Presentation to the Landmarks Preservation Commission

334 West 20th, New York, N Y

ANDRE**TCHELISTCHEFF**ARCHITECTS

Governing Jurisdiction

New York City Department of Buildings
New York County, New York
280 Broadway, 3rd Floor
New York 1007

New York City Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
212 669 7817

Applicable Codes

2014 New York City Construction Code

Architectural Abbreviations

A/C	- Air Conditioning	Fin.	- Finish	R	- Radius
Adj.	- Adjustable	GWB	- Gypsum wall board	R.D.	- Roof drain
A.D.	- Area Drain	H.B.	- Hose bib	R.O.	- Rough opening
A.F.F.	- Above finish floor	H.W.H.	- Hot water heater	Req'd.	- Required
B.F.	- Boiler Flue	Hdr.	- Header	RM	- Room
B.O.	- Bottom Of	Hdw.	- Hardware		
BR	- Bedroom	H.P.	- High Point	SH.	- Shelf
Bldg.	- Building	H.T.	- House Trap	SS	- Stainless steel
Blkg.	- Blocking	Ht.	- Height	Sym.	- Symmetrical
Bsmt.	- Basement	H.T.B.	- Heated towel bar		
C.B.	- Catch Basin	Htg.	- Heating	T.B.	- Towel bar
C.J.	- Control Joint	HVAC	- Heat., Vent. & Air Cond.	T.B.D.	- To be determined
Cab.	- Cabinet	I.D.	- Inside diameter	T.O	- Top of
Clg.	- Ceiling	Kit.	- Kitchen	T.P	- Toiler paper
Clo.	- Closet	L.C.C.	- Lead coated copper	TV	- Television
Conc.	- Concrete	Lam.	- Laminate	T & G	- Tongue & Groove
Ctr.	- Counter	Lav.	- Lavatory	Tele.	- Telephone
DS	- Downspout	Lib.	- Library	Typ.	- Typical
DW	- Dishwasher	L.P.	- Low Point		
Dbl.	- Double	M.O.	- Masonry opening	U.O.N	- Unless otherwise noted
D.L.O.	- Day Light Opening	Max.	- Maximum		
DN	- Down	Min.	- Minimum		
DR	- Door	N/E	- Not Electrified		
		N/A	- Not Applicable	VIF	- Verify in field
E.J.	- Expansion Joint	N.I.C.	- Not in Contract	Vert.	- Vertical
Elev.	- Elevation	N.T.S.	- Not to scale	Vest.	- Vestibule
EQ.	- Equal	O.C.	- On center		
Exist.	- Existing	O.D.	- Outside diameter	W/	- With
F.B.O.	- Furnished by others	Opg.	- Opening	W/W	- Wall to wall
F.D.	- Floor drain	Opp. Sim.	- Opposite Similar	WP	- Waterproof
F.O.F.	- Face of finish	Pl. Lam.	- Plastic laminate	WWF	- Welded Wire Fabric
F.S.	- Full size	Pol.	- Polished	WC	- Water Closet
Fdn.	- Foundation	Plwd.	- Plywood	WD	- Wood

Drawing Symbols

A1 NORTH ELEVATION 1/4" = 1'-0"	Drawing title
2 / A-3	Elevation reference: drawing and sheet number
A1 / A-100	Section reference: drawing and sheet number
C3 / A-3	Detail reference: drawing and sheet number
3	Partition Type
1-6	Door tag
206	Window tag: window number
ST / 1	Downspout tag
BEDROOM 123	Room name & number
Title / Scale	Datum - control point
S/C	Smoke/Carbon Monoxide Detection Device
	North arrow
1 3/4"	Dimension
	New Wall and Partition
AP-1	Appliances
A	Chimney Flue
P1	Plumbing Riser

Project Team

SURVEYOR	GEOTECHNICAL ENGINEER	STRUCTURAL ENGINEER	MEP CONSULTING ENGINEER
GeoLand Land Surveying P.C.	GZA GeoEnvironmental of NY	Robert Silman Associates	Altieri Sebor Wieber, LLC
1317 Park Avenue	Structural Engineers	Structural Engineers	31 Knight Street
New Hyde Park, NY 11040	104 West 29th Street, 10th Floor	32 Old Slip, 10th Floor	Norwalk, CT 06851
Tel: 718.701.5030	New York, NY 10001	New York, NY 10005	Tel: 203.866.5538
Fax: 718.701.2265	Tel: 212.594.8140	Tel: 212.620.7970	

Construction Notes

1. All dimensions to finish wall
2. Contractor to layout all wall locations for Architect's approval prior to construction

Excavation Notes

1. Before excavating the contractor shall verify the location of utilities in the field.
2. Existing adjacent structures shall be adequately shored and braced, and underpinned where necessary.
3. All roots of existing trees to be protected.

Electrical Notes

1. Unless dimensioned, all electrical layouts are schematic. Exact locations to be determined by field coordination with Architect's approval
2. Electrical contractor shall obtain all inspection and approvals required by local building codes, state and national codes, and shall be responsible for all electrical work called for on drawings, specifications and other requirements.
3. Electrical contractor shall verify total electrical load for existing and proposed work and shall notify architect on service requirements, and additional services shall be installed in conformance with local codes.
4. All surface mounted light fixtures by owner - installed by contractor unless specified otherwise.
5. Electrical contractor to do all necessary wiring and connections for all mechanical equipment as required.
6. Thermostats to be supplied by HVAC contractor and installed by electrical contractor.
7. Contractor shall coordinate with owner and installer during construction to insure all wires are hidden in construction prior to installation of final finishes.
8. All new switches to be silent switches.
9. Distribution shall be circuit breakers type with minimum (2) extra circuits.
10. Dedicated circuits shall be provided for high equipment and appliance.
11. All electrical receptacles shall be duplex type, 15 amp minimum.

Plumbing Notes

1. All plumbing work shall be installed in strict accordance with the Residential Code of New York State.
2. Plumbing fixtures shall be of type and manufacture approved for use in the Residential Code of New York State and shall be BSA approved.
3. Work shall consist of furnishing all labor, materials and equipment necessary and required to complete all plumbing work as indicated on the drawings and specified herein, including but not limited to the following:

   A. Rubbish removal.
   B. A sanitary drainage and venting system conveying the waste from plumbing fixtures, to connect with the sanitary sewer, septic system, or existing system.
   C. Cold water supply from the water main or existing system, distribution piping, and connections to all plumbing fixtures and equipment requiring cold water.
   D. Hot water supply from new or existing hot water supply system, hot water supply piping, and connections to all piping fixtures and equipment requiring hot water.
   E. Cleaning, adjusting and testing.
   F. All plumbing fixtures and supports, trimmings, pipe fittings, hangers, valves, traps, vacuum breakers, insulation, and other accessories required to complete the work ready for operation.

4. All materials shall be new and installed with skilled labor in a first class manner.
5. All drainage piping shall pitch at a minimum of 1/8" per foot in direction of flow unless otherwise shown on plans.
6. The contractor shall apply for all necessary permits for plumbing work with the proper authorities, any changes requested or required to the drawings shall be updated by the engineer and all necessary forms & permits shall be updated by the contractor. Contractor to obtain and pay for all necessary approvals and permits for the plumbing systems required by local authorities, county, and/or the state; he shall pay for all the fees, changes etc., required by these authorities without any additional charge to the owner.

Thermal Insulation

Insulation Specifications
- Cathedral Ceiling: R-36
- Flat Ceiling / Scissor Truss: R-36
- Metal Frame, 16" O.C. Walls: R-24
- Wood Doors - Glass: U-0.29
- Metal Doors - Glass: U-0.35
- Wood Doors - Solid: U-0.29
- Slab-On-Grade, unheated (Insulation depth of 2'-0"): R-24
- Structural Insulated Panels (Over Unconditioned Space: R-36

Other Specifications
- Wood Frame Windows - Double Pane: U-0.35
- Metal Frame Windows with Thermal Break - Double Pane: U-0.35
- Energy Star appliances

*See EN-001.00 for the Energy Code Compliance Certificate

General Notes

1. Contractor shall obtain full knowledge by personal and careful examination of all existing conditions at the site and of all requirements of the specifications and drawings. The contractor hereby accepts all such conditions and requirements and hereby accepts all responsibility and costs resulting from his failure to obtain knowledge of any of them. Any discrepancies between the drawings and the field conditions are to be reported to the architect prior to the commencement of the work.

2. The Contractor shall take care that all work and materials installed are in strict compliance with the Greenwich Building Code, as well as the accepted industry standards for the various components of the project. Any test specified and/ or required under the laws, rules and regulations of such departments will be performed by the contractor, with reports forwarded to architect.

3. The areas of work shall be confined to those areas indicated on the contract drawings. Areas outside of and adjacent to construction area will be protected with adequate dust covers and barriers to prevent damage to finished areas of the building not included as part of the contract.

4. The general contractor shall notify the architect of any and all discrepancies between existing conditions and the contract documents before proceeding with that portion of the work. Failure to notify the architect will not relieve the contractor of responsibility to perform the work as intended by the contract documents. The contractor shall correct all work arising from such failure to coordinate discrepancies to the satisfaction of the architect.

5. The contractor shall coordinate the work of the various trades whether included in his contract or not. He shall make openings as required by other trades and close same. He shall schedule the work of the various trades so as not to impede the progress of the work.

6. Removal of debris and other materials shall be made as often as necessary to maintain a clean, safe and accessible site.

7. Contractor may store debris, building materials or equipment in designated areas only.

8. The contractor shall be responsible for the protection of all finishes, features and construction in areas traversed as a part of this work. These areas are to remain clean at all times. Contractor to verify floor as being level prior to installation of tile.

9. Contractor shall secure doors at every means of entrance to the work area.

10. Prior to commencement of the work contractor shall provide owner with evidence of Workmen's Compensation Insurance and a Certificate of Insurance covering public liability, personal injury and property damage with limits of not less than $2,000,000.00 per incident and naming as additional named insured on said policy the owner and their agents. In addition contractor shall obtain $3,000,000 comprehensive liability and $3,000,000 property damage liability.

11. The contractor shall indemnify the owner and their agents for and against all suits, claims or liability on account of personal injuries or property damage arising out of the negligent acts of the contractor in the performance of the work covered under this contract.

12. All work included in these drawings and specifications shall be guaranteed by the contractor for a period of one (1) year from the date of acceptance by owner.

13. Contractor to provide owner and architect with a detailed schedule of the work prior to the execution of the Contract for Construction. Owner's contractor shall submit a copy of the building permit and certificates of insurance prior to commencing construction.

14. Contractor shall furnish a full strength crew at all times to ensure the completion of work according to the agreed schedule.

15. Contract shall consist of these documents and specifications and an AIA 201 Agreement between Owner and Contractor.
16. At the completion of the work contractor shall provide owner with a waiver of liens and shall certify that all suppliers and subcontractors have been paid in full.

Smoke & Carbon Monoxide Detection Devices

CARBON MONOXIDE DETECTOR NOTES

1. The installation, wiring, and equipment shall be in accordance with the NYS State Code section.
2. Every dwelling unit / building where a fossil fuel - burning furnace or boiler is located, shall be equipped with an operable carbon monoxide detecting device approved in accordance with the rules promulgated by the commissioner in consultation with the fire department and the department of health and mental hygiene.
3. There shall be installed at least one approved and operational carbon monoxide detecting device within fifteen feet of each room lawfully used for sleeping purposes, or one per each dwelling unit, whichever may apply.
4. Such carbon monoxide detecting device may be combined with a smoke detecting device that complies with the provisions of this title and any applicable rules promulgated thereunder.
5. The carbon monoxide detecting device shall be kept and maintained in good repair and be replaced, in case such device is stolen, removed, missing or rendered inoperable.
6. It shall be unlawful for any person to tamper with or render inoperable carbon monoxide detecting device, except for replacing the batteries or for other maintenance purposes.

SMOKE DETECTORS NOTES

1. The installation, wiring, and equipment shall be in accordance with CABO Section 316.
2. Smoke detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in the dwelling units and in basement and recreation rooms.
3. Each smoke detector shall have an integral test means to permit the occupant to check that it is operational. a continuous power display indicator light is recommended.
4. Smoke detectors shall be located on or near the ceiling and within fifteen feet of all rooms used for sleeping purposes.
5. If ceiling mounted the closest edge of detectors shall be minimum of four inches from any wall.
6. If wall mounted, the closest edge of the detectors shall be minimum of four inches and maximum of twelve inches from the ceiling.

Progress Inspections

1. Fire-Resistance Rated Construction	BC110.3.4
2. Energy Code Compliance Inspections	BC 110.3.5
2.1. Insulation placement and R values	(IIA2), (IIIA2)
2.2. Fenestration u-factor and product rating	(IIA3), (IIIA3)
2.3. Fenestration air leakage	(IIA4), (IIIA4)
2.4. Fenestration areas	(IIA5), (IIIA5)
2.5. Air sealing and insulation - visual	(IIA6), (IIIA6)
2.6. Lighting in dwelling units	(IIC2)
2.7. Maintenance information	(ID1),(IID1)

Special Inspections

1. Fire-resistant Penetrations and Joints	BC 1704.27

Window and Glazing Notes

1. All new windows are to have a maximum U-factor of .31. Low-E coated, Argon filled insulated glazed units.
2. All glazing must be tempered glass when meeting the following conditions and any other conditions within CABO Section 308:

   A. Side of glazing is within 24" of any door.
   B. Bottom of glazing is within 18" of the floor

3. All glass shower enclosures must be tempered.

Site Data

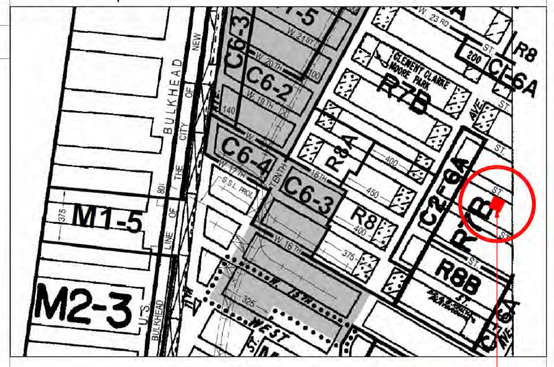
Location: 334 W 20th Street, New York, NY 10011
Historic District: The Chelsea Historic District

TAX MAP NUMBER
Section: 8b
Block: 743
Lot: 64

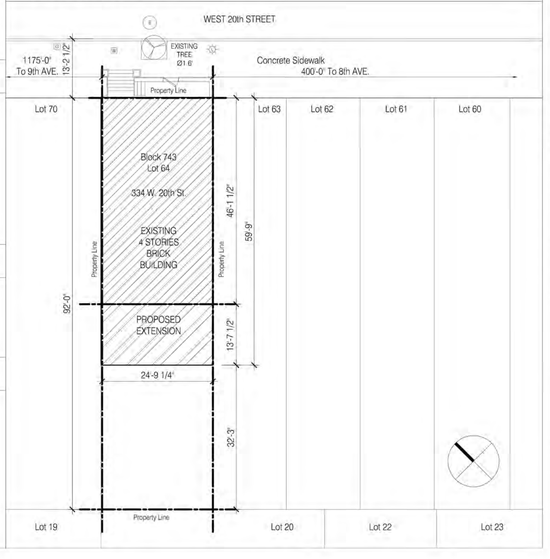
Drawing Index

DRAWING #	TITLE	SCALE
T-001	Index & Notes	N/A
T-002	Window & Door Schedules	N/A
A-001	Historic Photograph - Block	N.T.S.
A-002	Additional Historic Photograph - Block	N.T.S.
A-003	Block Plan - Historic Evolution	N.T.S.
A-004	Block Plan - Historic Evolution	3/8" = 1'-0"
A-005	Block Plan - Current	3/8" = 1'-0"
A-006	Street View Elevations Facing South	N.T.S.
A-007	Street View Elevations Facing North	N.T.S.
A-008	Block Aerial View - Rooftop Additions	N.T.S.
A-009	Existing Photograph - Rooftop Additions	N.T.S.
A-010	Historic Architecture Elements	N.T.S.
A-011	Existing & Proposed Elevation - North	1/4" = 1'-0"
A-012	Existing & Proposed Elevations - South	1/4" = 1'-0"
A-013	Existing Elevations - West	1/4" = 1'-0"
A-014	Proposed Elevations - West	1/4" = 1'-0"
A-015	Existing Elevations - East	1/4" = 1'-0"
A-016	Proposed Elevations - East	1/4" = 1'-0"
A-017	Existing Section	1/4" = 1'-0"
A-018	Building Section	1/4" = 1'-0"
A-019	Cellar Plan - Existing & Proposed	1/4" = 1'-0"
A-020	Basement Plan - Existing & Proposed	1/4" = 1'-0"
A-021	First Floor Plan - Existing & Proposed	1/4" = 1'-0"
A-022	Second Floor Plan - Existing & Proposed	1/4" = 1'-0"
A-023	Third Floor Plan - Existing & Proposed	1/4" = 1'-0"
A-024	Proposed Fourth Floor Plan & Existing Roof Plan	1/4" = 1'-0"
A-025	Proposed Bulkhead & Roof Plans	1/4" = 1'-0"
A-026	Pavement Plan - Existing & Proposed	1/2" = 1'-0"
A-027	Street View Point 'A'	N.T.S.
A-028	Street View Point B'	3/16" = 1'-0"
A-029	Street View Point 'C'	3/16" = 1'-0"
A-030	Street View Point 'D'	3/16" = 1'-0"
A-031	Street View Point 'F'	3/16" = 1'-0"
A-032	Street Vantage Points	3/16" = 1'-0"
A-033	Precedent - 460 W 22nd Street	N.T.S.
A-034	Existing Photograph - North Facade Windows	N.T.S.
A-035	Existing Photograph - South Facade Windows	N.T.S.
A-036	Existing Photograph - North Facade Main Entrance	N.T.S.
A-037	Existing Photograph - North Facade Details	N.T.S.
A-038	Existing Conditions - Brick Cleaning & Restoration	N.T.S.
A-039	333 W. 20th St. Rear Facade & 334 W. 20th St. Artist Studio	N.T.S.

Site Map



Plot Plan 1/16" = 1'-0"



ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Index & Notes

Project # 16SE01
Scale: N/A
27 July 2016

T-001.00

Copyright © Andre Tchelistcheff Architect 2016

DOOR SCHEDULE

DOOR #	LOCATION	UNIT DIMENSION (W. x H.)	DOOR MAT.
	Cellar Floor		
C01-1	Electrical Room C01	32" x 84"	
C02-1	Mech. Room C02	32" x 84"	
C04-1	Storage C04	32" x 84"	
C05-1	Laundry C05	32" x 84"	
C07-1	Storage C07	32" x 84"	
C08-1	Powder Room C08	32" x 84"	
C09-1	Elevator C09	36" x 84"	
C10-1	Storage C10	32" x 84"	
C12-1	Hallway C12	32" x 84"	
	Basement Floor		
B02	Family Room	78" x 84"	
B03	Family Room	78" x 84"	
B04	Family Room	78" x 84"	
B01-1	Foyer B01	36" x 84"	
B01-2	Foyer B01	24" x 84"	
B01-3	Foyer B01	48" x 84"	
B01-4	Foyer B01	36" x 84"	
B02-1	Guest Bedroom B02	32" x 84"	
B02-2	Guest Bedroom B02	48" x 84"	
B03-1	Bathroom B03	32" x 84"	
B04-1	Powder Room B04	36" x 84"	
B05-1	Pantry B05	33" x 84"	
B09-1	Elevator	36" x 84"	
B10-1	Stair	32" x 84"	
	First Floor		
100	Entry	36" x 84"	
101	Dining Room 102	46" x 84"	
102	Dining Room 102	46" x 84"	
103	Living Room 107	64" x 84"	
104	Living Room 107	64" x 84"	
105	Living Room 107	64" x 84"	
101-1	Foyer 101	36" x 84"	
102-1	Dining Room 102	72" x 84"	
103-1	Pantry 103	36" x 84"	
103-2	Pantry 103	36" x 84"	
103-3	Pantry 103	36" x 84"	
103-4	Pantry 103	36" x 84"	
104-1	Powder Room 104	30" x 84"	
104-2	Powder Room 104	30" x 84"	
106-1	Elevator	36" x 84"	
107-1	Hallway	48" x 84"	
107-2	Hallway	48" x 84"	
107-3	Stair	32" x 84"	

DOOR SCHEDULE

DOOR #	LOCATION	UNIT DIMENSION (W. x H.)	DOOR MAT.
	Second Floor		
201-1	Study 201	32" x 84"	
201-2	Study 201	32" x 84"	
202-1	Junior Master 202	32" x 84"	
203-1	Bathroom 203	32" x 84"	
204-1	Closet 204	42" x 84"	
205-1	Storage 205	72" x 84"	
206-1	Bathroom 206	30" x 84"	
207-1	Bedroom 207	32" x 84"	
207-2	Bedroom 207	36" x 84"	
208-1	Bedroom 208	32" x 84"	
208-2	Bedroom 208	36" x 84"	
209-1	Bathroom 209	32" x 84"	
210-1	Elevator	32" x 84"	
211-1	Hallway	36" x 84"	
	Third Floor		
300	Master Bedroom 307	42" x 84"	
301-1	Study 301	32" x 84"	
301-2	Study 301	32" x 84"	
302-1	Her Bathroom 302	36" x 84"	
302-2	Her Bathroom 302	30" x 84"	
303-1	Closet Corridor 303	36" x 84"	
303-2	Closet Corridor 303	36" x 84"	
303-3	Closet Corridor 303	36" x 84"	
303-4	Closet Corridor 303	36" x 84"	
303-5	Closet Corridor 303	36" x 84"	
306-1	His Bathroom 306	36" x 84"	
306-2	His Bathroom 306	28" x 84"	
307-1	Master Bedroom 307	36" x 84"	
309-1	Elevator	36" x 84"	
	Fourth Floor		
400	Roof Deck 401	72" x 84"	
403-1	Bathroom 403	32" x 84"	
403-2	Bathroom 403	32" x 84"	
404-1	Family Room 404	81" x 84"	
405-1	Elevator	36" x 84"	
	Rooftop		
600-1	Stair	32" x 84"	

WINDOW SCHEDULE

WINDOW #	LOCATION	UNIT DIMENSION (W. x H.)	WINDOW MAT.
	Basement Floor		
B01	Guest Bedroom B02	46" x 90"	
B02	Guest Bedroom B02	46" x 90"	
	Second Floor		
200	Study 201	46" x 85"	
201	Junior Master 202	46" x 85"	
202	Junior Master 202	46" x 85"	
203	Bedroom 206	42" x 96"	
204	Bedroom	(2)46" x 96"	
205	Bedroom 209	42" x 96"	
	Third Floor		
300	Study 301	46" x 85"	
301	Her Bathroom 302	46" x 85"	
302	Her Bathroom 302	46" x 85"	
303	His Bathroom 306	42" x 96"	
304	Master Bedroom 307	92" x 96"	
	Fourth Floor		
400	Family Room 404	42" x 84"	
401	Family Room 404	92" x 84"	
402	Family Room 404	42" x 84"	
	Rooftop		
600	Skylight	34 x 76"	

H6 WINDOW AND DOOR SCHEDULES

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Window & Door Schedules

Project # 16SE01

Scale: N/A

19 July 2016

T-002.00

Copyright © Andre Tchelistcheff Architect 2016

X:\ARCH Projects\Sterling 334\16SE01 15-LPC Submission\16SE01 LPC T-002 Window & Door Schedules.dwg, T-002, 7/18/2016 10:47:23 PM

H1 W. 20TH STREET - HISTORIC PHOTOGRAPH (C. 1890-1910)

ANDRE TCHELISTCHEFF ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Historic Photograph Block

Project # 16SE01

Scale: N.T.S.

19 July 2016

A-001.00

Copyright © Andre Tchelistcheff Architect 2016

X:\ARCH Projects\Darling 334\16SE01 19-LPC Submission\16SE01 LPC-A.001 Historic Photograph.dwg, A.XX, 7/18/2016 10:48:01 PM

D1 NEW YORK HISTORICAL SOCIETY PHOTOGRAPH - C. 1890-1910
ROBERT L. BRACKLOW COLLECTION

D5 NEW YORK PUBLIC LIBRARY PHOTOGRAPH - 1928
IRMA AND PAUL MILSTEIN COLLECTION

D8 NEW YORK PUBLIC LIBRARY PHOTOGRAPH - 1938
IRMA AND PAUL MILSTEIN COLLECTION

H1 TAX DEPARTMENT PHOTOGRAPH - 1949
NEW YORK CITY DEPARTMENT OF RECORDS

H5 MUSEUM OF THE CITY OF NEW YORK PHOTOGRAPH - 1975
EDMUND VINCENT GILLON COLLECTION

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Additional Historic
Photograph Block

Project # 16SE01

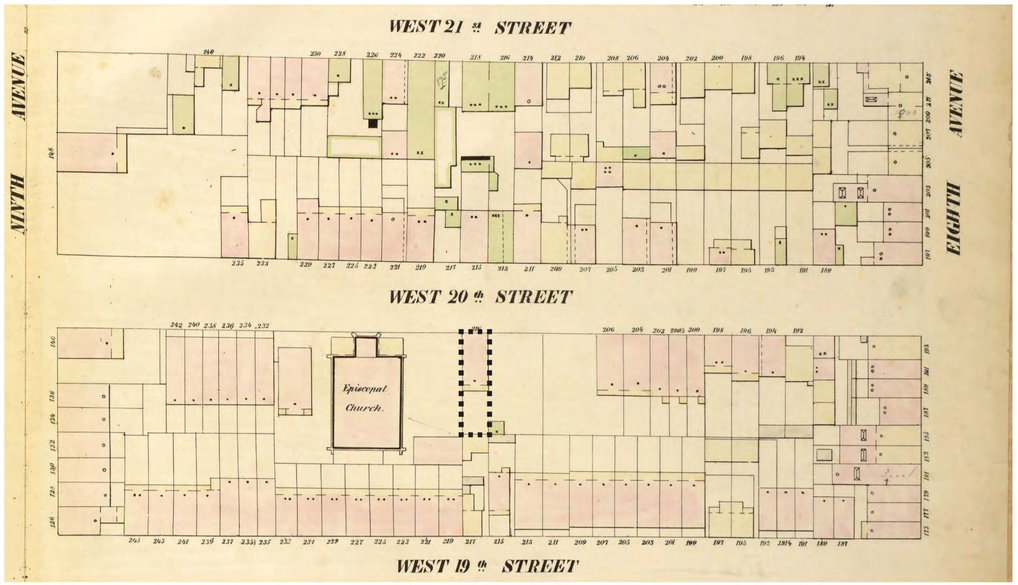
Scale: N.T.S.

