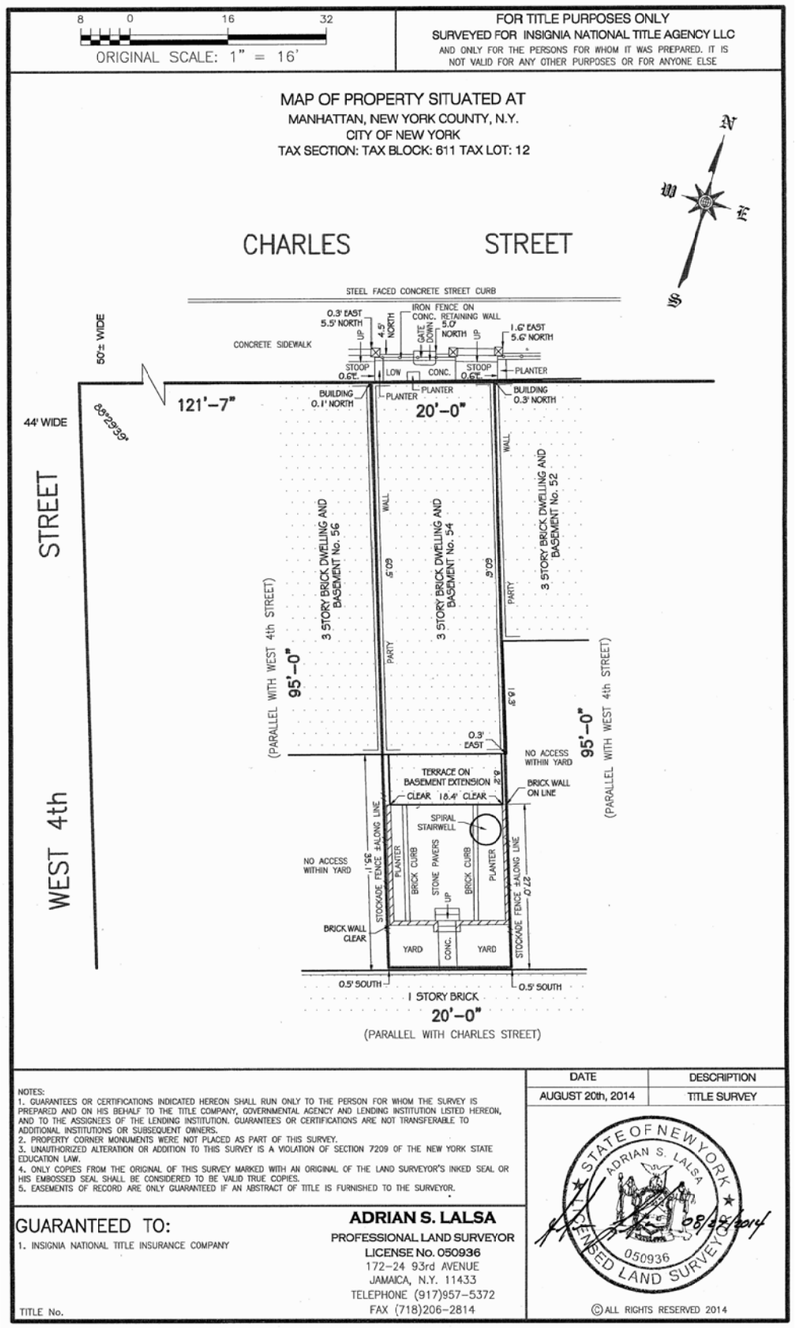

SITE SURVEY

SITE TAX MAP

PROPERTY INFORMATION

LOT LOCATION:	54 CHARLES STREET NEW YORK NY 10014
BOROUGH:	MANHATTAN
BLOCK:	611
LOT:	12
ZONING:	C2-6, R7
ZONING MAP:	12A
LANDMARK:	GREENWICH VILLAGE DISTRICT
CB:	MANHATTAN CB2

SITE PHOTO- EXISTING FRONT FACADE

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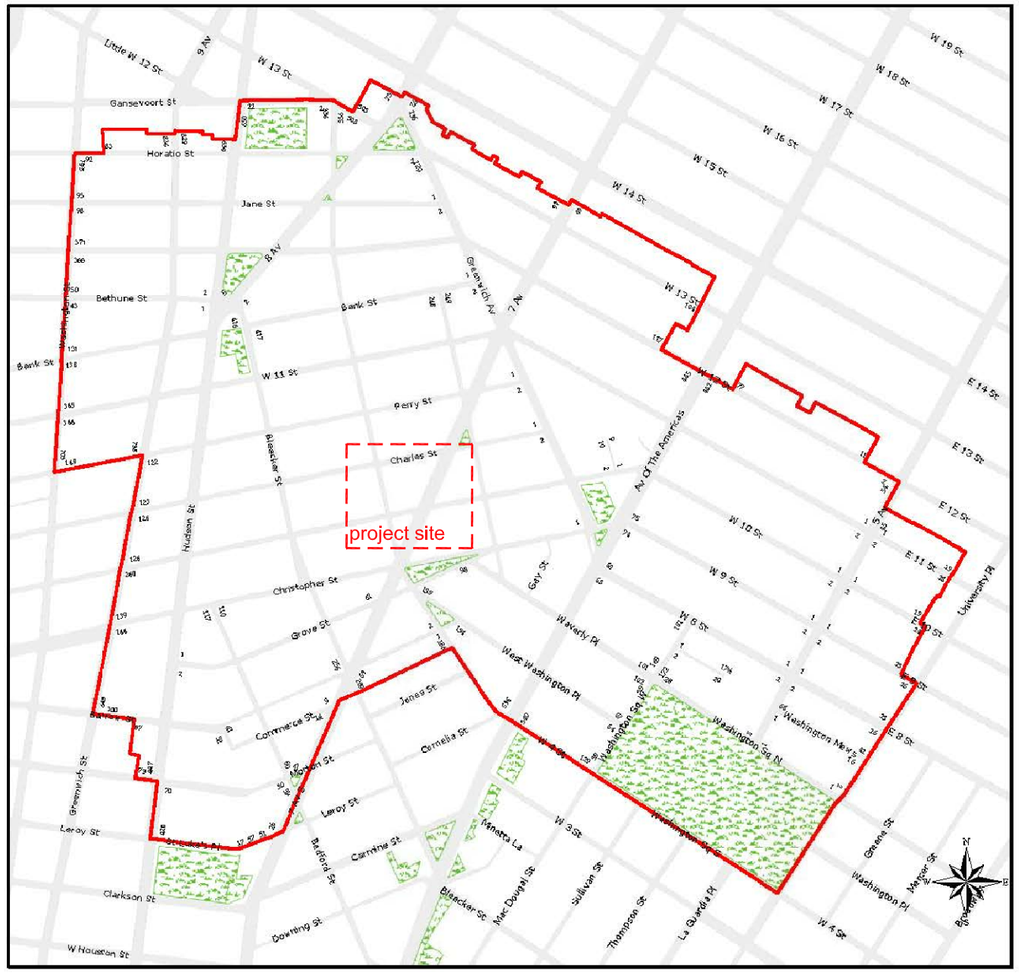
Greenwich Village



Greenwich Village Historic District
Manhattan
Designated April 29, 1969

Historic District Boundaries

GREENWICH VILLAGE HISTORIC DISTRICT MAP

PROJECT DESCRIPTION AND NARRATIVE:

54 CHARLES STREET IS LOCATED WITHIN THE ORIGINAL GREENWICH VILLAGE HISTORIC DISTRICT ESTABLISHED ON APRIL 29TH, 1969. THE BUILDING IS LOCATED ON THE SOUTH SIDE OF CHARLES STREET AND WAS BUILD IN 1839-40. THE GREEK REVIVAL HOUSE ARE OF BRICK, WITH A UNIFORM DENTILED CORNICE.

THE PRESENT CONDITION OF THE FRONT FACADE BRICK WORK AND CORNICES WILL REMAIN AS EXISTING. NO WORK WILL BE DONE TO THE EXISTING FRONT WINDOWS AND DOORS. NO WORK TO FRONT STOOPS AND WROUGHT IRON HANDRAIL.
THE REAR FACADE CONSISTS OF BRICK WORK WITH NO ARCHITECTURAL/ HISTORICAL DETAIL OR SIGNIFICANT FEATURES.

THE PROPOSED DESIGN WILL INCLUDE A ONE STORY ADDITION. THE NEW ADDITION WILL BE SETBACK FIFTEEN FEET FROM THE EXISTING FRONT FACADE; SETBACK THREE FEET FROM THE EXISTING REAR FACADE. BOTH FRONT AND REAR FACADE OF THE NEW ADDITION WILL MATCH THE EXISTING BRICK BELOW; LINTEL AND SILL WILL ALSO MATCH WITH THE EXISTING STONE MATERIAL. CHIMNEY EXTENSION WILL MATCH THE ADJACENT BRICKWORK. THE VISUAL IMPACT OF THE PROPOSED DESIGN WILL BE NON-EXISTENT/ MINIMAL FROM THE MAJOR PUBLIC AVENUES. THE EXISTING WOOD SIDING ON THE REAR EAST ELEVATION WILL REMAIN TO KEEP ITS ORIGINAL LOOK. THE NEW CELLAR EXTENSION WILL STOP FIVE FEET AWAY FROM THE REAR LOT LINE TO PROVIDE GREEN SPACE TO THE NEIGHBORHOOD BLOCK.

THE PROPOSED DESIGN IS TO INTRODUCE NEW ADDITION BASED ON THE BUILDING CONTEXT WITH THE UNDERSTANDING OF BEING SENSITIVE TO THE EXISTING TYPOLOGY. OUR DESIGN IS THOUGHTFUL AND CONTRIBUTES TO THE RICH HERITAGE OF TOWNHOUSE DESIGN/ BUILDING WITHIN THE DISTRICT.

