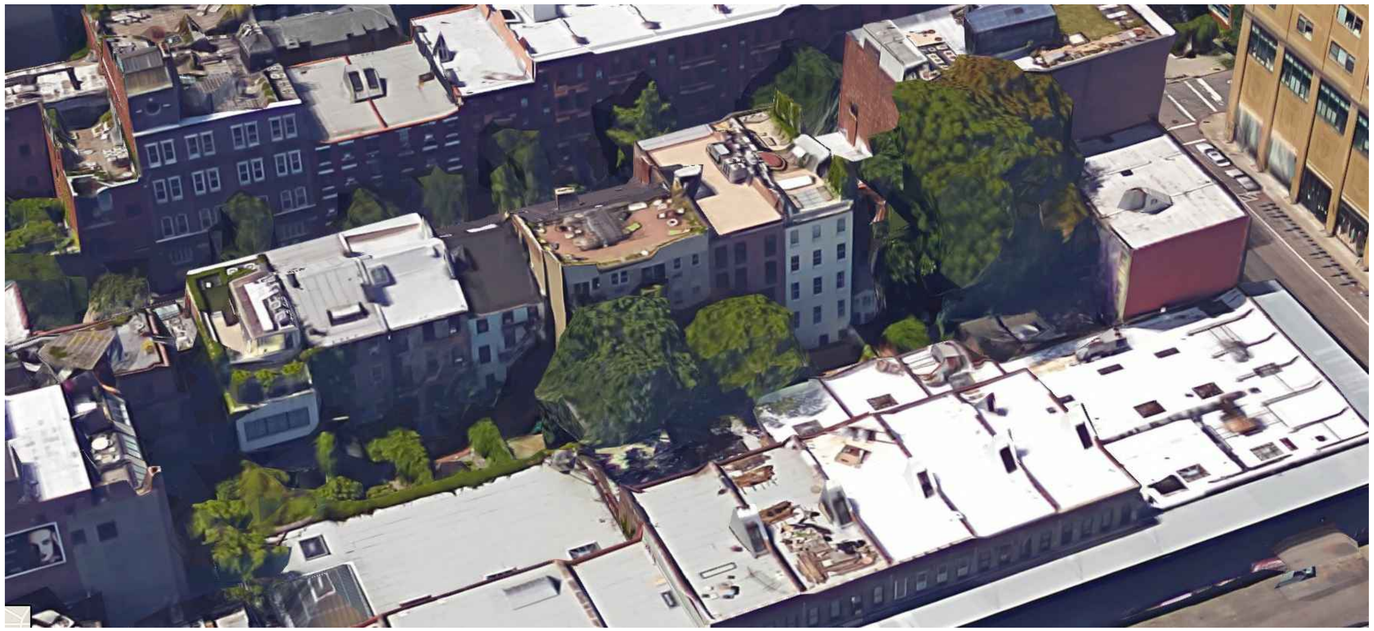
EXISTING NORTH FACADE

EXISTING NORTH FACADE

NORTH FACADE FROM HIGH LINE



AERIAL VIEW FROM NORTHEAST

NORTH FACADE AND ADJACENT BUILDINGS

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

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EXISTING CONDITIONS

STATE OF NEW YORK · NORMAN R. COX · No 016362-1 · REGISTERED ARCHITECT

DATE: *7/13/16*
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SCALE:
DWG NO: *LPC-003*
SHEET *3* OF *11*

NYC DOB NUMBER
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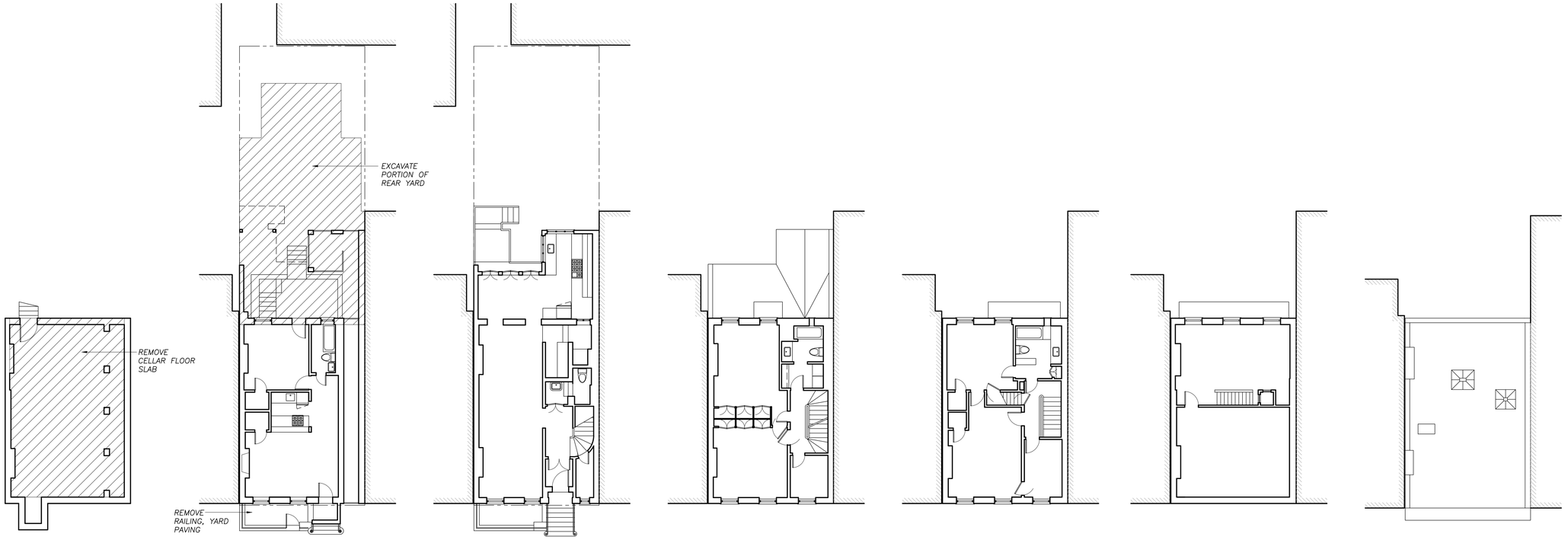
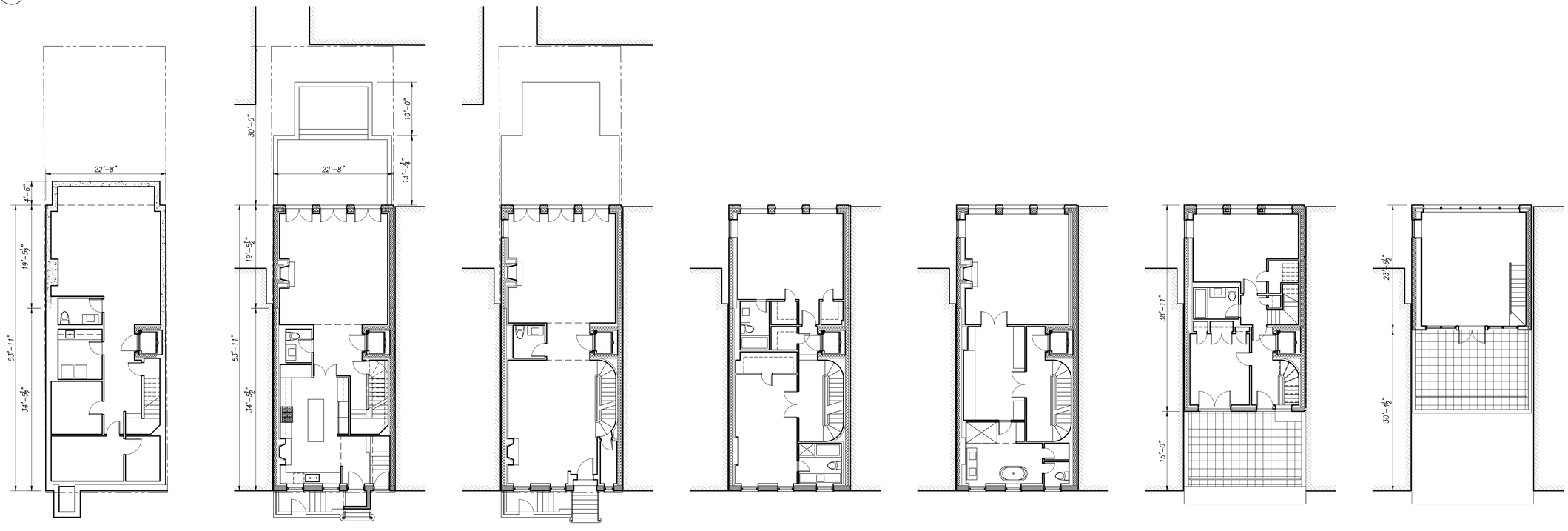


