

182 Waverly Place

New York, NY



DOCKET # 19-12554

184 Waverly Place

New York, NY
10.12.17



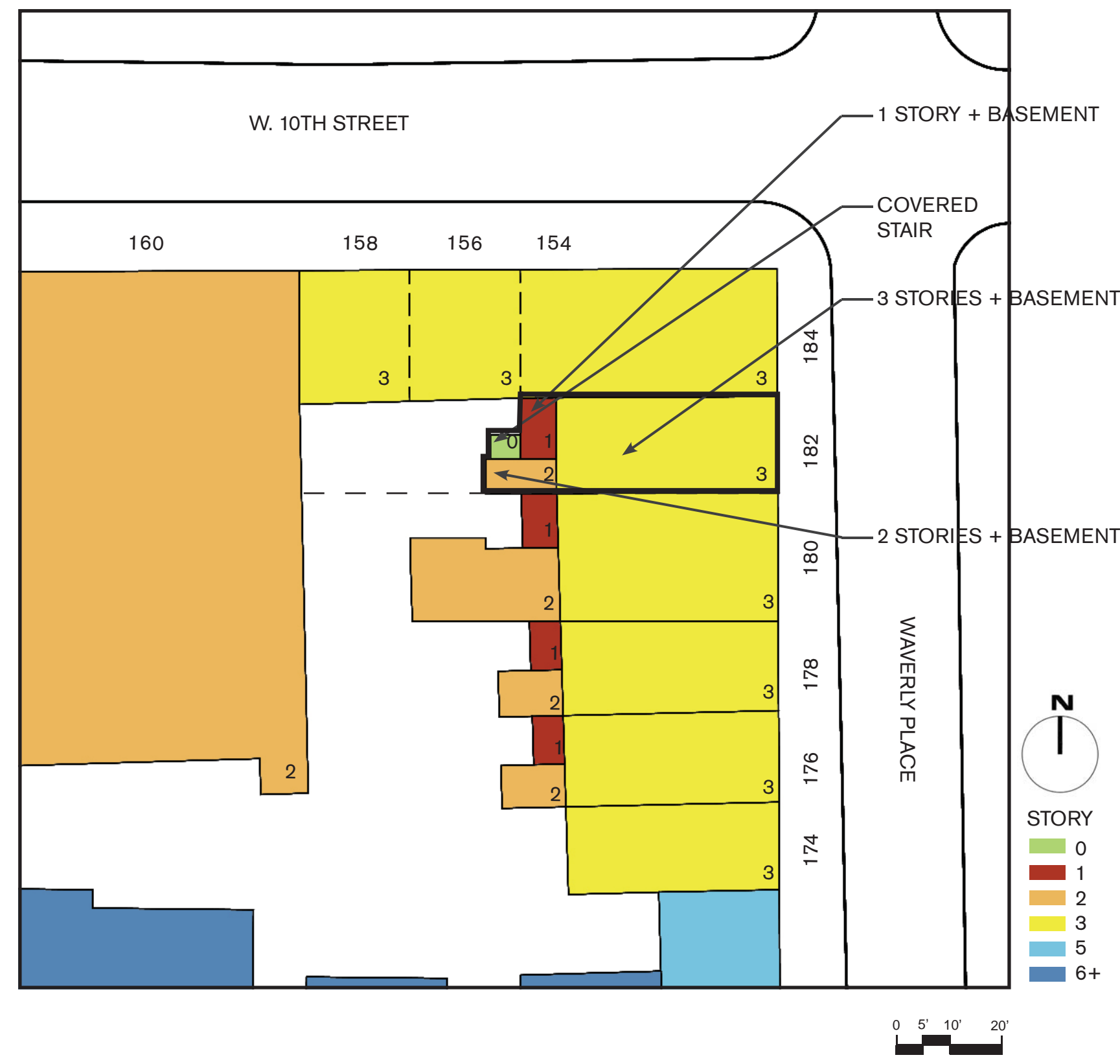
DOCKET # 19-14193

156 W. 10th St.

New York, NY



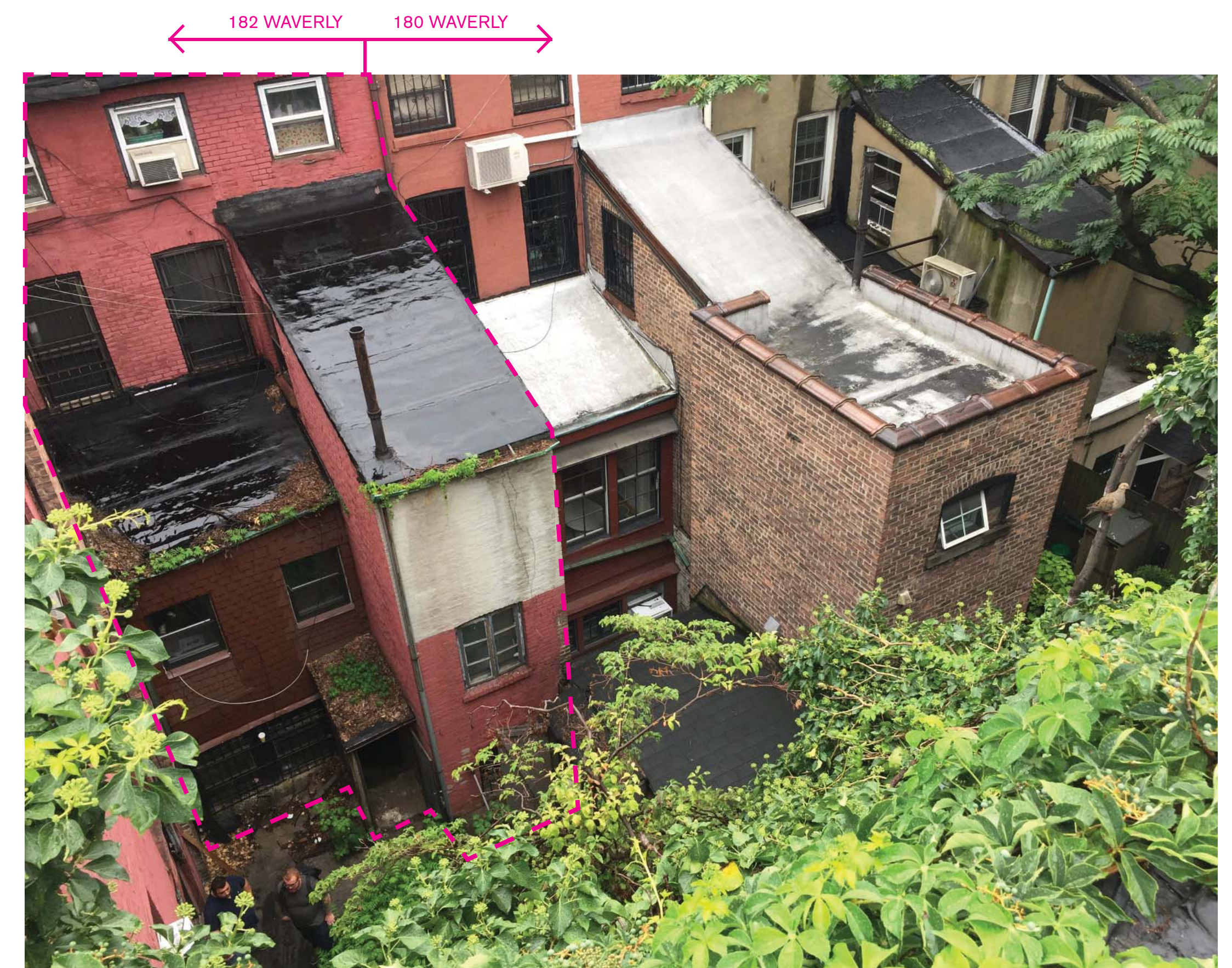