SATELLITE AREA VIEW

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EXISTING FRONT ELEVATION/ SCALE: 1/8" = 1'-0"

54 CHARLES STREET

PHOTO OF EXISTING FRONT FACADE

54 CHARLES STREET

PHOTO OF EXISTING FRONT FACADE

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EXSITING FRONT FACADE

A-003

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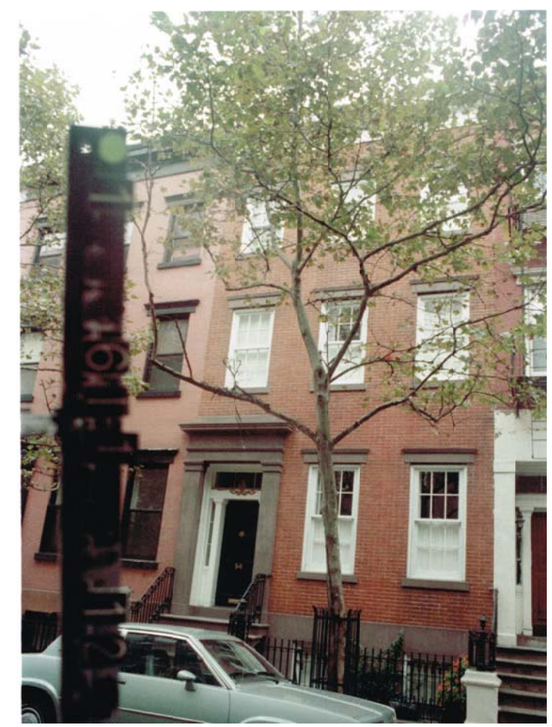
PROPOSED FRONT ELEVATION/ SCALE: 1/8" = 1'-0"

1940 TAX LOT PHOTO



1980 TAX LOT PHOTO

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PROPOSED FRONT FACADE

A-004

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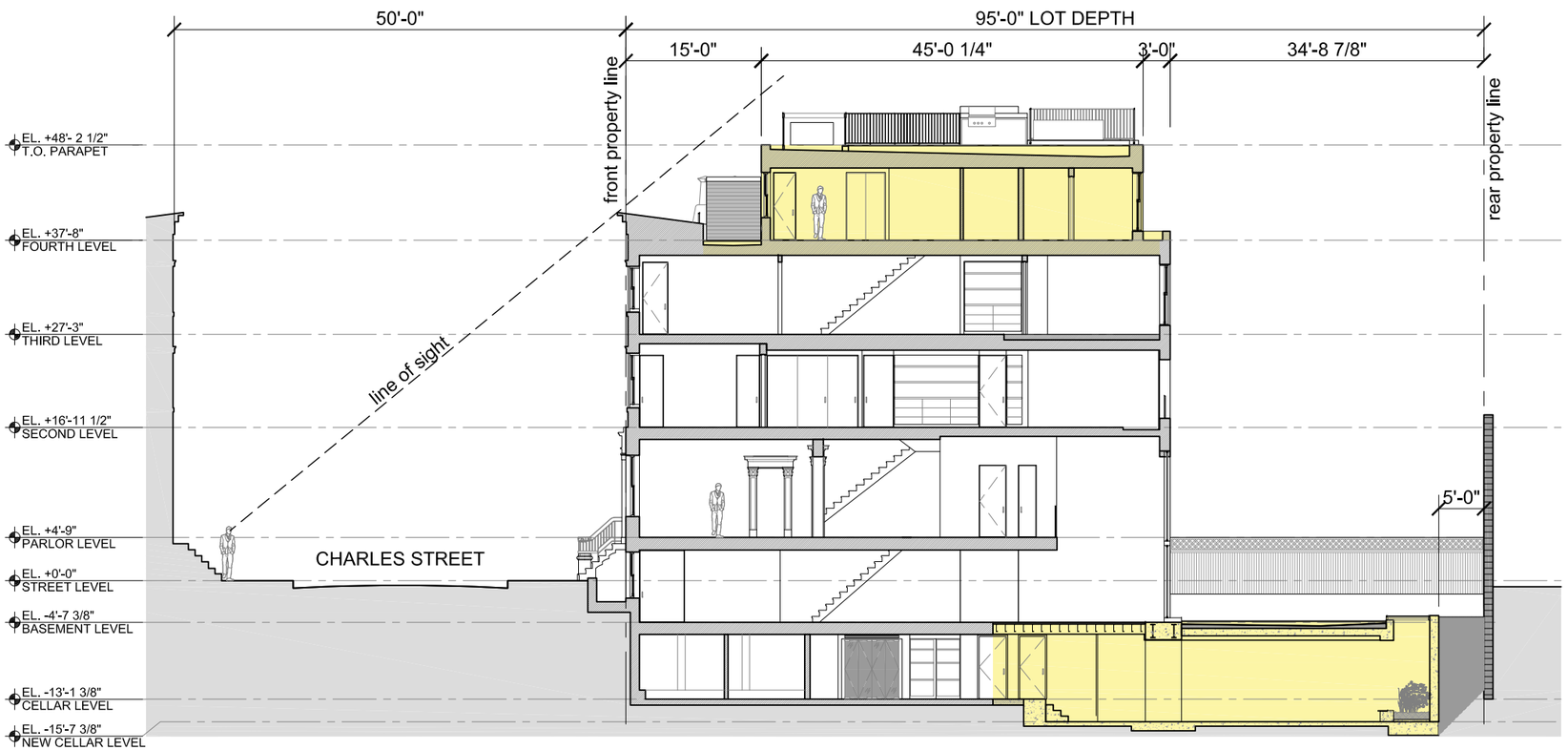
AERIAL VIEW- NORTH WEST

AERIAL VIEW- SOUTH EAST



PROPOSED BUILDING SECTION- LINE OF SIGHT DIAGRAM/ SCALE: 1/16" = 1'-0"

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SIGHT LINE DIAGRAM

A-005

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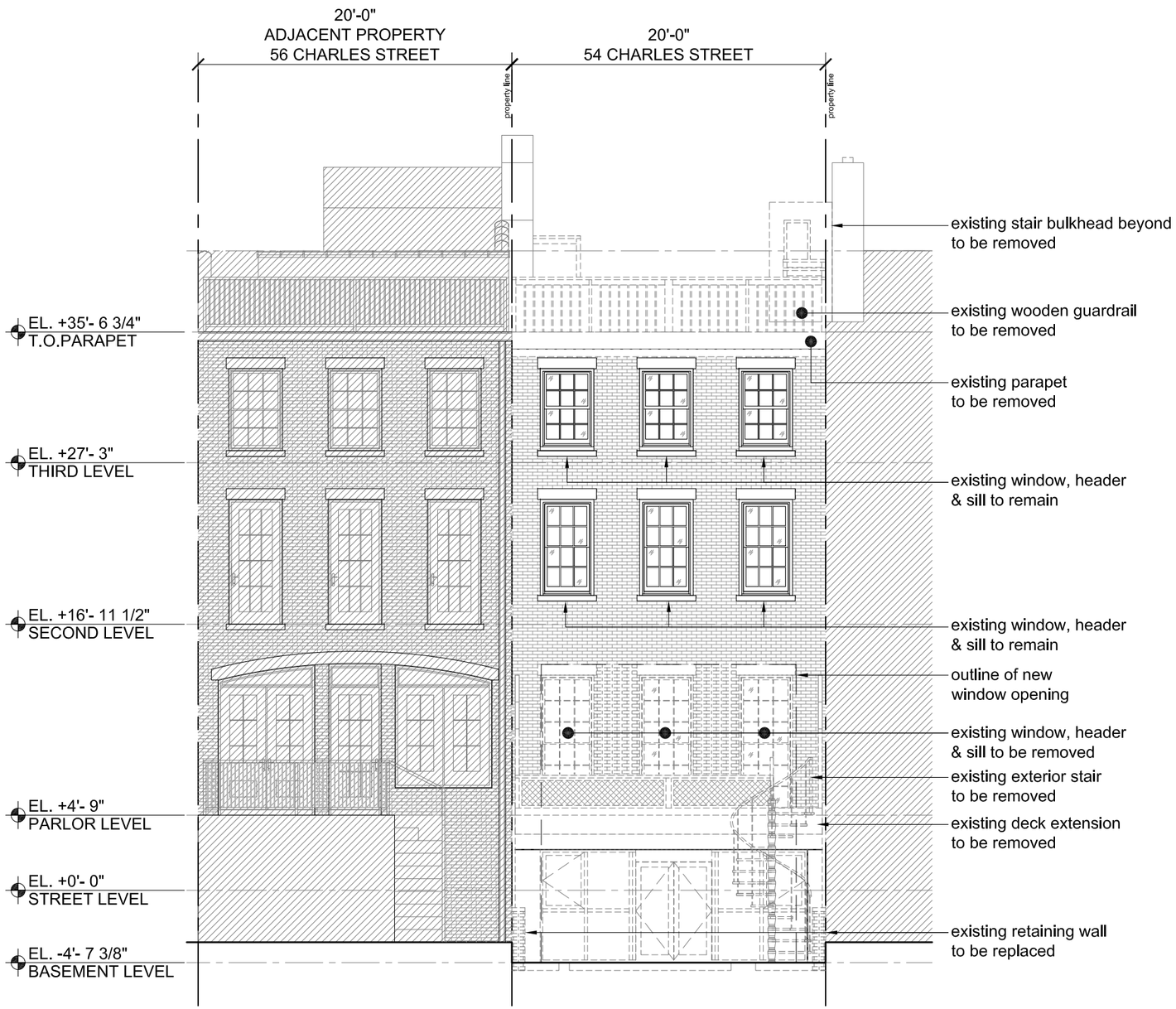

EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"

EXISTING REAR YARD PHOTO

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EXISTING REAR ELEVATION

A-006

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EXISTING REAR YARD ELEVATION/ SCALE: 1/8" = 1'-0"

REAR ELEVATION RENDERING

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PROPOSED REAR ELEVATION

A-007

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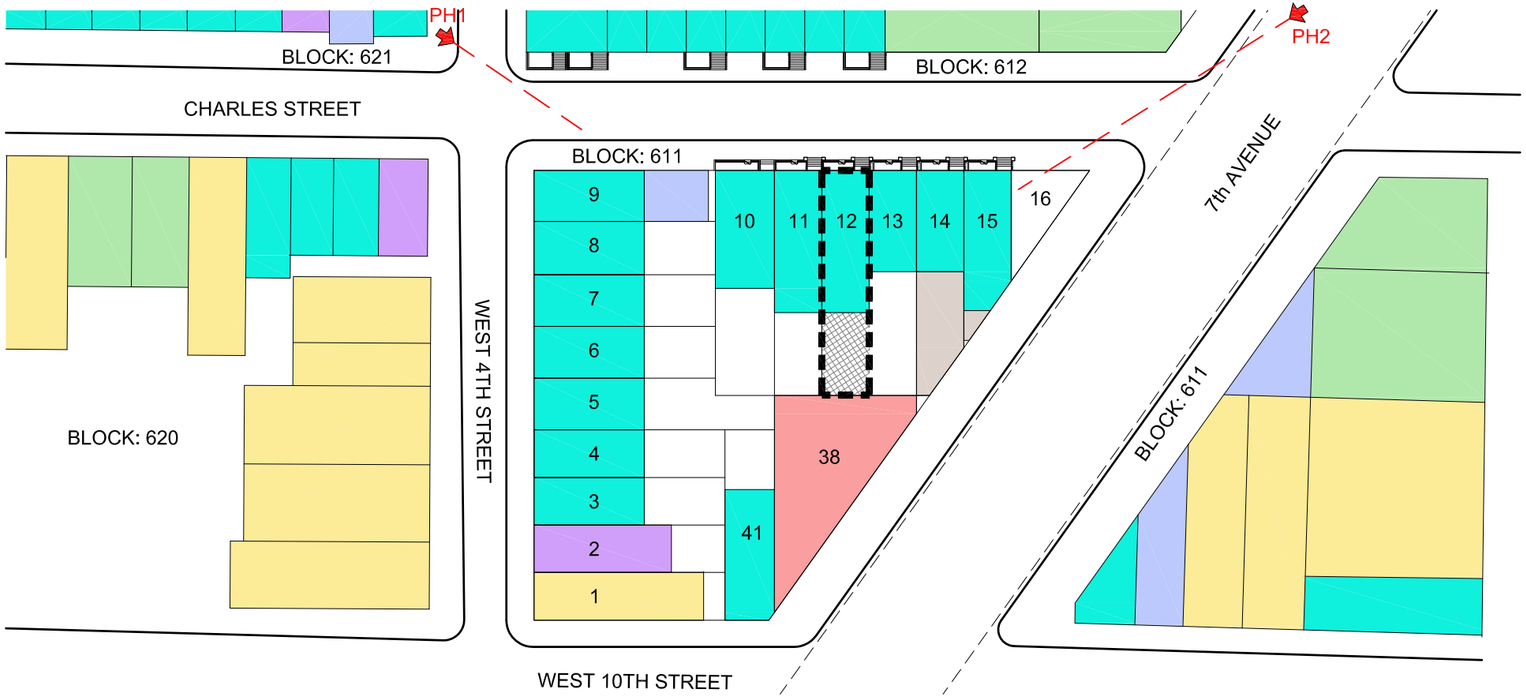