CELLAR | BASEMENT | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | ATTIC | ROOF

EXISTING FLOOR PLANS



CELLAR | BASEMENT | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR

PROPOSED FLOOR PLANS

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RENOVATION AND ENLARGMENT
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DRAWING TITLE
EXISTING AND PROPOSED FLOOR PLANS

STATE OF NEW YORK NORMAN R. COX No:016362-1 REGISTERED ARCHITECT

DATE:	10/29/15
PROJ NO:	15009
SCALE:	1"=10'
DWG NO:	LPC-004
SHEET	4 OF 11

NYC DOB NUMBER
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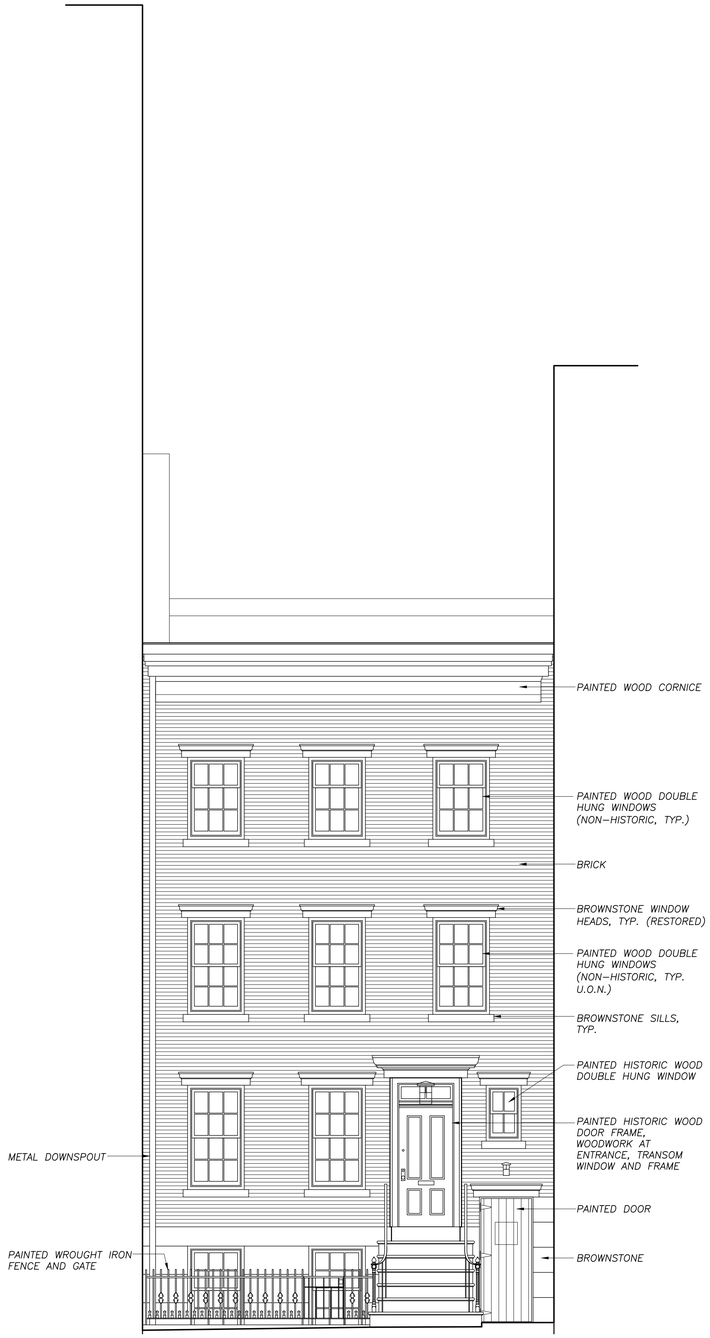
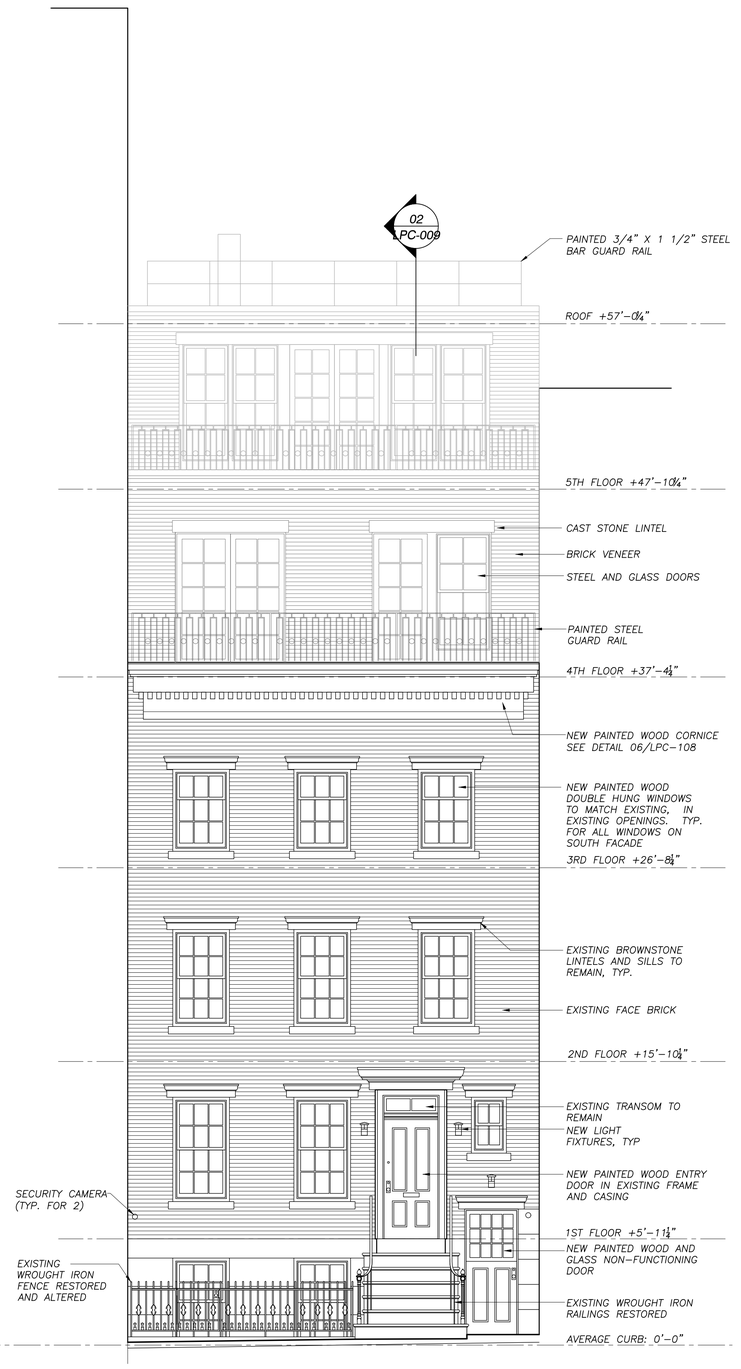


ELEVATION - EXISTING SOUTH (FRONT) FACADE

SCALE: ¼" = 1 FT



ELEVATION - PROPOSED SOUTH (FRONT) FACADE

SCALE: ¼" = 1 FT

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RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