19 July 2016

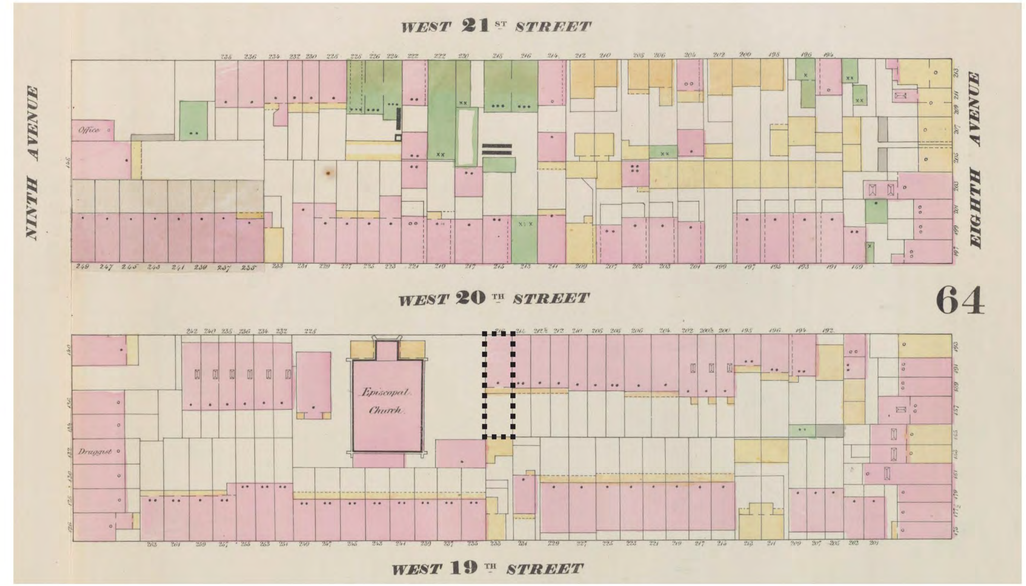
A-002.00

Copyright © Andre Tchelistcheff Architect 2016

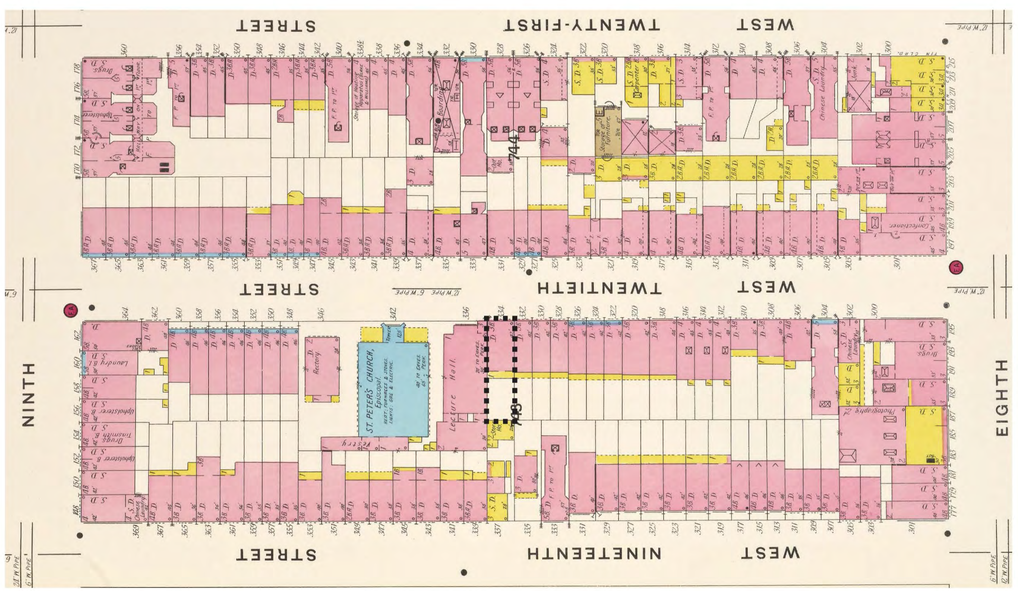
X:\ARCH Projects\Sterling 334\16SE01 15-LPC Submission\16SE01 LPC A-002 Additional Historic Photographs.dwg, A-002, 7/18/2016 10:48:52 PM



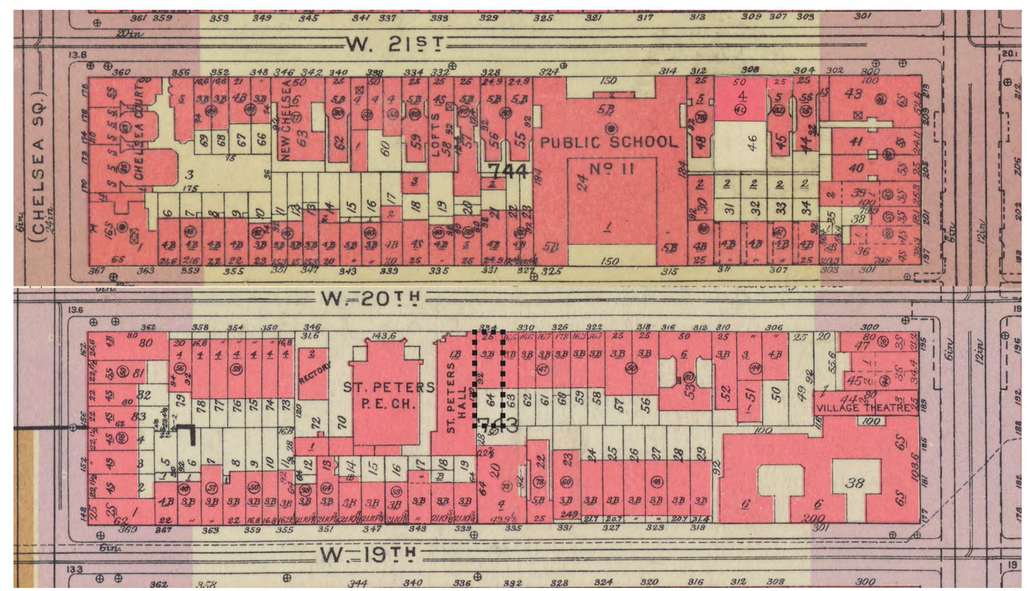
D1 BLOCK PLAN - 1854 (William Perris)



D6 BLOCK PLAN - 1859 (William Perris)



H1 BLOCK PLAN - 1904 (Sanborn Perris)



H6 BLOCK PLAN - 1955 (Bromley)

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Block Plan
Historic Evolution

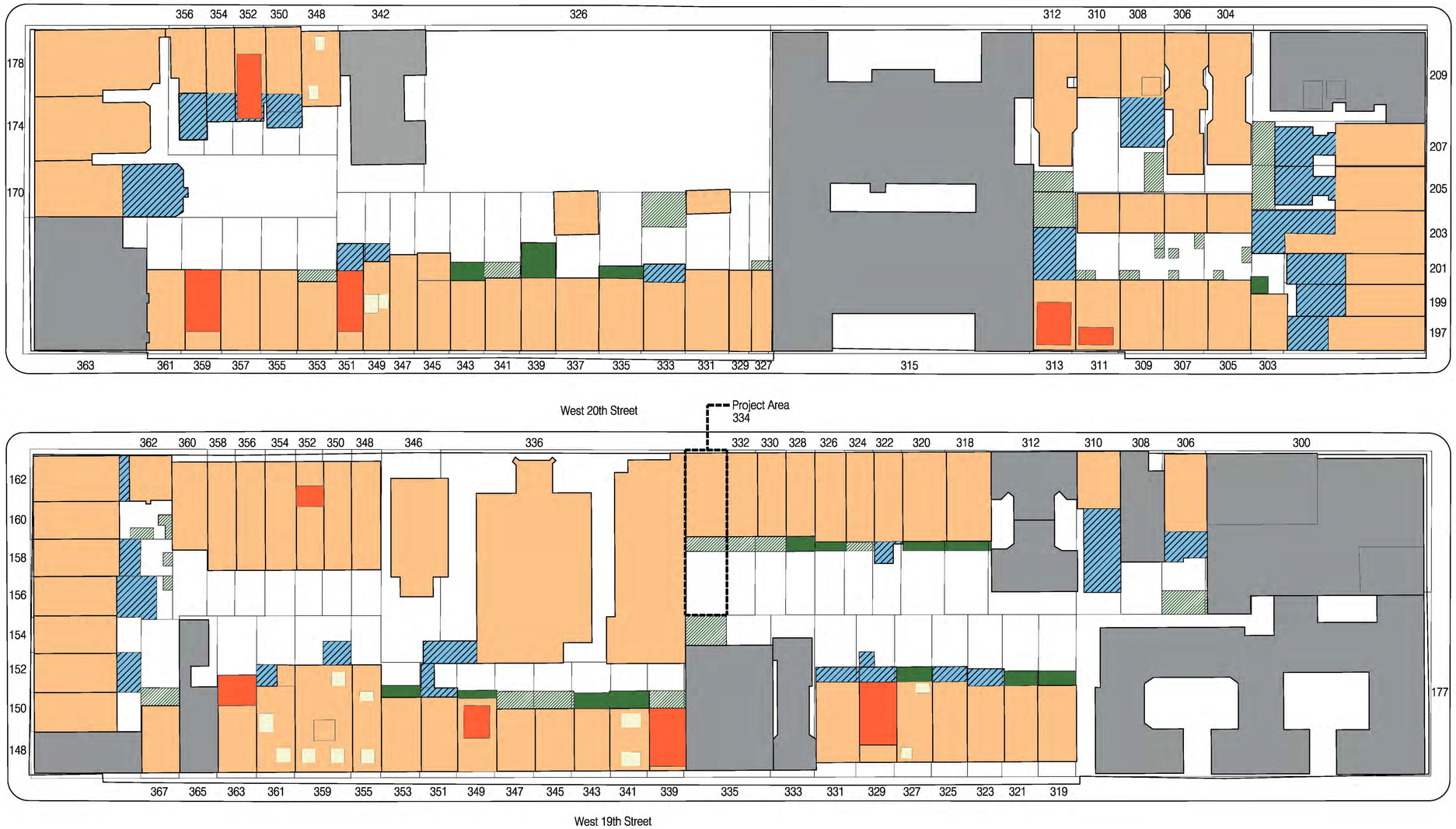
Project # 16SE01

Scale: N.T.S.

27 July 2016

A-003.00

Copyright © Andre Tchelistcheff Architect 2016



G1 BLOCK PLAN - HISTORIC EVOLUTION

LEGEND

- Non Contextual Buildings
- Historic Buildings
- Non Historic Additions
- Converted Historic Additions
- Removed Structures
- Rooftop Additions
- Existing Skylight

HISTORIC NARATIVE

306 West 20th St.	4 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, original free standing rear yard structure removed, full height masonry rear yard addition
310 West 20th St.	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard addition
318 West 20th St.	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
320 West 20th St.	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
322 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure removed, partial height rear yard addition (construction unknown)
324 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure removed
326 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure converted to permanent addition (construction unknown)
328 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure converted to permanent addition (construction unknown)
330 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure removed
332 West 20th St.	3 story masonry building with basement constructed by 1859, original attached rear yard wood structure removed
334 West 20th St.	3 story masonry building with basement constructed in 1838, original attached rear yard wood structure removed
336 West 20th St.	St. Peters Church constructed by 1854, Lecture Hall added by 1885
346 West 20th St.	St. Peters Church Rectory construed by 1854
348 West 20th St.	4 story masonry building with basement constructed by 1854
350 West 20th St.	4 story masonry building with basement constructed by 1854
352 West 20th St.	4 story masonry building with basement constructed by 1854, rooftop addition (construction unknown)
354 West 20th St.	4 story masonry building with basement constructed by 1854
356 West 20th St.	4 story masonry building with basement constructed by 1854
358 West 20th St.	4 story masonry building with basement constructed by 1854
360 West 20th St.	4 story masonry building with basement constructed by 1885
362 West 20th St.	4 story masonry building with basement constructed by 1885
162 West 20th St.	4 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard addition
160 9th Avenue	4 story masonry building with basement constructed by 1886, original free standing rear yard structure removed
158 9th Avenue	4 story masonry building with basement constructed by 1854, original free standing rear yard structure removed, partial height rear yard addition (construction unknown)
156 9th Avenue	4 story masonry building with basement constructed by 1854, original free standing rear yard structure removed, partial height rear yard addition (construction unknown)
154 9th Avenue	4 story masonry building with basement constructed by 1854
152 9th Avenue	4 story masonry building with basement constructed by 1854, partial height rear yard addition (construction unknown)
150 9th Avenue	4 story masonry building with basement constructed by 1854
367 West 19th Street	4 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed
363 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard extension & rooftop addition
361 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, partial height rear yard addition (construction unknown)
359 West 19th Street	3 story masonry building with basement constructed by 1854, lot combined with 357, partial height rear yard extension (construction unknown)
355 West 19th Street	3 story masonry building with basement constructed by 1854
353 West 19th Street	3 story masonry building with basement constructed by 1854, original rear yard wood structure converted to permanent addition (construction unknown)
351 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard addition
349 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown), rooftop addition (construction unknown)
347 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed
345 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed
343 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
341 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
339 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, visible rooftop addition
331 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard addition
329 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, full height masonry rear yard addition, rooftop addition (construction unknown)
327 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
325 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, partial height rear yard addition (construction unknown)
323 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure removed, partial height rear yard addition (construction unknown)
321 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)
319 West 19th Street	3 story masonry building with basement constructed by 1854, original attached rear yard wood structure converted to permanent addition (construction unknown)

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Block Plan
Historic Evolution

Project # 16SE01

Scale: 3/8" = 1'-0"

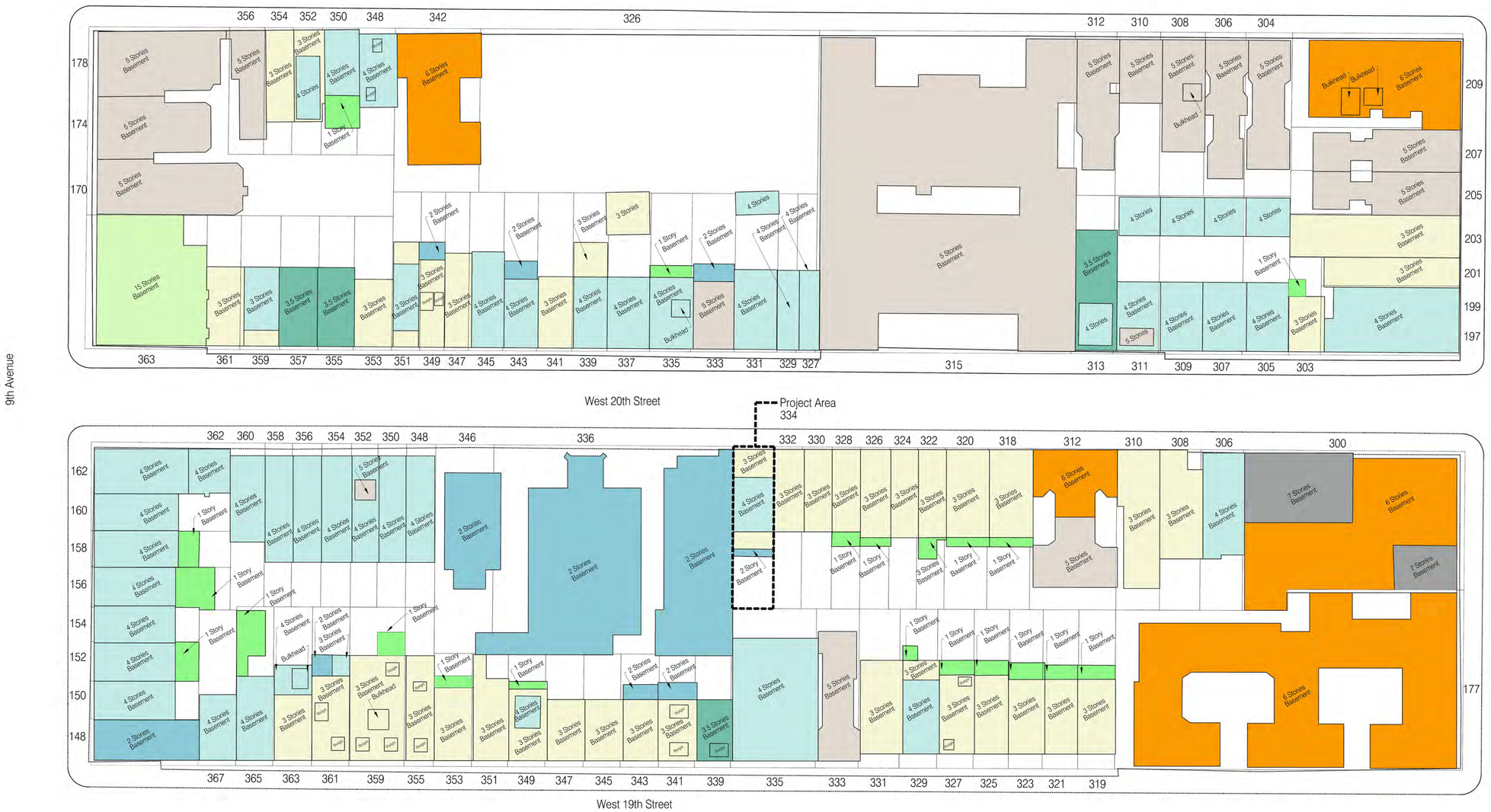
27 July 2016

A-004.00

Copyright © Andre Tchelistcheff Architect 2016

LEGEND

- 1 Floor
- 2 Floors
- 3 Floors
- 3.5 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 15 Floors



G1 BLOCK PAN - CURRENT

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Block Plan
Current

Project # 16SE01

Scale: 3/8" = 1'-0"

27 July 2016

A-005.00

Copyright © Andre Tchelistcheff Architect 2016

A10 STREET VIEW - FACING SOUTH

300 306 308 310 312 318 320 322 324 328 330 332 PROJECT AREA 334 336 346 348 350 352 354 356 358 360 362

MATCH LINE

300 306 308 310 312 318 320 322 324 328 330 332

MATCH LINE

330 332 PROJECT AREA 334 336 346 348 350 352 354 356 358 360 362

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View
Facing South

Project # 16SE01

Scale: N.T.S.

27 July 2016

A-006.00

Copyright © Andre Tchelistcheff Architect 2016

A10 STREET VIEW - FACING NORTH

363 361 359 357 355 353 351 349 347 345 343 341 339 337 335 333 331 329 327 315 313 311 309 307 305 303

MATCH LINE

363 361 359 357 355 353 351 349 347 345 343 341 339 337 335 333

MATCH LINE

333 331 329 327 315 313 311 309 307 305 303

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View
Facing North

Project # 16SE01

Scale: N.T.S.

27 July 2016

A-007.00

Copyright © Andre Tchelistcheff Architect 2016

LEGEND

Rooftop Additions

Project Area

D5 NORTH AERIAL VIEW

H5 SOUTH AERIAL VIEW

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Block Aerial Views
Rooftop Additions

Project # 16SE01

Scale: N.T.S.

27 July 2016

A-008.00

Copyright © Andre Tchelistcheff Architect 2016

LEGEND

Rooftop Additions

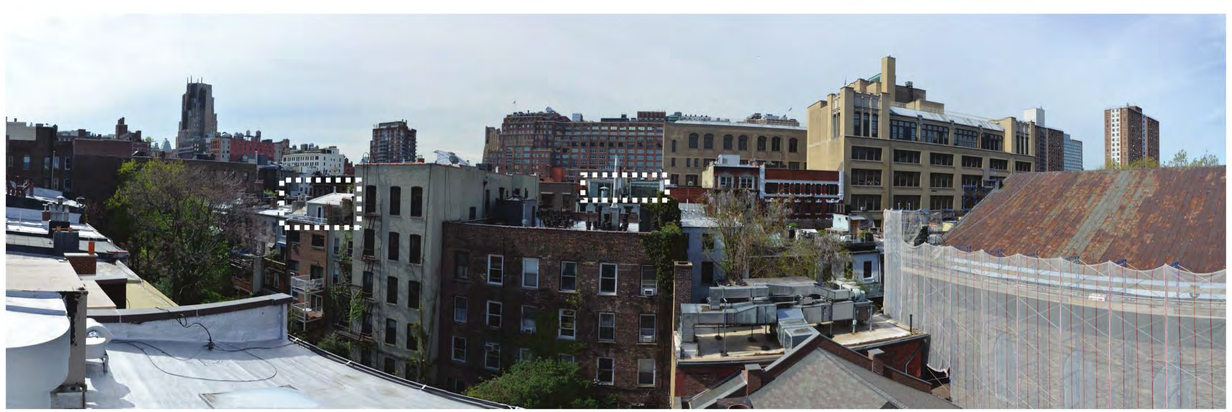
Project Area

S ← W → N

C1 WEST PANORAMIC VIEW

E ← S → W

F1 SOUTH PANORAMIC VIEW



S ← SW → W

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing Photograph
Rooftop Additions

Project # 16SE01

Scale: N.T.S.

27 July 2016

A-009.00

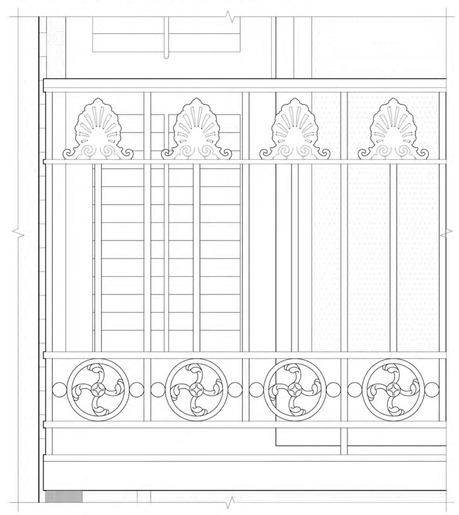
Copyright © Andre Tchelistcheff Architect 2016

Historic architecture elements to be restored.

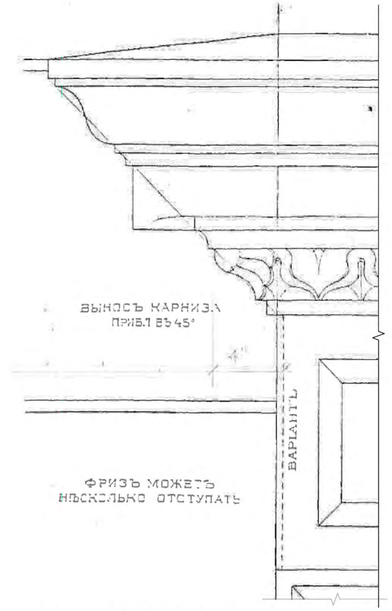
G1 NORTH ELEVATION - HISTORIC PHOTOGRAPH (C. 1890 - 1910)

D4 JULIET BALCONY

Bricks & Brownstone - Charles Lockwood - 1972

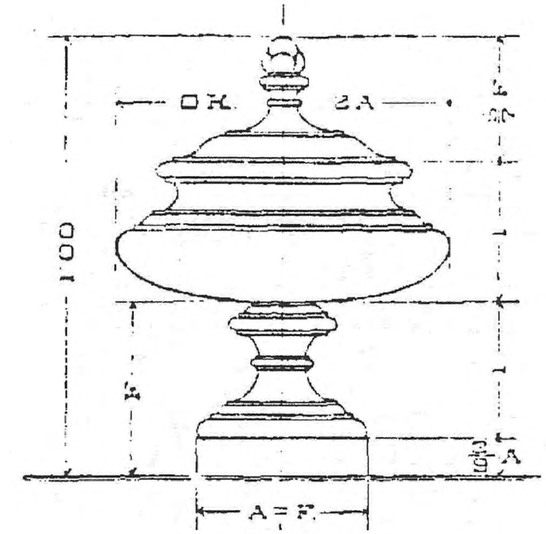


G4 JULIET BALCONY - PROPOSED DETAIL 1-1/2" = 1'-0"



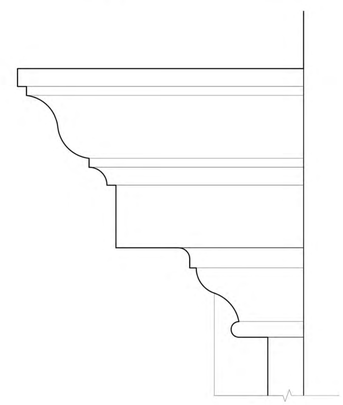
D7 CORNICE DETAIL

The Built Forms of Bourgeois Apartments Buildings - A. Brausewetter Prof. 1904

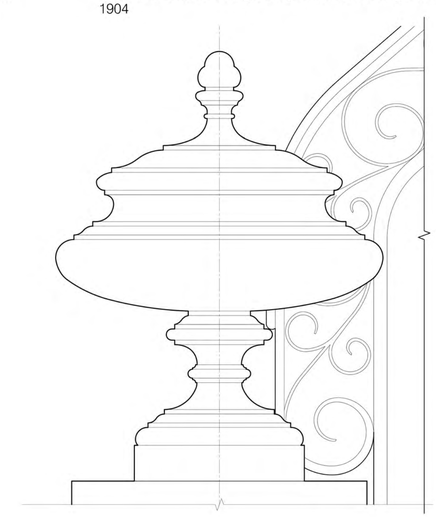


D9 FINIAL DETAIL

The Built Forms of Bourgeois Apartments Buildings - A. Brausewetter Prof. 1904



G7 CORNICE - PROPOSED DETAIL 3" = 1'-0"



G9 FINIALS - PROPOSED DETAIL 3" = 1'-0"

H7 CORNICE - EXISTING DETAIL N.T.S.

