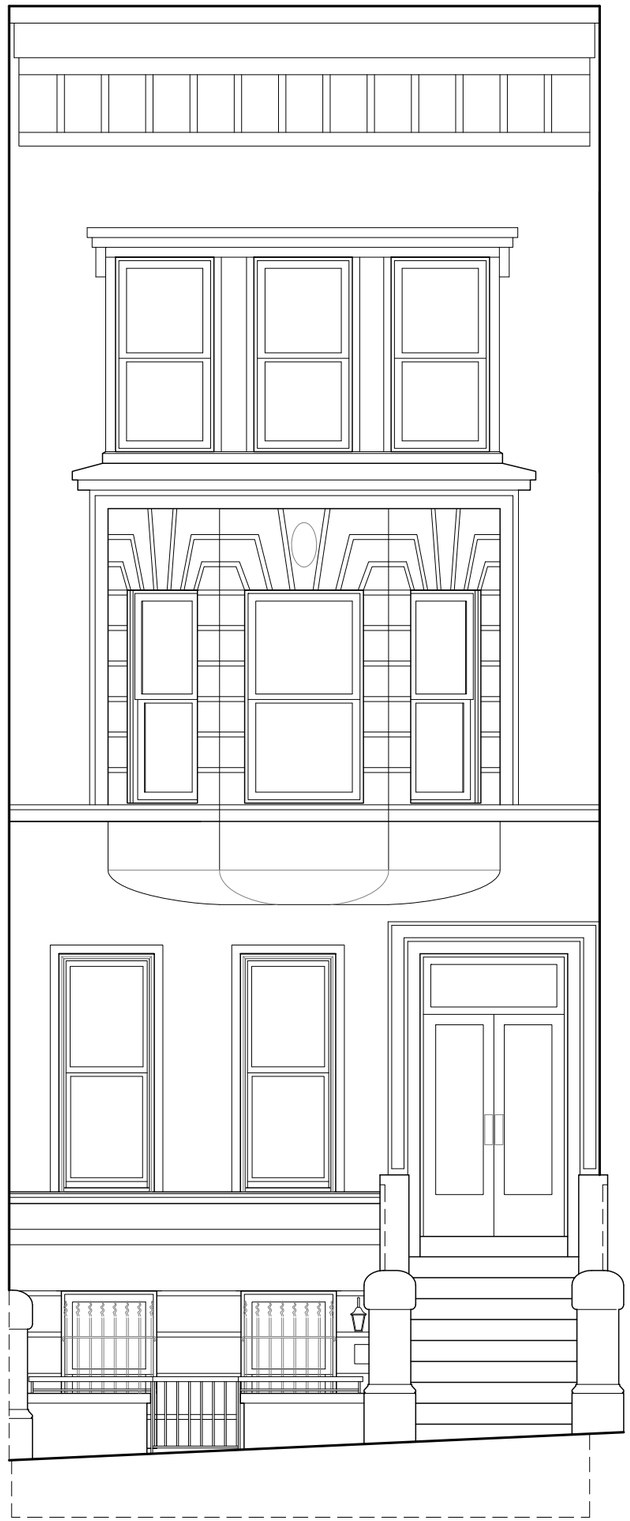
Townhouse Renovation
307 W 103rd St.

Community Board #7 Presentation

Peter Brotherton Architect, PC



BLOCK PLAN

W. 104TH ST.

RIVERSIDE DR.

WEST END AV.

VIEW FROM
W. 104TH ST.

VIEW FROM
WEST END AVE.