DOCKET # 19-16240



BLOCK PLAN



REAR OF 182 WAVERLY



REAR OF 182, 180 WAVERLY



FRONT OF 182 WAVERLY



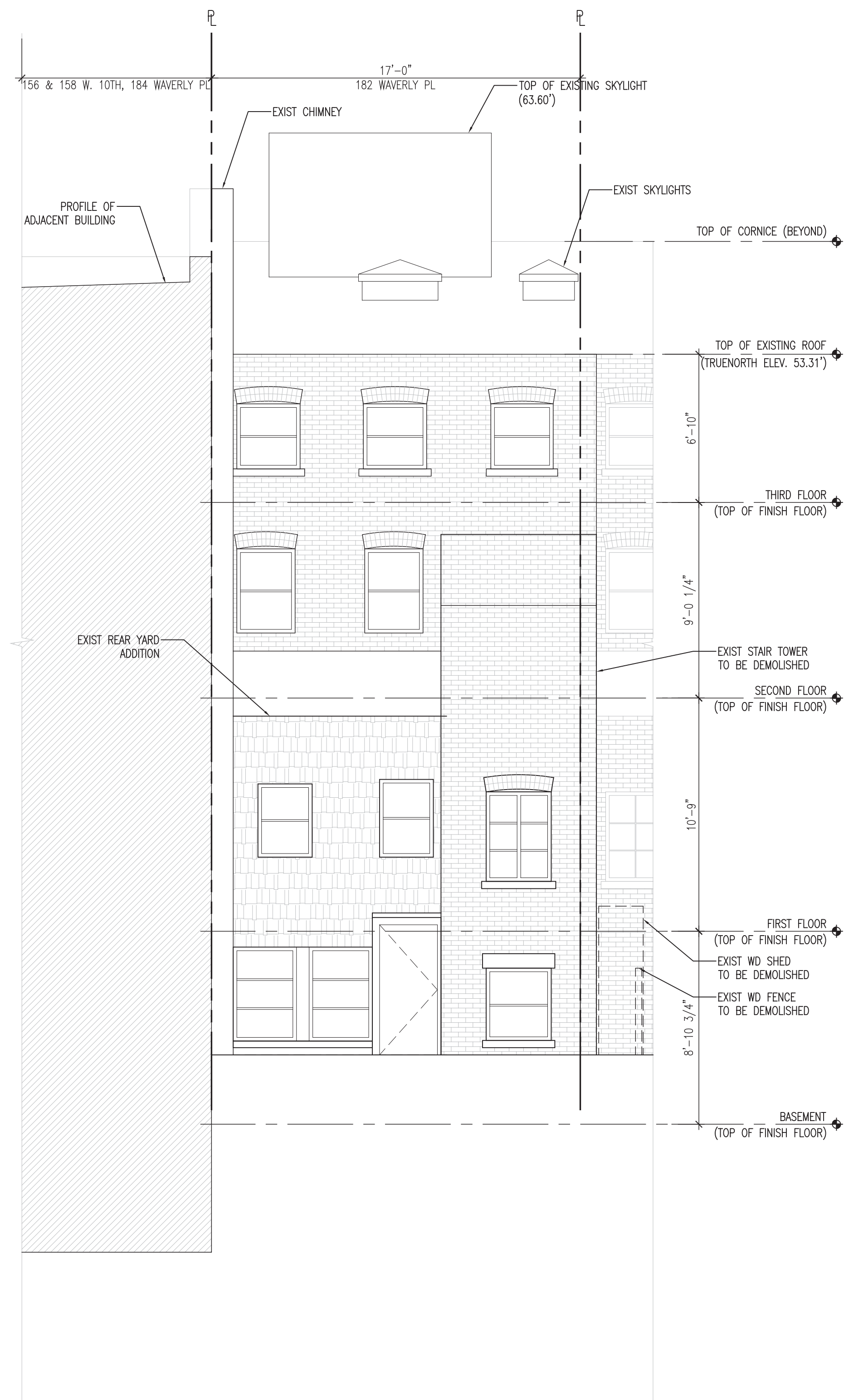
REAR OF 182, 180, 178 WAVERLY