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Historic Architecture Elements

Project # 16SE01

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

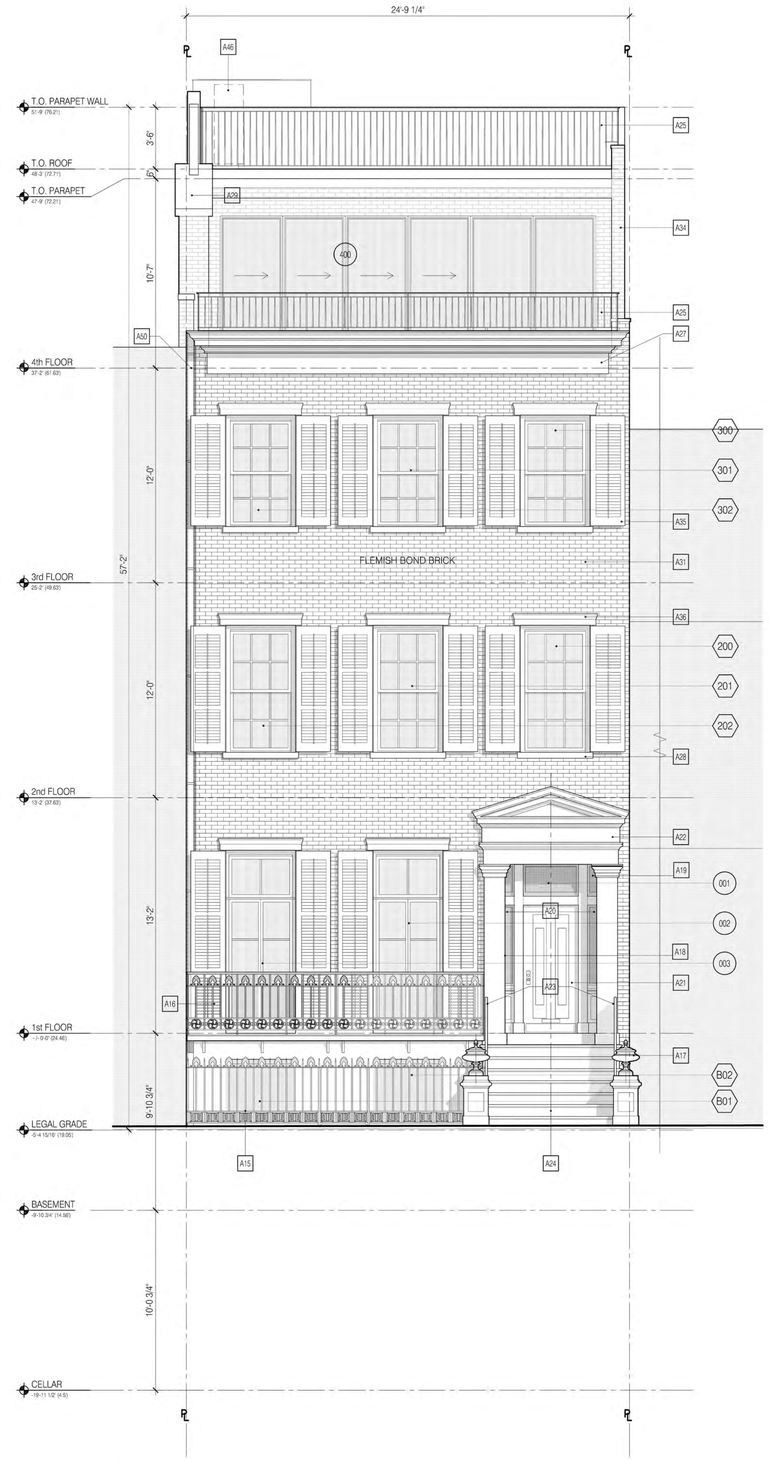
19 July 2016

A-010.00

Copyright © Andre Tchelistcheff Architect 2016

H1 NORTH ELEVATION - EXISTING PHOTOGRAPH

H6 NORTH ELEVATION - EXISTING 1/4" = 1'-0"



H6 NORTH ELEVATION - PROPOSED 1/4" = 1'-0"

PROPOSED PLAN NOTES

A1	New concrete floor	A41	New hot water heater
A2	New stone floor	A42	New sump pit
A3	New stone pavers	A43	New dumbwaiter
A4	New wood floor	A44	New gas fireplace
A5	2 HR fir rated ceiling and wall assembly	A45	Existing fireplace and flue to remain
A6	2 HR fire rated hollow metal door	A46	New rooftop condenser units
A7	New wood stair	A47	New bulkhead
A8	Existing retaining wall	A48	New gutter
A9	New concrete retaining wall	A49	New ventilation hatch
A10	New gate	A50	New downspout
A11	New spiral staircase	A51	New ships ladder
A12	New planters	A52	New fresh air intake
A13	New stone steps	A53	New grille
A14	New wood fence	A54	Sidewalk to be replaced
A15	Restored fence, gate and curb	A55	New dunnage beams w/ spra fireproofing. See structural drawings for sizing
A16	New balcony and 42" guardrail		
A17	New finials		
A18	New intercom panel		
A19	New security camera		
A20	New wall mounted lights		
A21	Repainted door		
A22	Restored door pediment		
A23	Restored railing		
A24	Restored stoop		
A25	New 42" guardrail		
A26	New wood deck		
A27	Restored cornice		
A28	Restored window sills		
A29	New chimney pots and coping		
A30	Replace and re-flash coping where necessary		
A31	Brick cleaned, re-pointed w/ Type N mortar		
A32	New brick facade		
A33	New rear yard addition		
A34	New rooftop addition		
A35	New shutters		
A36	Restored window lintels		
A37	New boiler		
A38	New electric meter		
A39	New concrete floor		
A40	New gas meter		

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing Elevation
North

Project # 16SE01

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

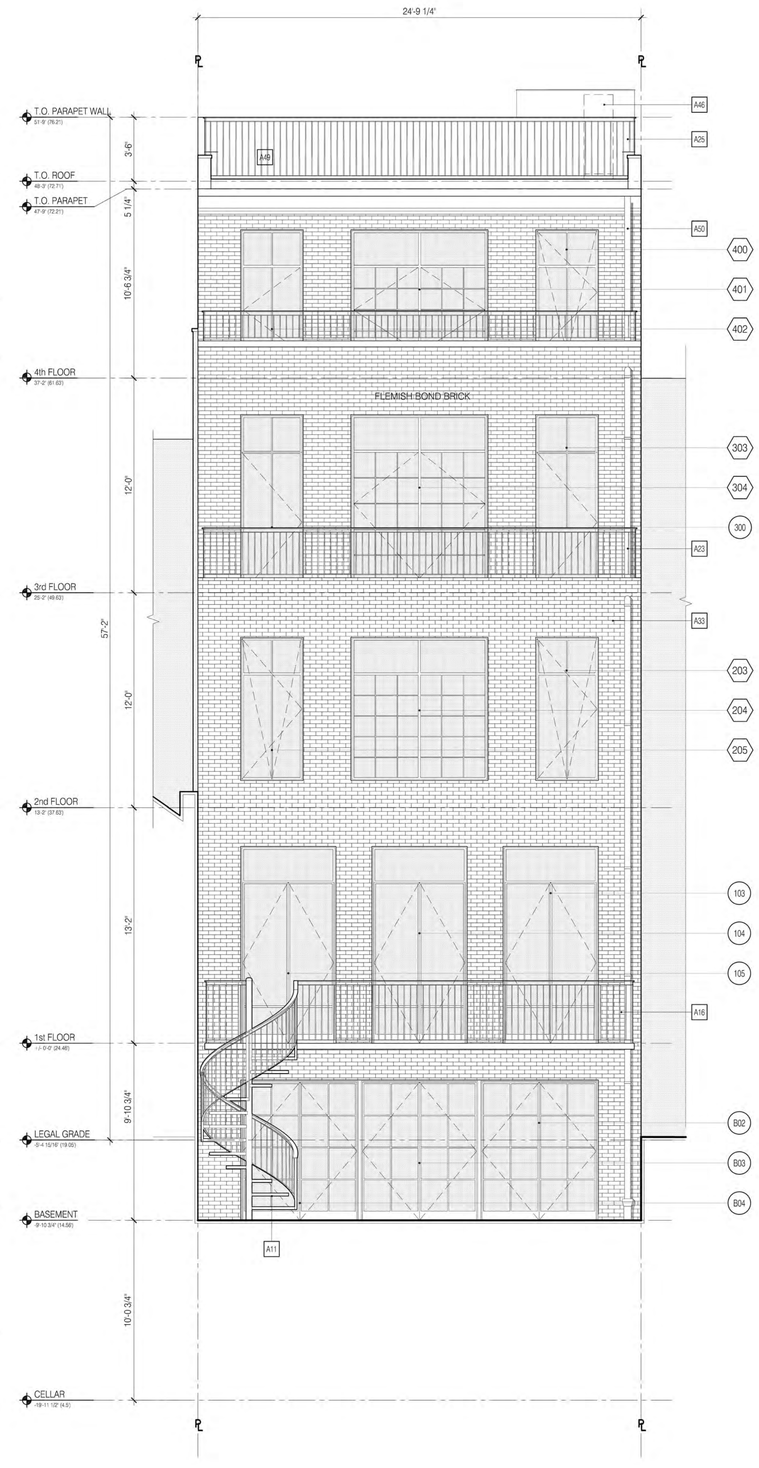
27 July 2016

A-011.00

Copyright © Andre Tchelistcheff Architect 2016

H1 SOUTH ELEVATION - EXISTING PHOTOGRAPH N.T.S.

H4 SOUTH ELEVATION - EXISTING 1/4" = 1'-0"



H7 SOUTH ELEVATION - PROPOSED 1/4" = 1'-0"

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams w/ spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS	GAS	Gas line
CW	CW	Cold water line
SAN	SAN	Sanitary sewer
HW	HW	Hot water line
ELEC	ELEC	Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing & Proposed Elevations
South

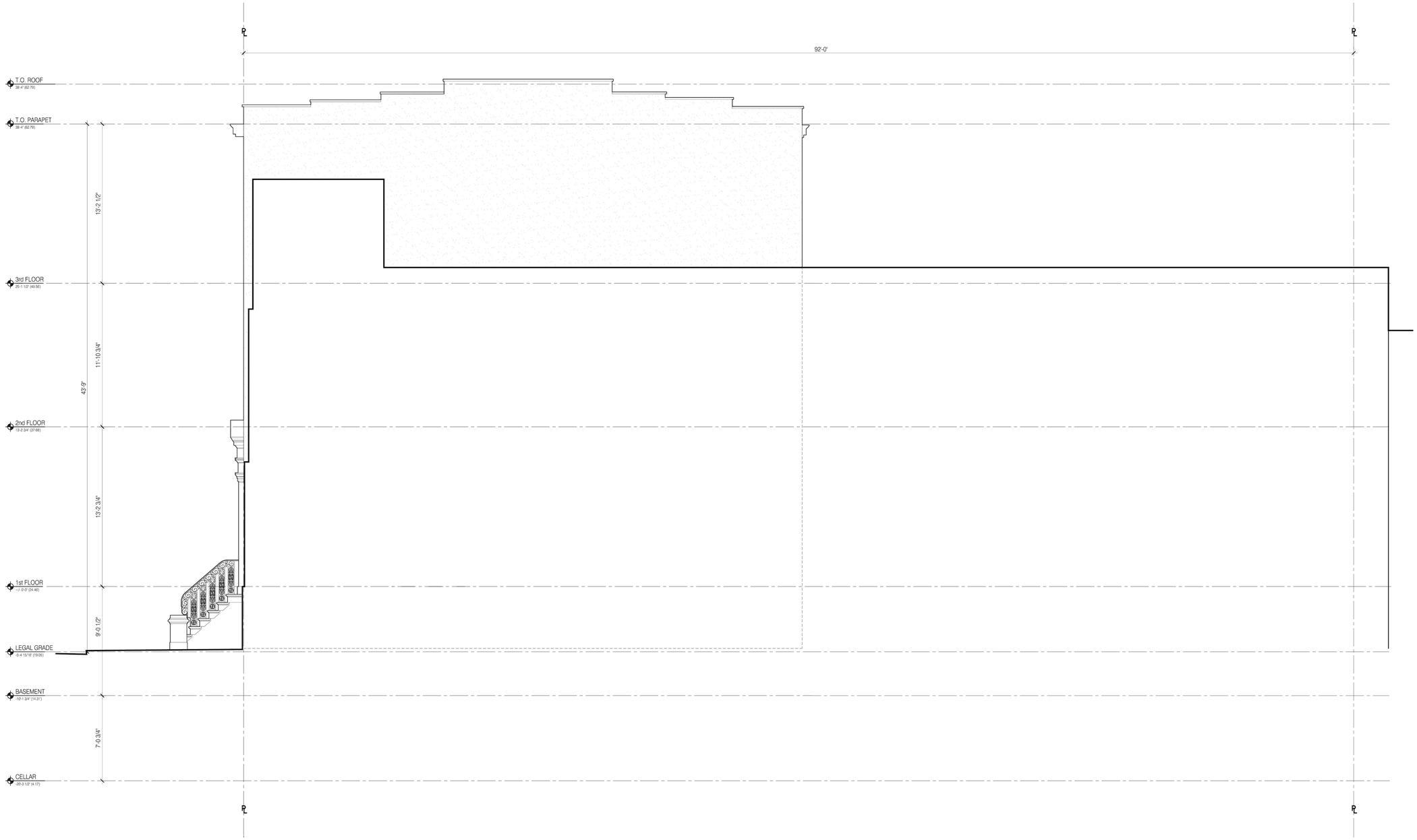
Project # 16SE01

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

27 July 2016

A-012.00

Copyright © Andre Tchelistcheff Architect 2016



H1 WEST ELEVATION - EXISTING 1/4" = 1'-0"

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Elevations
West

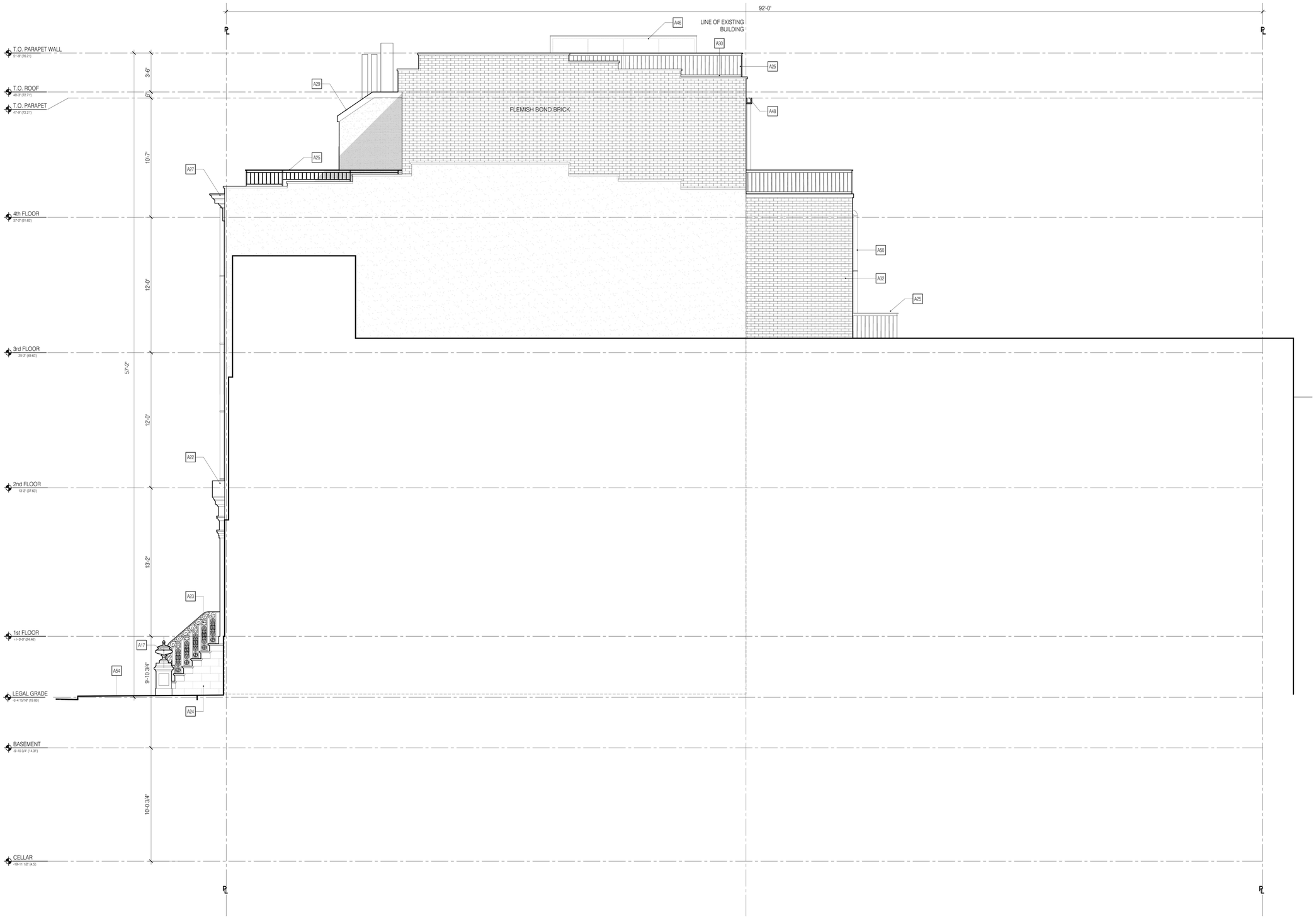
Project # 16SE01

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

27 July 2016

A-013.00

Copyright © Andre Tchelistcheff Architect 2016



H1 WEST ELEVATION - PROPOSED 1/4" = 1'-0"

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced

Existing partition
New partition
New 2-hours fire rated partition

GAS	Gas line
CW	Cold water line
SAN	Sanitary sewer
HW	Hot water line
ELEC	Electric line

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Proposed Elevations
West

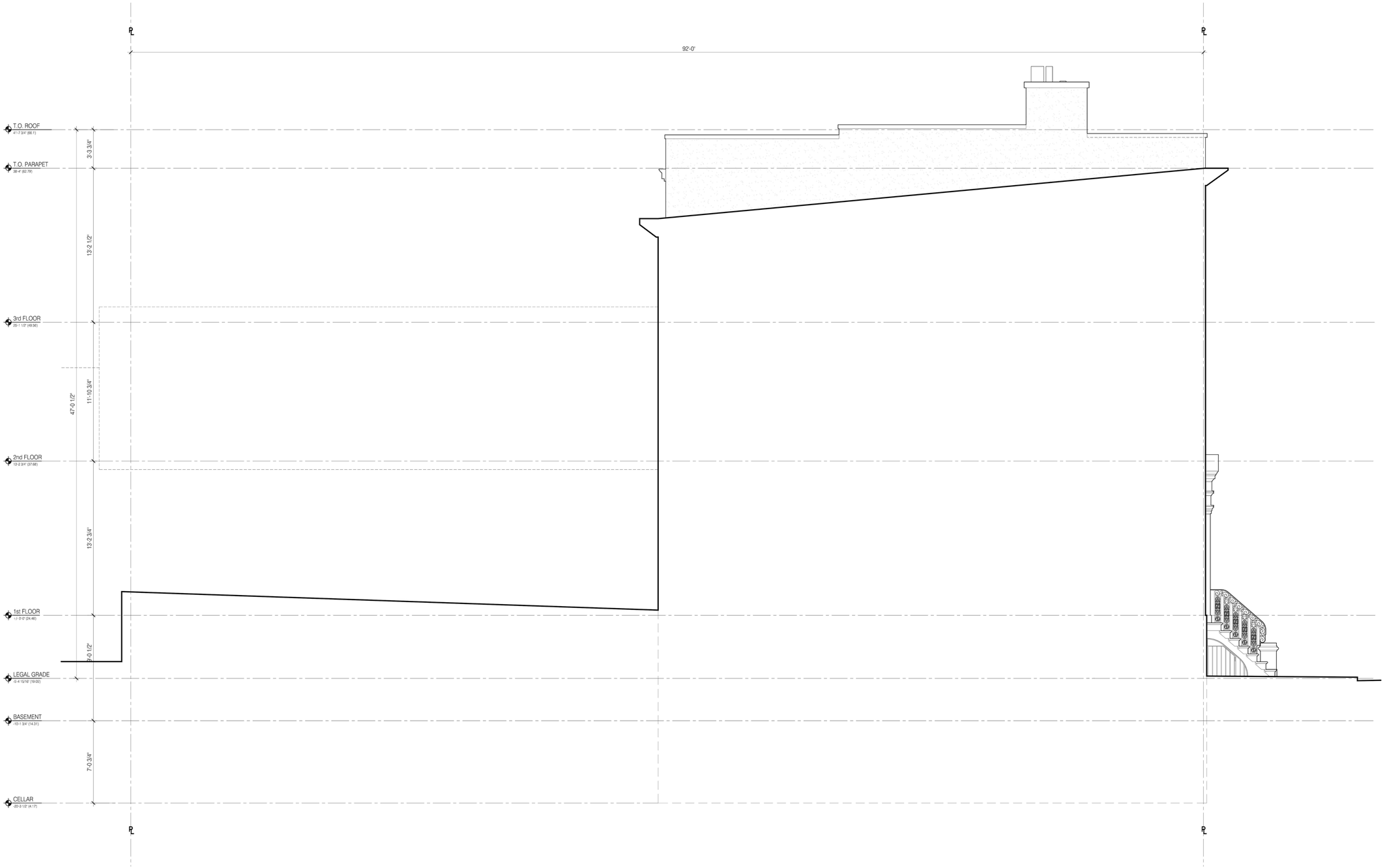
Project # 16SE01

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

27 July 2016

A-014.00

Copyright © Andre Tchelistcheff Architect 2016



H1 EAST ELEVATION - EXISTING 1/4" = 1'-0"

ANDRE TCHELISTCHEFF ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing Elevations
East

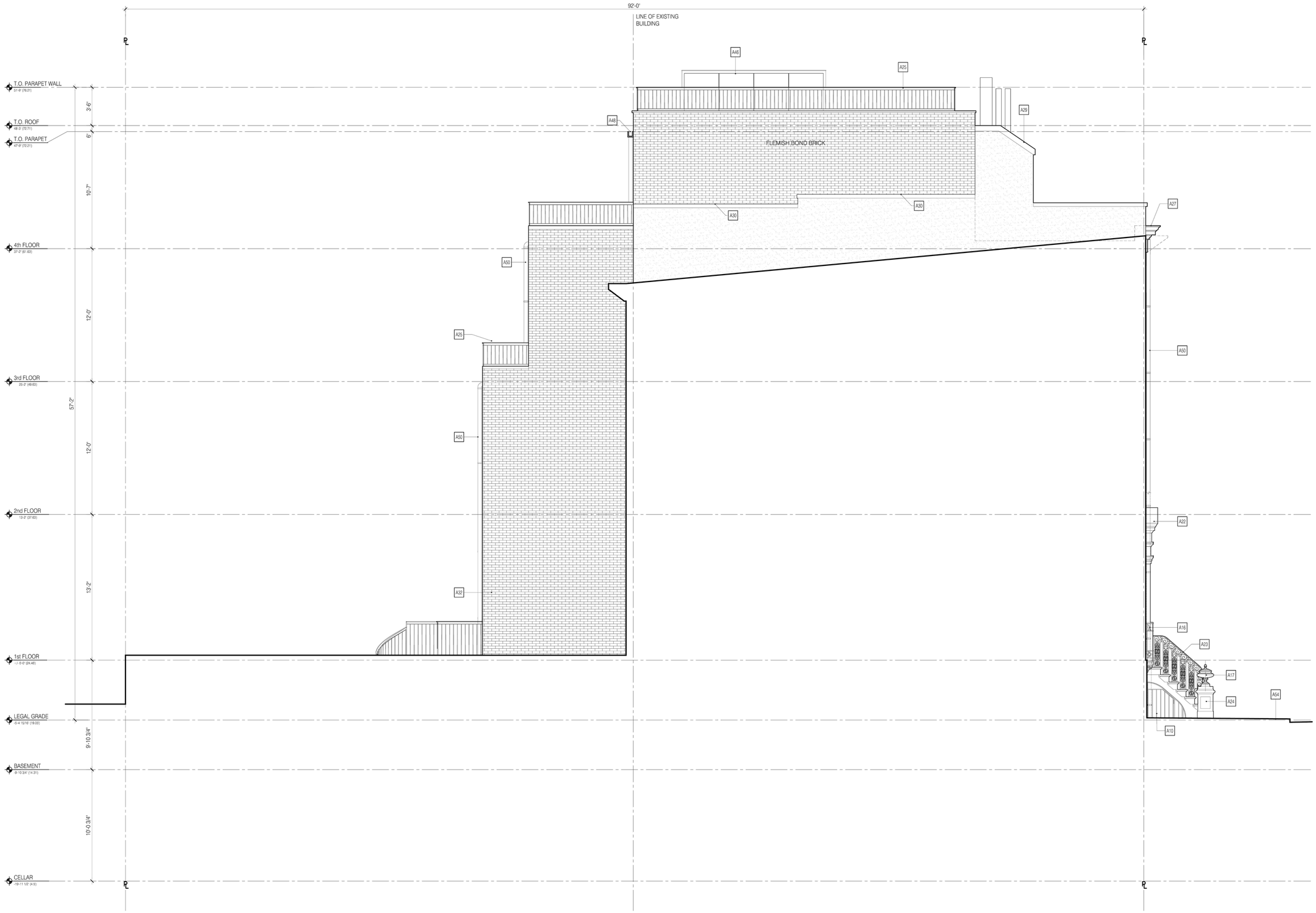
Project # 16SE01

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

27 July 2016

A-015.00

Copyright © Andre Tchelistcheff Architect 2016



H1 EAST ELEVATION - PROPOSED 1/4" = 1'-0"

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRE TCHELISTCHEFF ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Proposed Elevations
East