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DRAWING TITLE
EXISTING AND PROPOSED FRONT ELEVATIONS

STATE OF NEW YORK
NORMAN R. COX
No. 016362-1
REGISTERED ARCHITECT

DATE: 10/29/15
PROJ NO: 15009
SCALE:
DWG NO: LPC-005
SHEET 5 OF 11

NYC DOB NUMBER
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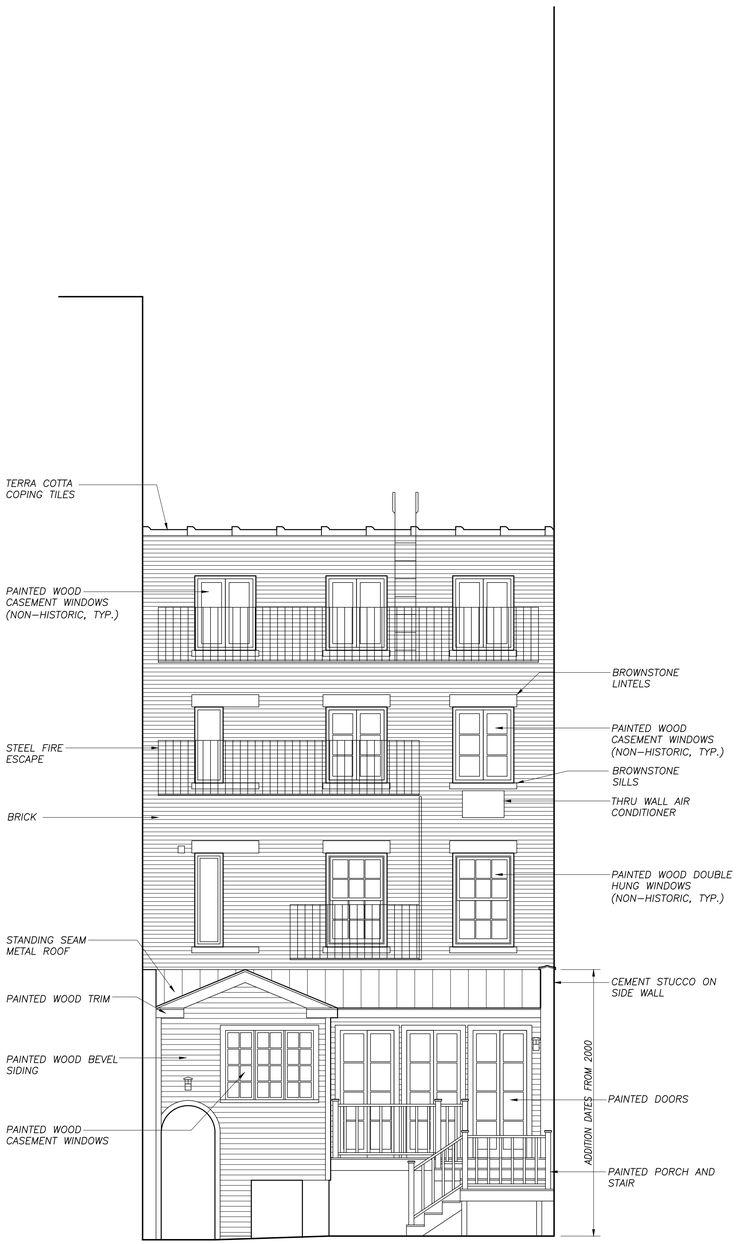
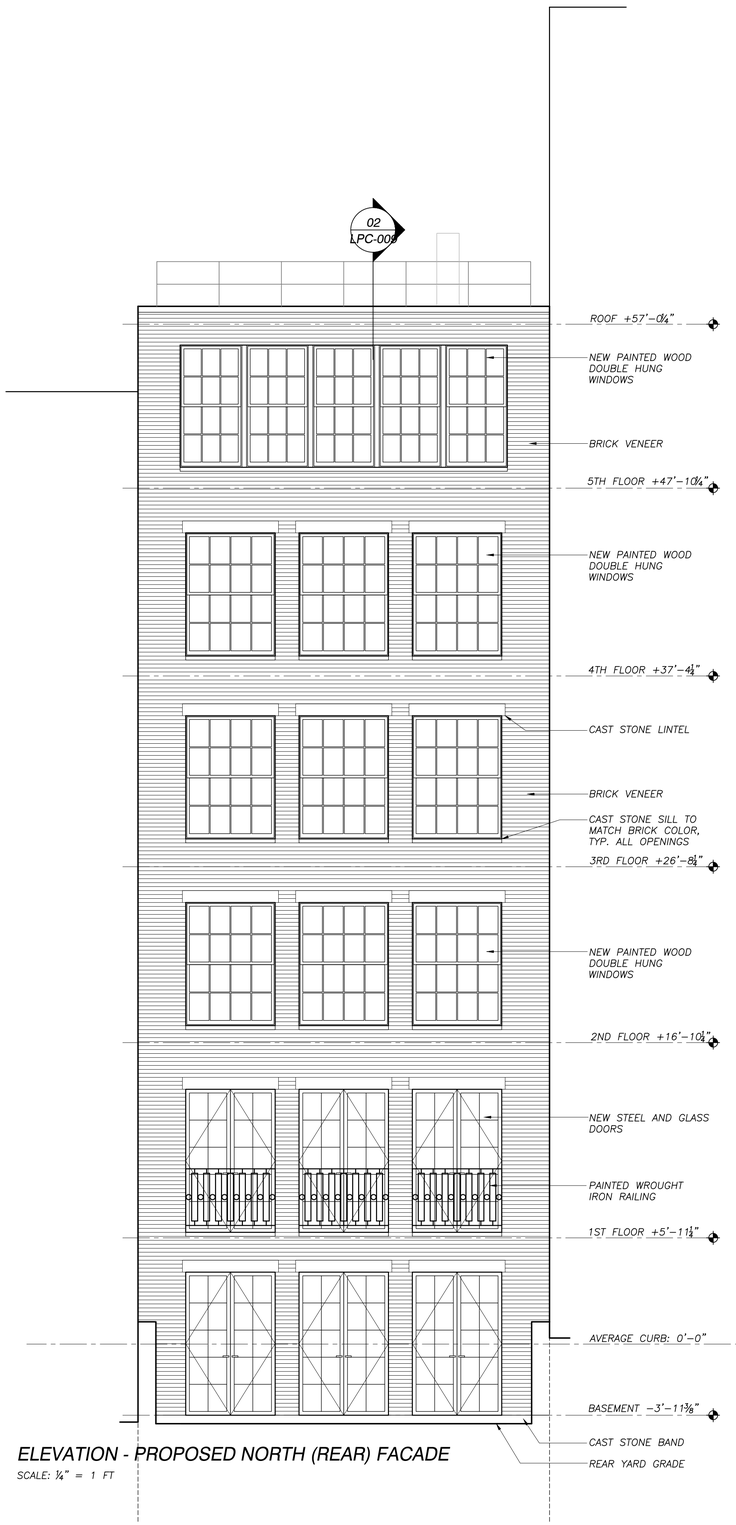


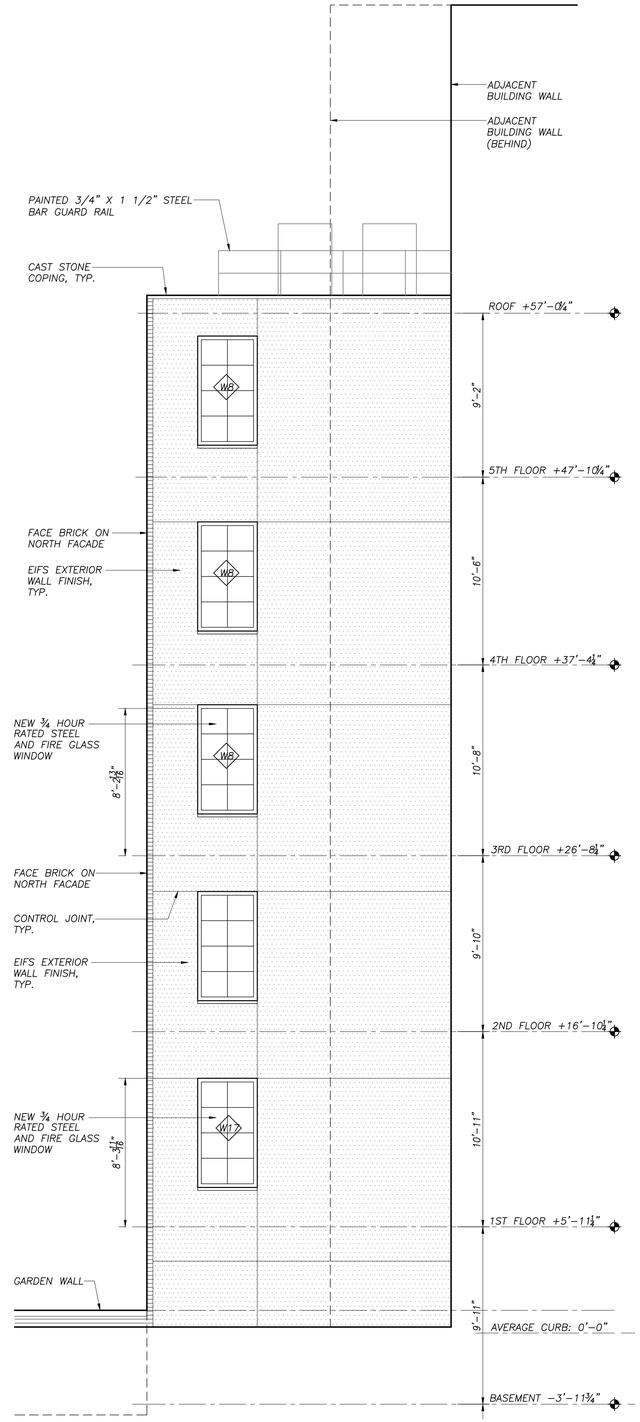
ELEVATION - EXISTING NORTH (REAR) FACADE