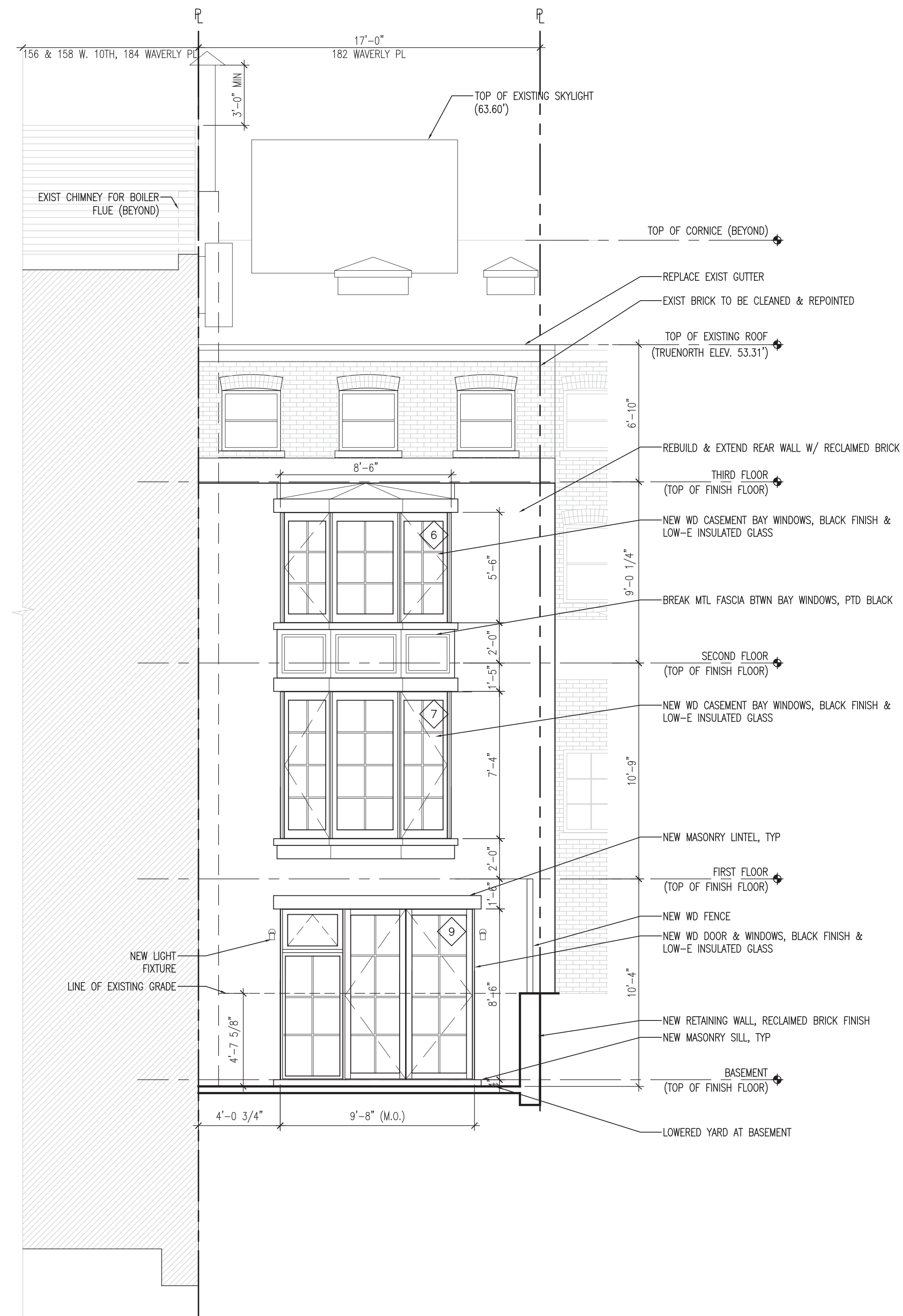
REAR OF 156 W 10TH, 182 WAVERLY

BLOCK PLAN & PHOTOS OF EXISTING FRONT AND REAR YARD

EXISTING



PROPOSED

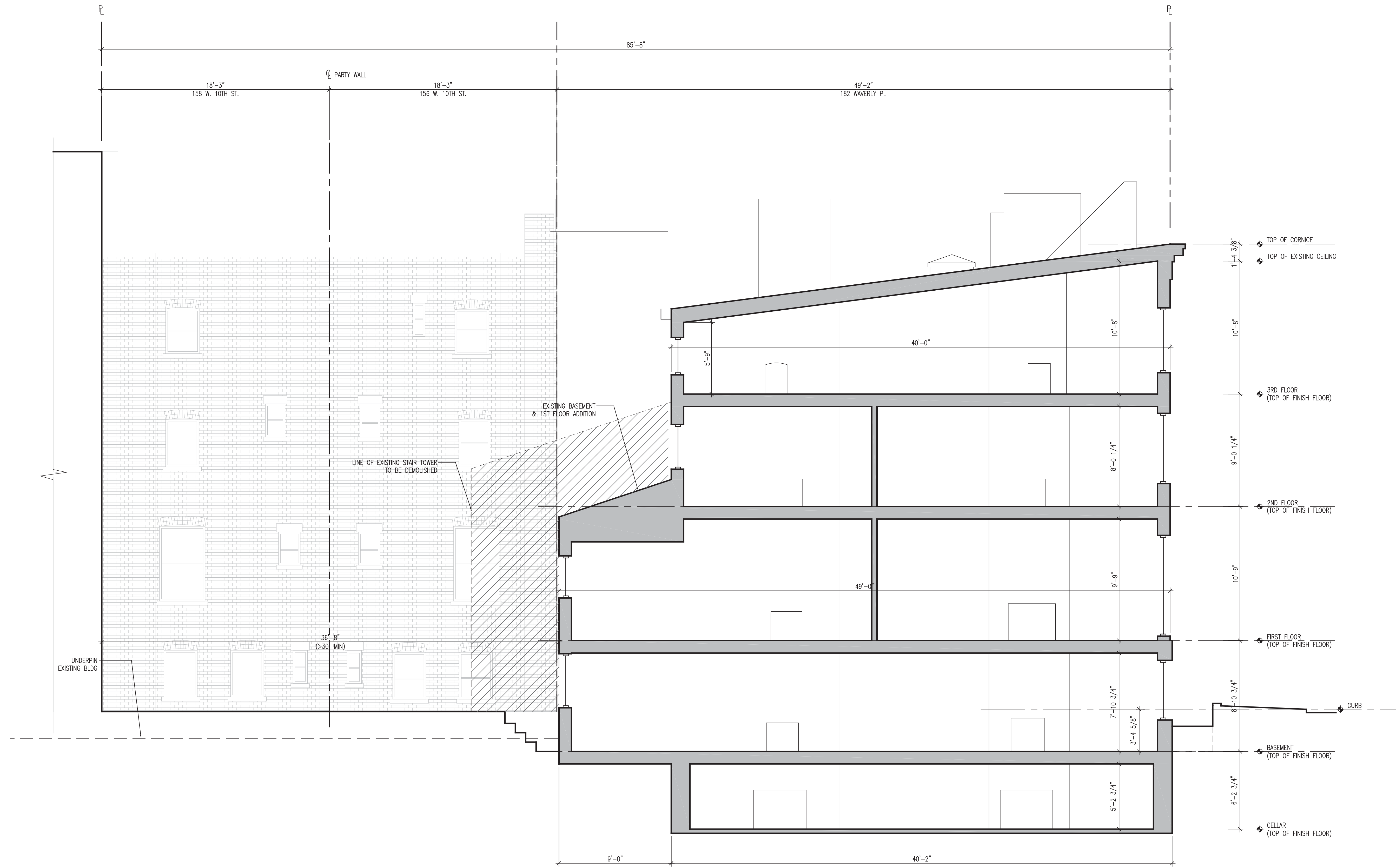


- PROPOSED SCOPE OF WORK**
1. DEMOLITION OF REAR YARD ADDITIONS.
 2. REBUILD, UNIFY, AND EXTEND REAR WALL WITH RECLAIMED BRICK.
 3. EXCAVATE EXISTING REAR YARD LESS THAN 5' TO ENABLE GARDEN ACCESS.
 4. EXCAVATE & UNDERPIN CELLAR 4' FOR USABLE HEAD HEIGHT.