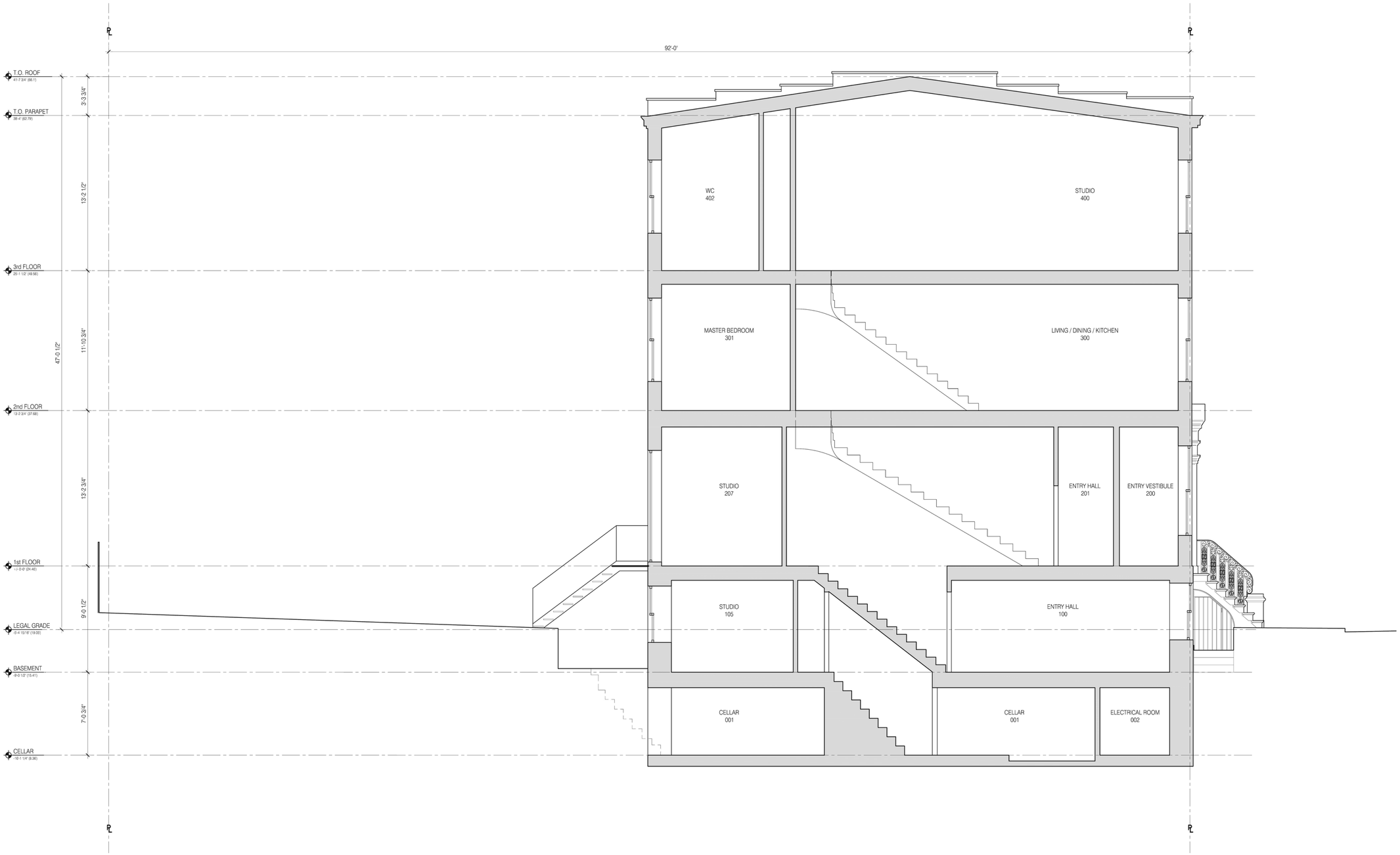
Project # 16SE01

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

27 July 2016

A-016.00

Copyright © Andre Tchelistcheff Architect 2016



H1 BUILDING SECTION - EXISTING 1/4" = 1'-0"

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing Section

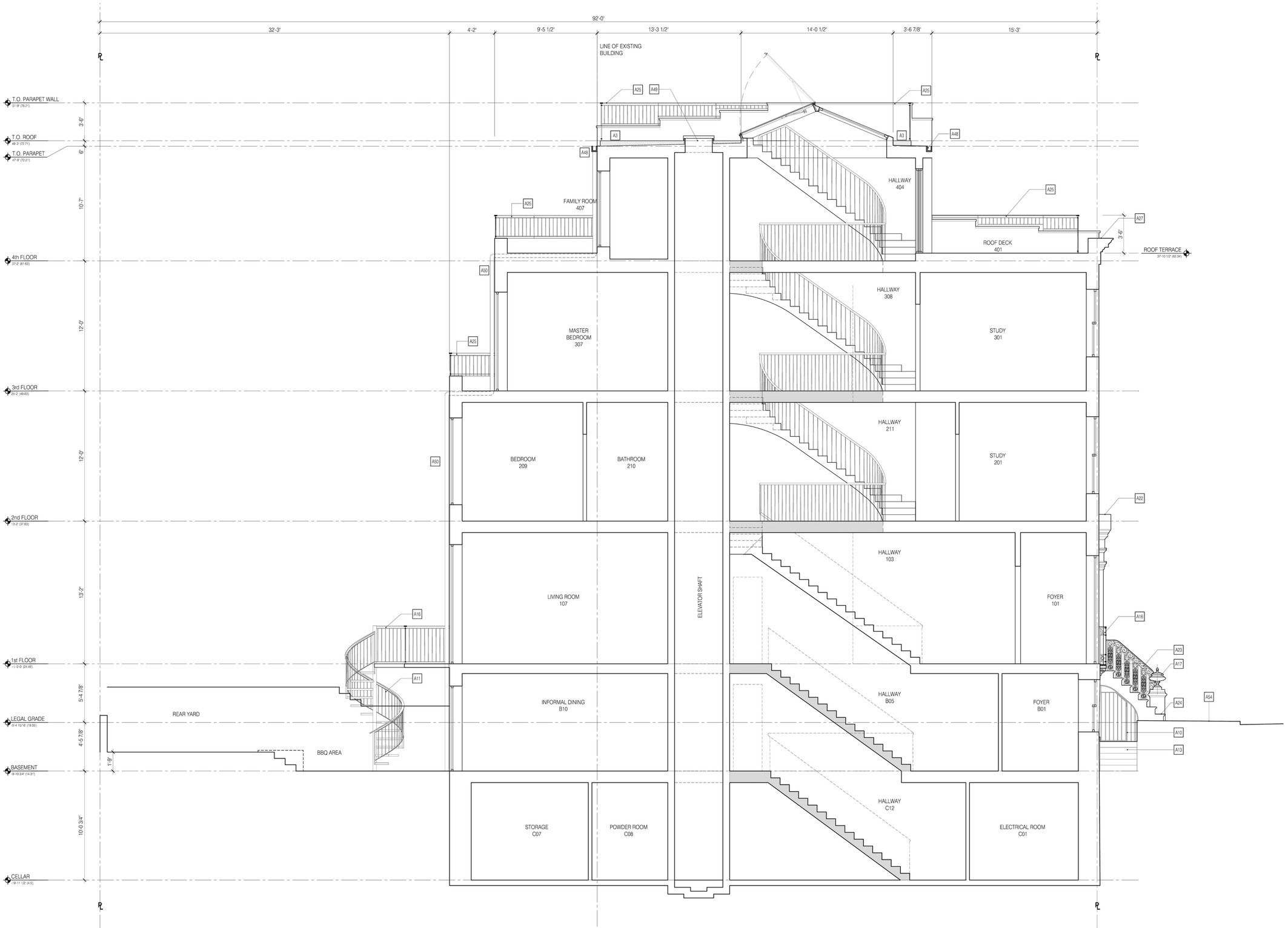
Project # 16SE01

Scale: As Noted

27 July 2016

A-017.00

Copyright © Andre Tchelistcheff Architect 2016



H1 BUILDING SECTION - PROPOSED 1/4" = 1'-0"

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Building Section

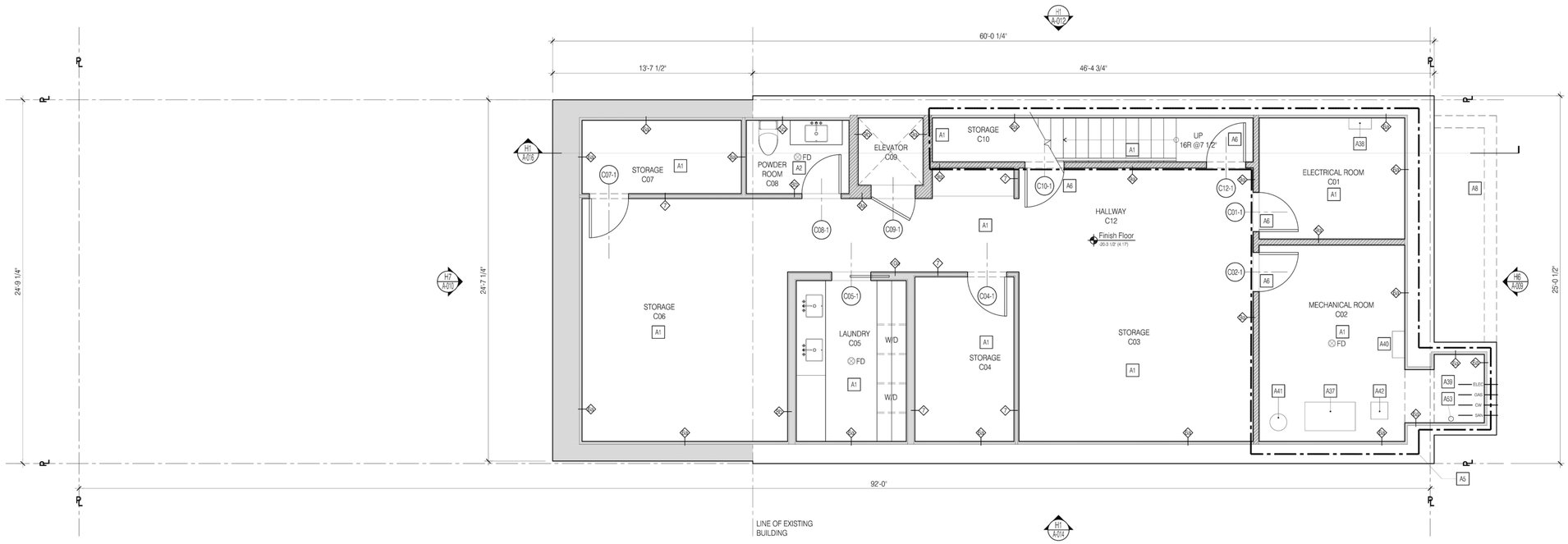
Project # 16SE01

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

27 July 2016

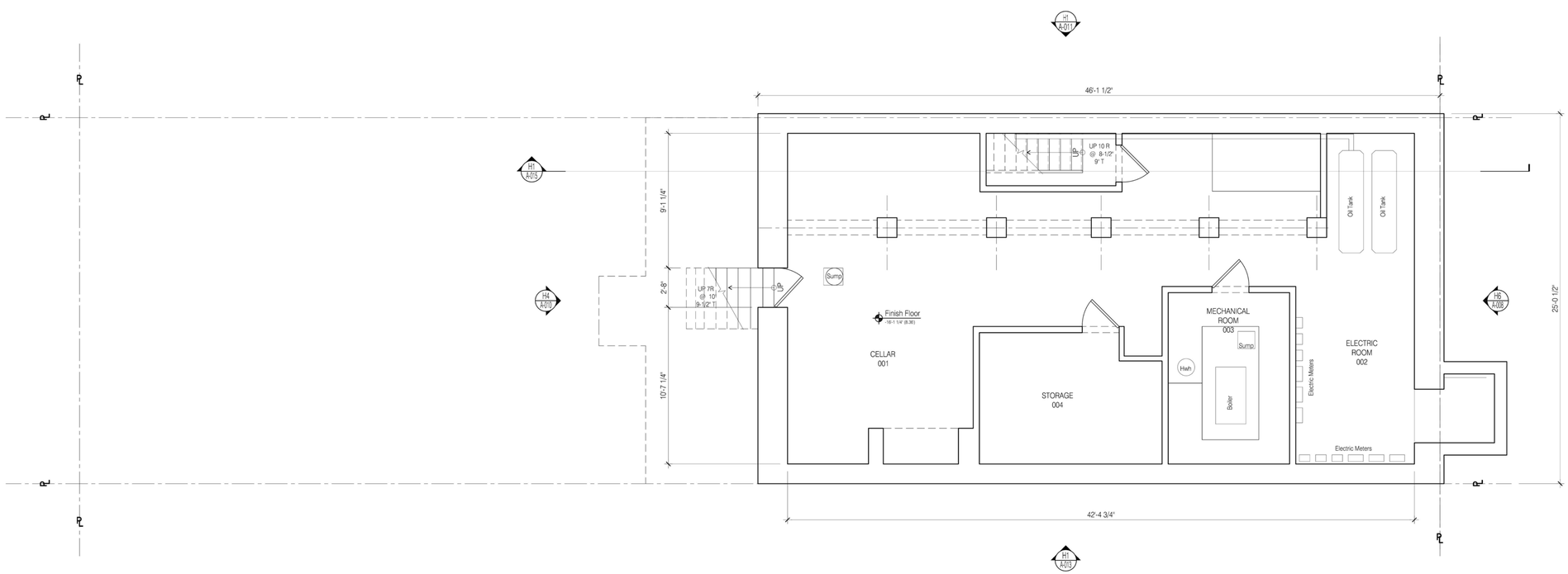
A-018.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED CELLAR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1477.7 sq ft



H1 EXISTING CELLAR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1,142.6 sq ft

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Cellar Plan
Existing and Proposed

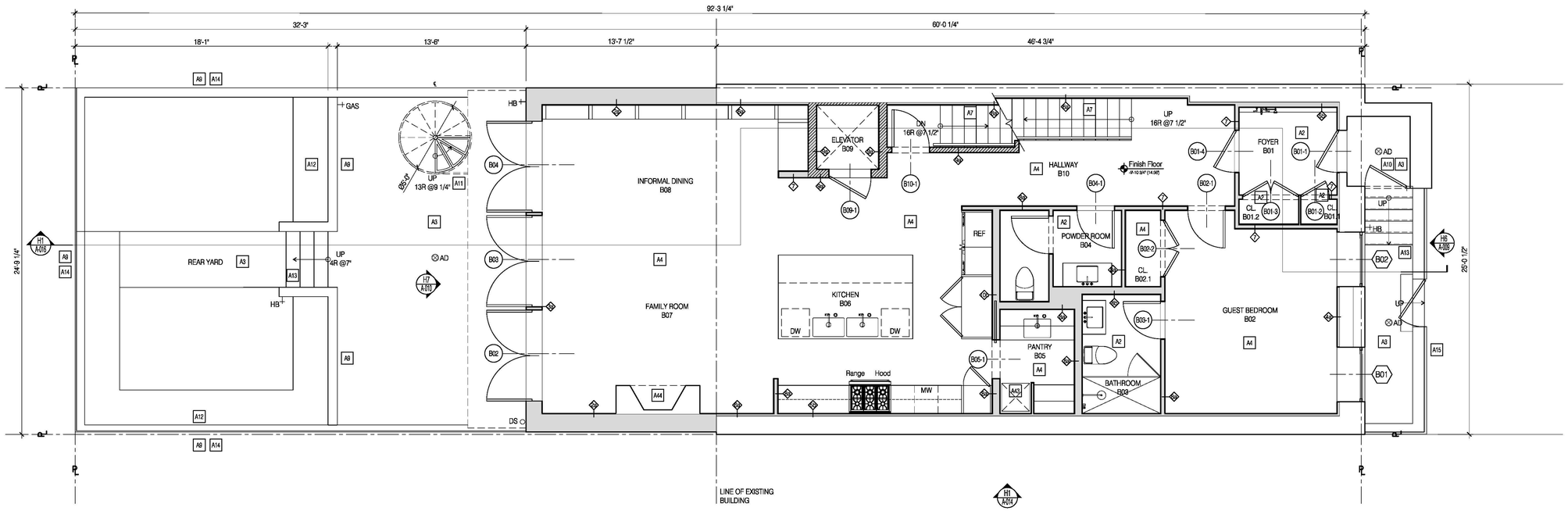
Project # 16SE01

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

27 July 2016

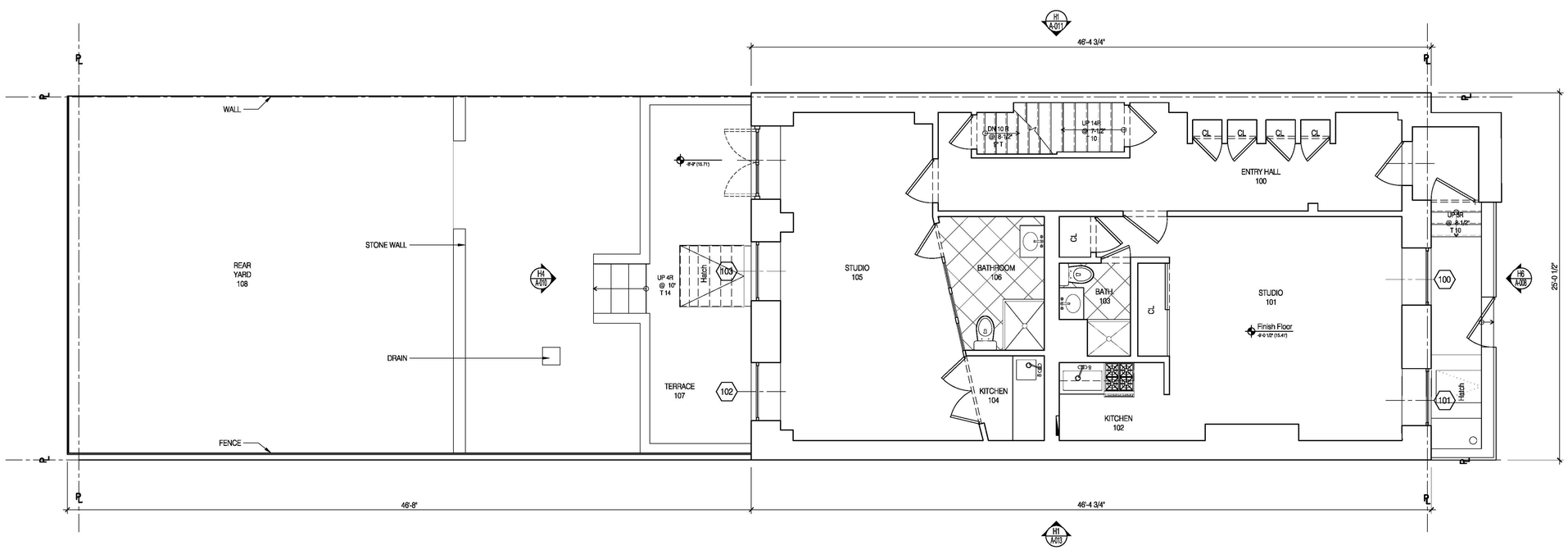
A-019.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED BASEMENT PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1477.7 sq ft



H1 EXISTING BASEMENT PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1,142.6 sq ft

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR flr rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Basement Plan
Existing and Proposed

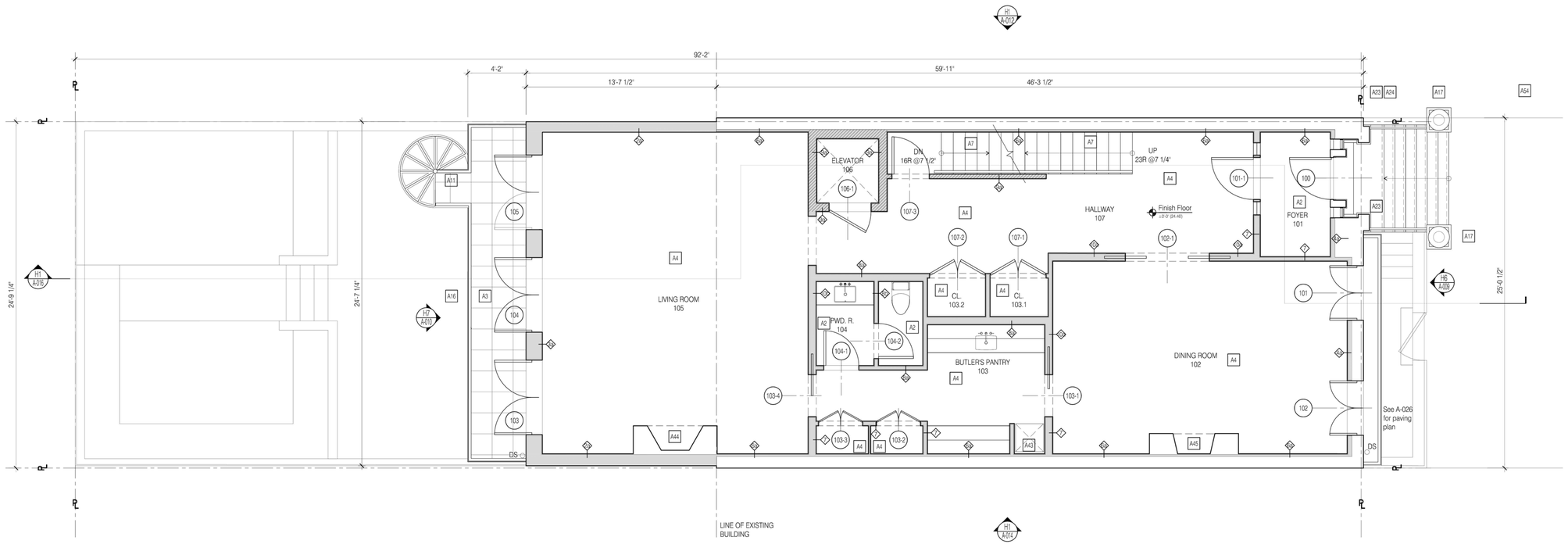
Project # 16SE01

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

27 July 2016

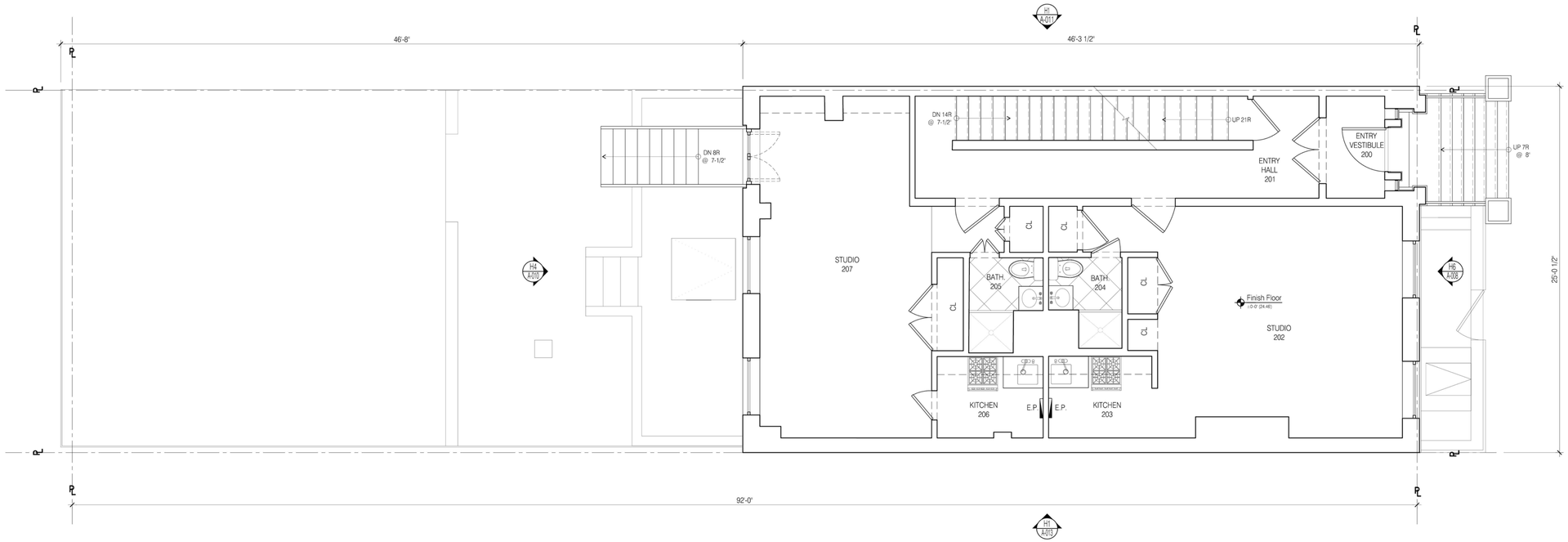
A-020.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1477.7 sq ft