19 1 4 4 4 4 6 4 9 4 12

2 2 2 2 2

4

24

2

2 3 2 3 3 3 3

4 5 4 6 4 4 4 4 4 13

BLOCK 1890
LOT 51

307
WEST
103rd
STREET

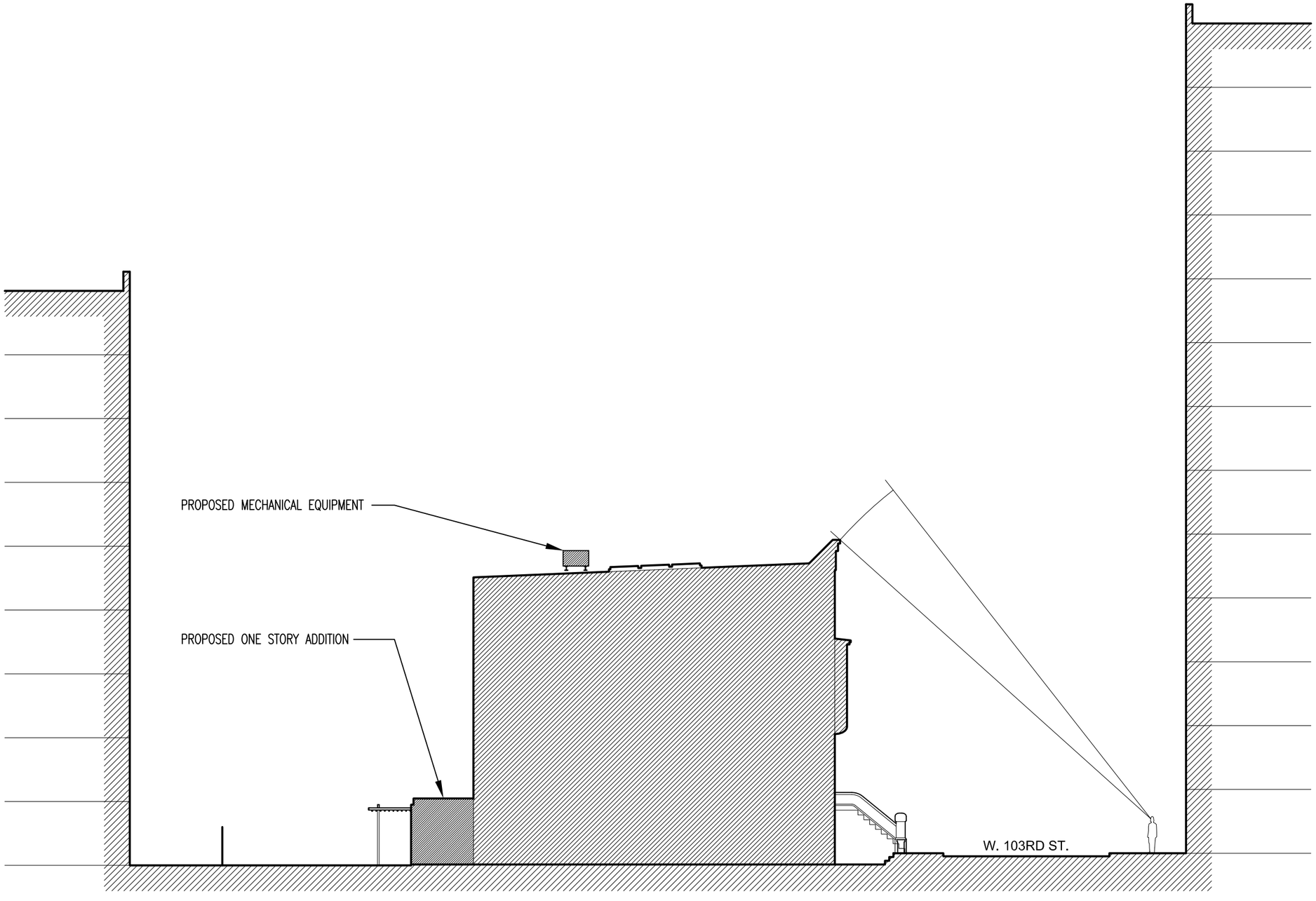
PROPOSED ONE STORY ADDITION

W. 103RD ST.

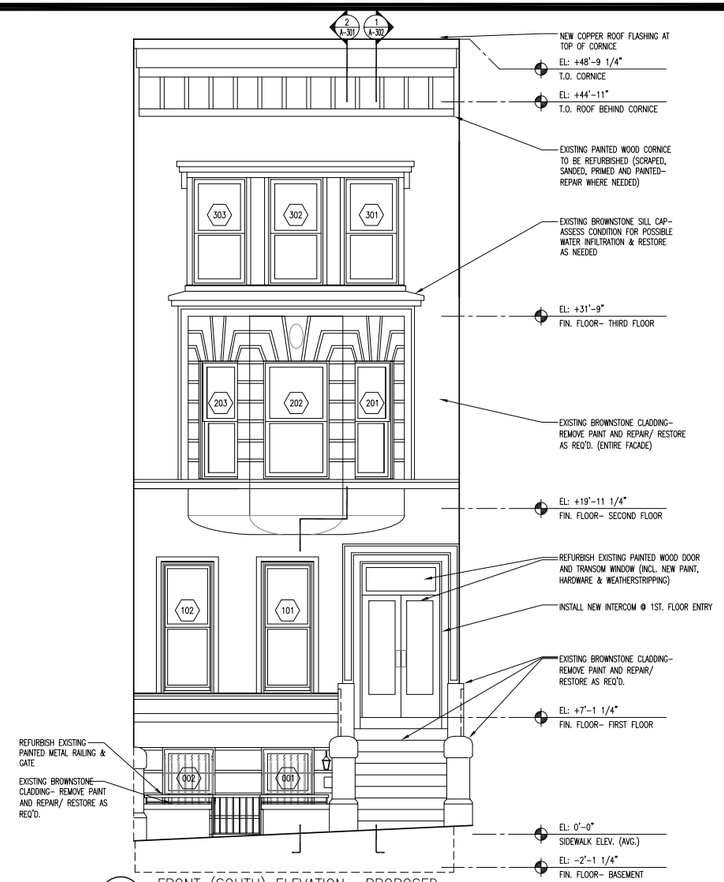
307 WEST 103RD STREET
NEW YORK, NY 10025

PETER BROTHERTON ARCHITECT, P.C.
JUNE 15, 2016

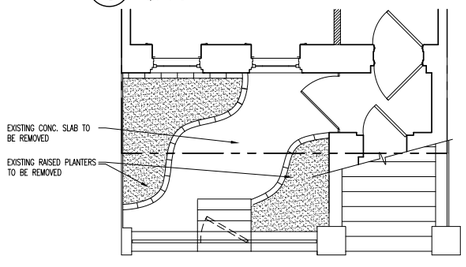
SITE SECTION

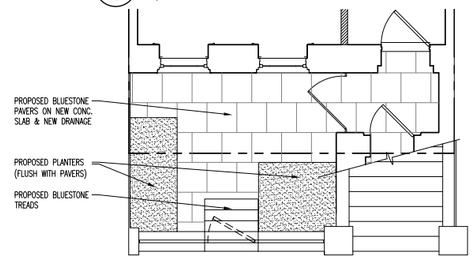


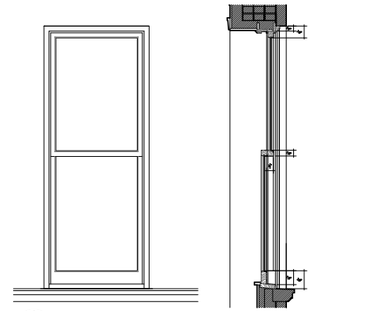
1 A-201 FRONT (SOUTH) ELEVATION– EXISTING
1/4"=1'-0"



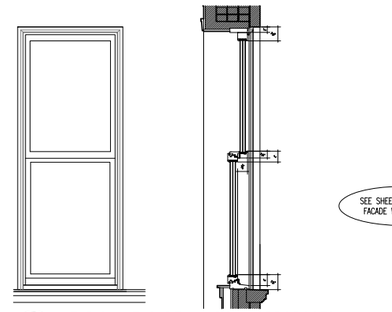
2 A-201 FRONT (SOUTH) ELEVATION– PROPOSED
1/4"=1'-0"







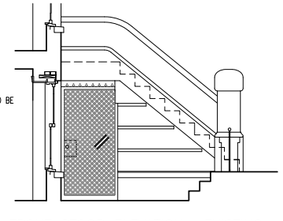
7 A-201 TYPICAL FACADE WINDOW– EXISTING
1/2"=1'-0"



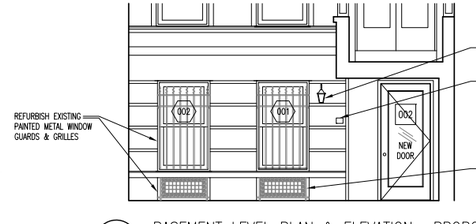
8 A-201 TYPICAL FACADE WINDOW– PROPOSED
1/2"=1'-0"

SEE SHEET A-501.00 FOR FACADE WINDOW DETAILS

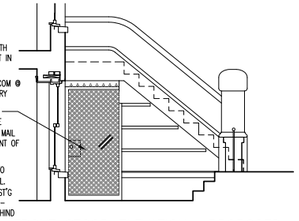
3 A-201 BASEMENT LEVEL PLAN & ELEVATION– EXISTING
1/4"=1'-0"



4 A-201 FRONT STOOP ELEVATION– EXISTING
1/4"=1'-0"



5 A-201 BASEMENT LEVEL PLAN & ELEVATION– PROPOSED
1/4"=1'-0"



6 A-201 FRONT STOOP ELEVATION– PROPOSED
1/4"=1'-0"

PETER BROTHERTON ARCHITECT, P.C.
153 WEST 27TH STREET, SUITE 705
NEW YORK, NEW YORK 10001
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Notes & Revisions