REAR FACADE & EXCAVATION SCOPE
EXISTING & PROPOSED

DATE: 10.12.2017

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



REAR FACADE & EXCAVATION SCOPE

EXISTING SECTION

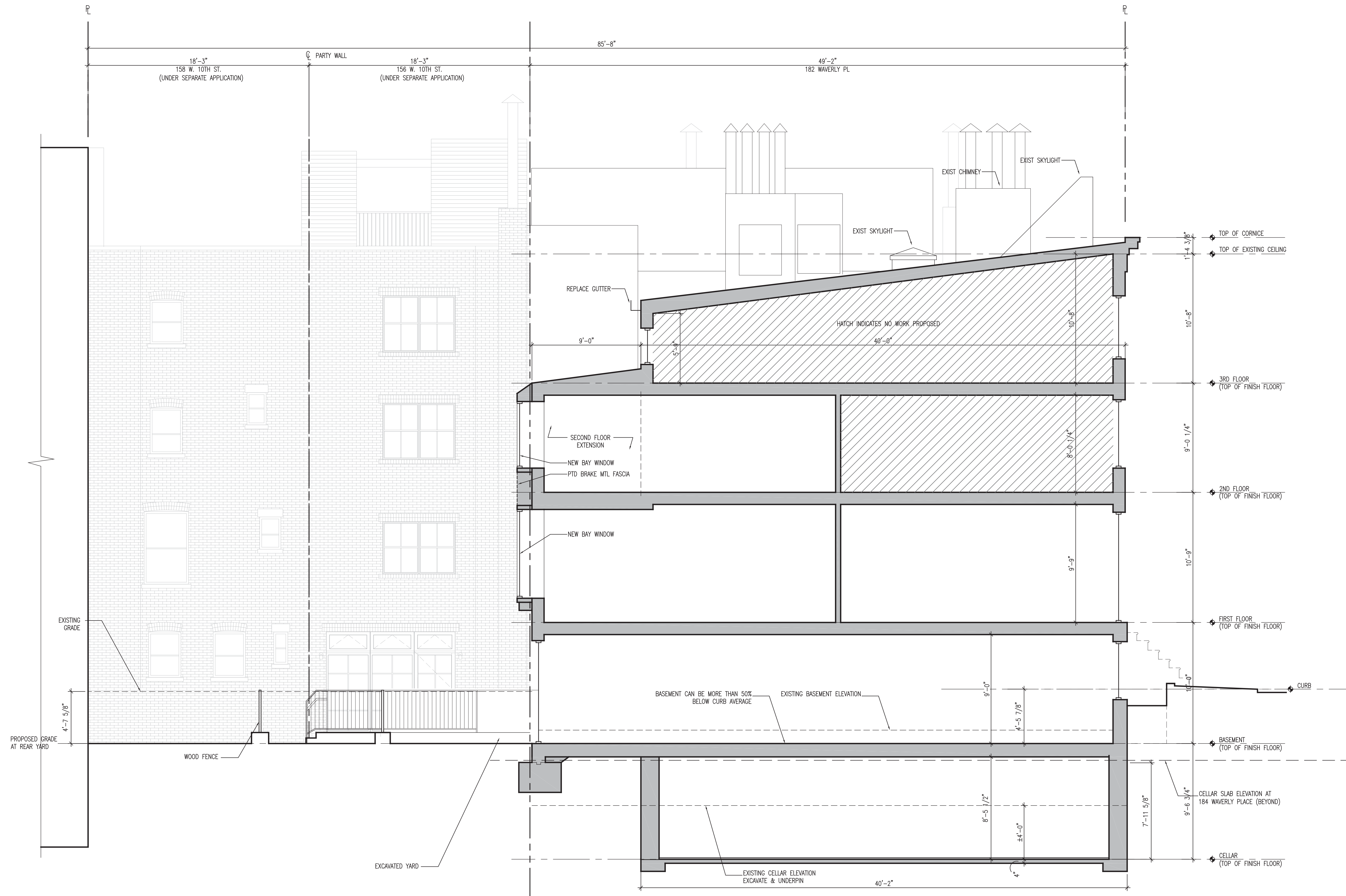
DATE: 10.12.2017

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

182 WAVERLY PLACE - DOCKET# 19-12554

New York, NY 10014

GUERIN GLASS ARCHITECTS, PC
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REAR FACADE & EXCAVATION SCOPE