SCALE: ¼" = 1 FT



ELEVATION - PROPOSED NORTH (REAR) FACADE

SCALE: ¼" = 1 FT



ELEVATION - PROPOSED WEST FACADE

SCALE: ¼" = 1 FT

RENOVATION AND ENLARGMENT
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DRAWING TITLE
EXISTING AND PROPOSED REAR ELEVATIONS

STATE OF NEW YORK · NORMAN R. COX · No 016362-1 · REGISTERED ARCHITECT

DATE:	10/29/15
PROJ NO:	15009
SCALE:	
DWG NO:	LPC-006
SHEET	6 OF 11

NYC DOB NUMBER

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N

01 **BLOCK PLAN**
1/64" = 1'-0"

SIGHT LINE NOTES:
FOR SIGHT LINES B & C, VISIBILITY OF ROOF ENLARGEMENT IS BLOCKED BY ADJACENT TALLER BUILDINGS.

(X) NUMBER OF STORIES

02 **NORTH SIDE HORATIO STREET - PROPOSED**
1/16" = 1'-0"

RENOVATION AND ENLARGMENT
83 HORATIO STREET
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REVISION	NO.	DESC.

DRAWING TITLE
BLOCK DIAGRAM, STREET ELEVATION

STATE OF NEW YORK · NORMAN R. COX · No-016362-1 · REGISTERED ARCHITECT

DATE: 10/29/15
PROJ NO: 15009
SCALE:
DWG NO: LPC-007
SHEET 7 OF 11

NYC DOB NUMBER
####

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PROPOSED BUILDING - VIEW FROM WASHINGTON STREET AND GANSEVOORT

PROPOSED BUILDING - VIEW FROM HIGH LINE

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

ARCHITECT
UNION STREET STUDIO, LLC
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REVISION NO. DESC.