DOB FILING SET	MAY 19, 2016
BID SET	AUGUST 17, 2016

RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

FRONT ELEVATION–
EXISTING AND PROPOSED

Seal & Signature

Project No. 1601
Drawn By JCJ
Check By

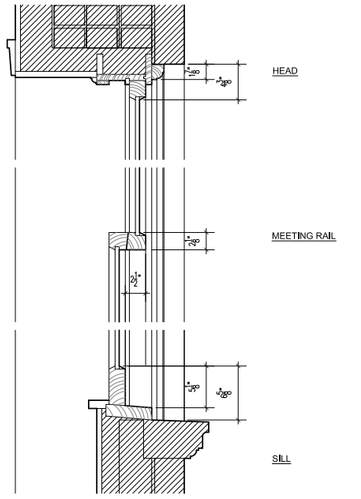
Drawing Number
A–201.00

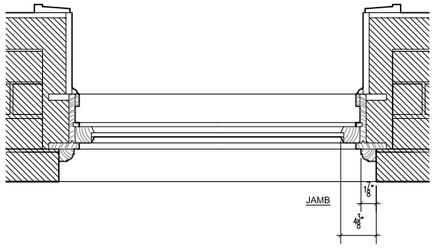
Cado File No:

SECOND & THIRD FLOOR WINDOWS (EXISTING)

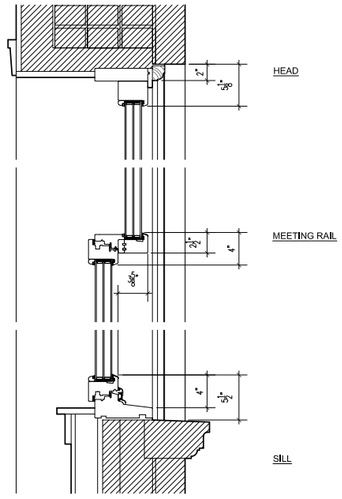
FIRST FLOOR WINDOWS (EXISTING)

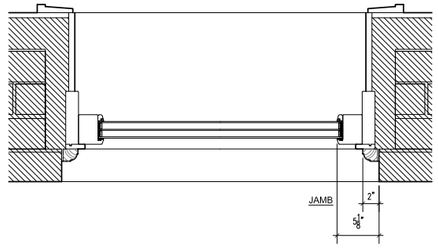
BASEMENT WINDOWS (EXISTING)



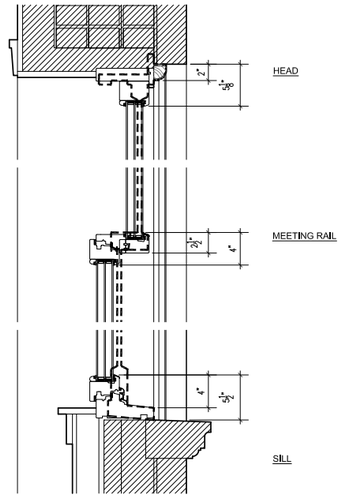


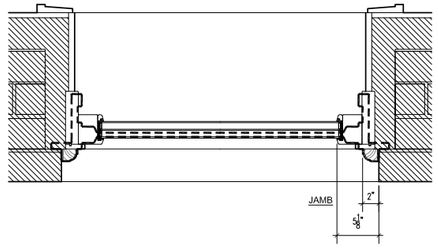
FACADE WINDOW DETAILS- EXISTING





FACADE WINDOW DETAILS- PROPOSED





FACADE WINDOW DETAILS- OVERLAY OF EXISTING OVER PROPOSED

PETER BROTHERTON ARCHITECT, P.C.
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Notes & Revisions