PROPOSED SECTION

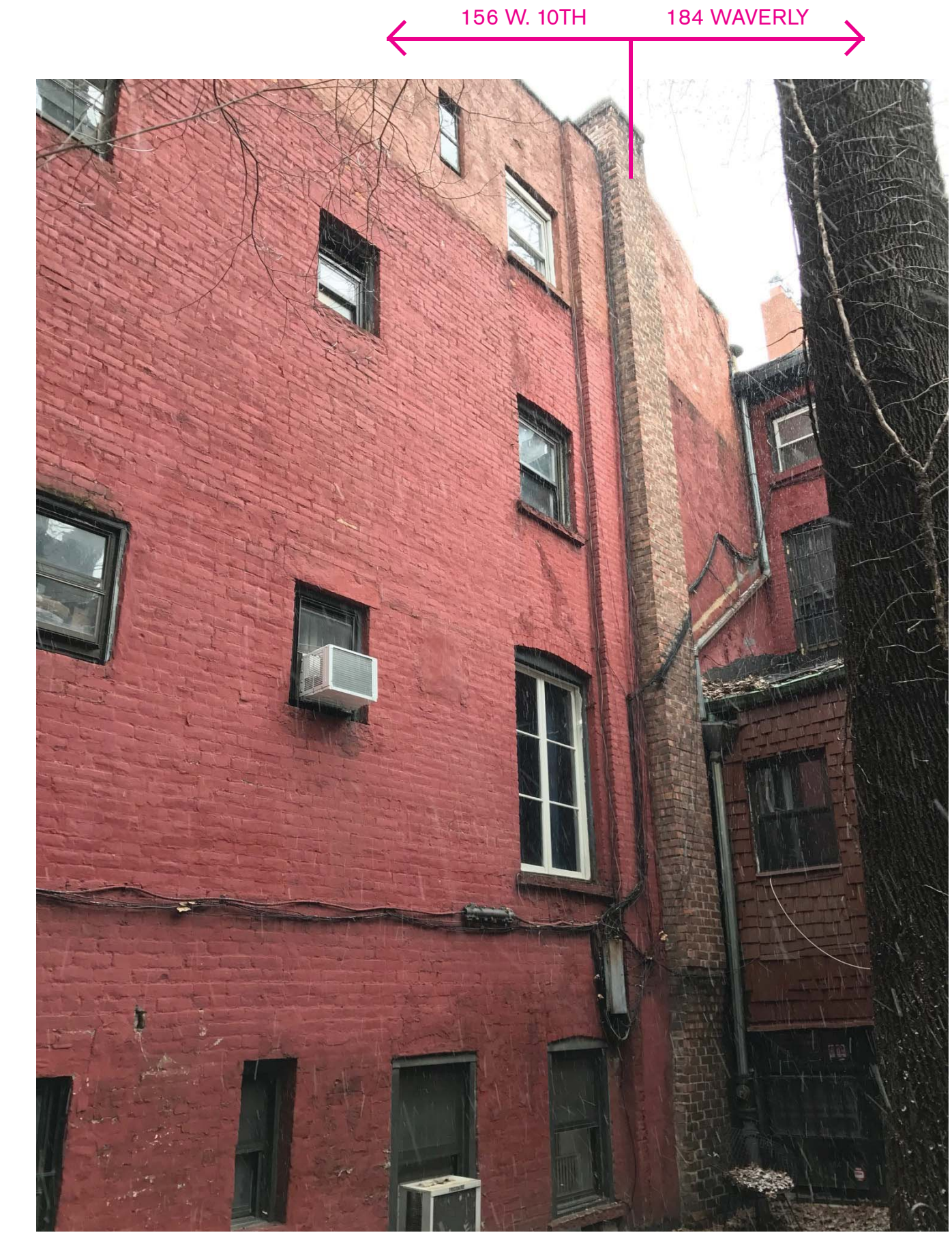
DATE: 10.12.2017

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

182 WAVERLY PLACE - DOCKET# 19-12554

New York, NY 10014

GUERIN GLASS ARCHITECTS, PC
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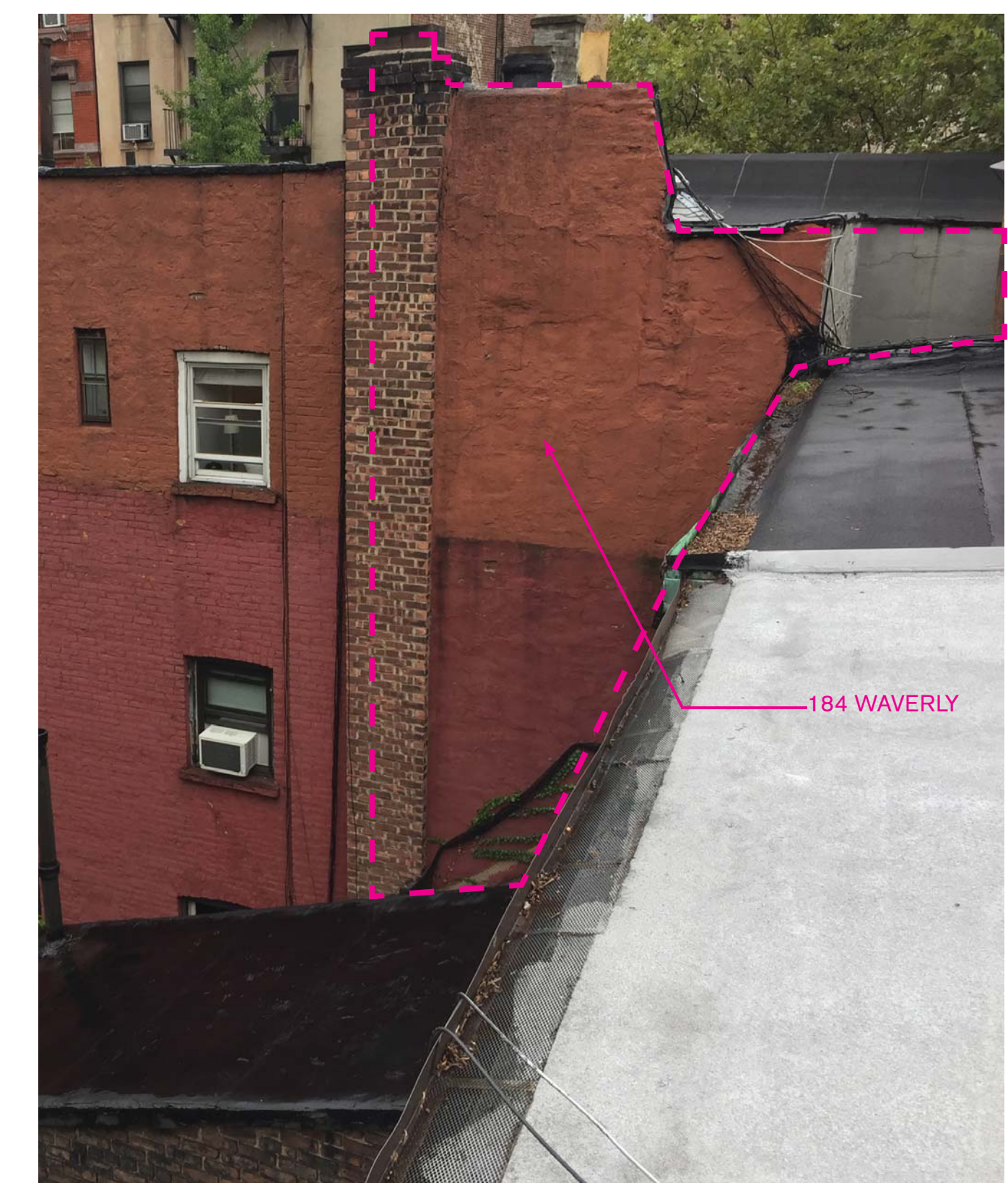
REAR OF 156 W 10TH ,184 WAVERLY



FRONT OF 184 WAVERLY (EAST ELEVATION)