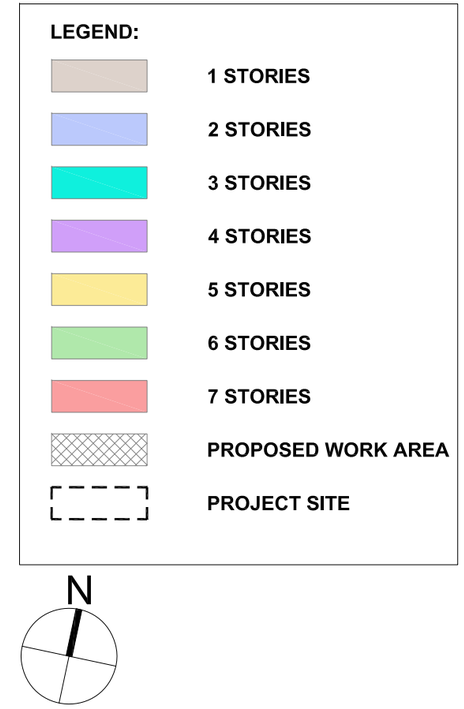

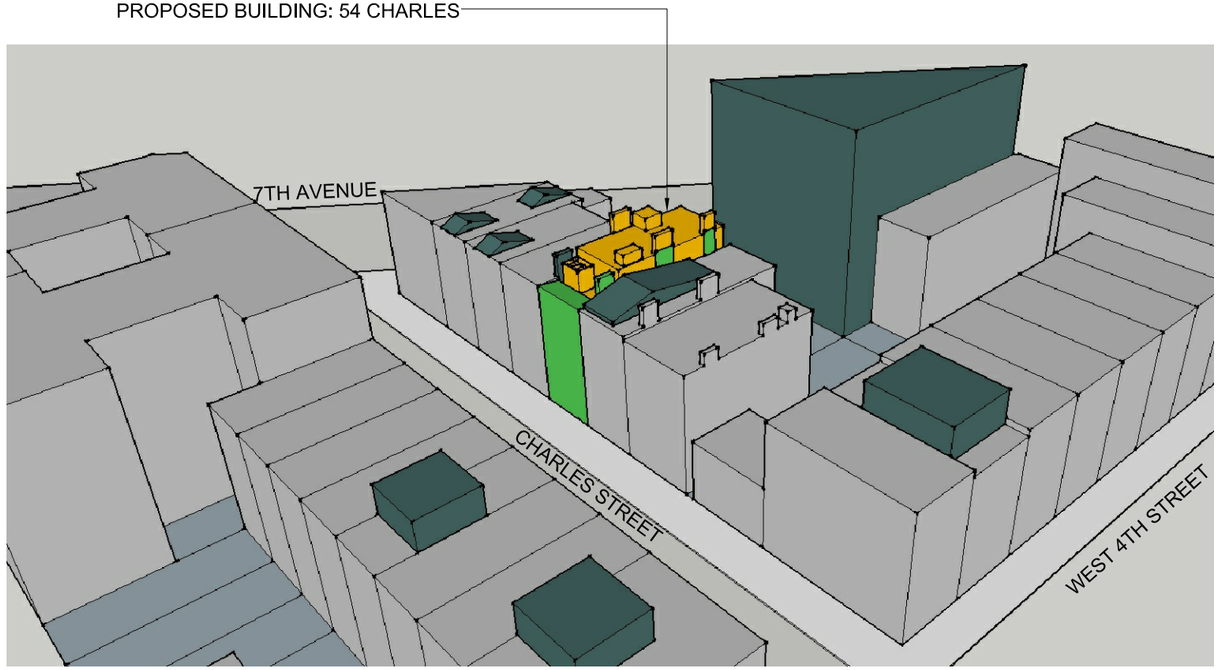

PHOTO 1: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH WEST CORNER

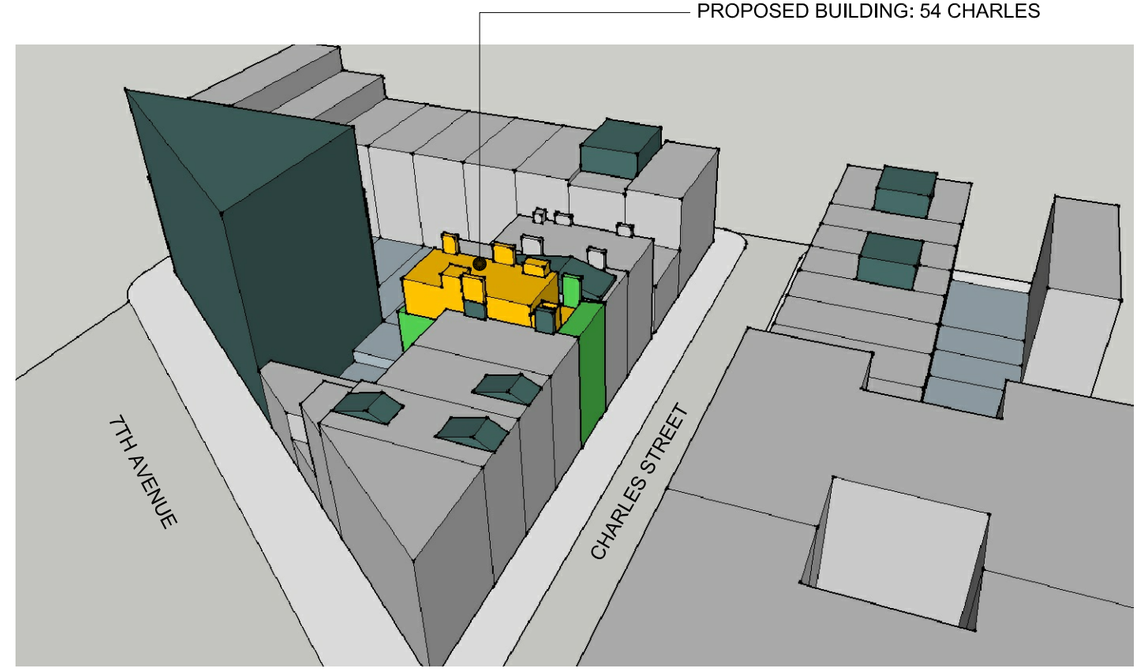

PHOTO 2: AXONOMETRIC VIEW - BLOCK ANALYSIS - VIEW FROM NORTH EAST CORNER

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PROPOSED BUILDING DIAGRAMS

A-008

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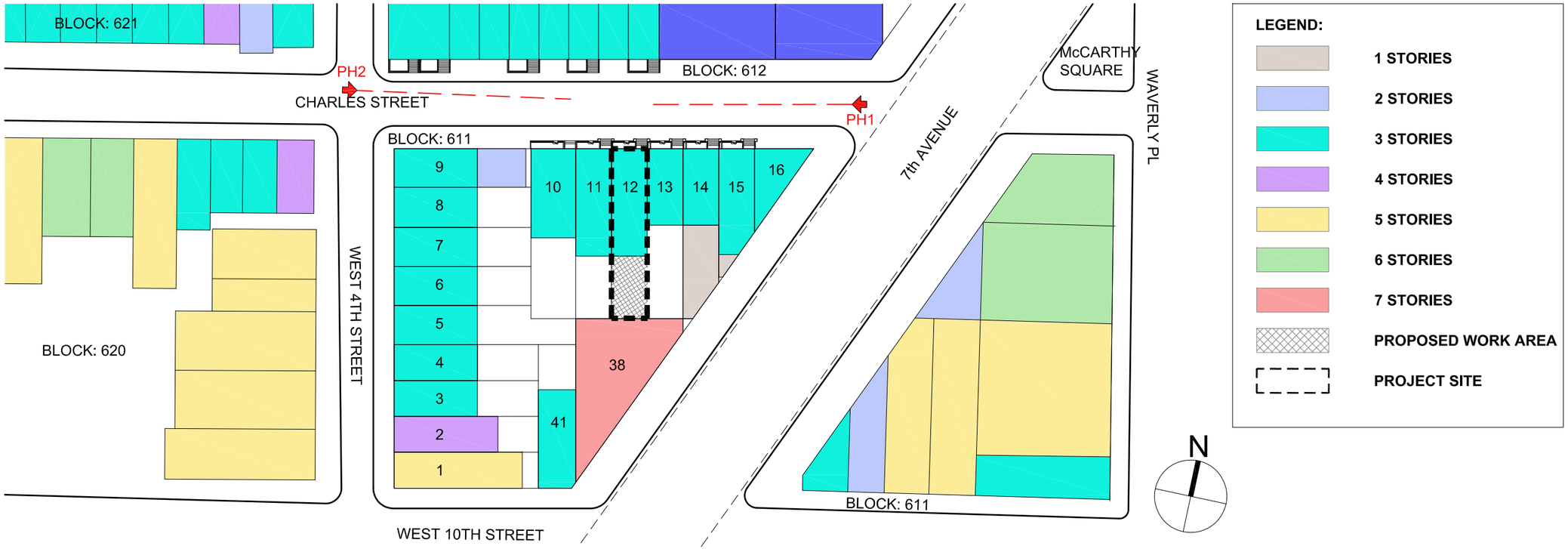

PHOTO 1:
VIEW ON CHARLES STREET LOOKING WESTWARD

PHOTO 2:
VIEW ON CHARLES STREET LOOKING EASTWARD

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SITE PHOTOS - CHARLES STREET