DOB FILING SET	MAY 19, 2016
DOB FILING SET	JUNE 06, 2016
DOB FILING SET	JUNE 29, 2016

RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

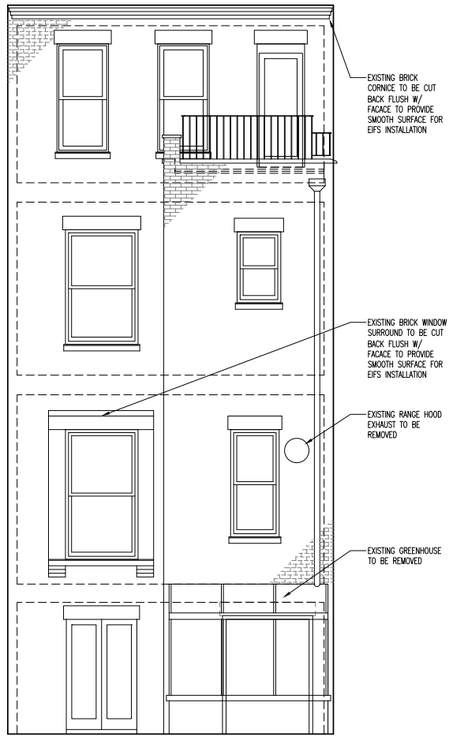
FACADE PICTURES & DETAILS

Seal & Signature

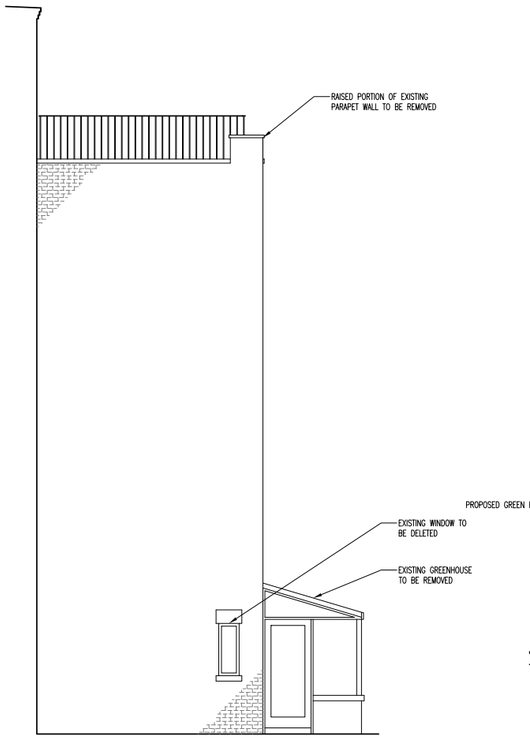
Project No. 1601
Drawn By JCJ
Check By

Drawing Number
G–101.00

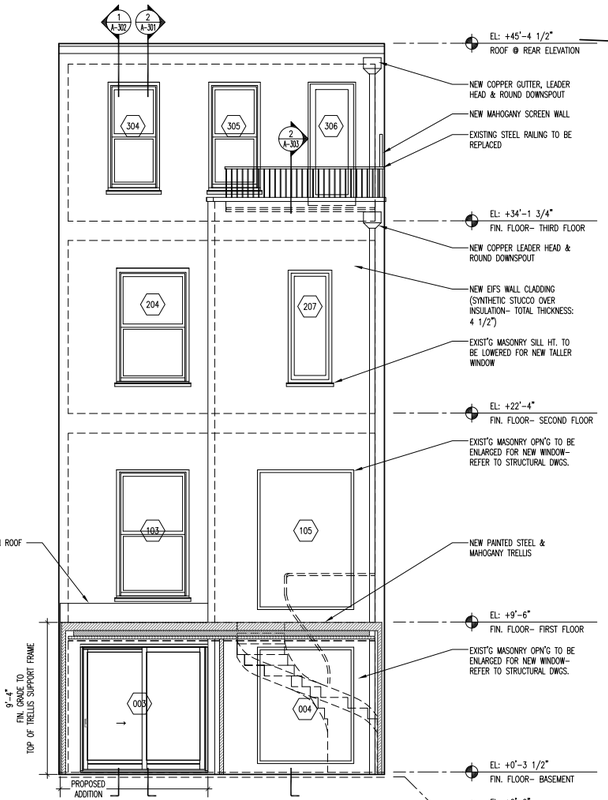
Code File No:



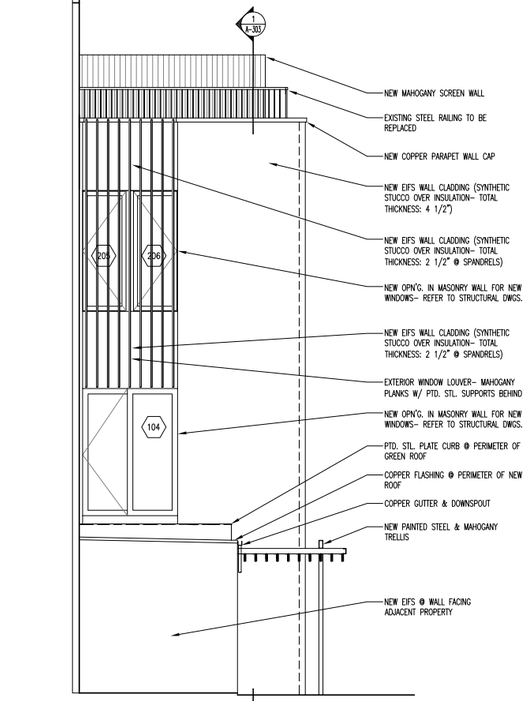
1 A-202 REAR (NORTH) ELEVATION– EXISTING
1/4"=1'-0"



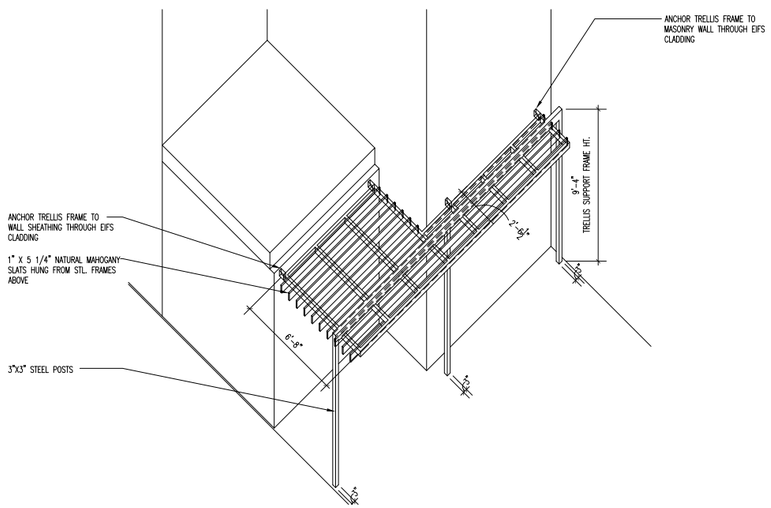
2 A-202 EAST ELEVATION– EXISTING
1/4"=1'-0"