H1 EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1,142.6 sq ft

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

First Floor Plan
Existing and Proposed

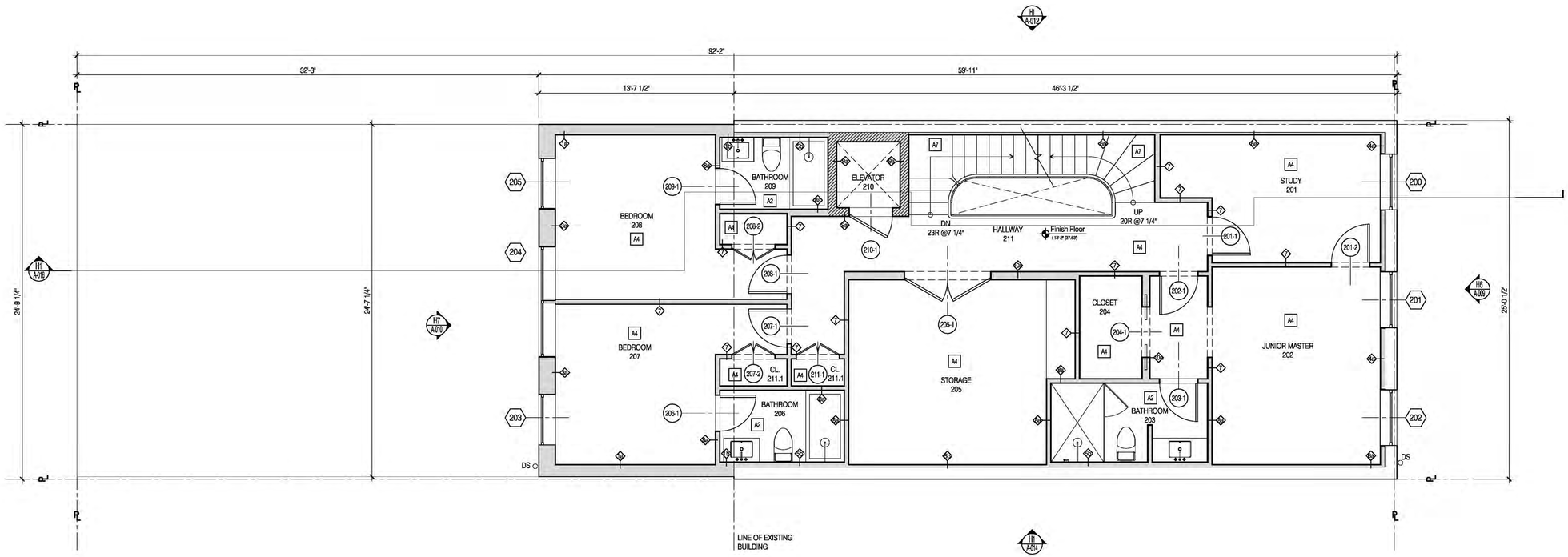
Project # 16SE01

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

27 July 2016

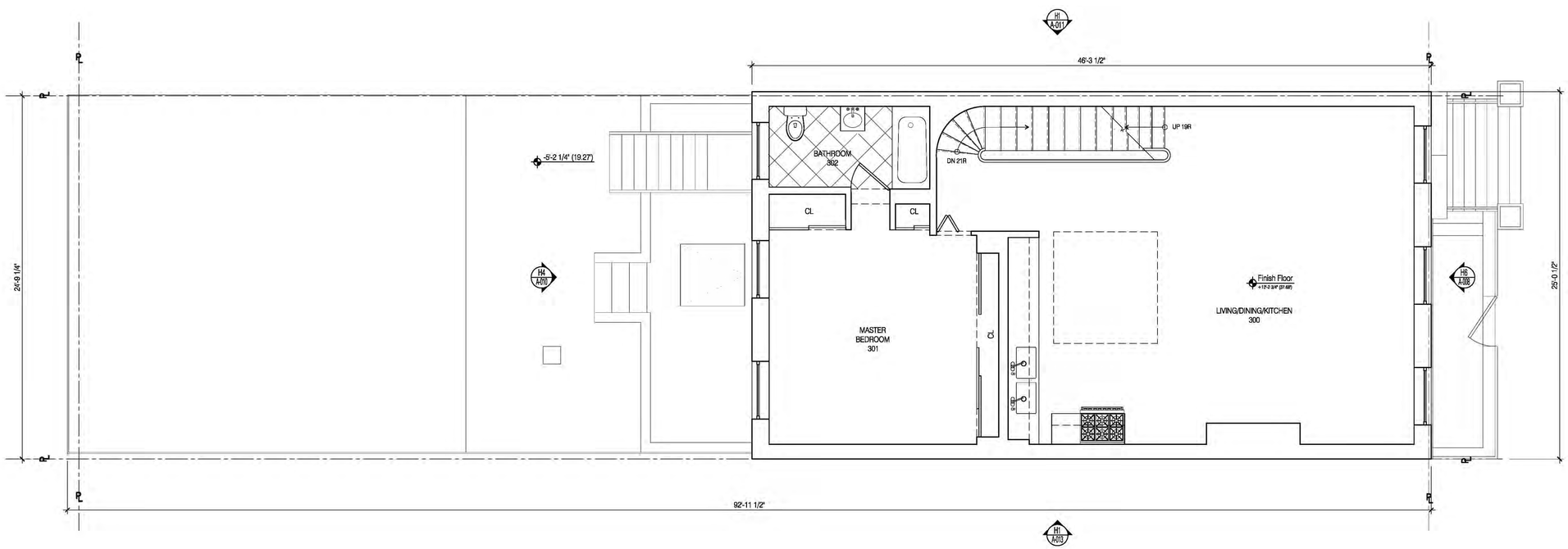
A-021.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1477.7 sq ft



H1 EXISTING SECOND FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1,142.6 sq ft

PROPOSED PLAN NOTES

A1	New concrete floor
A2	New stone floor
A3	New stone pavers
A4	New wood floor
A5	2 HR fir rated ceiling and wall assembly
A6	2 HR fire rated hollow metal door
A7	New wood stair
A8	Existing retaining wall
A9	New concrete retaining wall
A10	New gate
A11	New spiral staircase
A12	New planters
A13	New stone steps
A14	New wood fence
A15	Restored fence, gate and curb
A16	New balcony and 42" guardrail
A17	New finials
A18	New Intercom panel
A19	New security camera
A20	New wall mounted lights
A21	Repainted door
A22	Restored door pediment
A23	Restored railing
A24	Restored stoop
A25	New 42" guardrail
A26	New wood deck
A27	Restored cornice
A28	Restored window sills
A29	New chimney pots and coping
A30	Replace and re-flash coping where necessary
A31	Brick cleaned, re-pointed w/ Type N mortar
A32	New brick facade
A33	New rear yard addition
A34	New rooftop addition
A35	New shutters
A36	Restored window lintels
A37	New boiler
A38	New electric meter
A39	New concrete floor
A40	New gas meter
A41	New hot water heater
A42	New sump pit
A43	New dumbwaiter
A44	New gas fireplace
A45	Existing fireplace and flue to remain
A46	New rooftop condenser units
A47	New bulkhead
A48	New gutter
A49	New ventilation hatch
A50	New downspout
A51	New ships ladder
A52	New fresh air intake
A53	New grille
A54	Sidewalk to be replaced
A55	New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

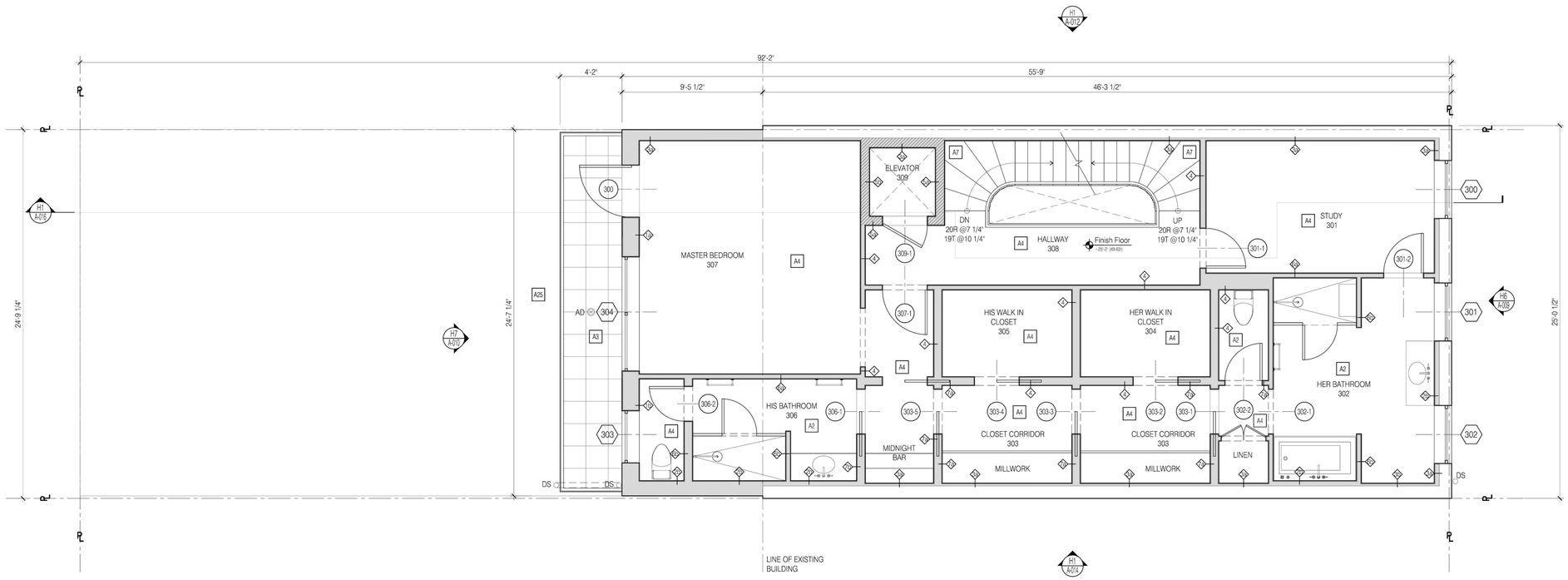
Townhouse
334 West 20th
New York, NY

Second Floor Plan
Existing and Proposed

Project # 16SE01
Scale: 1/4" = 1'-0"
19 July 2016

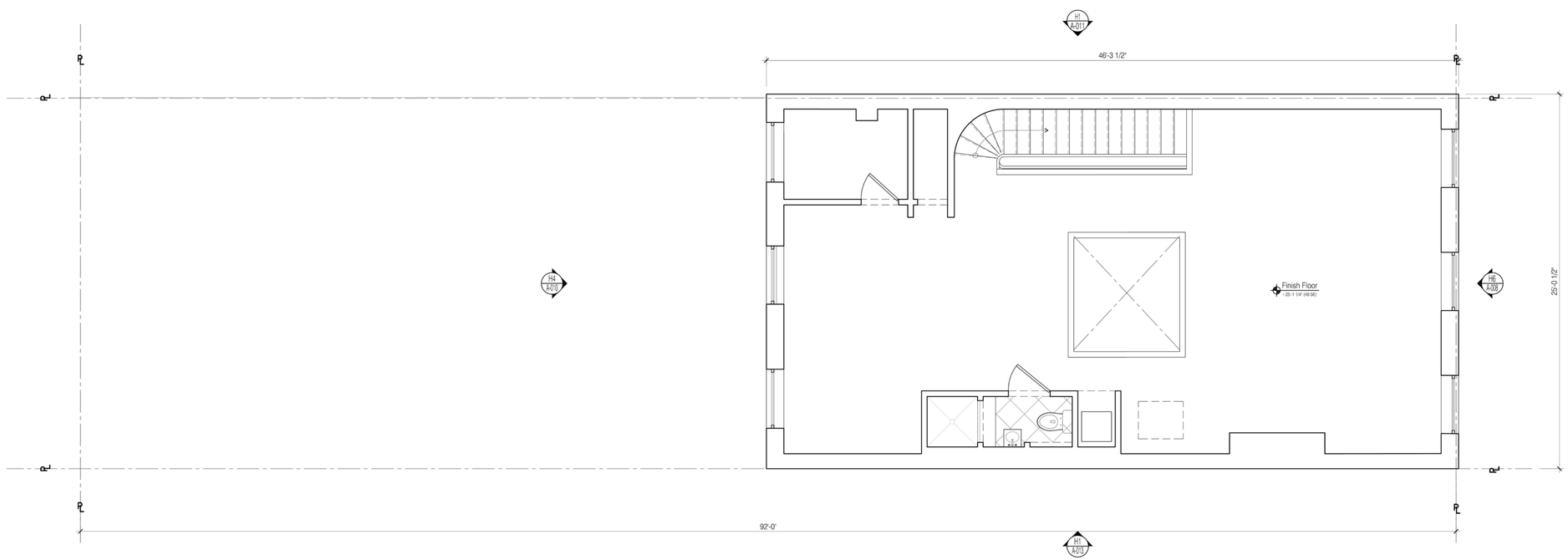
A-022.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED THIRD FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1375.4 sq ft



H1 EXISTING THIRD FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 1,142.6 sq ft

PROPOSED PLAN NOTES

- A1 New concrete floor
- A2 New stone floor
- A3 New stone pavers
- A4 New wood floor
- A5 2 HR fir rated ceiling and wall assembly
- A6 2 HR fire rated hollow metal door
- A7 New wood stair
- A8 Existing retaining wall
- A9 New concrete retaining wall
- A10 New gate
- A11 New spiral staircase
- A12 New planters
- A13 New stone steps
- A14 New wood fence
- A15 Restored fence, gate and curb
- A16 New balcony and 42" guardrail
- A17 New finials
- A18 New intercom panel
- A19 New security camera
- A20 New wall mounted lights
- A21 Repainted door
- A22 Restored door pediment
- A23 Restored railing
- A24 Restored stoop
- A25 New 42" guardrail
- A26 New wood deck
- A27 Restored cornice
- A28 Restored window sills
- A29 New chimney pots and coping
- A30 Replace and re-flash coping where necessary
- A31 Brick cleaned, re-pointed w/ Type N mortar
- A32 New brick facade
- A33 New rear yard addition
- A34 New rooftop addition
- A35 New shutters
- A36 Restored window lintels
- A37 New boiler
- A38 New electric meter
- A39 New concrete floor
- A40 New gas meter
- A41 New hot water heater
- A42 New sump pit
- A43 New dumbwaiter
- A44 New gas fireplace
- A45 Existing fireplace and flue to remain
- A46 New rooftop condenser units
- A47 New bulkhead
- A48 New gutter
- A49 New ventilation hatch
- A50 New downspout
- A51 New ships ladder
- A52 New fresh air intake
- A53 New grille
- A54 Sidewalk to be replaced
- A55 New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Third Floor Plan
Existing and Proposed

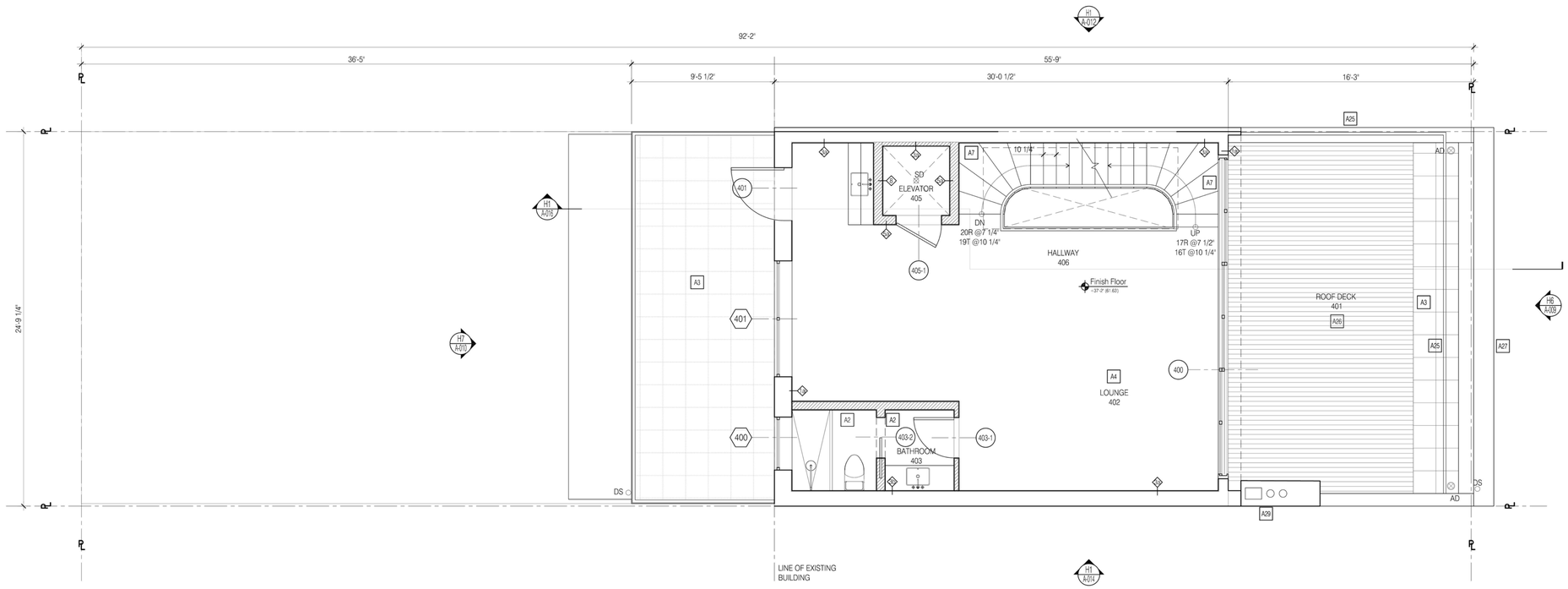
Project # 16SE01

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

27 July 2016

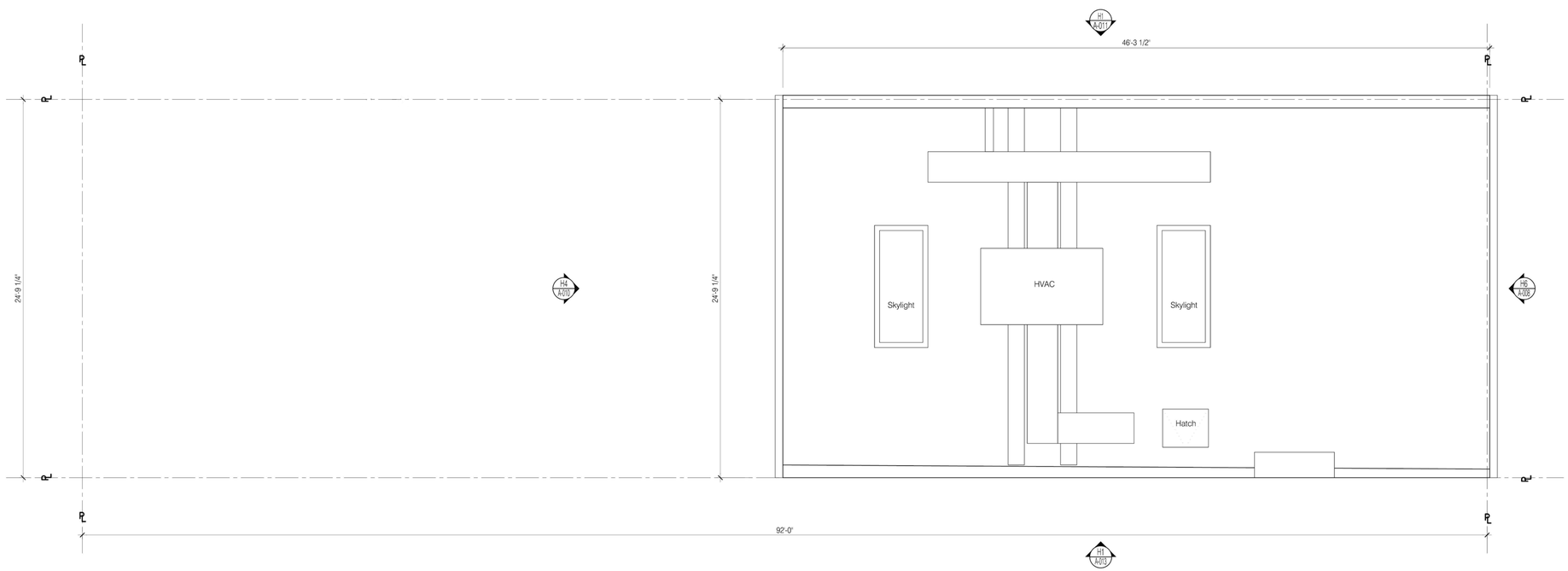
A-023.00

Copyright © Andre Tchelistcheff Architect 2016



H1 PROPOSED FOURTH FLOOR PLAN 1/4" = 1'-0"

GROSS FLOOR AREA: 752.3 sq ft



H1 EXISTING ROOF PLAN 1/4" = 1'-0"

PROPOSED PLAN NOTES

- A1 New concrete floor
- A2 New stone floor
- A3 New stone pavers
- A4 New wood floor
- A5 2 HR fir rated ceiling and wall assembly
- A6 2 HR fire rated hollow metal door
- A7 New wood stair
- A8 Existing retaining wall
- A9 New concrete retaining wall
- A10 New gate
- A11 New spiral staircase
- A12 New planters
- A13 New stone steps
- A14 New wood fence
- A15 Restored fence, gate and curb
- A16 New balcony and 42" guardrail
- A17 New finials
- A18 New intercom panel
- A19 New security camera
- A20 New wall mounted lights
- A21 Repainted door
- A22 Restored door pediment
- A23 Restored railing
- A24 Restored stoop
- A25 New 42" guardrail
- A26 New wood deck
- A27 Restored cornice
- A28 Restored window sills
- A29 New chimney pots and coping
- A30 Replace and re-flash coping where necessary
- A31 Brick cleaned, re-pointed w/ Type N mortar
- A32 New brick facade
- A33 New rear yard addition
- A34 New rooftop addition
- A35 New shutters
- A36 Restored window lintels
- A37 New boiler
- A38 New electric meter
- A39 New concrete floor
- A40 New gas meter
- A41 New hot water heater
- A42 New sump pit
- A43 New dumbwaiter
- A44 New gas fireplace
- A45 Existing fireplace and flue to remain
- A46 New rooftop condenser units
- A47 New bulkhead
- A48 New gutter
- A49 New ventilation hatch
- A50 New downspout
- A51 New ships ladder
- A52 New fresh air intake
- A53 New grille
- A54 Sidewalk to be replaced
- A55 New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

GAS — Gas line
CW — Cold water line
SAN — Sanitary sewer
HW — Hot water line
ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Fourth Proposed Floor Plan
& Existing Roof Plan

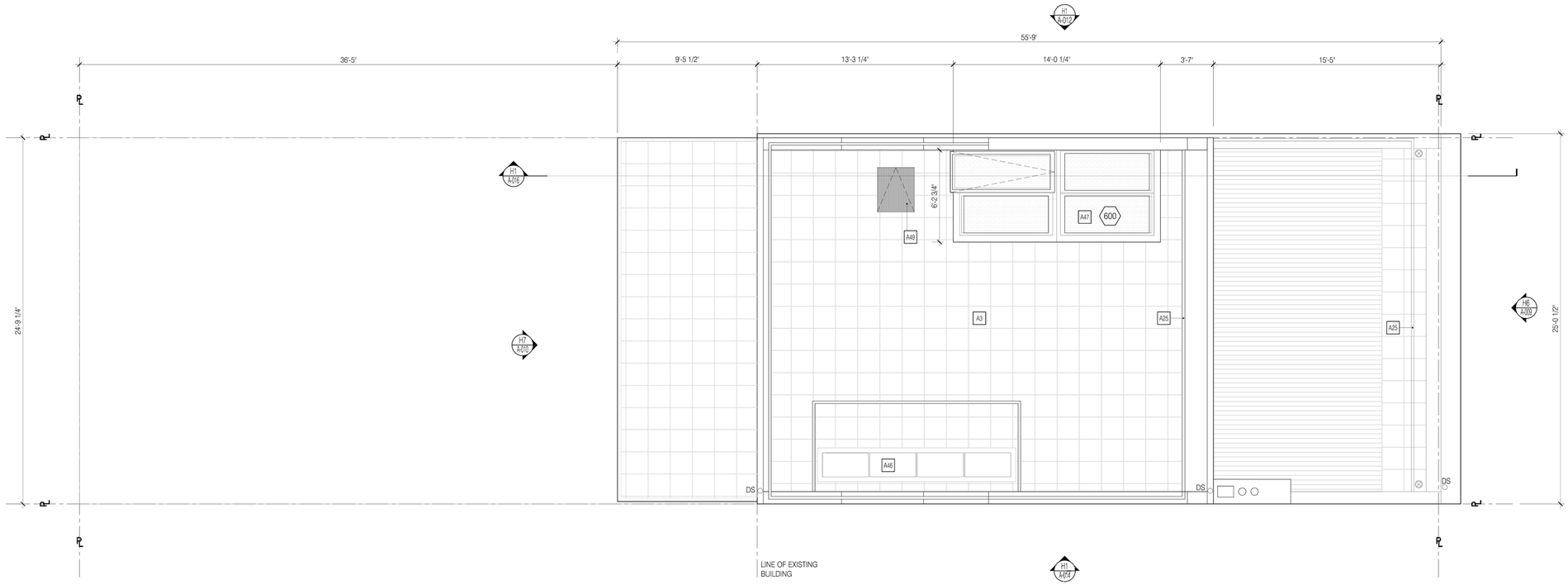
Project # 16SE01

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

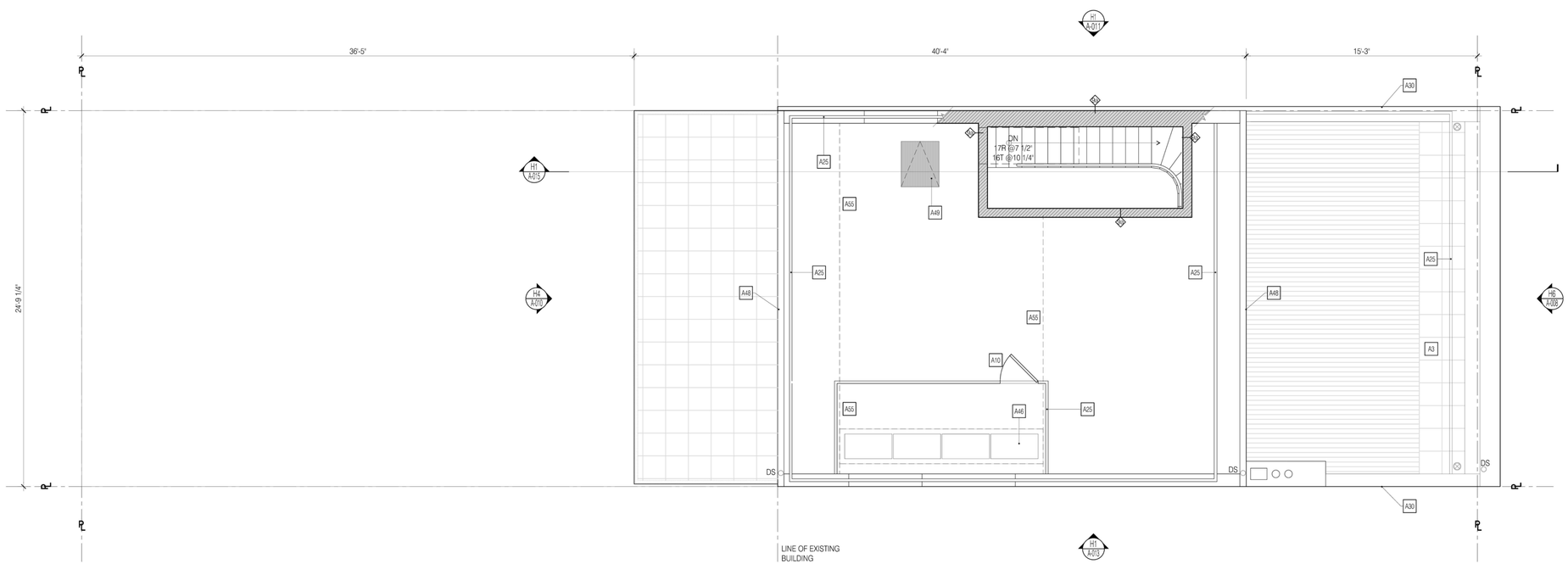
27 July 2016

A-024.00

Copyright © Andre Tchelistcheff Architect 2016



D1 PROPOSED ROOF PLAN 1/4" = 1'-0"