DRAWING TITLE
VIEWS OF NORTH FACADE

STATE OF NEW YORK NORMAN R. COX No 016362-1 REGISTERED ARCHITECT

DATE: *X/X/X*
PROJ NO: *15009*
SCALE:
DWG NO: *LPC-008*
SHEET *8* OF *11*

NYC DOB NUMBER
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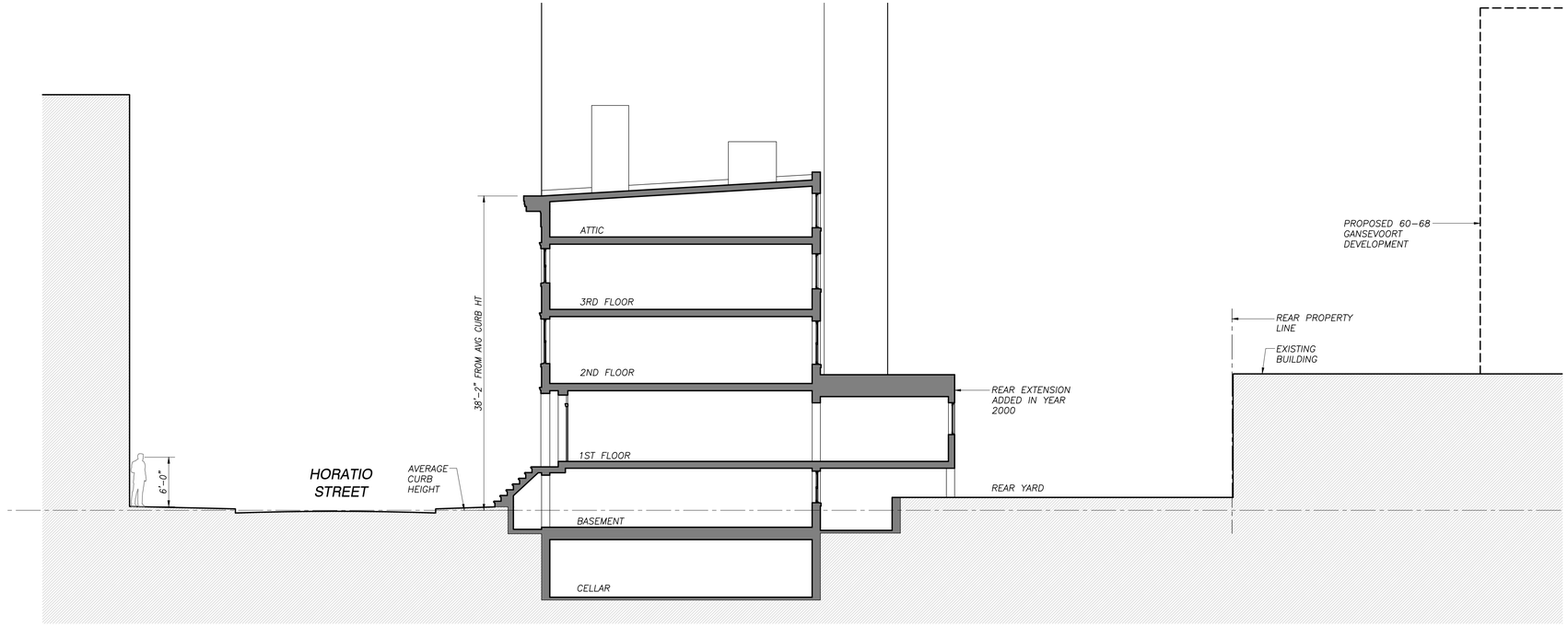
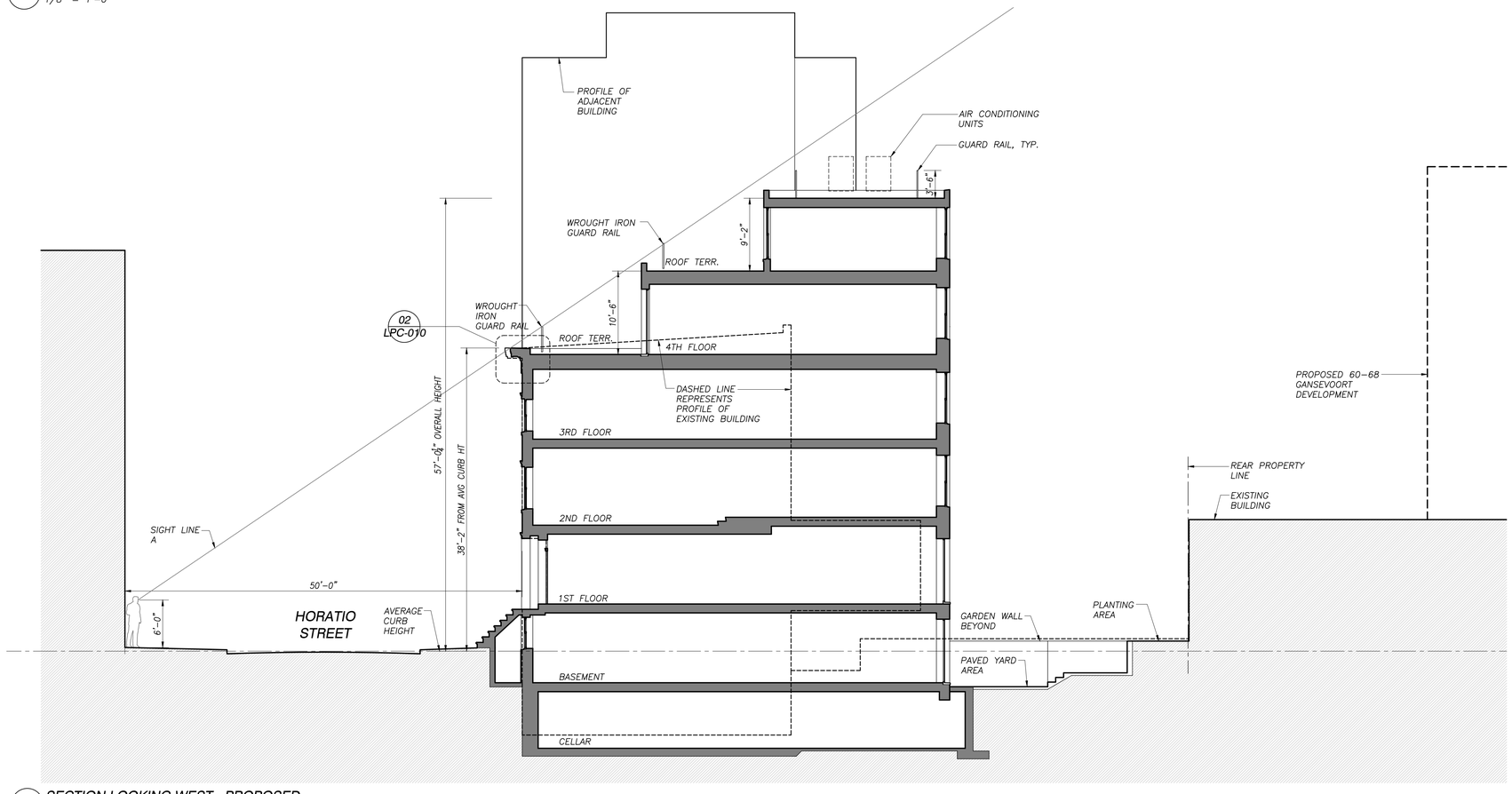


01 SECTION LOOKING WEST - EXISTING
1/8" = 1'-0"



02 SECTION LOOKING WEST - PROPOSED
1/8" = 1'-0"

7/14/2016 2:09:10 PM z:\15009 83 horatio enlargement\drawings\lpc\sheets\lpc-009 sections.dwg