3 A-202 REAR (NORTH) ELEVATION– PROPOSED
1/4"=1'-0"



4 A-202 EAST ELEVATION– PROPOSED
1/4"=1'-0"



5 A-202 TRELLIS– AXONOMETRIC VIEW
1/4"=1'-0"

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Notes & Revisions

DOB FILING SET	MAY 19, 2016
BID SET	AUGUST 17, 2016

RESIDENCE
307 WEST 103RD STREET
NEW YORK, NEW YORK 10025

REAR ELEVATION–
EXISTING AND PROPOSED

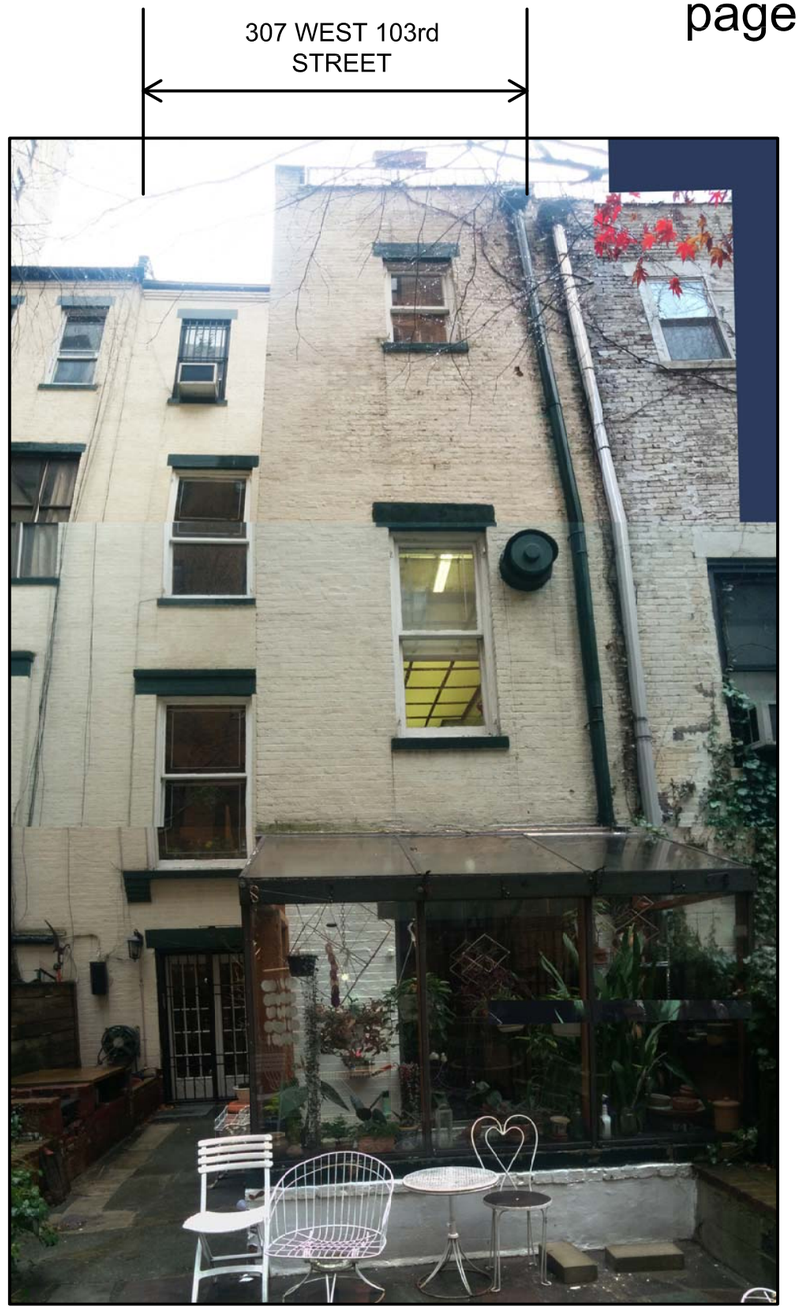
Seal & Signature

Project No.	1601
Drawn By	JCJ
Check By	

Drawing Number
A–202.00

Code File No:

FRONT FACADE @ 103RD STREET (EXISTING)



REAR FACADE (EXISTING)

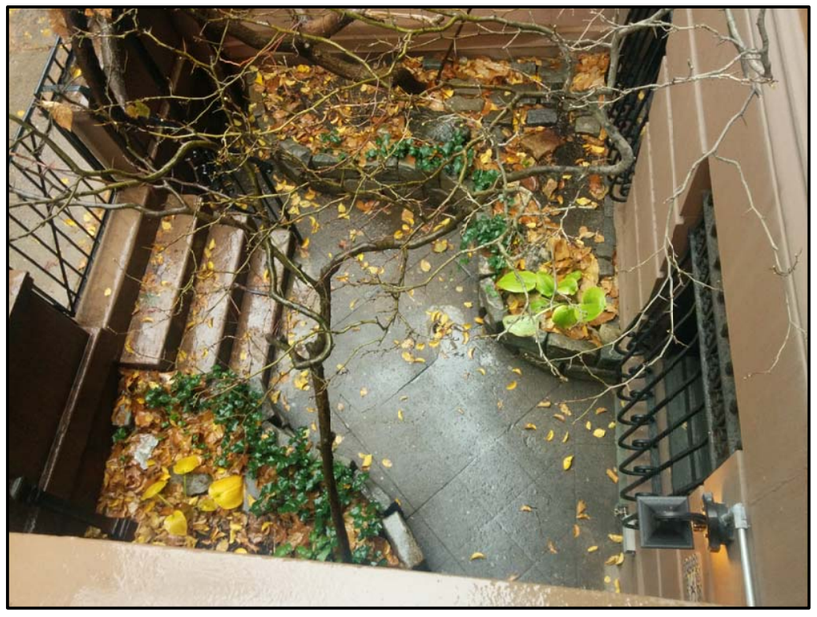
SECOND & THIRD FLOOR WINDOWS (EXISTING)

FIRST FLOOR WINDOWS (EXISTING)

BASEMENT WINDOWS (EXISTING)

FRONT GARDEN (EXISTING)

FRONT GARDEN (EXISTING)



FRONT GARDEN (EXISTING)

FRONT GARDEN (EXISTING)