D1 PROPOSED BULKHEAD FLOOR PLAN 1/4" = 1'-0"

PROPOSED PLAN NOTES

- A1 New concrete floor
- A2 New stone floor
- A3 New stone pavers
- A4 New wood floor
- A5 2 HR fir rated ceiling and wall assembly
- A6 2 HR fire rated hollow metal door
- A7 New wood stair
- A8 Existing retaining wall
- A9 New concrete retaining wall
- A10 New gate
- A11 New spiral staircase
- A12 New planters
- A13 New stone steps
- A14 New wood fence
- A15 Restored fence, gate and curb
- A16 New balcony and 42" guardrail
- A17 New finials
- A18 New intercom panel
- A19 New security camera
- A20 New wall mounted lights
- A21 Repainted door
- A22 Restored door pediment
- A23 Restored railing
- A24 Restored stoop
- A25 New 42" guardrail
- A26 New wood deck
- A27 Restored cornice
- A28 Restored window sills
- A29 New chimney pots and coping
- A30 Replace and re-flash coping where necessary
- A31 Brick cleaned, re-pointed w/ Type N mortar
- A32 New brick facade
- A33 New rear yard addition
- A34 New rooftop addition
- A35 New shutters
- A36 Restored window lintels
- A37 New boiler
- A38 New electric meter
- A39 New concrete floor
- A40 New gas meter
- A41 New hot water heater
- A42 New sump pit
- A43 New dumbwaiter
- A44 New gas fireplace
- A45 Existing fireplace and flue to remain
- A46 New rooftop condenser units
- A47 New bulkhead
- A48 New gutter
- A49 New ventilation hatch
- A50 New downspout
- A51 New ships ladder
- A52 New fresh air intake
- A53 New grille
- A54 Sidewalk to be replaced
- A55 New dunnage beams with spray fireproofing. See structural drawings for sizing

Existing partition
New partition
New 2-hours fire rated partition

- GAS — Gas line
- CW — Cold water line
- SAN — Sanitary sewer
- HW — Hot water line
- ELEC — Electric line

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Bulkhead & Roof Proposed Plans

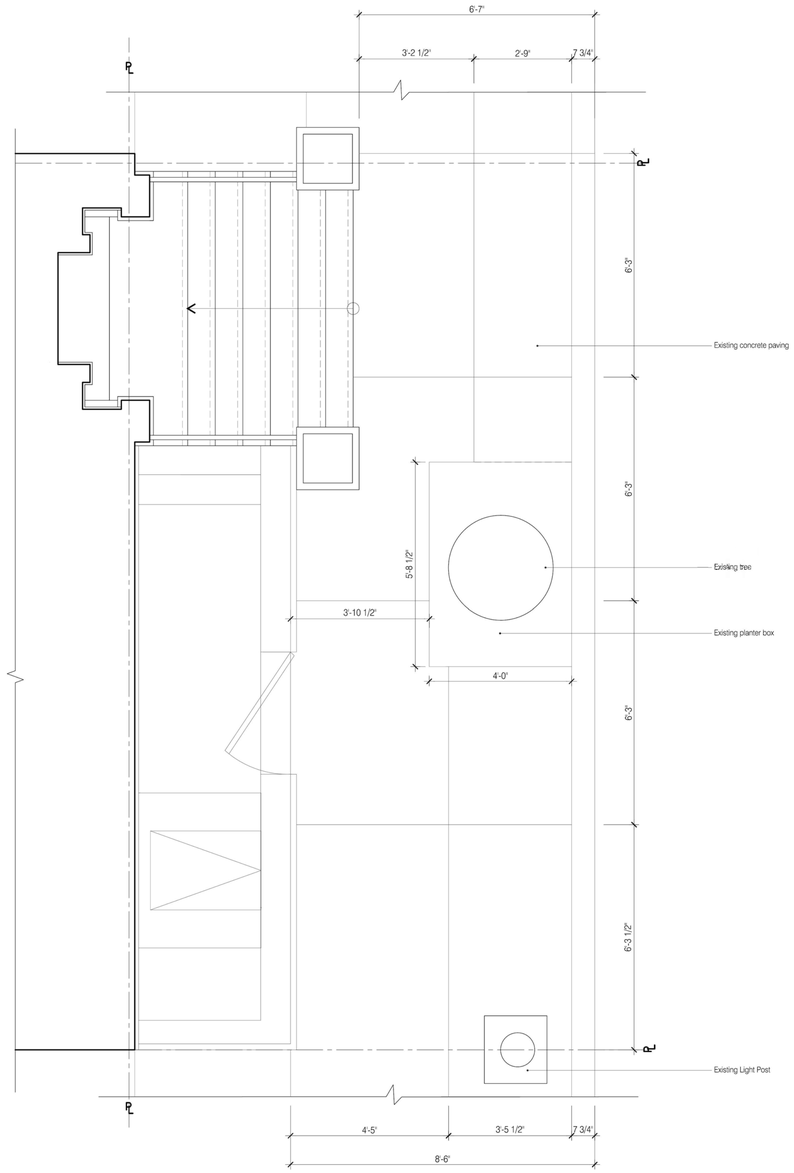
Project # 16SE01

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

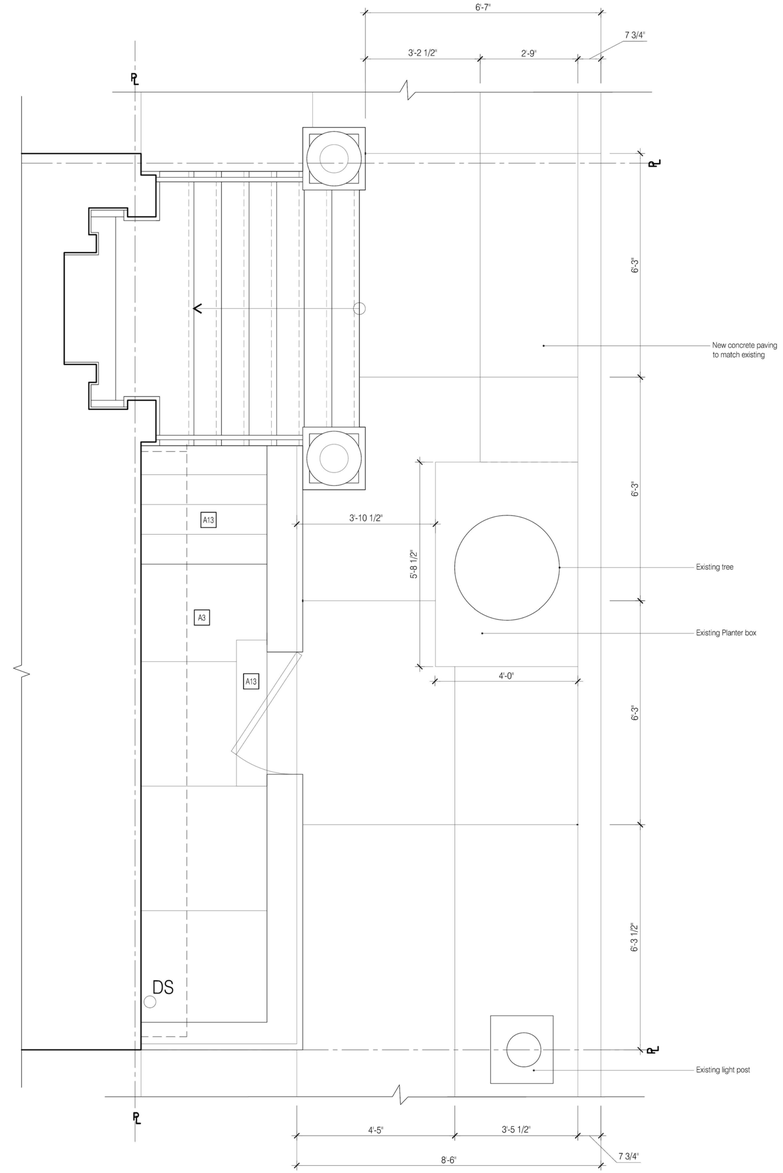
27 July 2016

A-025.00

Copyright © Andre Tchelistcheff Architect 2016



H1 EXISTING PAVEMENT PLAN 1/2" = 1'-0"



H6 PROPOSED PAVEMENT PLAN 1/2" = 1'-0"

PROPOSED PLAN NOTES

A3 New stone pavers

A13 New stone steps

Existing partition

New partition

New 2-hours fire rated partition

GAS — GAS Gas line

CW — CW Cold water line

SAN — SAN Sanitary sewer

HW — HW Hot water line

ELEC — ELEC Electric line

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Existing & Proposed Pavement Plan

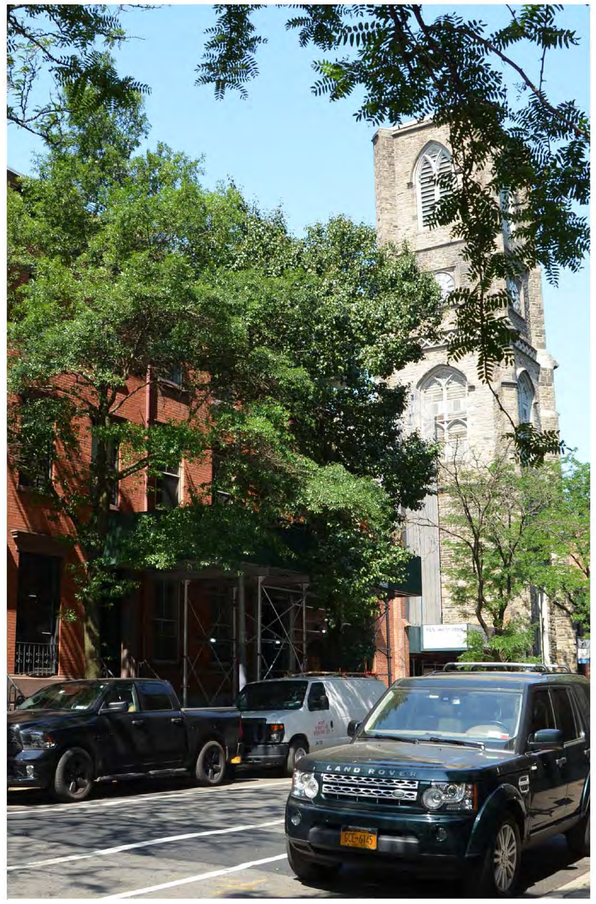
Project # 16SE01

Scale: 1/2" = 1'-0"

27 July 2016

A-026.00

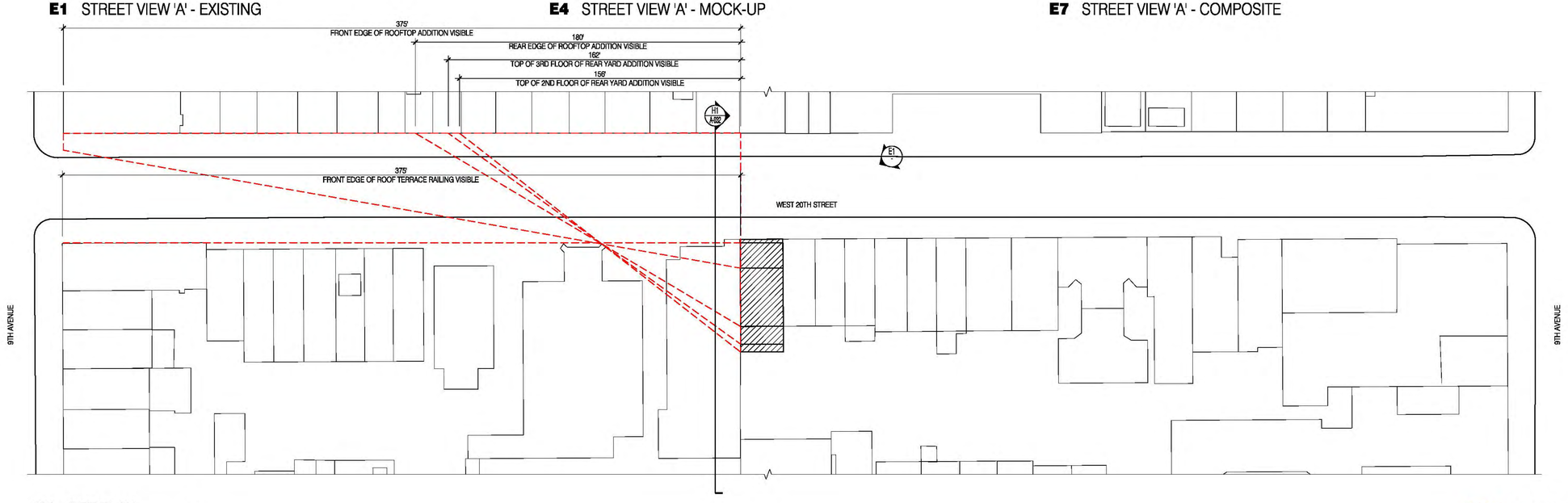
Copyright © Andre Tchelistcheff Architect 2016



E1 STREET VIEW 'A' - EXISTING

E4 STREET VIEW 'A' - MOCK-UP

E7 STREET VIEW 'A' - COMPOSITE



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review	07/19/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View 'A'

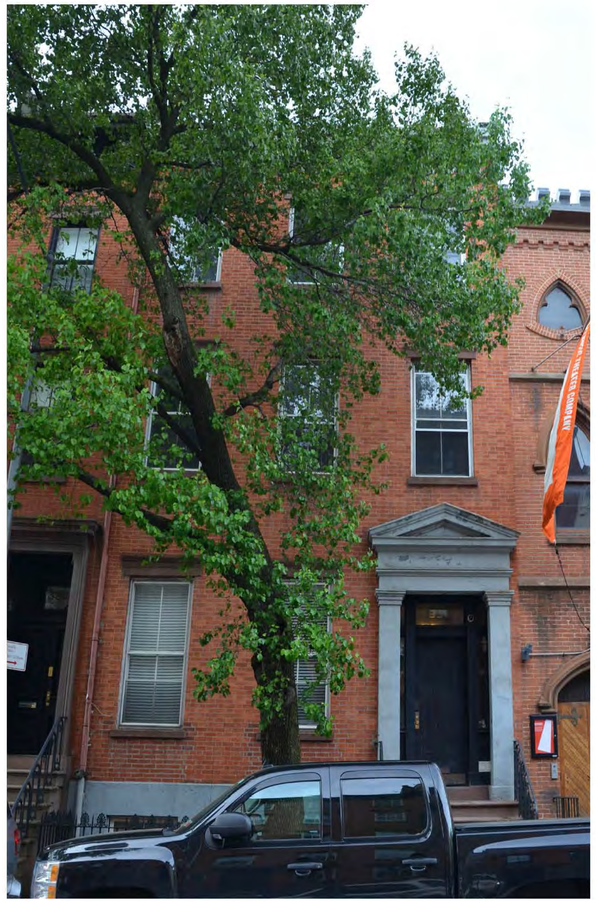
Project # 16SE01

Scale: N.T.S.

27 July 2016

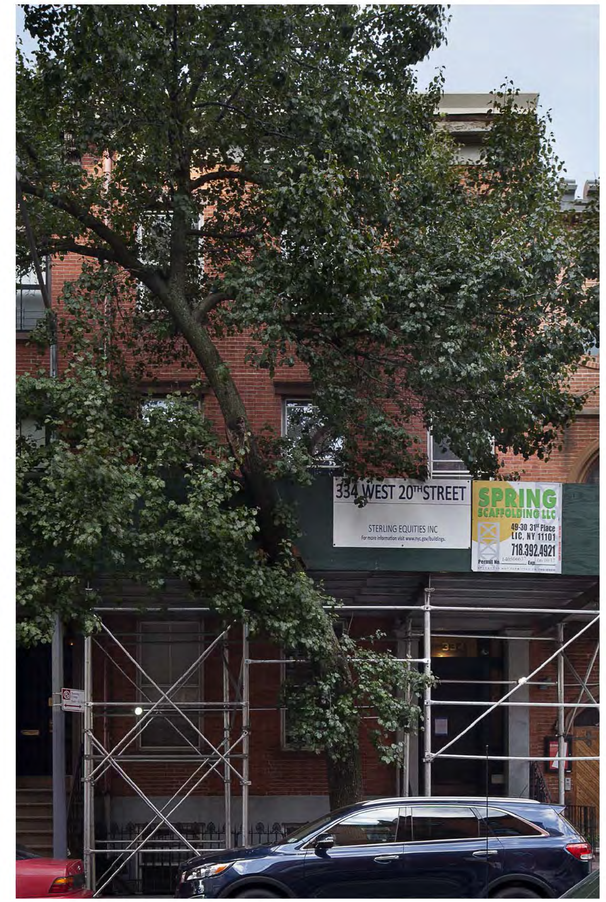
A-027.00

Copyright © Andre Tchelistcheff Architect 2016

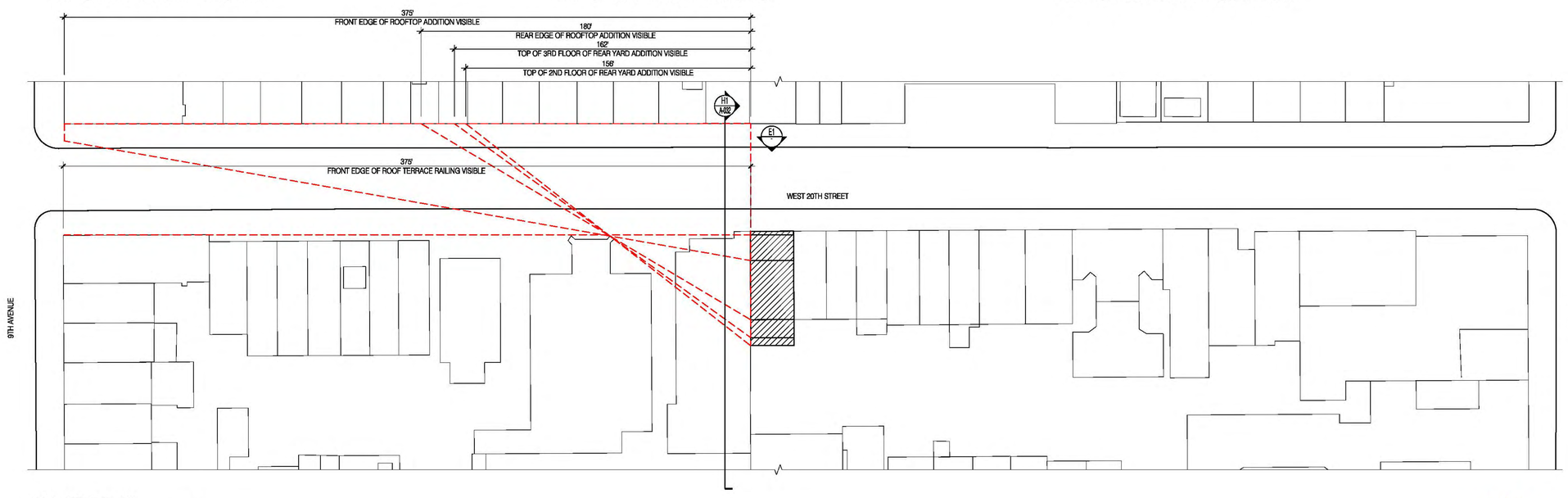


E1 STREET VIEW 'B' - EXISTING

E4 STREET VIEW 'B' - MOCK-UP



E7 STREET VIEW 'B' - COMPOSITE



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review	07/19/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street view 'B'

Project # 16SE01

Scale: N.T.S.

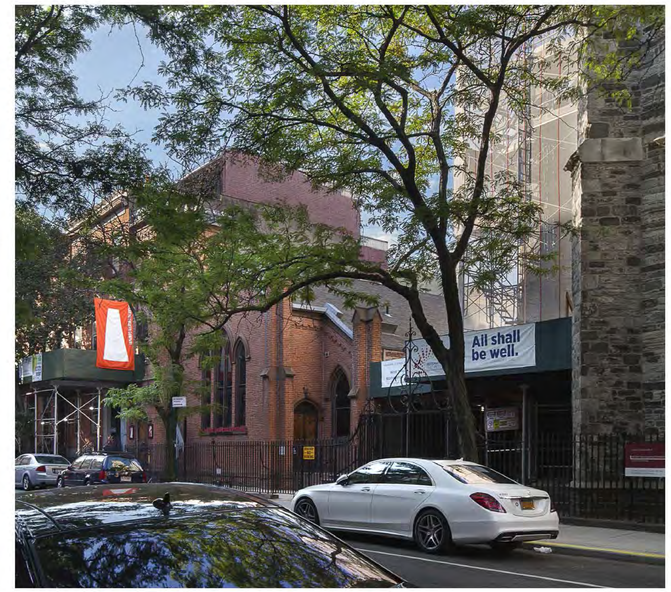
27 July 2016

A-028.00

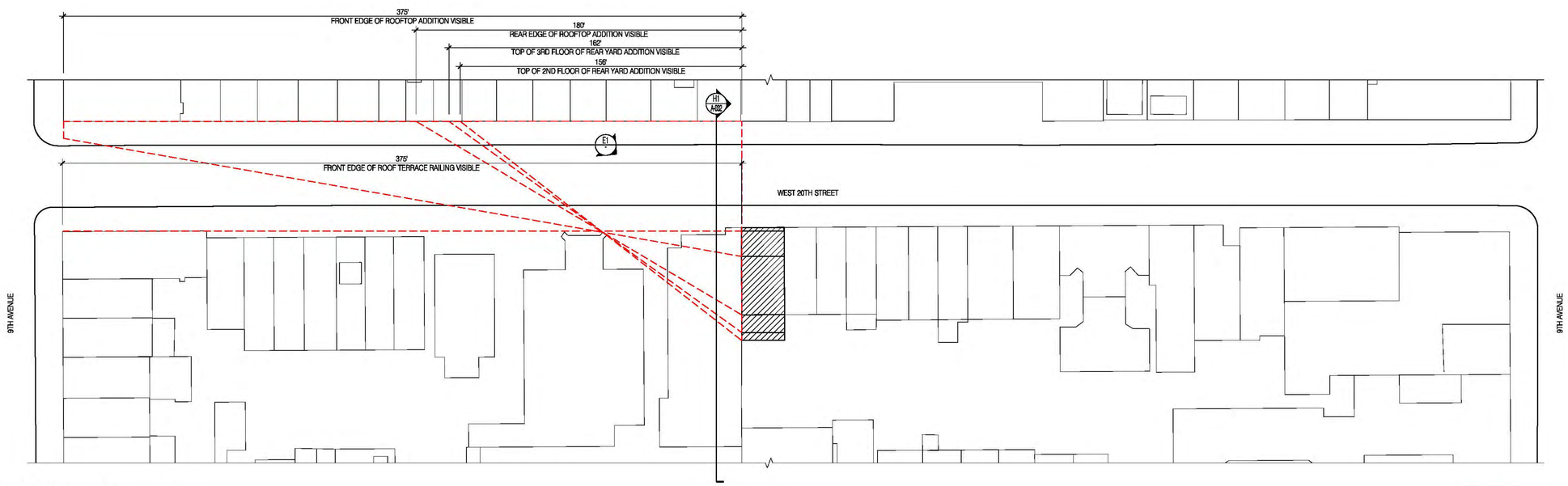
Copyright © Andre Tchelistcheff Architect 2016

E1 STREET VIEW 'C' - EXISTING

E4 STREET VIEW 'C' - MOCK-UP



E7 STREET VIEW 'C' - COMPOSITE



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review	07/19/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View 'C'

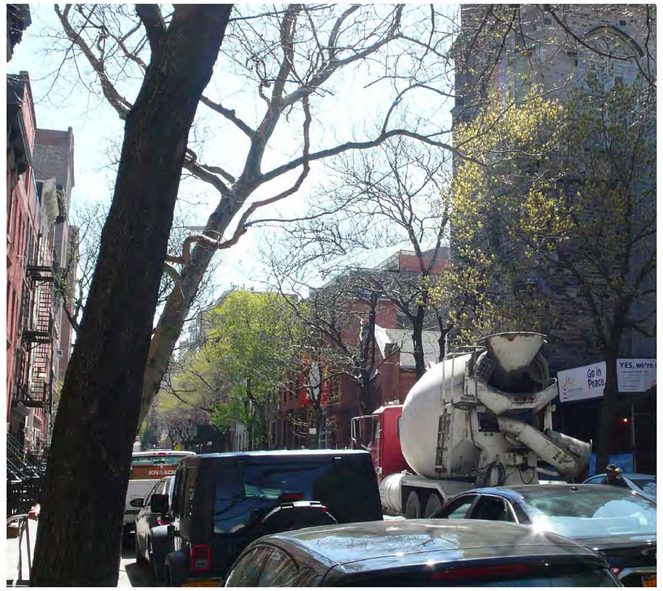
Project # 16SE01

Scale: N.T.S.