A-009

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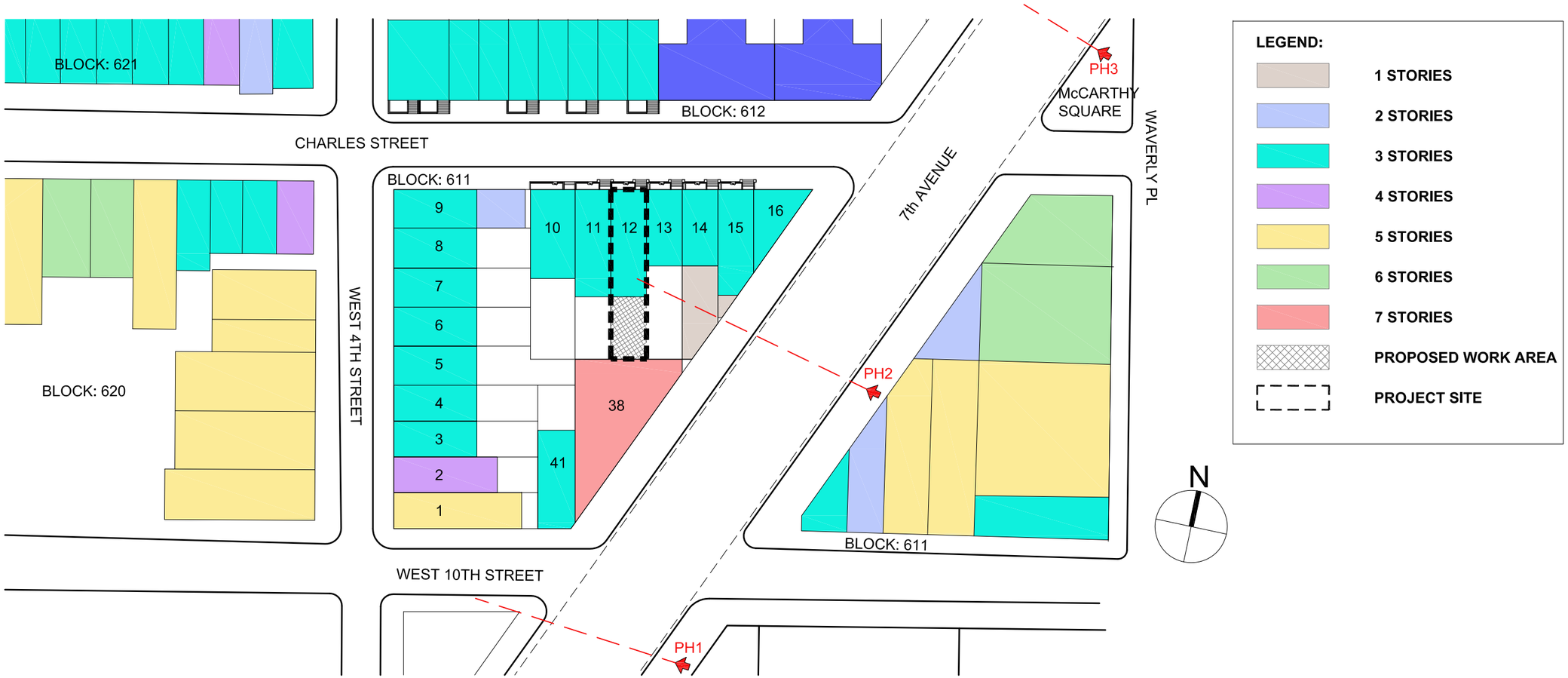

PHOTO 1:
VIEW FROM EAST SIDE OF 7TH AVENUE

PHOTO 2:
VIEW FROM EAST SIDE OF 7TH AVENUE

PHOTO 3:
VIEW FROM EAST SIDE OF 7TH AVENUE

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SITE PHOTOS- 7TH AVENUE

A-010

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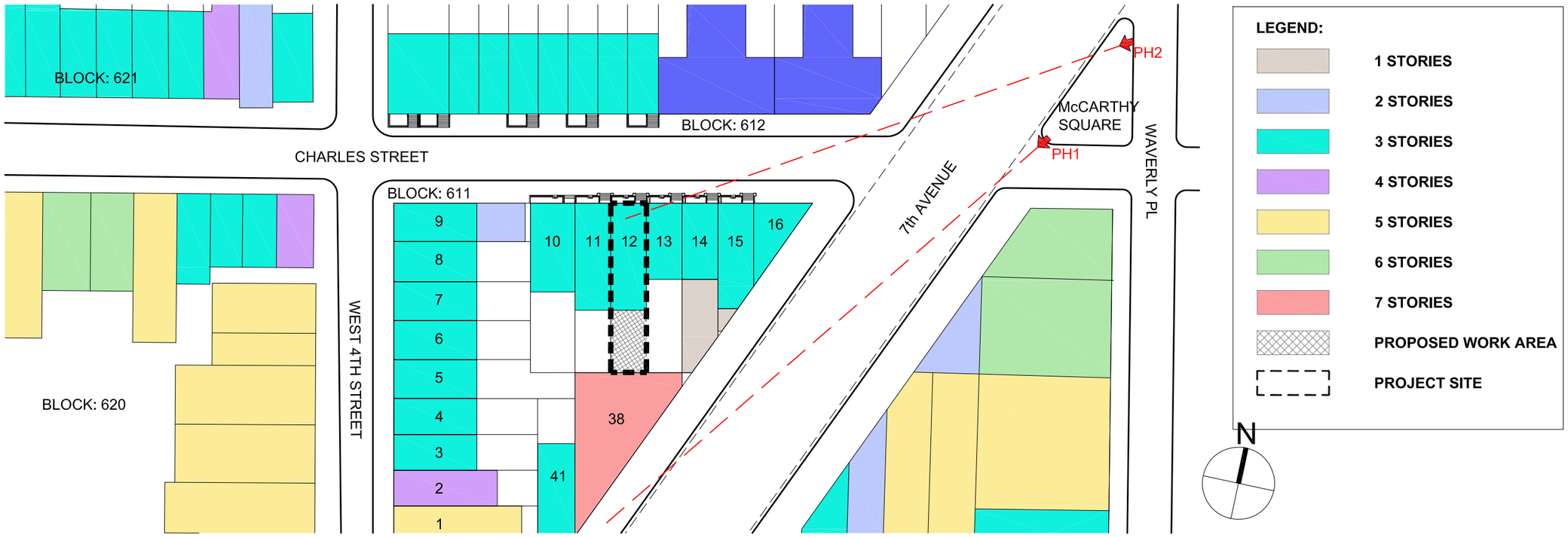

PROJECT BUILDING

PHOTO 1:
VIEW FROM NE CORNER OF CHARLES & 7TH

CHIMNEY EXTENSION

PHOTO 2:
VIEW FROM NE CORNER OF WAVERLY & 7TH

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MOCKUP IMAGES

A-011

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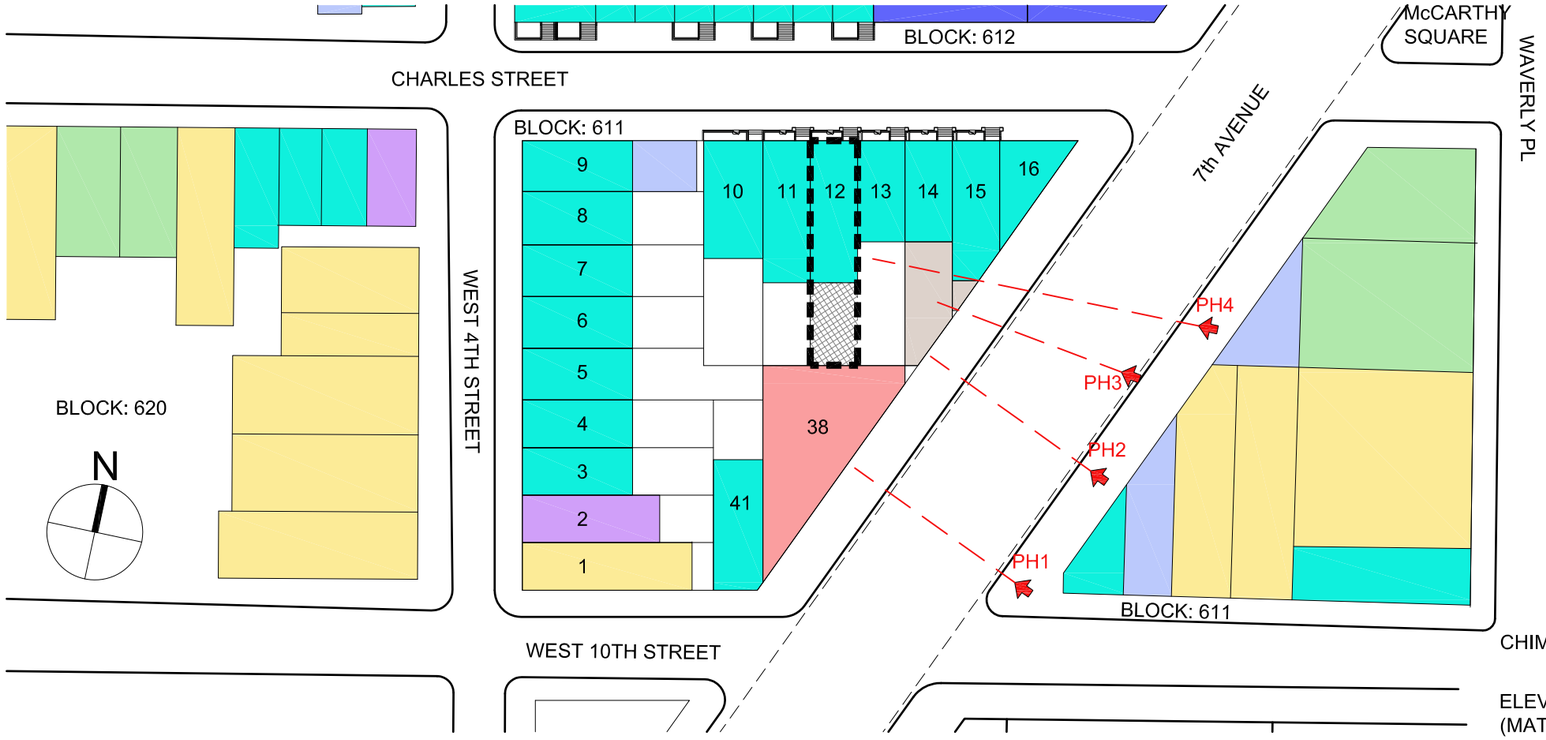

LEGEND:

- 1 STORIES
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 6 STORIES
- 7 STORIES
- PROPOSED WORK AREA
- PROJECT SITE

MATERIAL LEGEND:

Material A: Brick (to match existing)

CHIMNEY FLUE EXTENSION SAMPLE:

PHOTO 1:
VIEW FROM NE CORNER OF W10TH & 7TH AVE

PHOTO 2:
VIEW FROM NE CORNER OF W10TH & 7TH AVE

PHOTO 3:
VIEW WESTWARD FROM 7TH AVE

PHOTO 4:
VIEW WESTWARD FROM 7TH AVE

PHOTO 4 (RENDERING):
VIEW WESTWARD FROM 7TH AVE

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MOCKUP IMAGES

A-012

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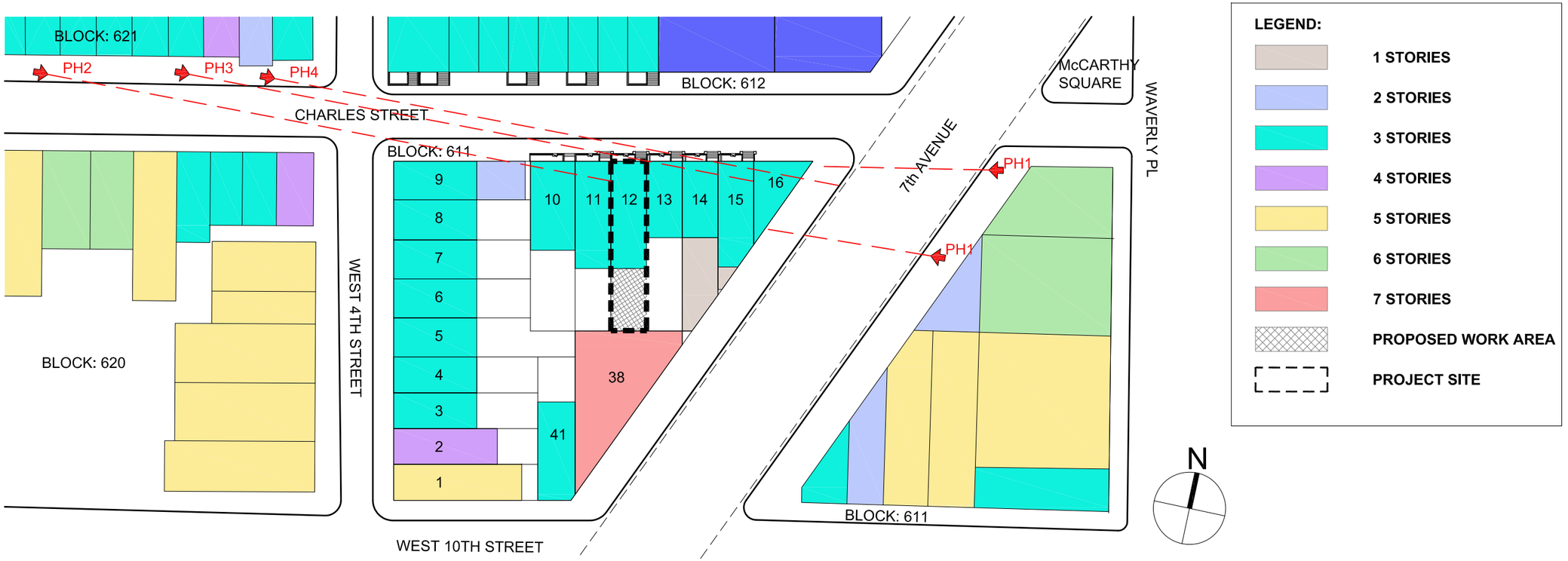

PHOTO 1:
VIEW WESTWARD FROM 7TH AVE

PHOTO 2:
VIEW FROM SE CORNER OF 7TH AVE & CHARLES

PHOTO 3:
VIEW FROM 65 CHARLES

PHOTO 4:
VIEW FROM 57 CHARLES

PHOTO 5:
VIEW FROM 53 CHARLES

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MOCKUP IMAGES

A-013

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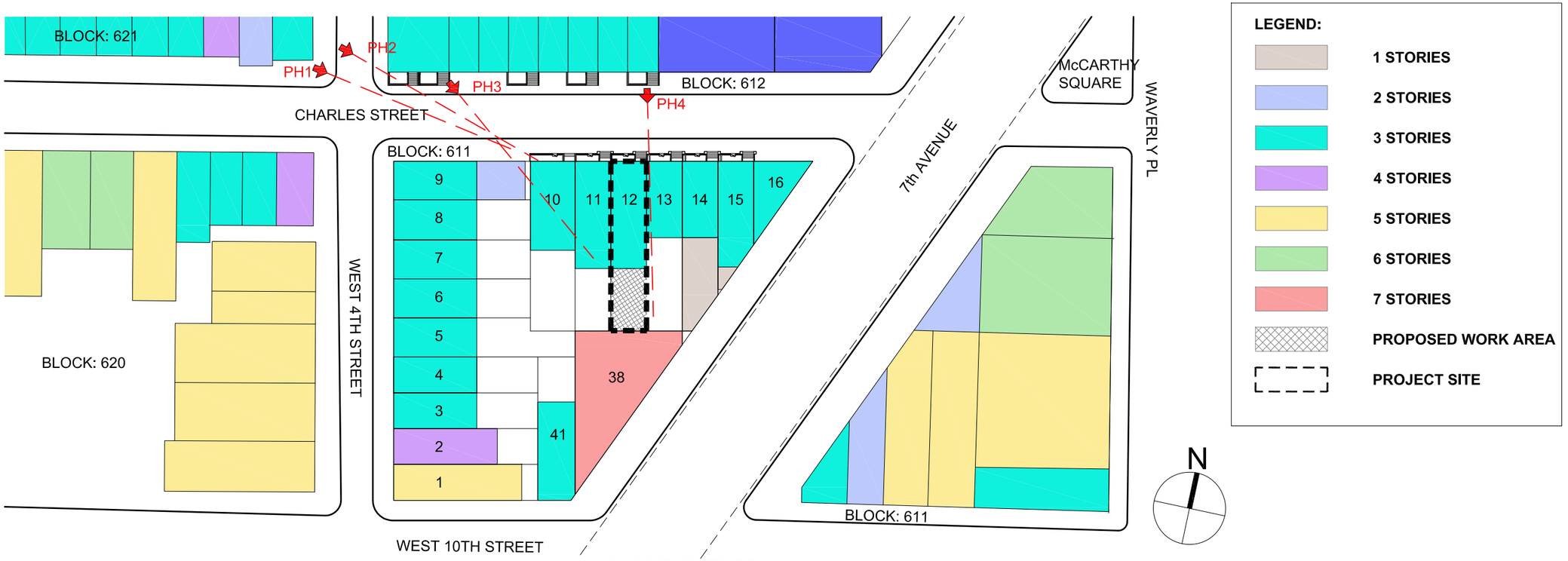

PHOTO 1:
VIEW FROM NW CORNER OF CHARLES & W4TH STREET

PHOTO 2:
VIEW FROM NW CORNER ON CHARLES & W 4TH STREET

PHOTO 3:
VIEW FROM 47 CHARLES STREET

PHOTO 3:
VIEW FROM 33 CHARLESTREET

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MOCKUP IMAGES

A-014

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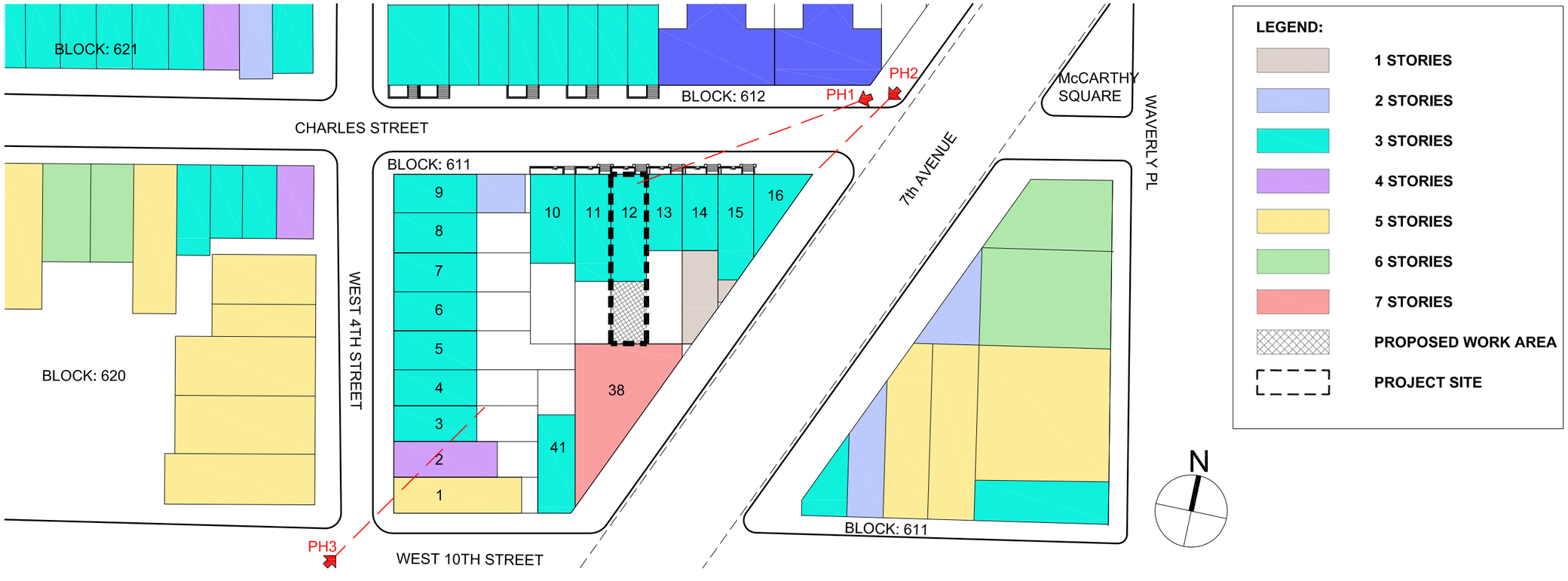