PHOTOS
PANORAMA VIEWS FROM REAR YARD

VIEW OF 9 STORY BUILDING DIRECTLY TO NORTH

VIEW TO NORTHEAST FROM REAR YARD

VIEW TO EAST FROM REAR YARD

BLDG. TO EAST

BLDG. TO EAST

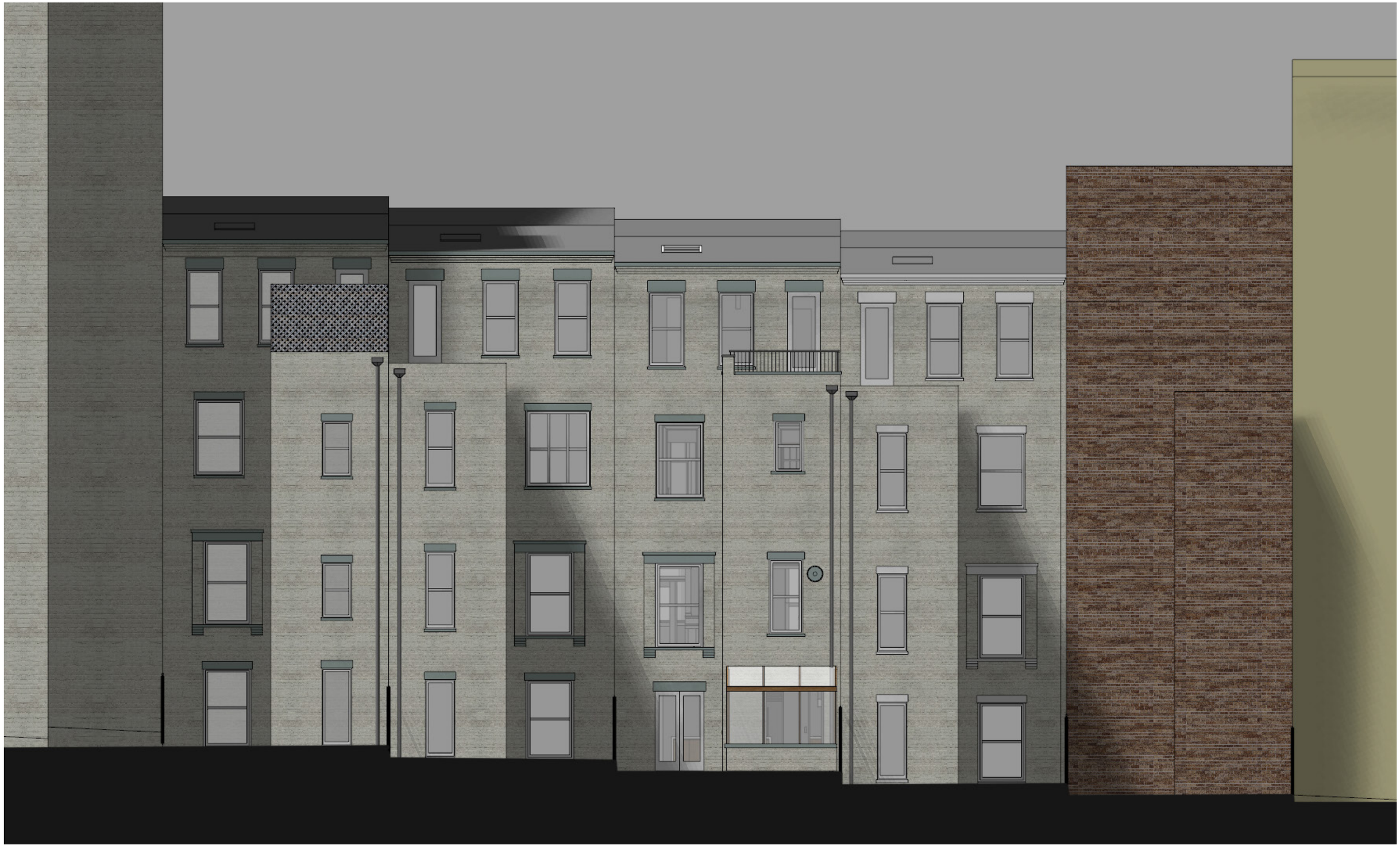
REAR FACADE

REAR FACADE & BLDG. TO WEST