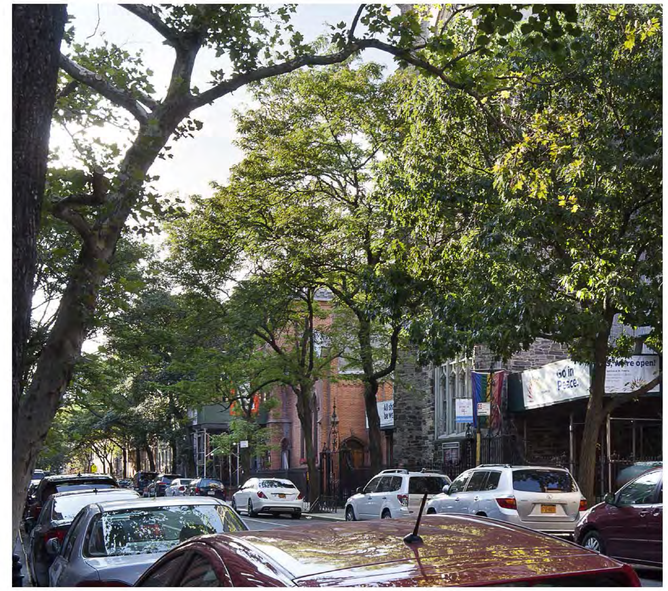
27 July 2016

A-029.00

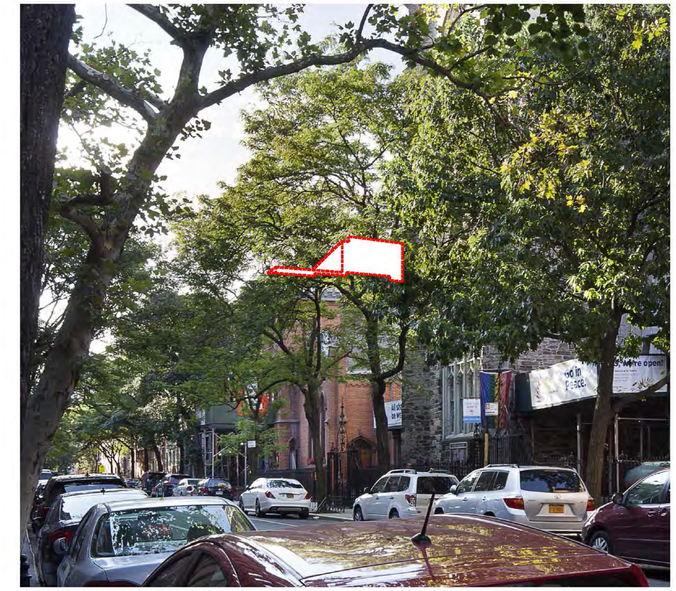
Copyright © Andre Tchelistcheff Architect 2016



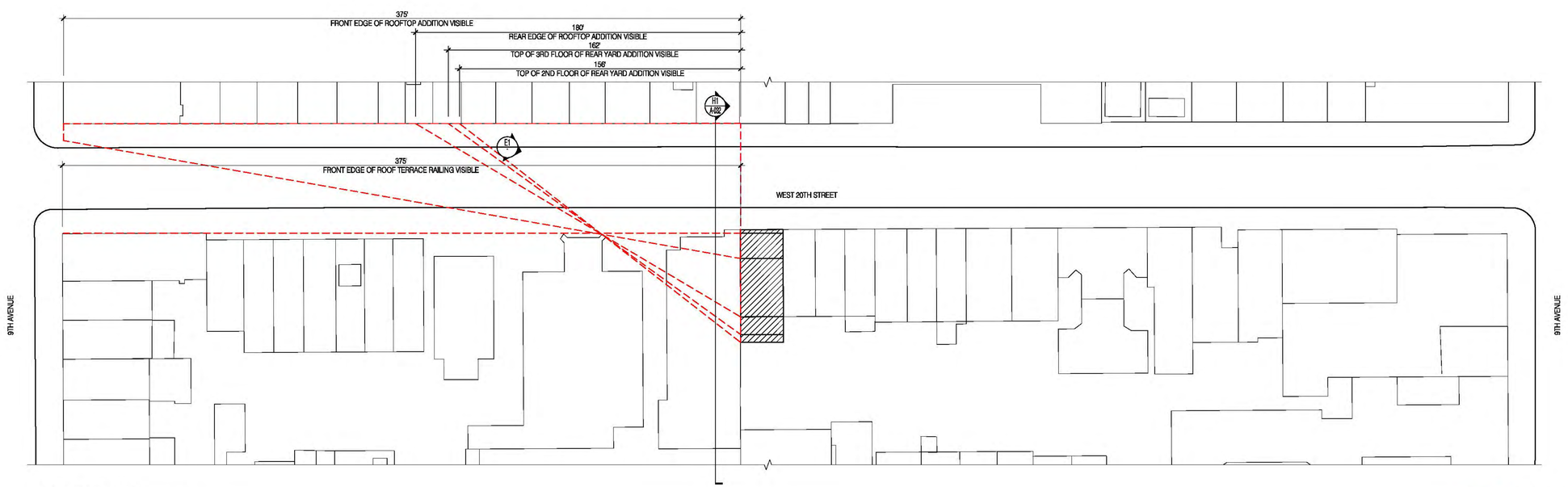
E1 STREET VIEW 'D' - EXISTING



E4 STREET VIEW 'D' - MOCK-UP



E7 STREET VIEW 'D' - COMPOSITE



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review	07/19/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View 'D'

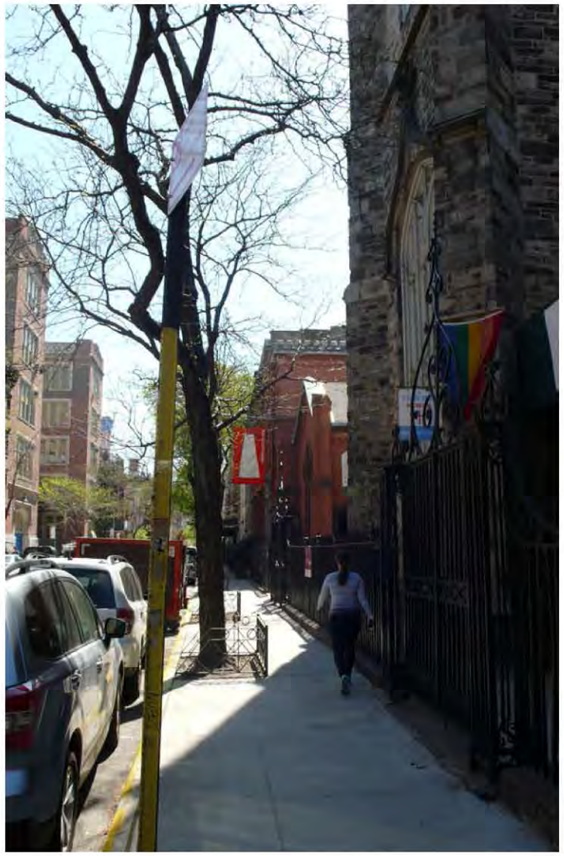
Project # 16SE01

Scale: N.T.S.

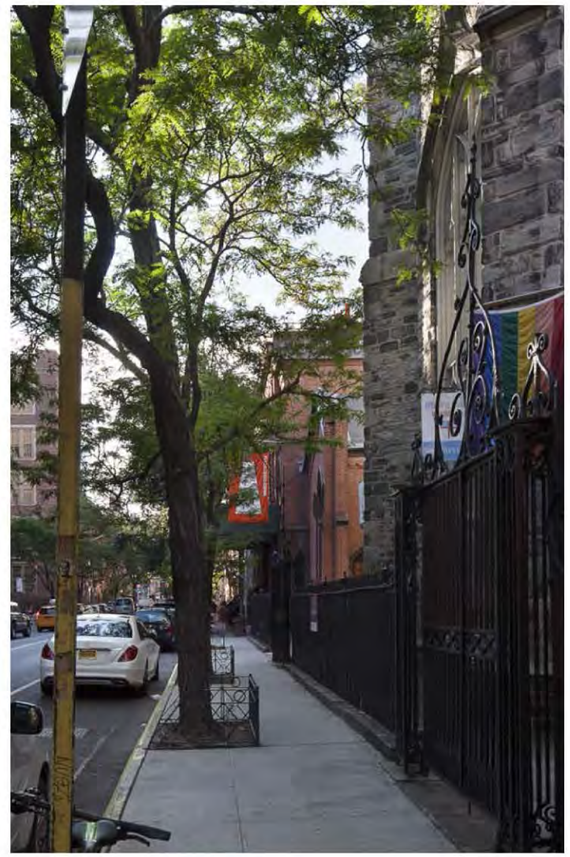
27 July 2016

A-030.00

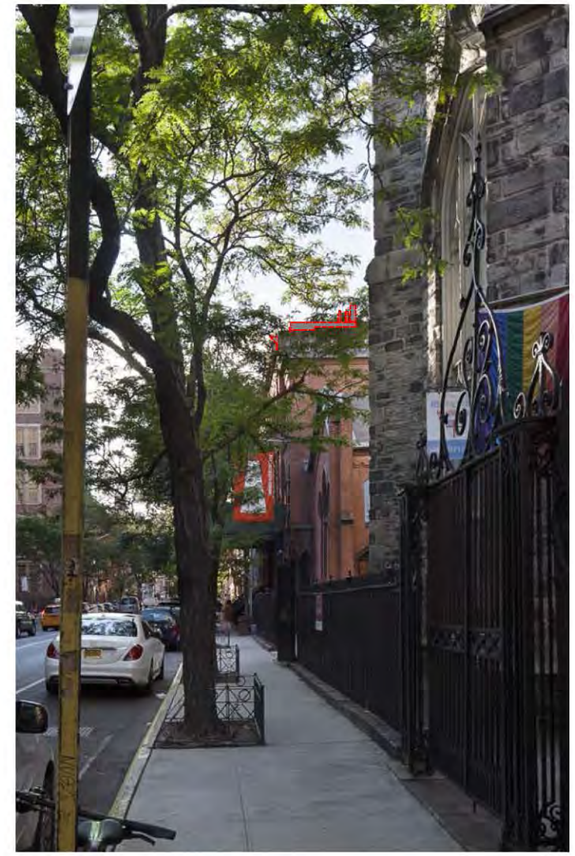
Copyright © Andre Tchelistcheff Architect 2016



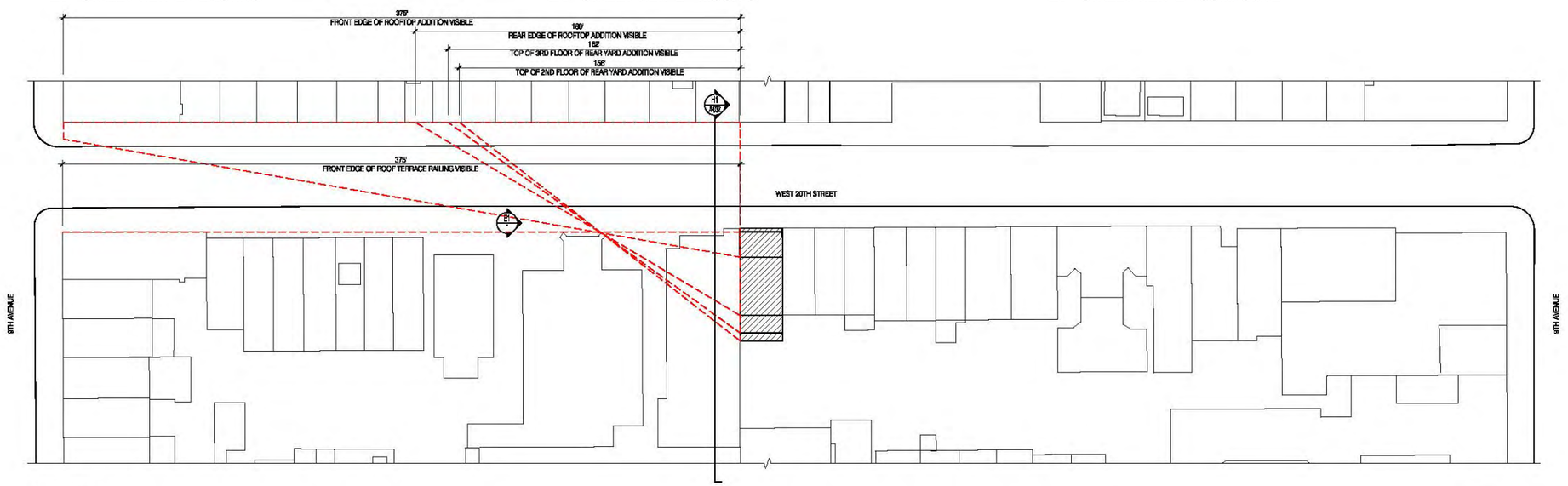
E1 STREET VIEW 'E' - EXISTING



E4 STREET VIEW 'E' - MOCK-UP



E7 STREET VIEW 'E' - COMPOSITE



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review	07/19/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Street View 'E'

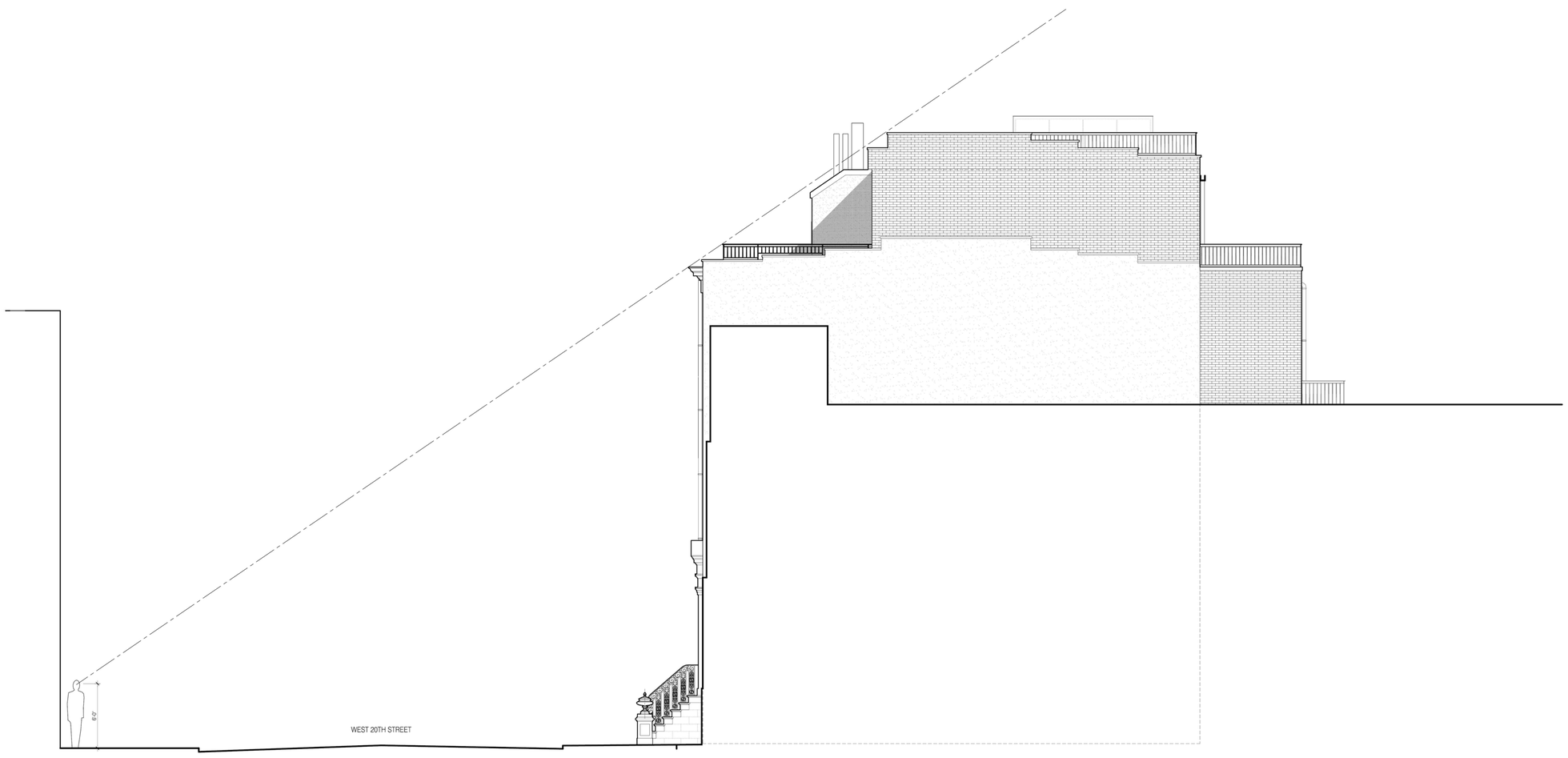
Project # 16SE01

Scale: N.T.S.

27 July 2016

A-031.00

Copyright © Andre Tchelistcheff Architect 2016



H1 WEST ELEVATION 3/16"=1'0"

ANDRE**TCHELISTCHEFF**ARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Street vantage points

Project # 16SE01

Scale: 3/16"=1'-0"

19 July 2016

A-032.00

Copyright © Andre Tchelistcheff Architect 2016

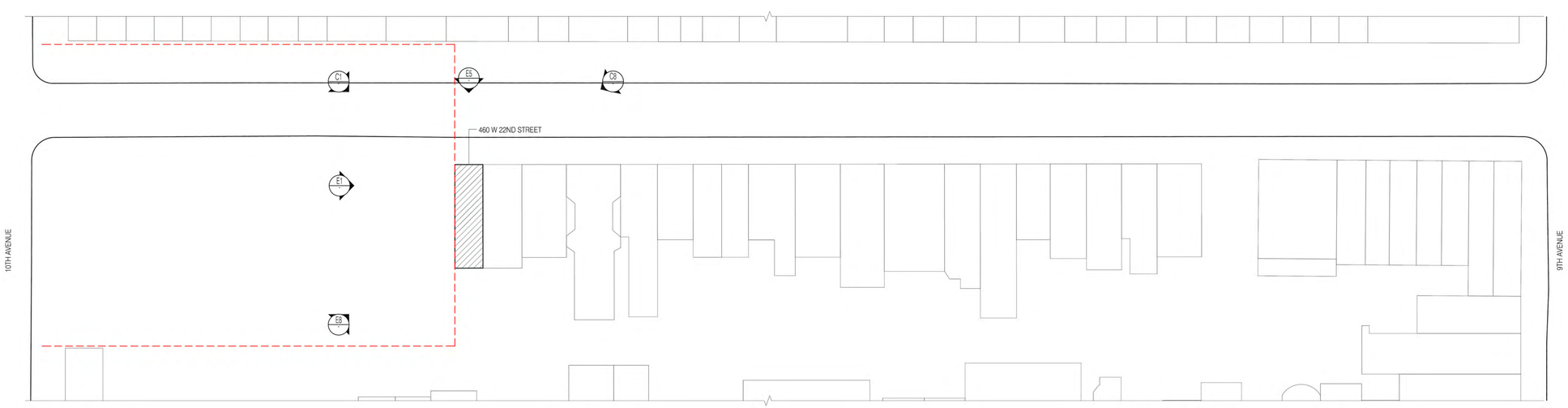
C1 STREET VIEW 'A'

E1 STREET VIEW 'B'

E5 STREET VIEW 'C'

C8 STREET VIEW 'D'

E8 STREET VIEW 'E'



H1 SITE PLAN NTS

Area of visibility

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16
4. Issued for LPC Review	07/27/16

Townhouse
334 West 20th
New York, NY

Precedent
460 W 22nd Street

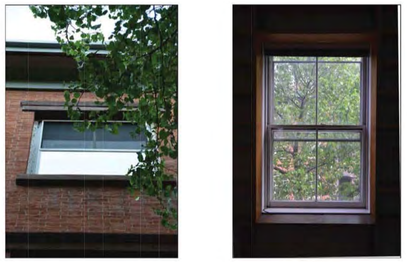
Project # 16SE01

Scale: N.T.S.

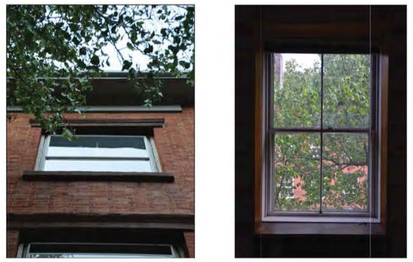
27 July 2016

A-033.00

Copyright © Andre Tchelistcheff Architect 2016



B1 WINDOW A - EXTERIOR & INTERIOR VIEW



B3 WINDOW B - EXTERIOR & INTERIOR VIEW

B5 WINDOW C - EXTERIOR & INTERIOR VIEW

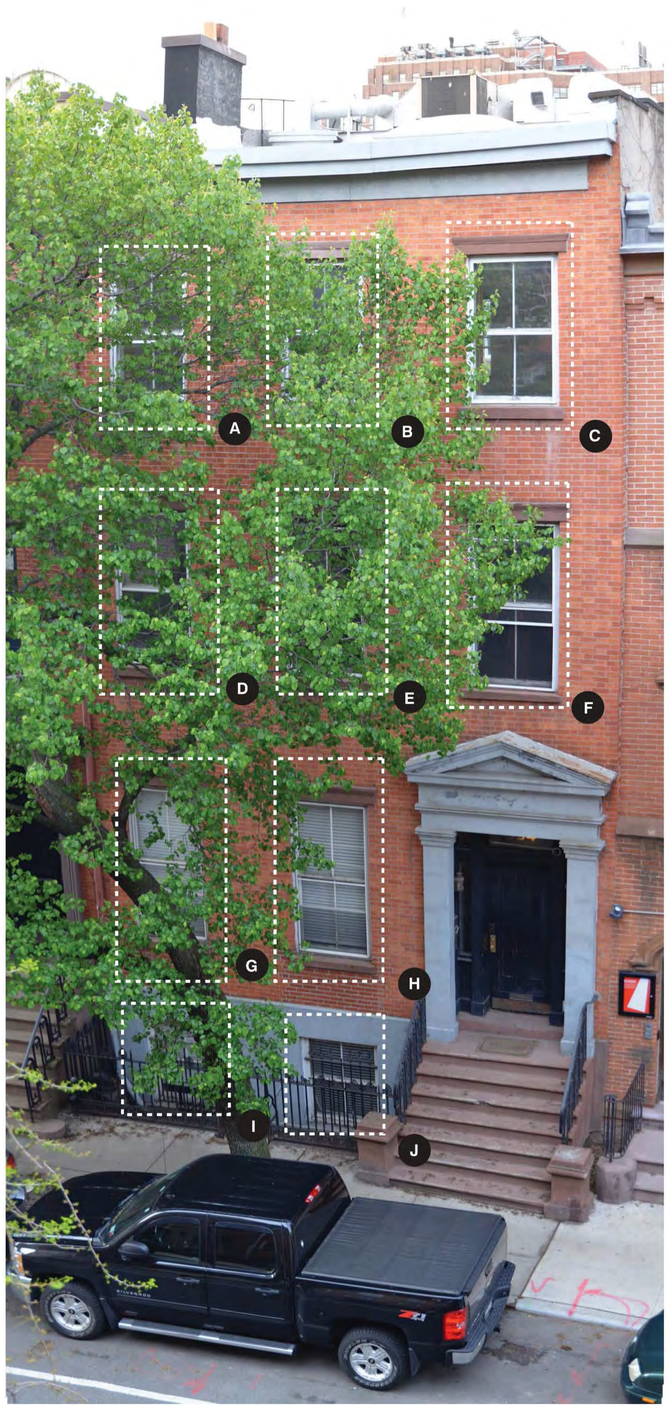
D1 WINDOW D - EXTERIOR & INTERIOR VIEW

D3 WINDOW E - EXTERIOR & INTERIOR VIEW

D5 WINDOW F - EXTERIOR & INTERIOR VIEW

F1 WINDOW G - EXTERIOR & INTERIOR VIEW

F3 WINDOW H - EXTERIOR & INTERIOR VIEW



ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Photographs
North Facade - Windows

Project # 16SE01

Scale: N.T.S.