PHOTO 1:
VIEW FROM NW CORNER OF CHARLES & 7TH AVE

PHOTO 2:
VIEW FROM NW CORNER OF CHARLES & 7TH AVE

PHOTO 3:
VIEW FROM SW CORNER OF W. 4TH & W.10TH

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MOCKUP IMAGES

A-015

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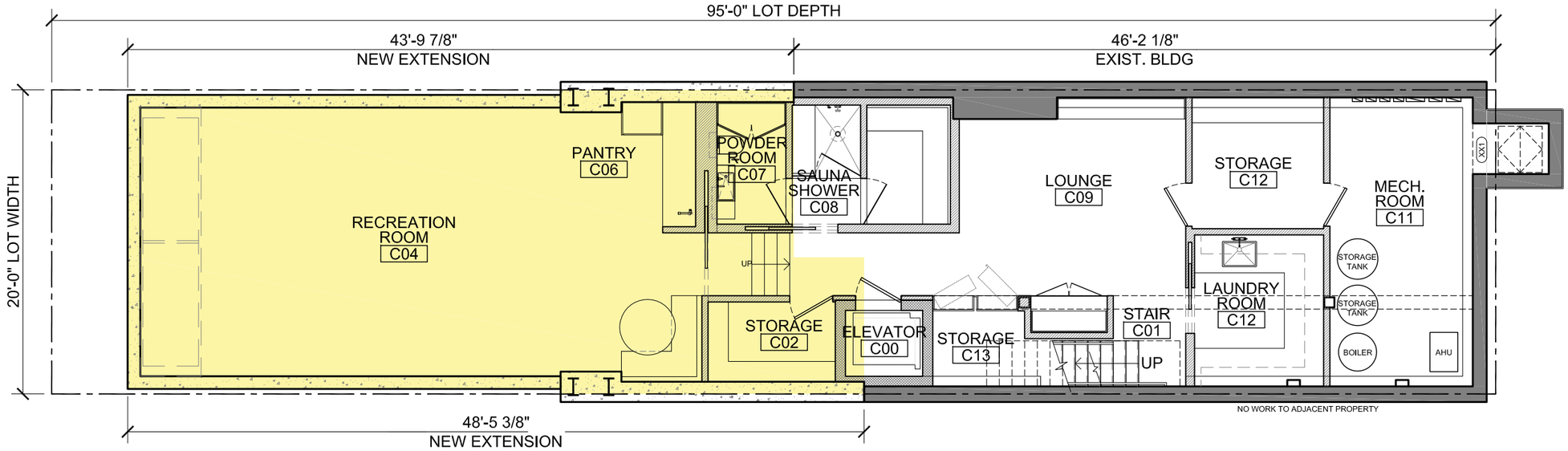
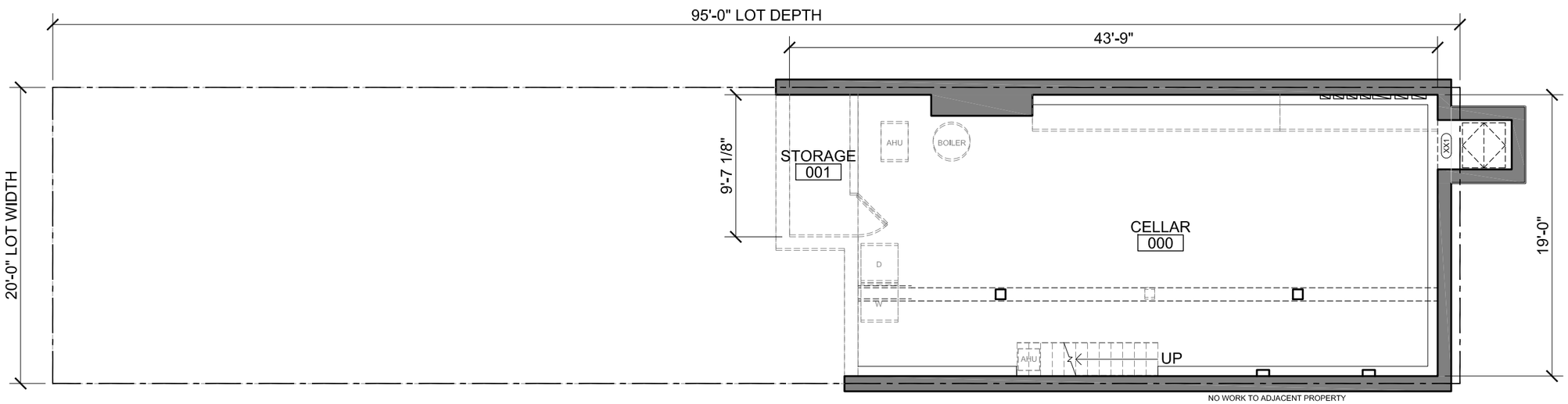
LEGEND:

area of new extension



PROPOSED - CELLAR FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - CELLAR FLOOR PLAN/ SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-020

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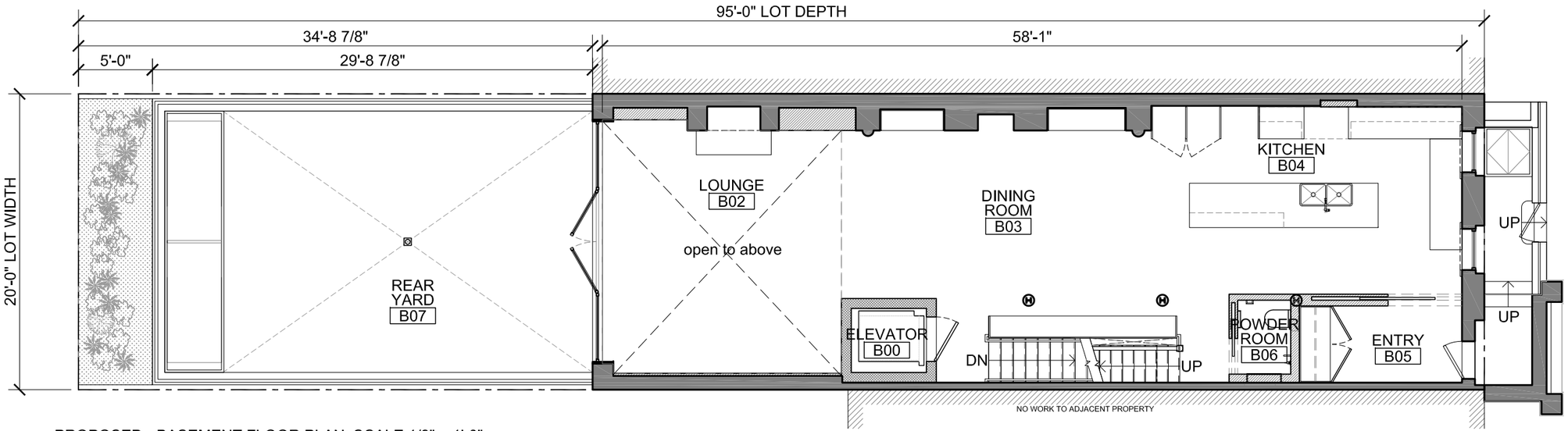
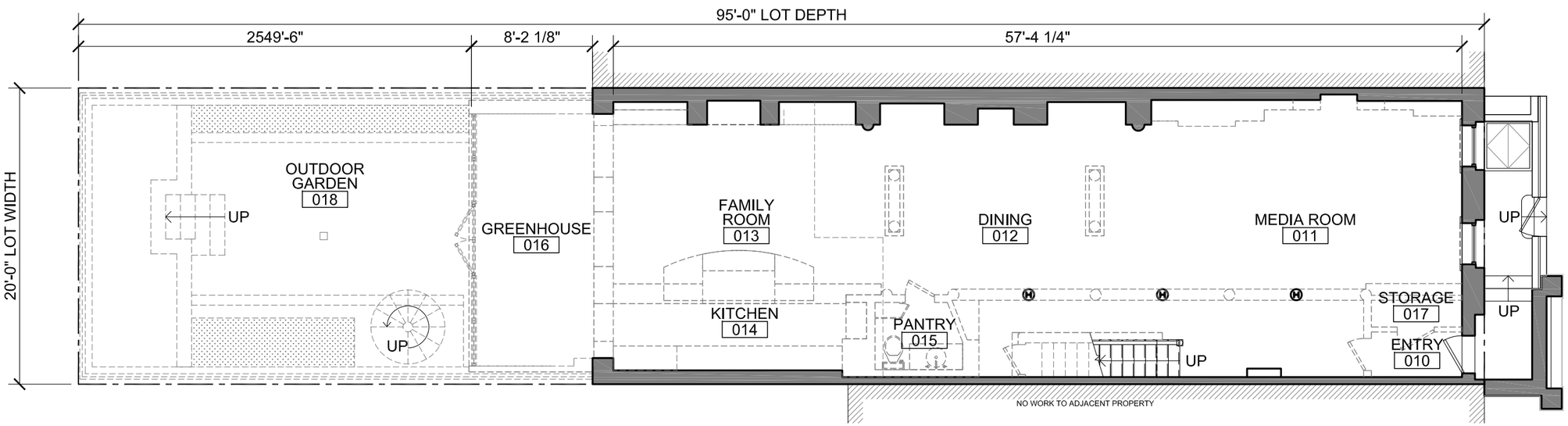
LEGEND:

area of new extension



PROPOSED - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - BASEMENT FLOOR PLAN: SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-021

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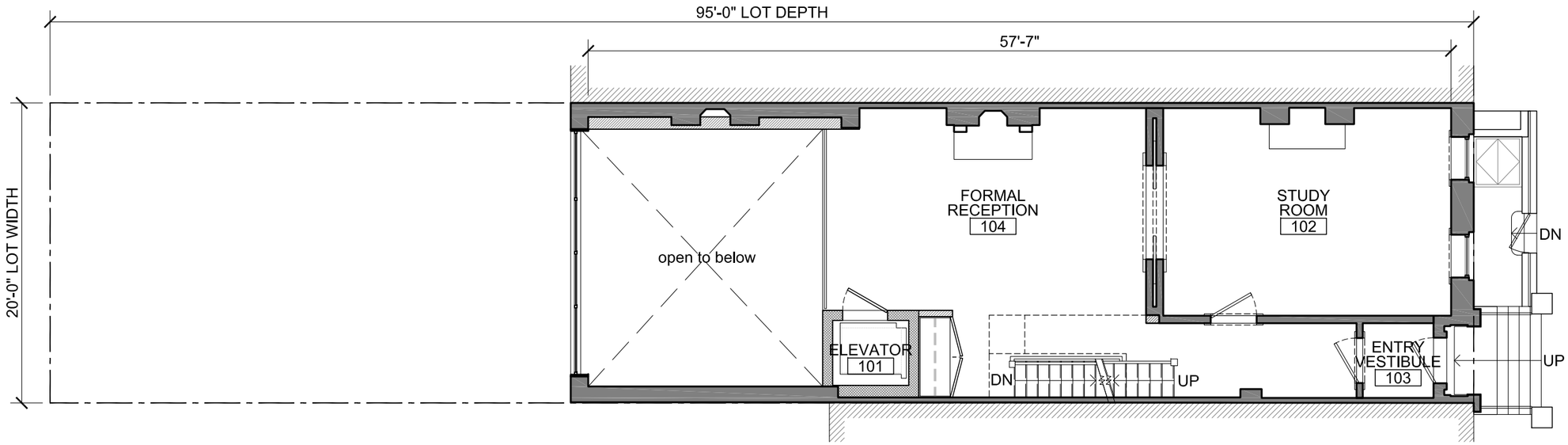
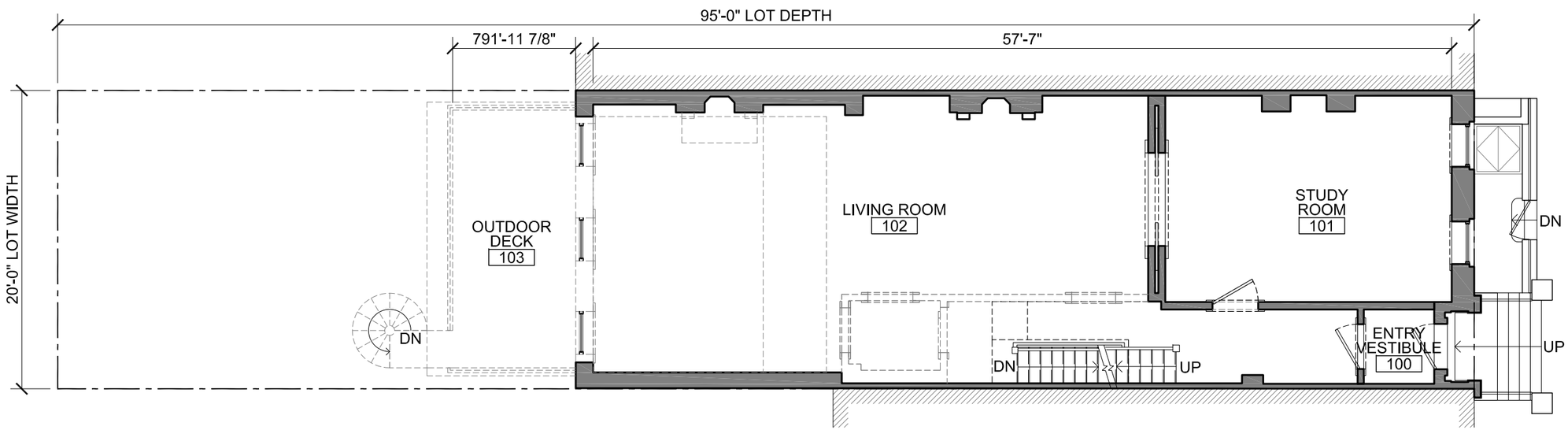