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

ARCHITECT
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REVISION	NO.	DESC.

DRAWING TITLE
SECTIONS

STATE OF NEW YORK NORMAN R. COX No.016362-1 REGISTERED ARCHITECT

DATE: 10/29/15
PROJ NO: 15009
SCALE:
DWG NO: LPC-009
SHEET 9 OF 11

NYC DOB NUMBER
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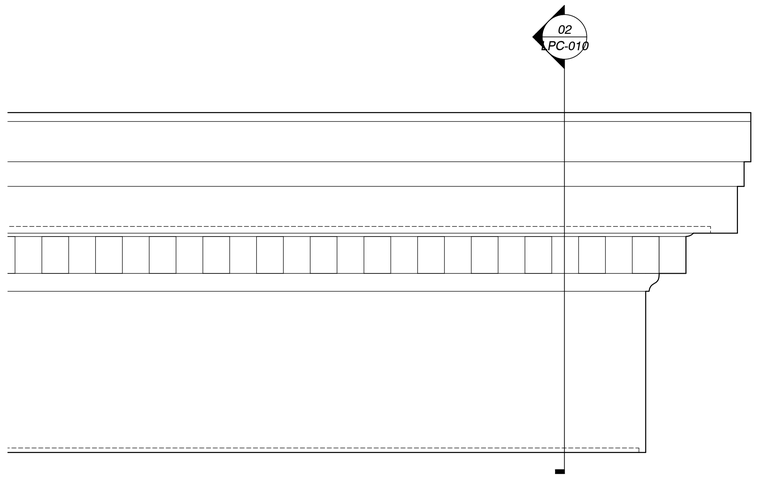
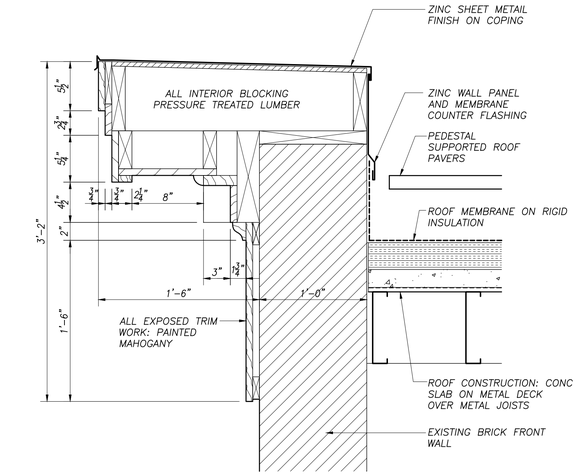
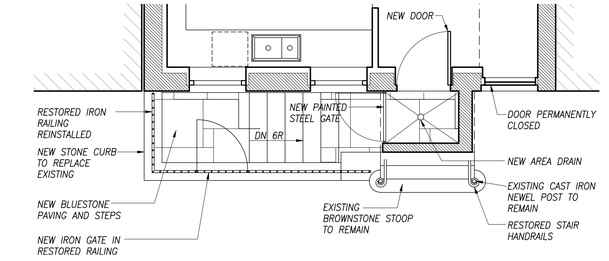