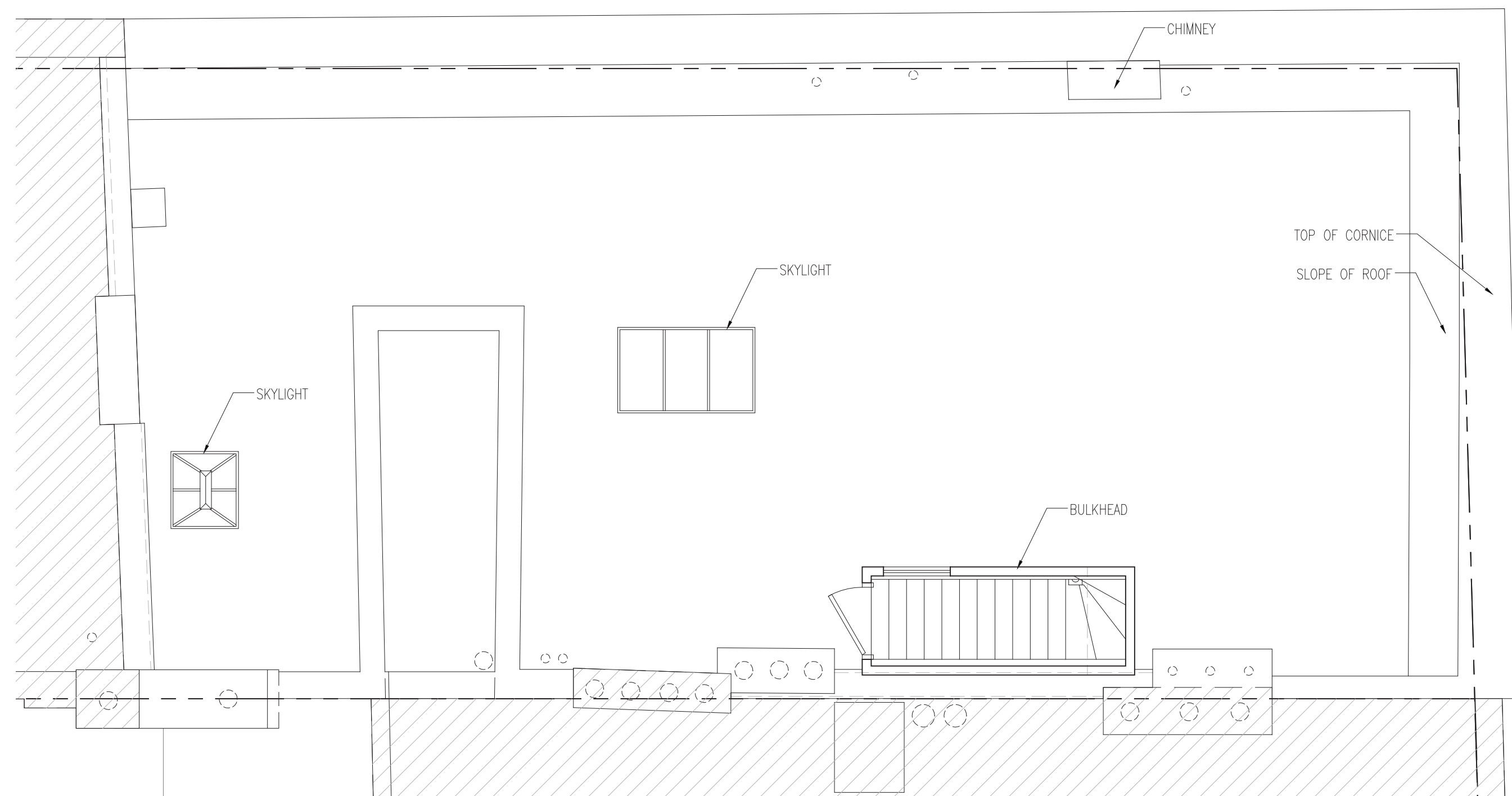


FRONT OF 184 WAVERLY (NORTH ELEVATION)