PROPOSED - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-022

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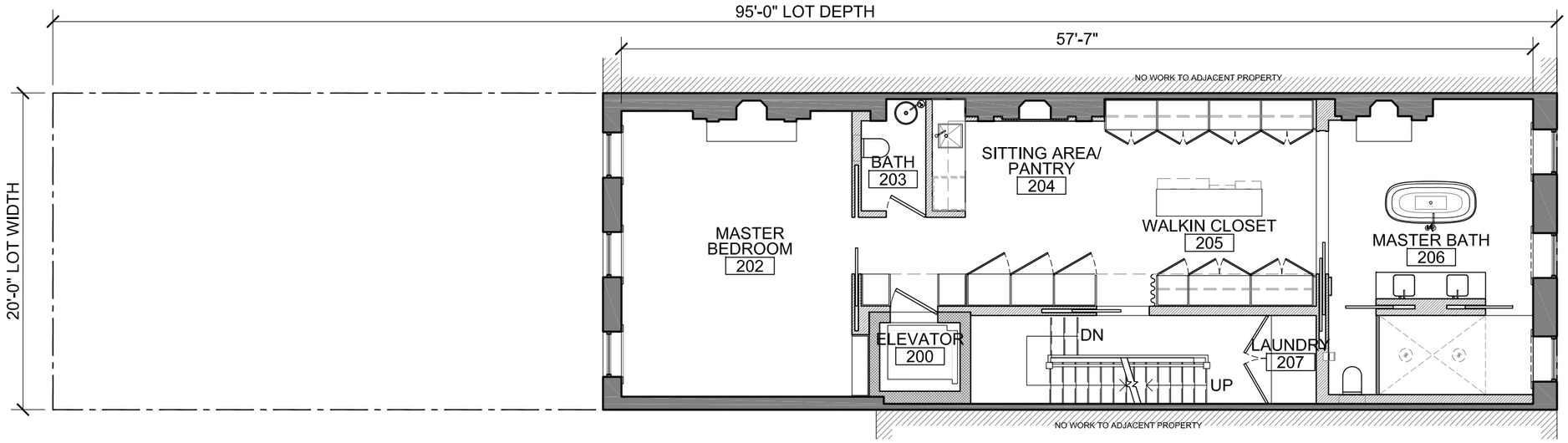
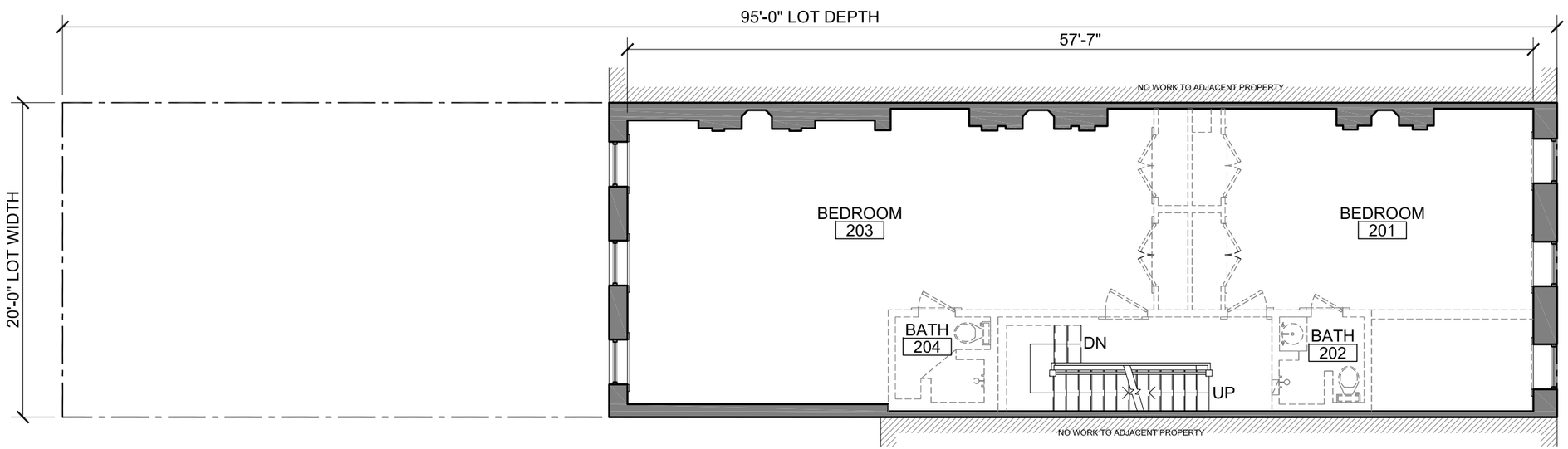


PROPOSED - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - SECOND FLOOR PLAN: SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-023

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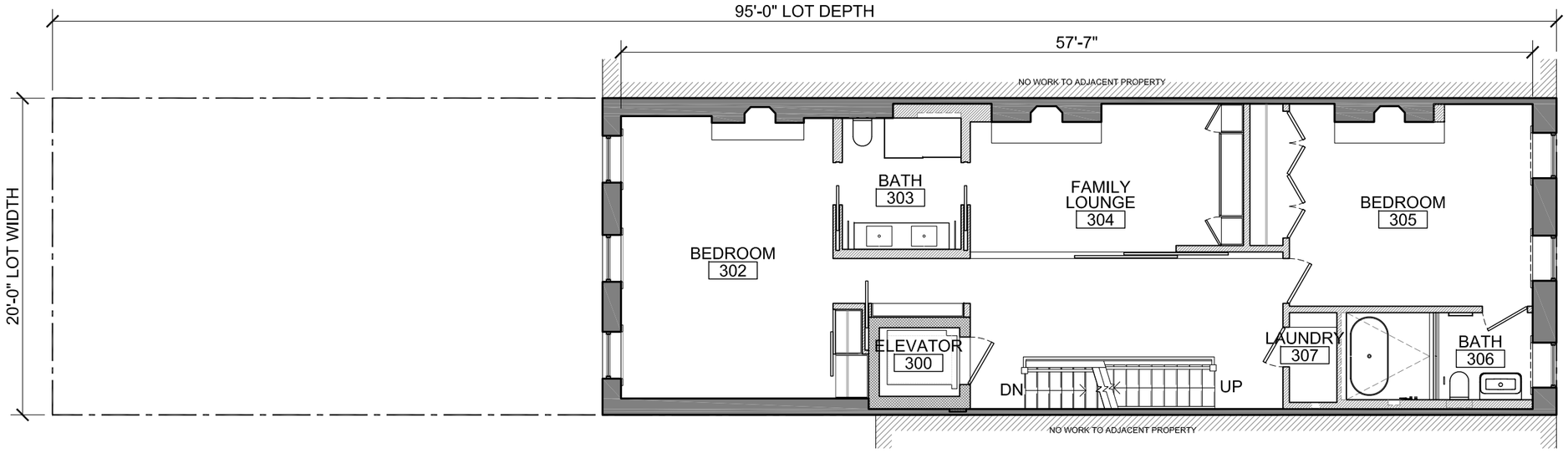
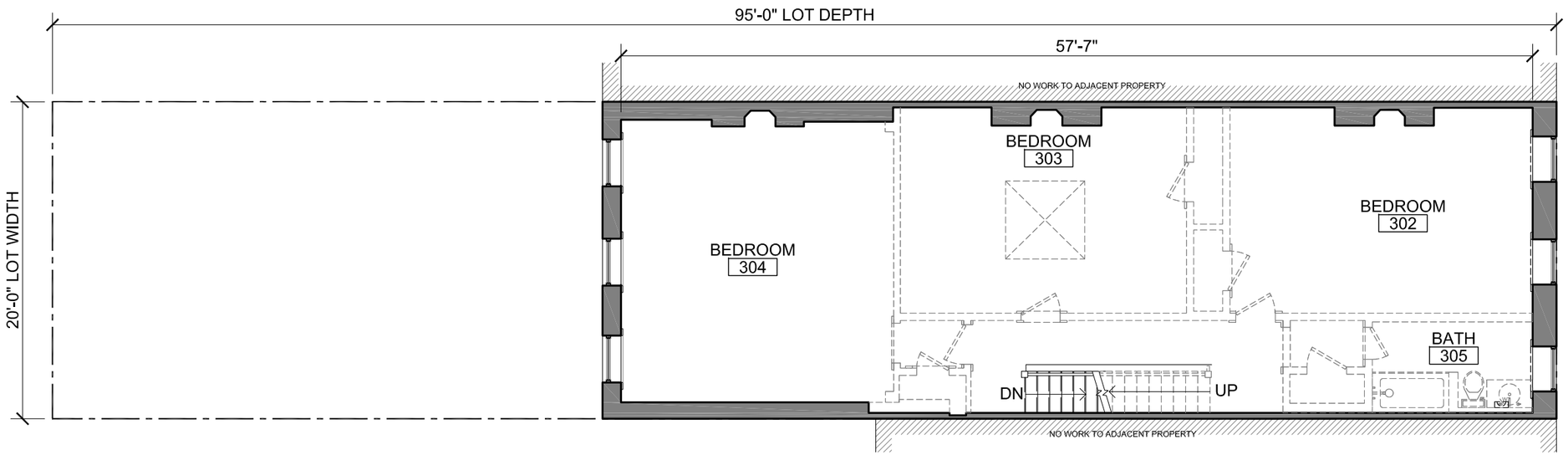
LEGEND:

area of new extension



PROPOSED - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - THIRD FLOOR PLAN: SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-024