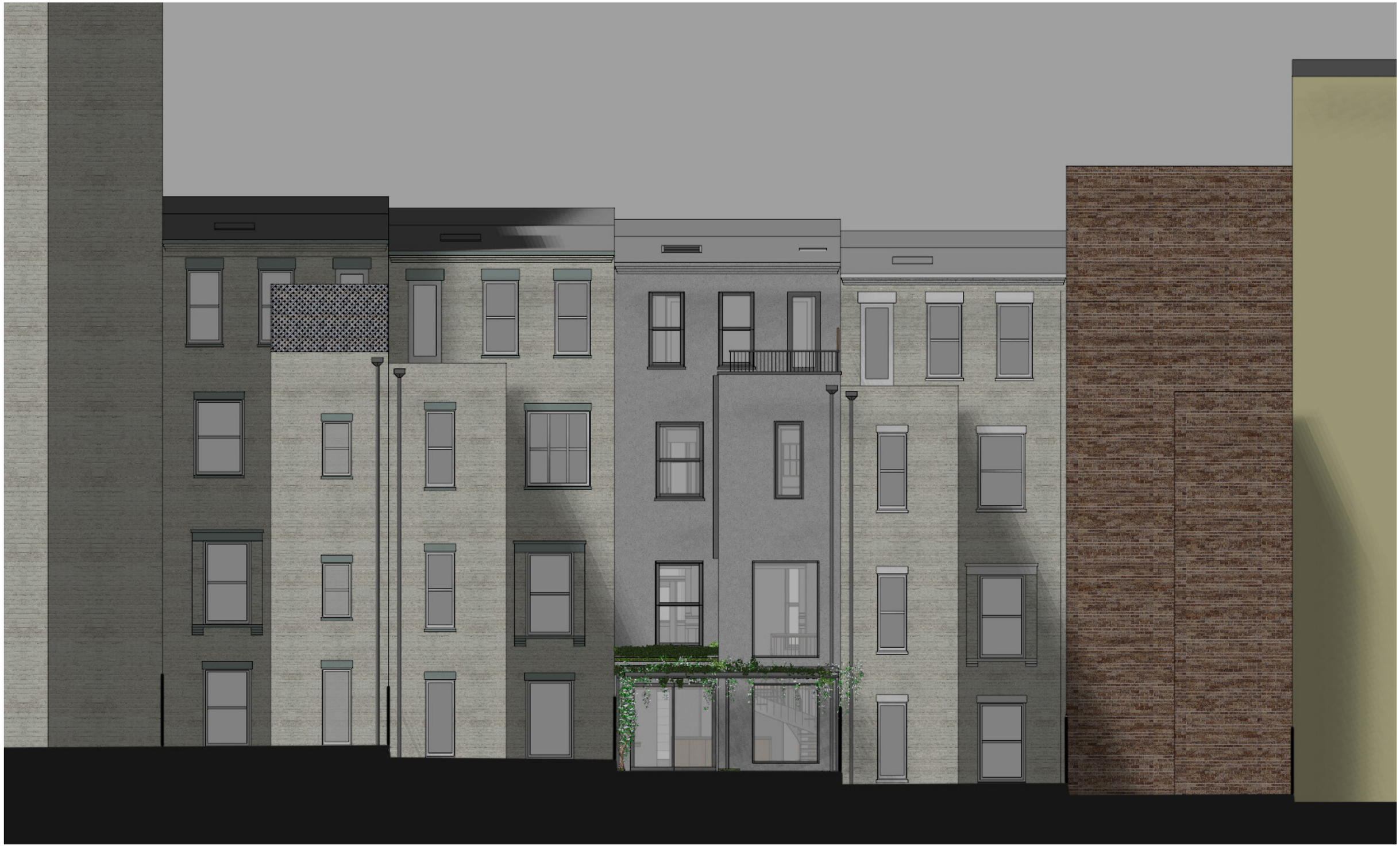
BLDG. TO WEST

BLDG. TO WEST

North Elevation **Existing**



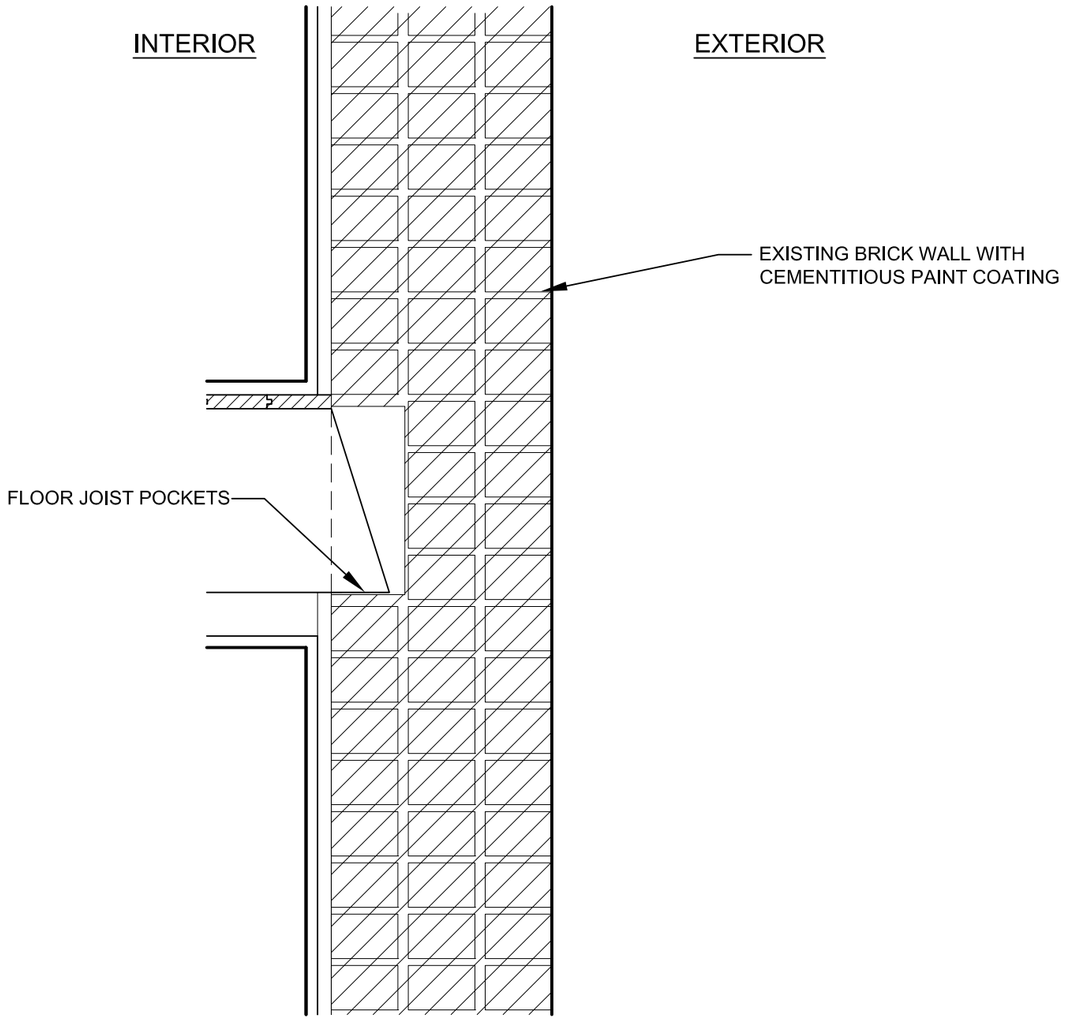
North Elevation **Proposed**



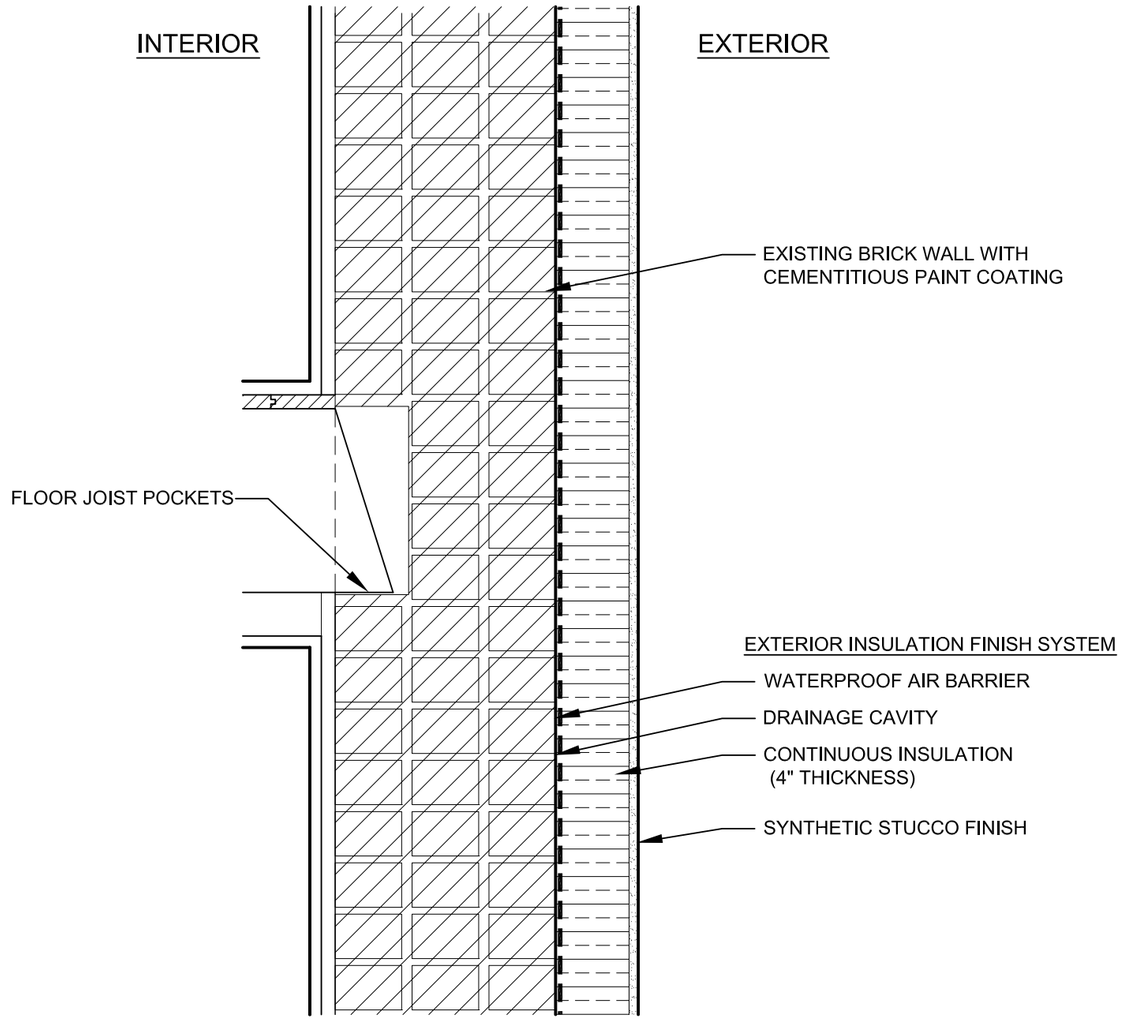
NE Perspective **Proposed**

WALL DETAILS