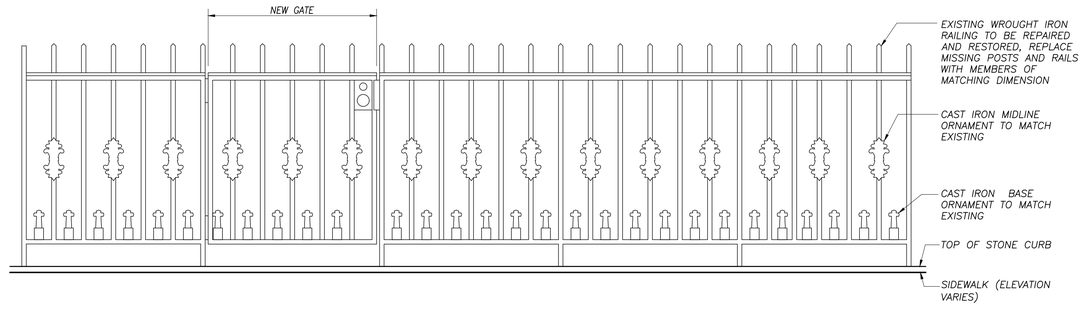
01 CORNICE - PART FRONT VIEW
1 1/2" = 1'-0"



02 CORNICE - SECTION
1 1/2" = 1'-0"



03 PARTIAL PLAN - FRONT YARD
1/4" = 1'-0"



05 FRONT YARD FENCE ELEVATION
1" = 1'-0"

04 SECTION ELEVATION - FRONT YARD
1/4" = 1'-0"

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

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ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

REVISION	NO.	DESC.

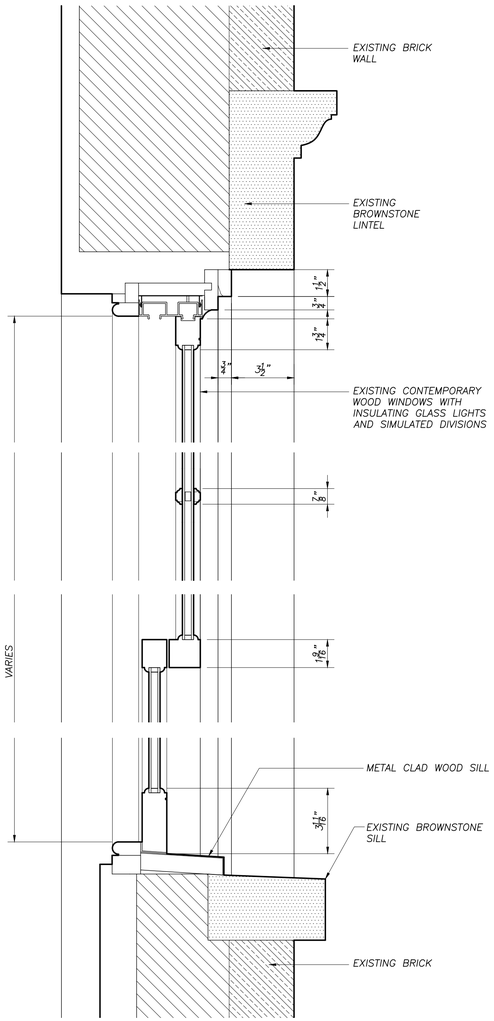
DRAWING TITLE
DETAILS

STATE OF NEW YORK NORMAN R. COX No. 016362-1 REGISTERED ARCHITECT

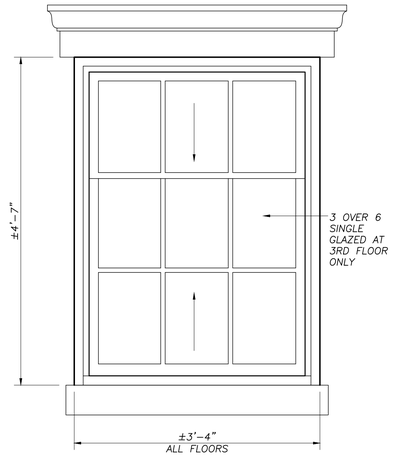
DATE: 10/29/15
PROJ NO: 15009
SCALE:
DWG NO: LPC-010
SHEET 10 OF 11

NYC DOB NUMBER
####

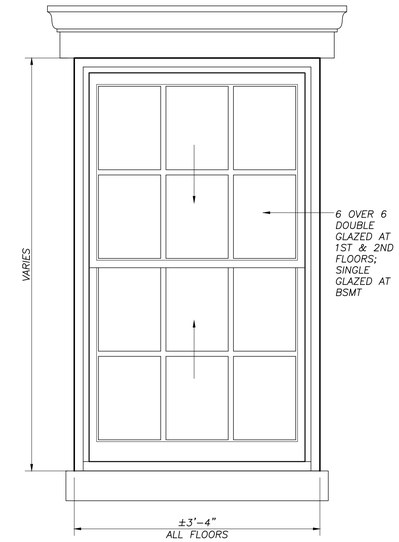
7/14/2016 2:09:16 PM z:\15009 83 horatio enlargement\drawings\lpc\sheets\lpc-010 details.dwg