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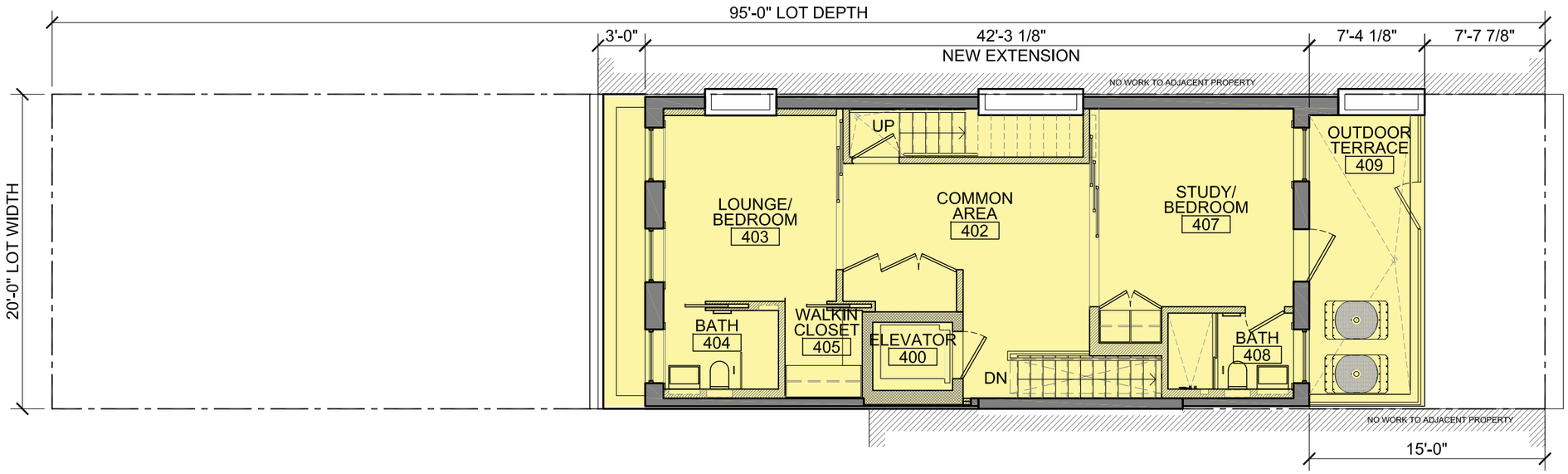
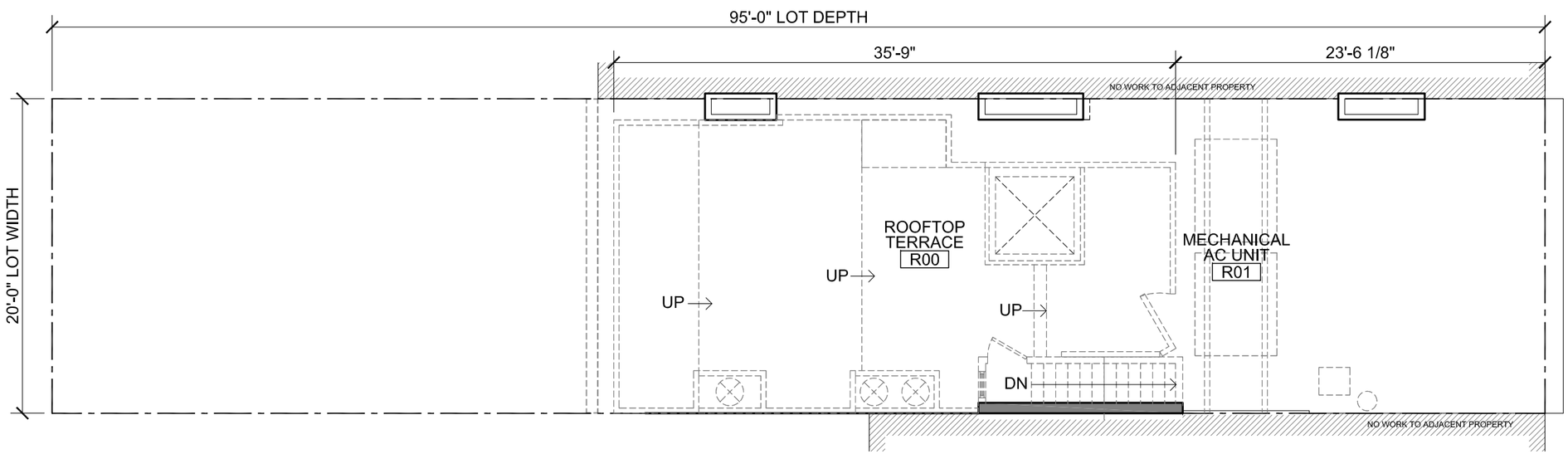
LEGEND:

area of new extension



PROPOSED - FORTH FLOOR PLAN: SCALE 1/8" = 1'-0"



EXISTING - FORTH FLOOR PLAN: SCALE 1/8" = 1'-0"

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EXISTING & PROPOSED FLOOR PLAN

A-025

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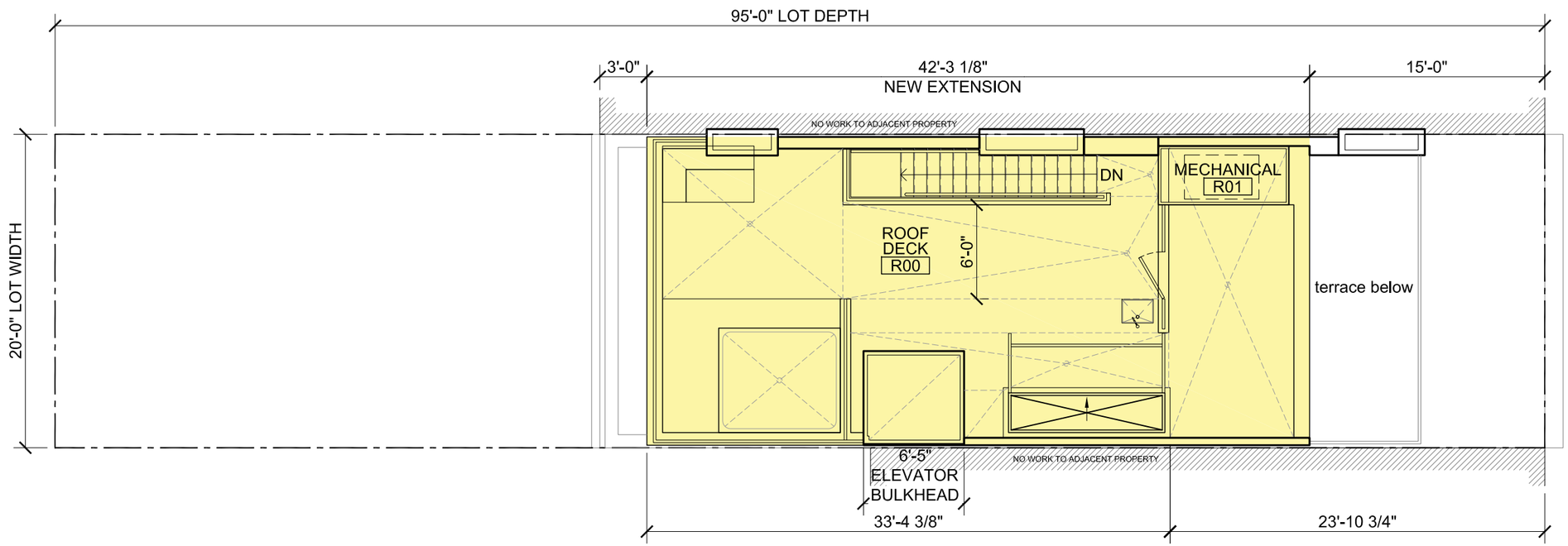
LEGEND:

area of new extension



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

wca
WEST CHIN ARCHITECT

PROPOSED FLOOR PLANS

A-026

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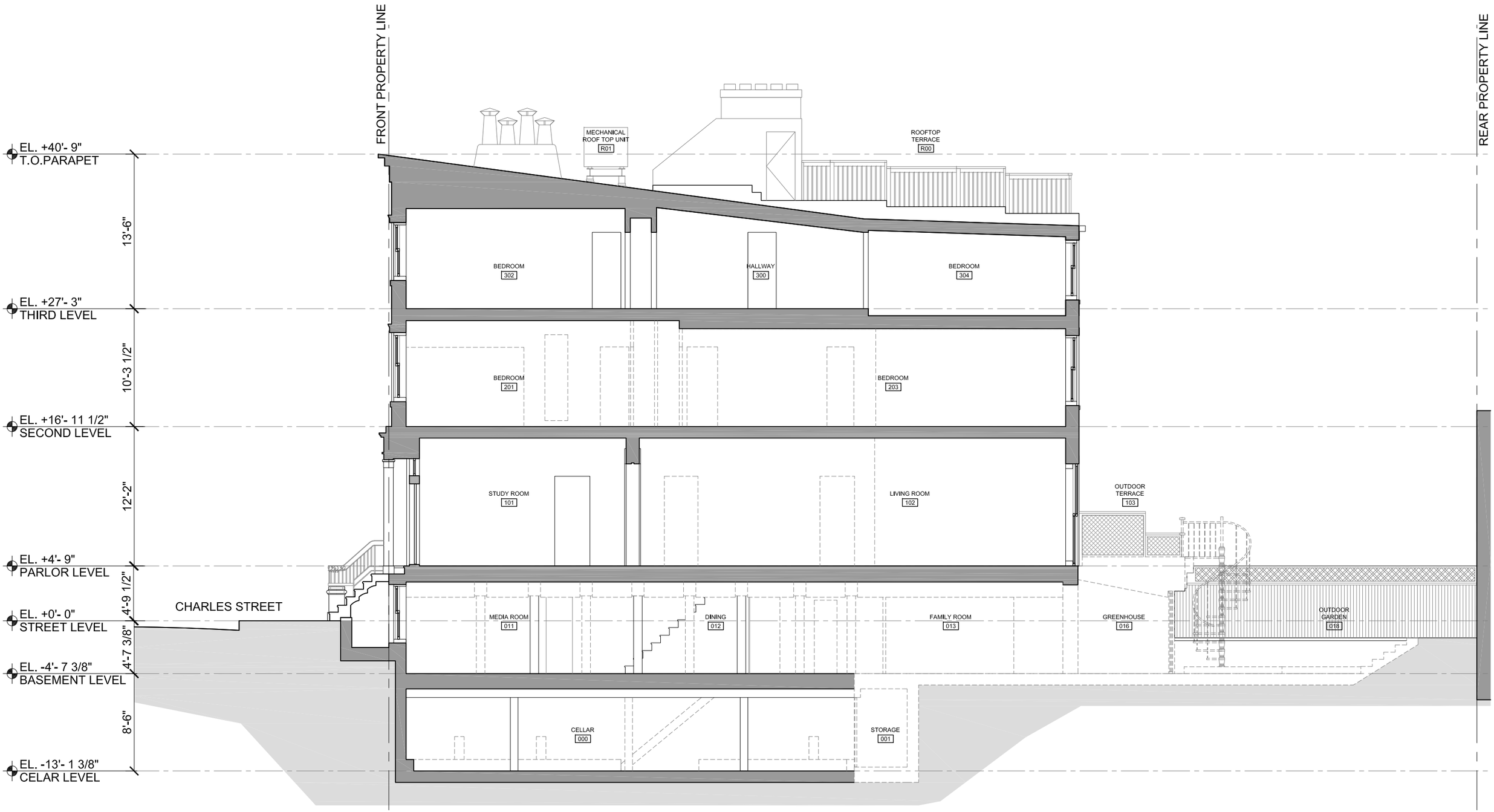

EXISTING BUILDING SECTION: 1/8" = 1'-0"

wca
WEST CHIN ARCHITECT

EXISTING BUILDING SECTION

A-030

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PROPOSED BUILDING SECTION: 1/8" = 1'-0"

wca
WEST CHIN ARCHITECT

PROPOSED BUILDING SECTION

A-031

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