WEST WALL OF EXISTING ADDITION- EXISTING VS. PROPOSED



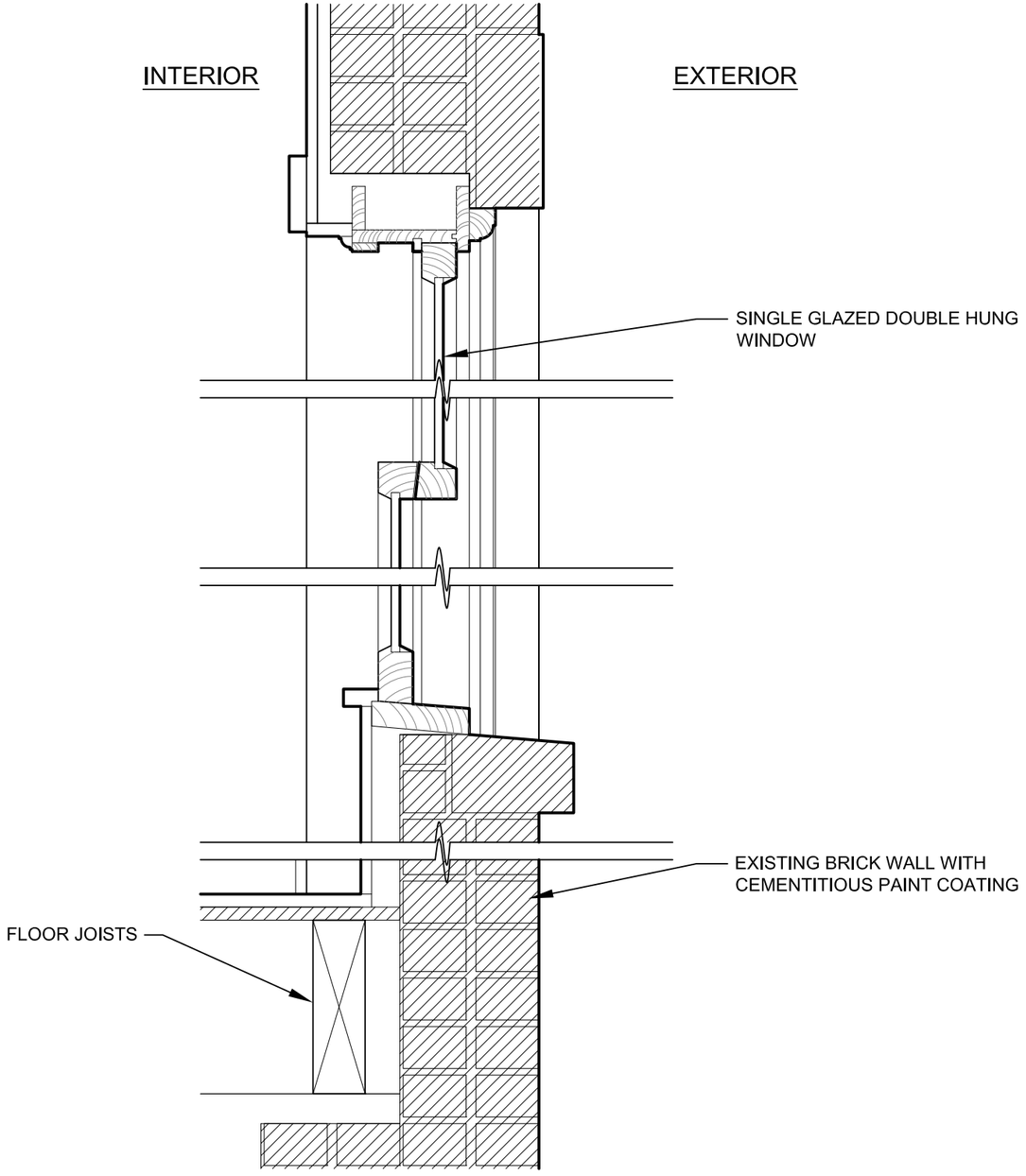
EXISTING



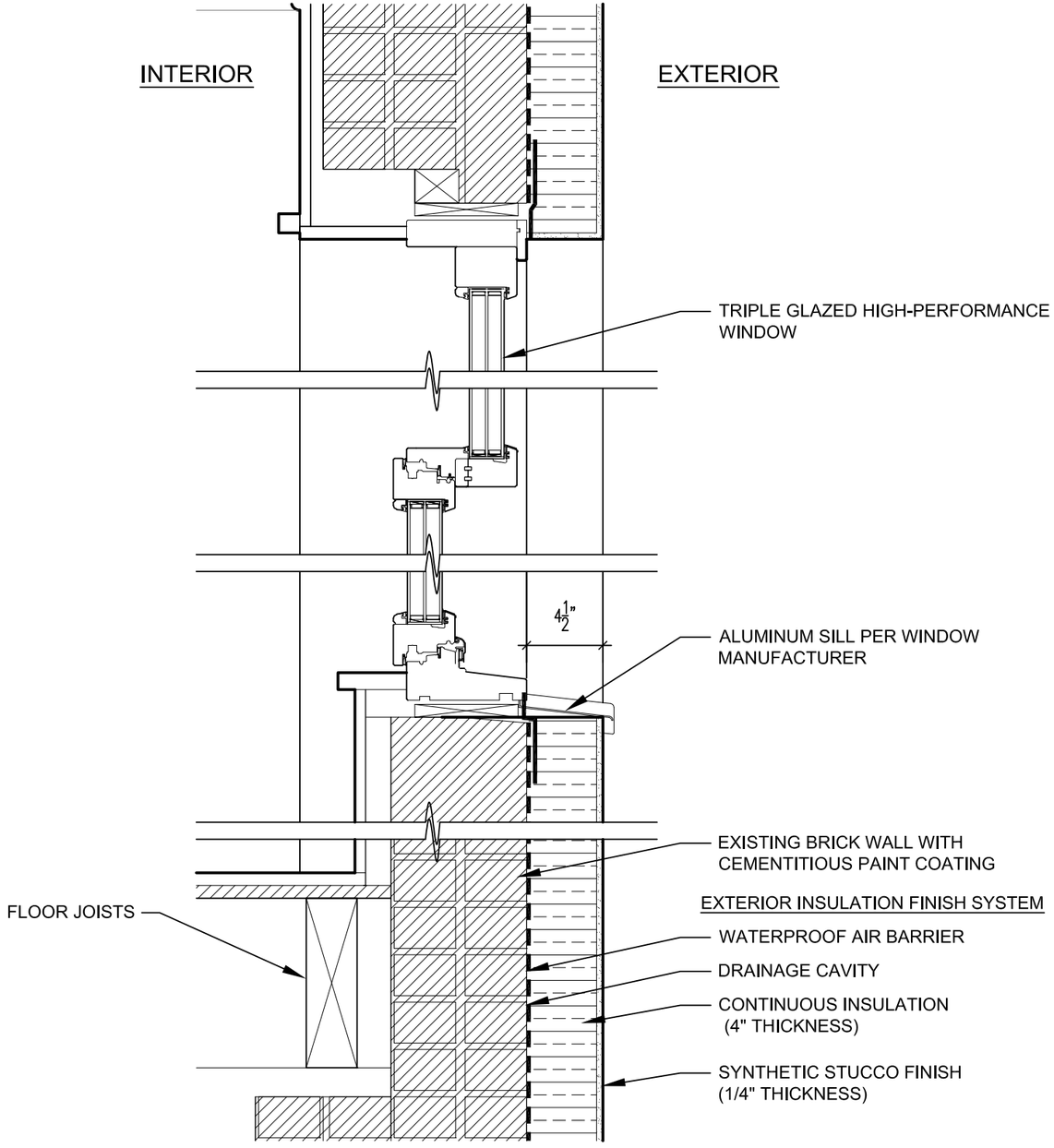
PROPOSED

WALL DETAILS

NORTH (REAR) FACADE- EXISTING VS. PROPOSED



EXISTING



PROPOSED

PHOTOS
EXAMPLES OF SYNTHETIC STUCCO FINISH