19 July 2016

A-034.00

Copyright © Andre Tchelistcheff Architect 2016

B1 WINDOW A - EXTERIOR & INTERIOR VIEW

B3 WINDOW B - EXTERIOR & INTERIOR VIEW

B5 WINDOW C - EXTERIOR & INTERIOR VIEW

C1 WINDOW D - EXTERIOR & INTERIOR VIEW

C3 WINDOW E - EXTERIOR & INTERIOR VIEW

C5 WINDOW F - EXTERIOR & INTERIOR VIEW

F1 DOOR G - EXTERIOR & INTERIOR VIEW

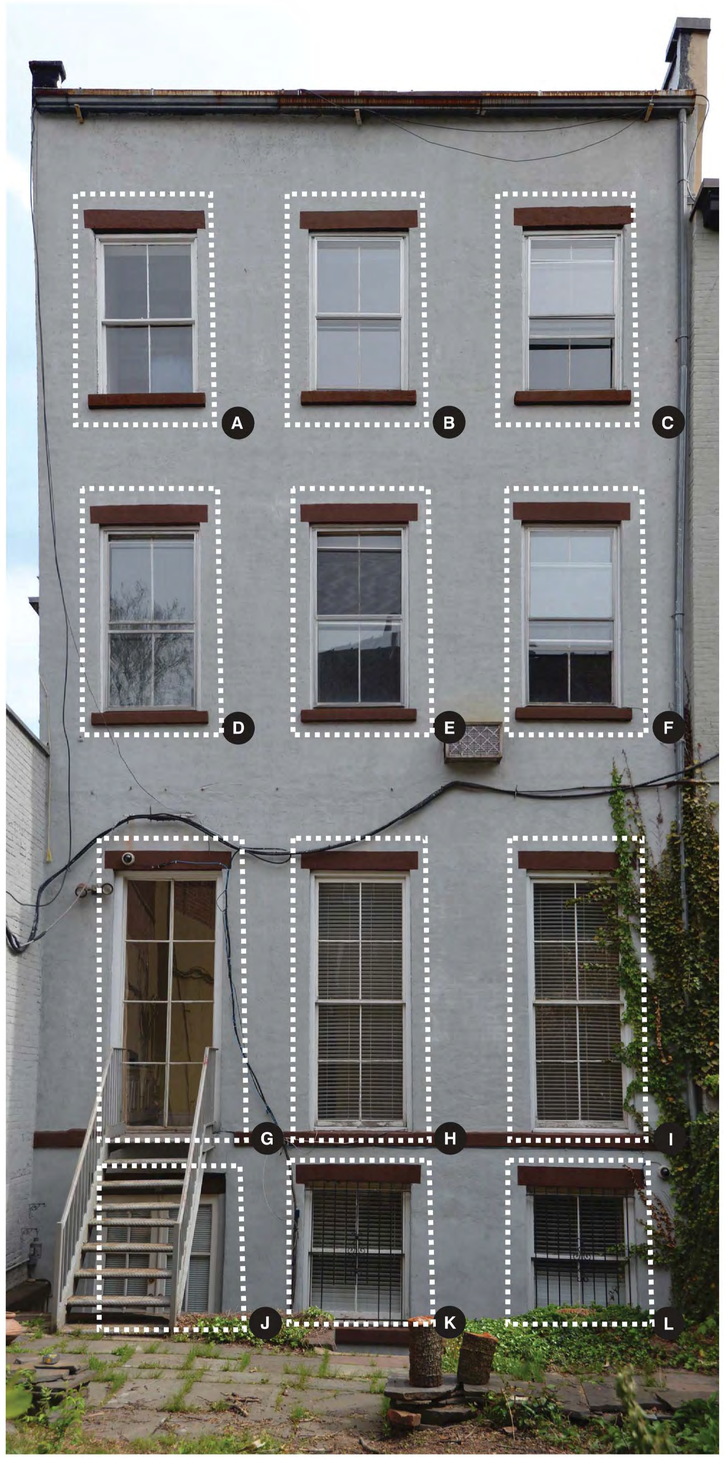
F3 WINDOW H - EXTERIOR & INTERIOR VIEW

F5 WINDOW I - EXTERIOR & INTERIOR VIEW

H1 DOOR J - EXTERIOR & INTERIOR VIEW

H3 WINDOW K - EXTERIOR & INTERIOR VIEW

H5 WINDOW L - EXTERIOR & INTERIOR VIEW



H7 KEY FACADE

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Photographs
North Facade - Windows

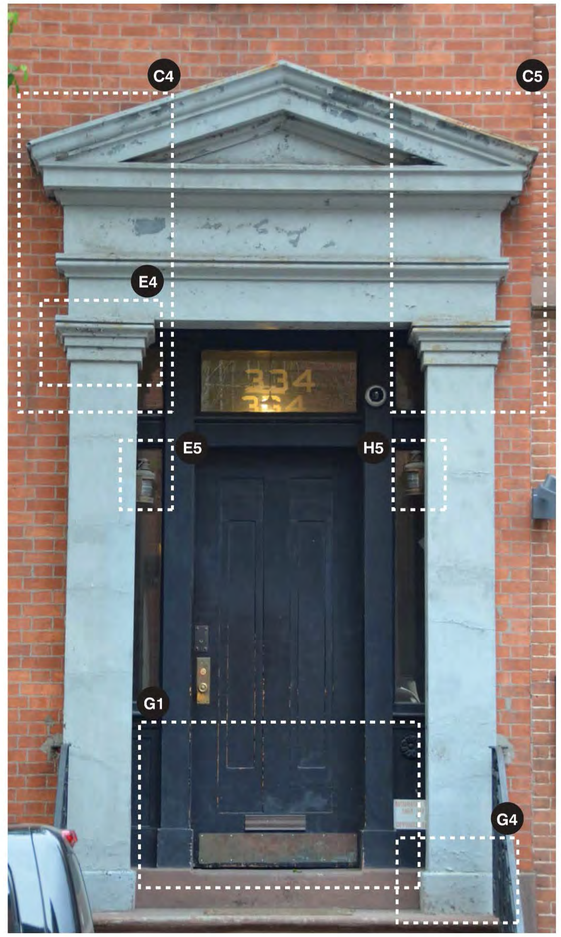
Project # 16SE01

Scale: N.T.S.

19 July 2016

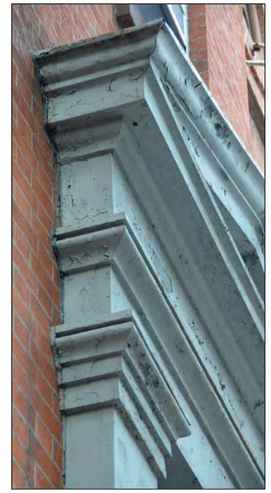
A-035.00

Copyright © Andre Tchelistcheff Architect 2016

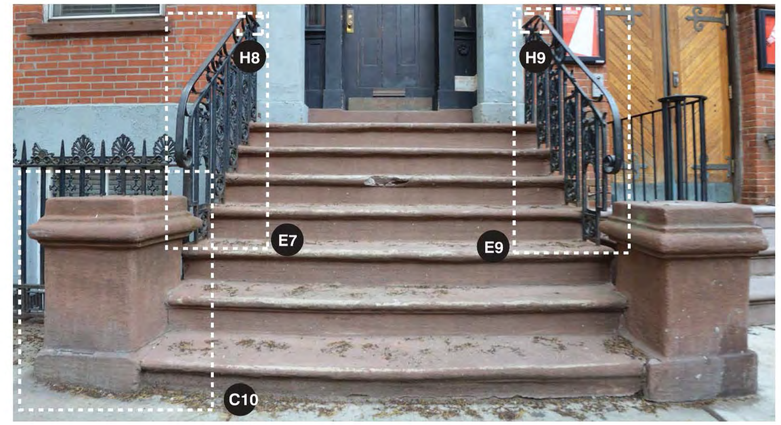


E1 ENTRY DOOR

C4 UPPER DOORJAMB DETAIL



C5 UPPER DOORJAMB DETAIL



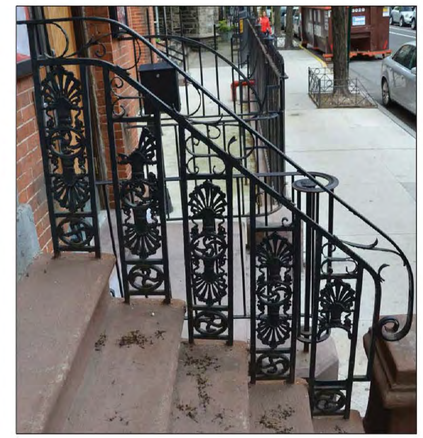
C7 ENTRY STAIR

C10 FINIAL BASE

E4 UPPER DOORJAMB DETAIL

E5 LIGHTING

E7 ENTRY STAIR RAILING



E9 ENTRY STAIR RAILING

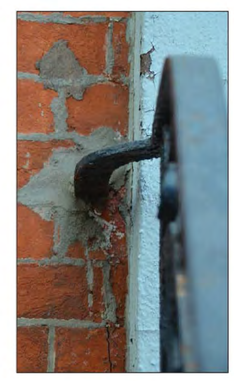
E10 RAILING DETAIL

G1 LOWER ENTRY DOOR DETAIL

G4 LOWER DOORJAMB DETAIL

H5 LIGHTING

H7 RAILING DETAIL



H8 RAILING TERMINATION

H9 RAILING TERMINATION

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Photographs
North Facade - Main Entrance

Project # 16SE01

Scale: N.T.S.

19 July 2016

A-036.00

Copyright © Andre Tchelistcheff Architect 2016

X:\ARCH Projects\Sterling 334\16SE01 15-LPC SUbmission\16SE01 - LPC A-036 Existing Photographs North Facade - Main Entrance.dwg, A-036, 7/19/2016 11:26:01 PM

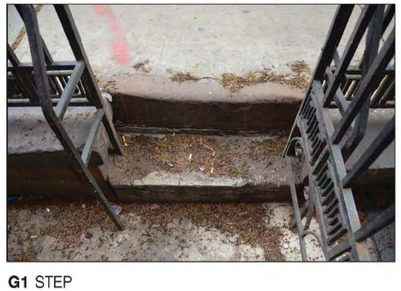
B1 CORNICE FRONT

C1 CORNICE UNDERSIDE

D1 SIDE RAILING

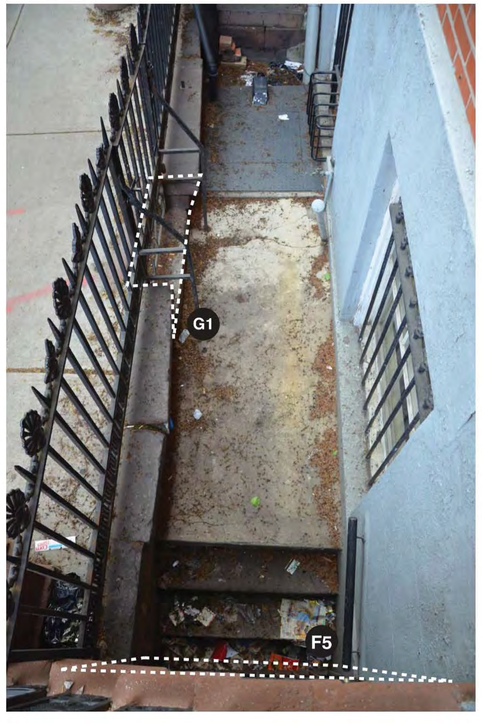
D2 FRONT RAILING

F1 RAILING DETAIL

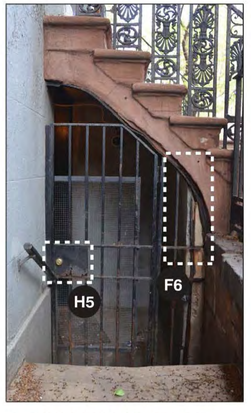


G1 STEP

H1 LINTEL



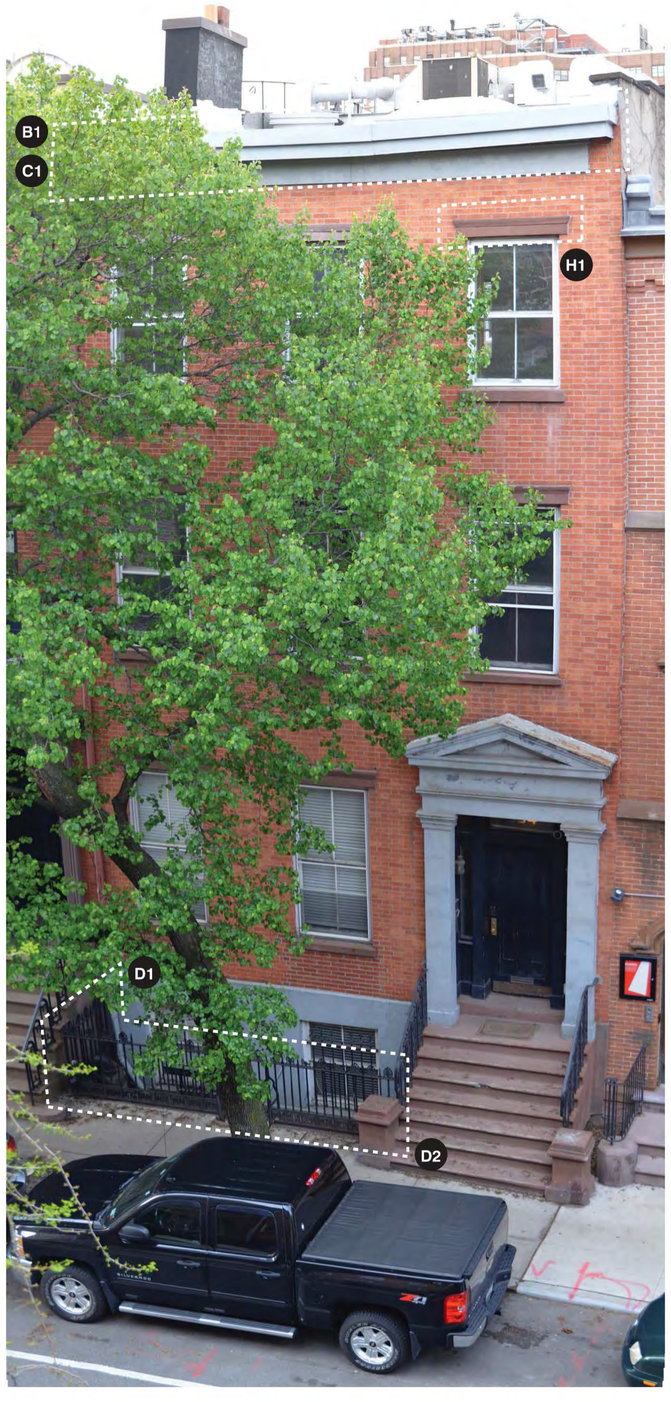
H3 ENTRY COURT



F5 BASEMENT ENTRY GATE

F6 GATE DETAIL

H5 GATE LOCK



H7 KEY FACADE

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Photographs
North Facade - Details

Project # 16SE01

Scale: N.T.S.

19 July 2016

A-037.00

Copyright © Andre Tchelistcheff Architect 2016

H1 DOWNSPOUT

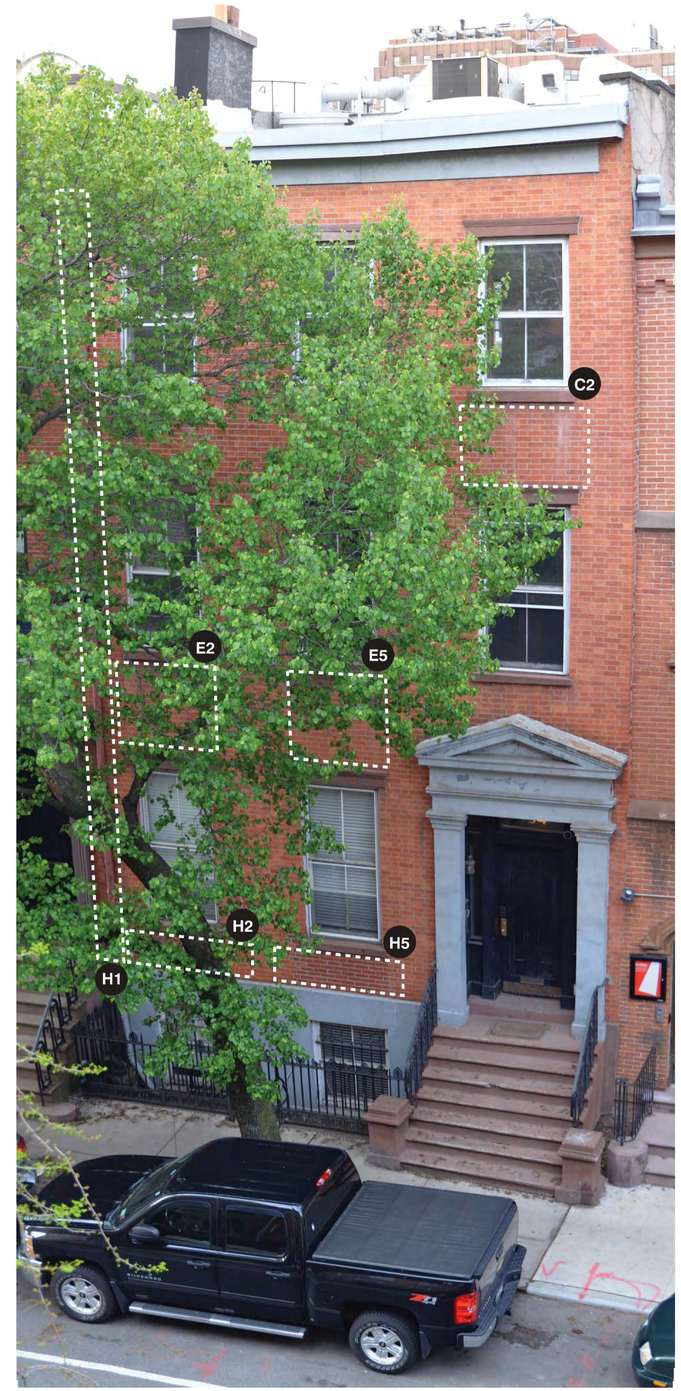
C2 WINDOW C

E2 WINDOW D

E5 WINDOW E

H2 WINDOW G

H5 WINDOW H



H7 KEY FACADE

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for Department of Buildings Review	06/23/16
2. Issued for LPC Review	06/23/16
3. Issued for LPC Review	07/19/16

Townhouse
334 West 20th
New York, NY

Existing Conditions
Brick Cleaning & Restoration

Project # 16SE01

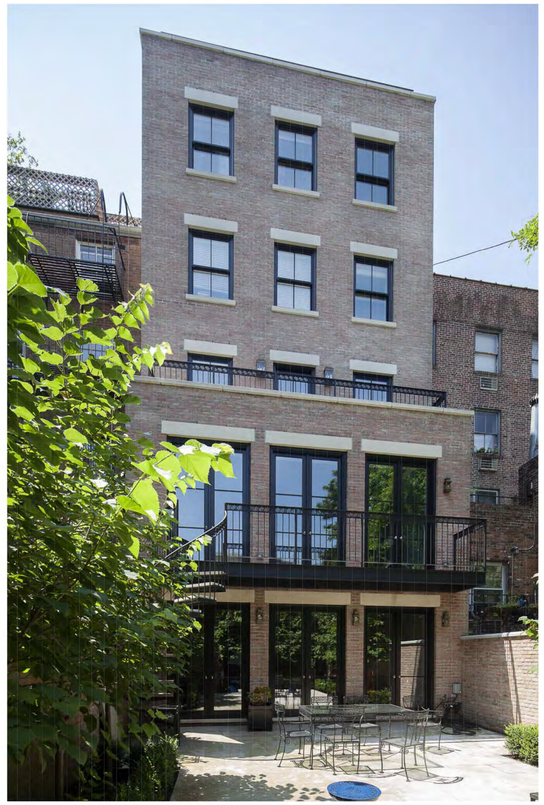
Scale: N.T.S.

19 July 2016

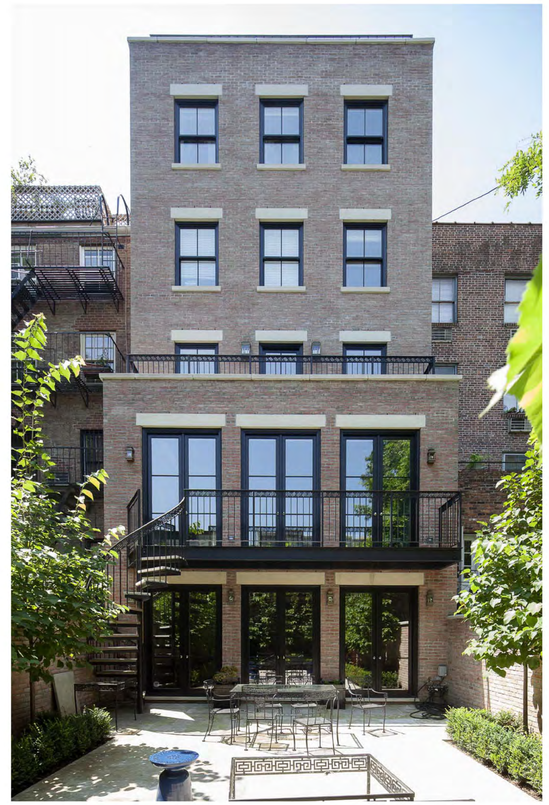
A-038.00

Copyright © Andre Tchelistcheff Architect 2016

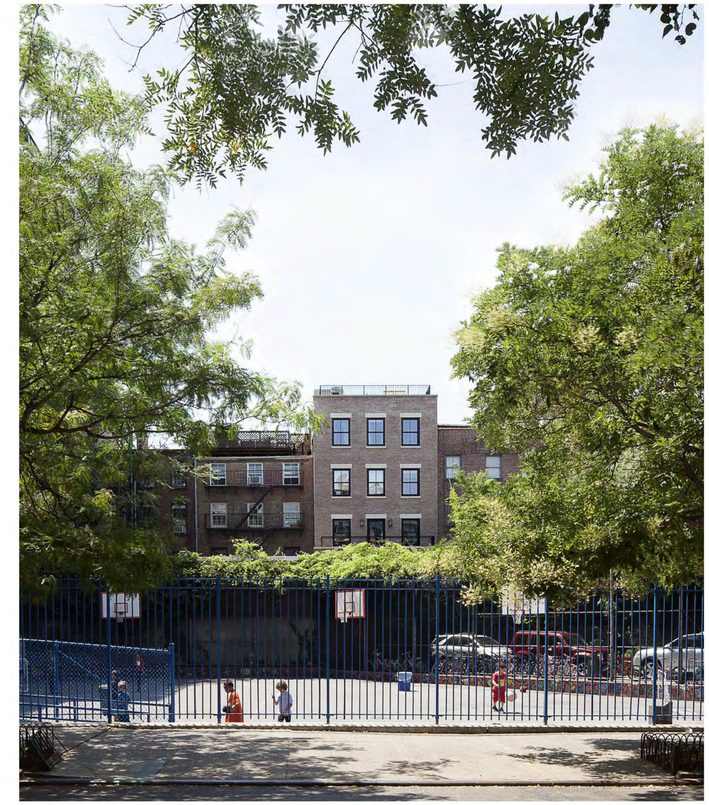
X:\ARCH\Projects\Sterling 334\16SE01 15-LPC Submission\16SE01 LPC A-038 Existing Conditions Brick Cleaning & Restoration.dwg, A-038, 7/19/2016 11:33:44 PM



E1 333 W. 20TH STREET - REAR FACADE N.T.S.



E4 333 W. 20TH STREET - REAR FACADE N.T.S.



E7 333 W. 20TH STREET - REAR FACADE N.T.S.

H1 334 W. 20TH ST - LINE OF OLD ARTIST STUDIO N.T.S.

H6 334 W. 20TH ST - LINE OF OLD ARTIST STUDIO N.T.S.

ANDRETCHELISTCHEFFARCHITECTS
560 Broadway Suite 609 New York NY 10012
Telephone 212 431 1503 Fax 212 431 1506

1. Issued for LPC Review 07/27/16

Townhouse
334 West 20th
New York, NY

333 W. 20th St. - Rear Facade
334 W. 20th St. - Artist Studio

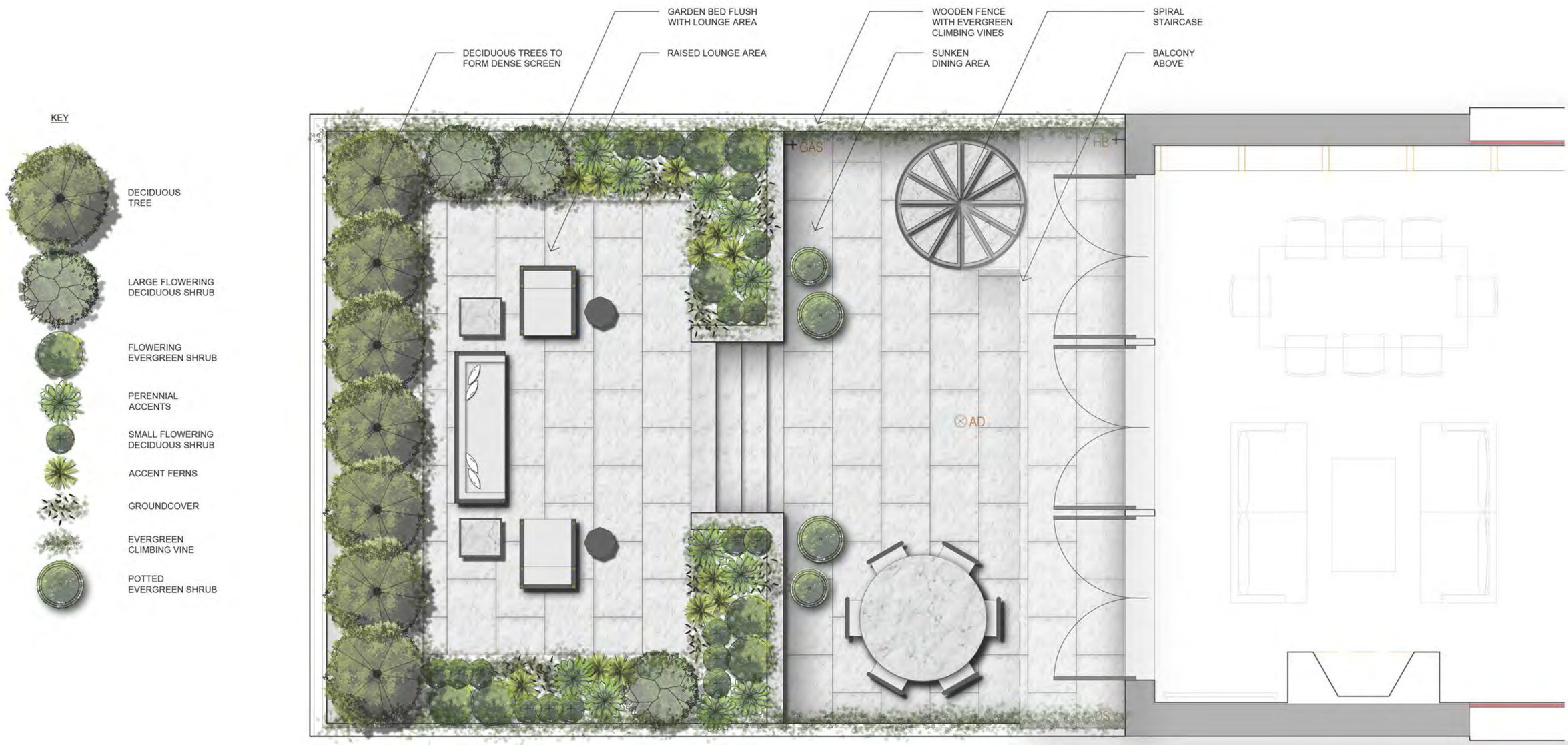
Project # 16SE01

Scale: 1/2" = 1'-0"

27 July 2016

A-039.00

Copyright © Andre Tchelistcheff Architect 2016



REAR GARDEN
DESIGN PLAN

334 W20TH STREET
NEW YORK NY 10011

HARRISON GREEN
LANDSCAPE DESIGN | CONSTRUCTION | MAINTENANCE

07.21.2016
NOT FOR CONSTRUCTION
STUDIO@HARRISONGREEN.COM

SCALE:
1/4"=1'-0" at 11x17