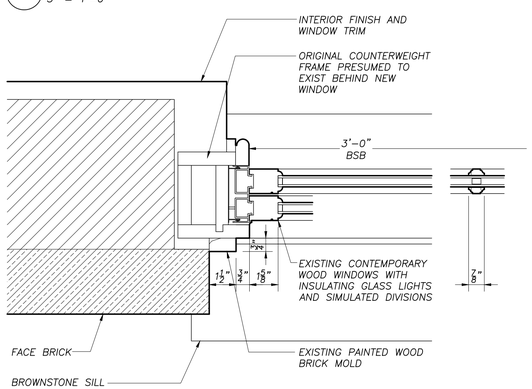
02 EXISTING DH WINDOW - VERTICAL SECTION
3" = 1'-0"



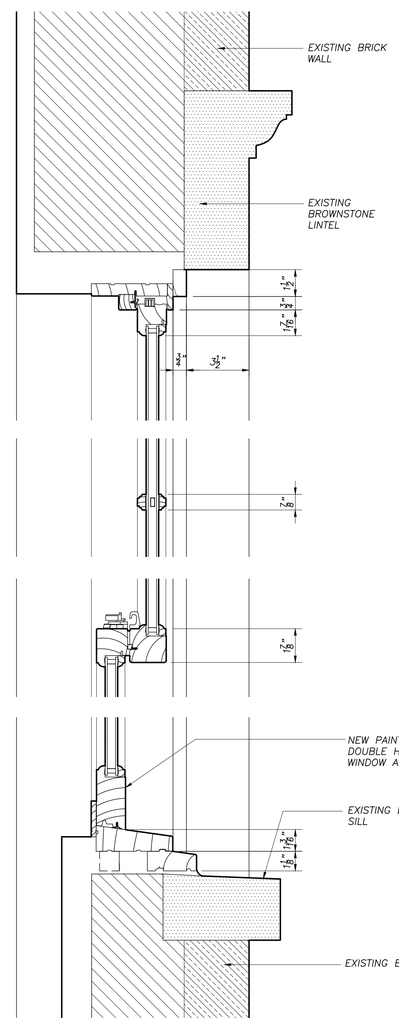
04 EXISTING 3RD FLR WINDOW - ELEVATION
1" = 1'-0"



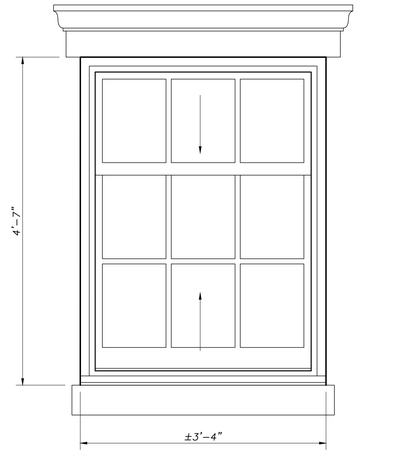
03 EXISTING DH WINDOW- ELEVATION
1" = 1'-0"



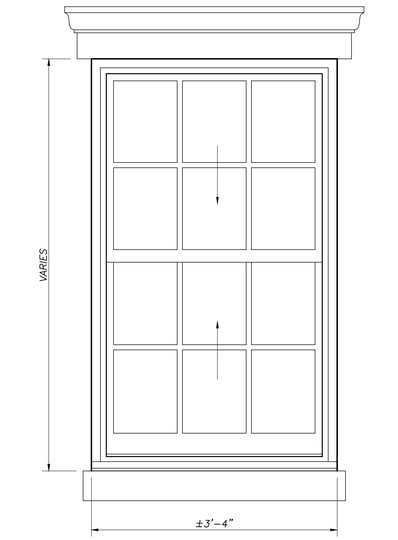
01 EXISTING DH WINDOW - PLAN SECTION
3" = 1'-0"



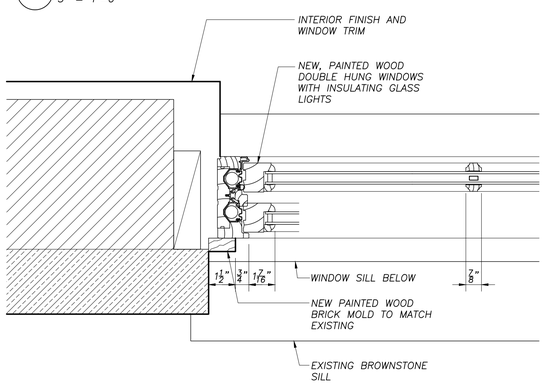
06 PROPOSED DH WINDOW - VERTICAL SECTION
3" = 1'-0"



08 PROPOSED 3RD FLR WINDOW - ELEVATION
1" = 1'-0"



07 PROPOSED DH WINDOW - ELEVATION
1" = 1'-0"



05 PROPOSED DH WINDOW - PLAN SECTION
3" = 1'-0"

PROPOSED WINDOW BASED ON MARVIN WOOD ULTIMATE DOUBLE HUNG / WUDH MAGNUM, CLEAR INSULATING GLASS WITH LOW-E COATING AND ARGON FILL; SIMULATED DIVIDED LIGHTS AND PAINTED FINISH

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

ARCHITECT
UNION STREET STUDIO, LLC
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212 564 4370 TEL 212 564 4374 FAX

CONSULTING MEP ENGINEER
MEP DESIGNS, INC.
1839 OCEAN PARKWAY
BROOKLYN, NY 11223
718-998-0660 TEL

ISSUE NO. DESC.

REVISION NO. DESC.

DRAWING TITLE
EXISTING FRONT FACADE WINDOWS

STATE OF NEW YORK NORMAN R. COX No:016362-1 REGISTERED ARCHITECT

DATE: 11/25/15
PROJ NO: 15009
SCALE:
DWG NO: LPC-011
SHEET 11 OF 11

NYC DOB NUMBER
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7/14/2016 2:09:28 PM z:\15009 83 horatio enlargement\drawings\lpc\sheets\lpc-011 existing front facade windows.dwg