REAR OF 156 W 10TH, 182 WAVERLY

BLOCK PLAN & PHOTOS OF EXISTING FRONT AND REAR YARD



1. EXISTING ROOF PLAN

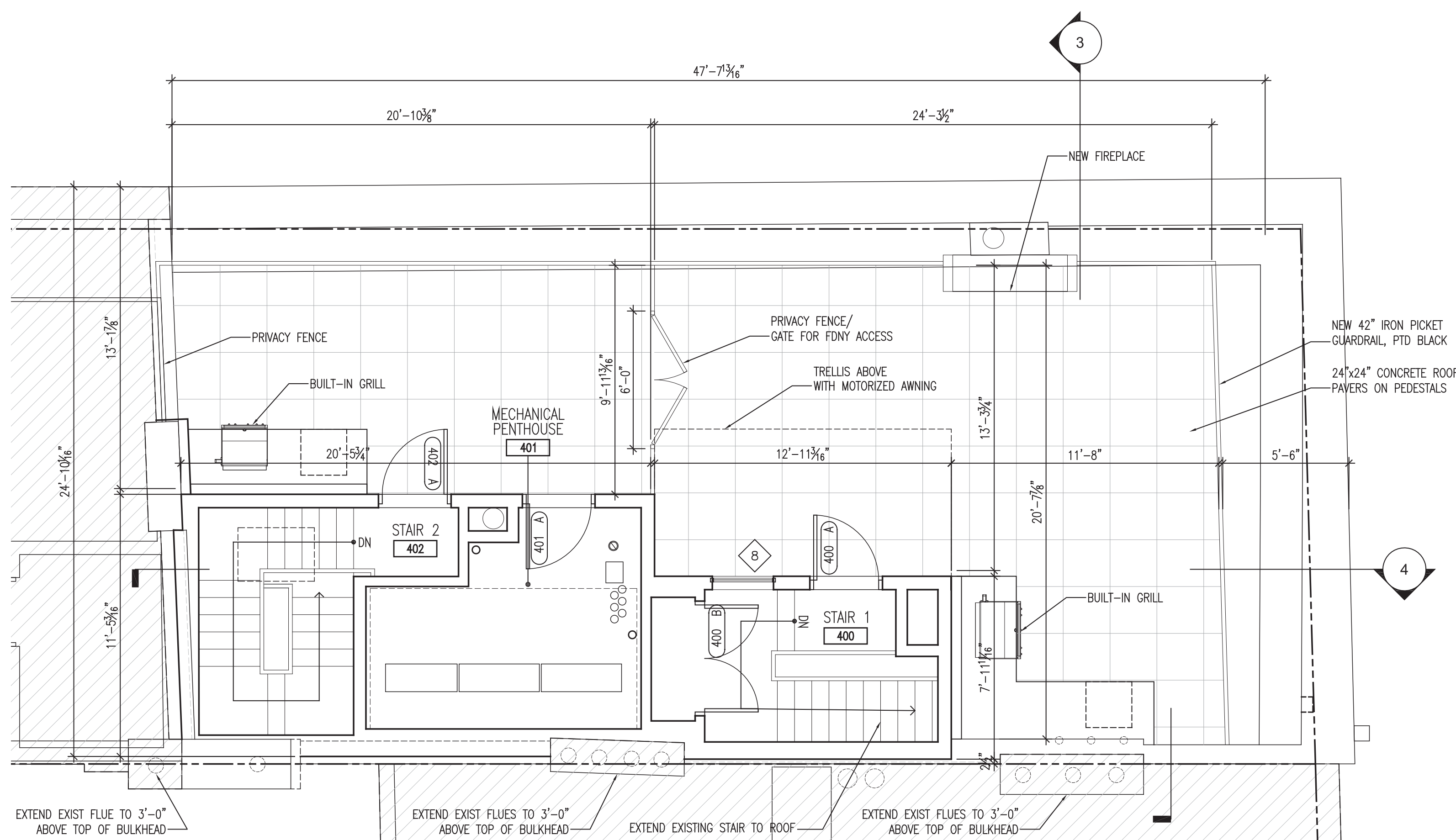


RAILINGS

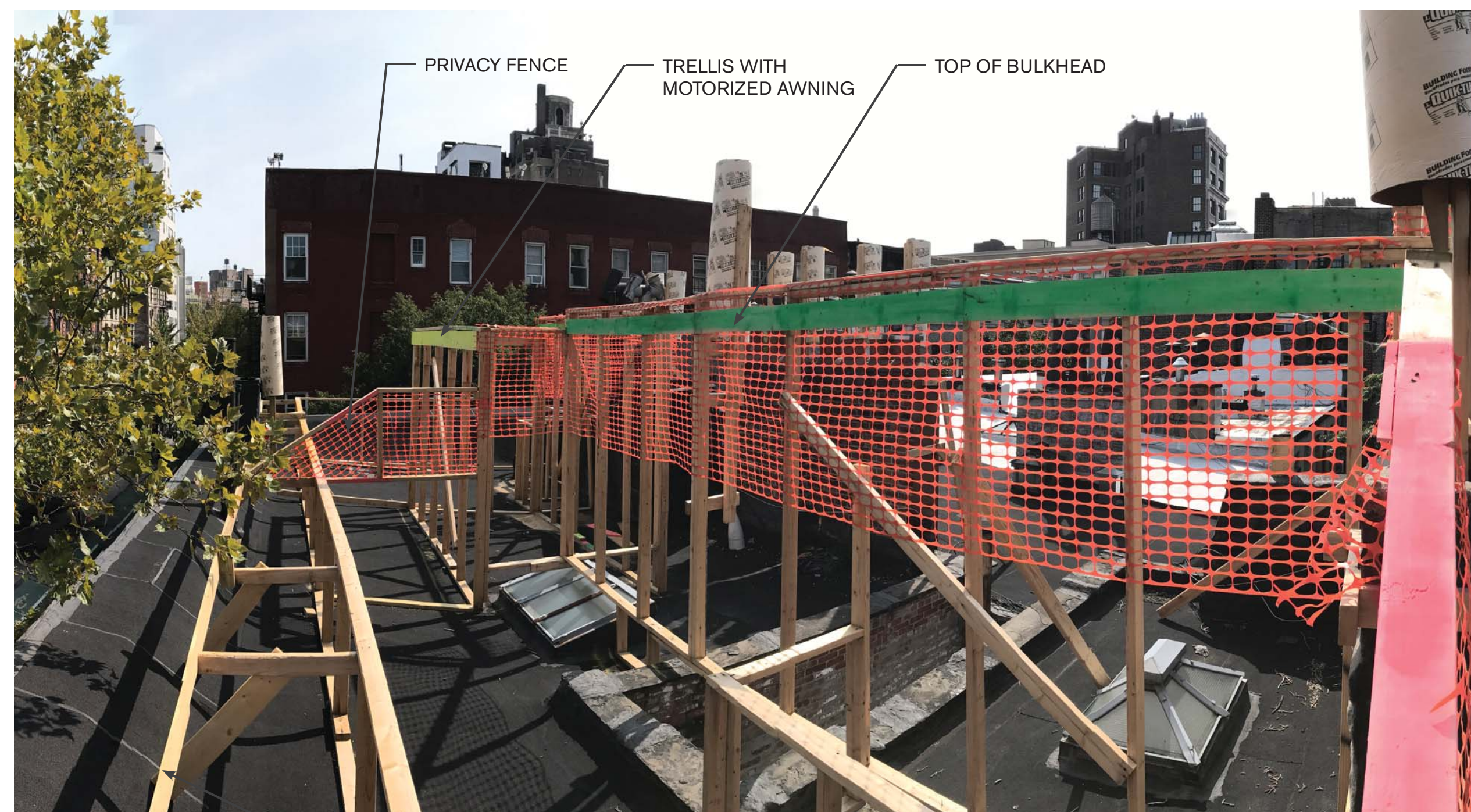
3. ROOF MOCK-UP
BULKHEAD SHOWN IN GREEN
TRELLIS SHOWN IN YELLOW

PROPOSED SCOPE OF WORK

1. NEW PROPOSED MECHANICAL AND STAIR BULKHEAD ON ROOF. NO OCCUPIABLE BULKHEADS ARE BEING PROPOSED.
2. NEW PROPOSED TRELLIS WITH MOTORIZED AWNING WITHIN THE SIGHTLINE FROM ACROSS THE STREET OF WAVERLY PLACE AND 10TH STREET.



2. PROPOSED ROOF PLAN



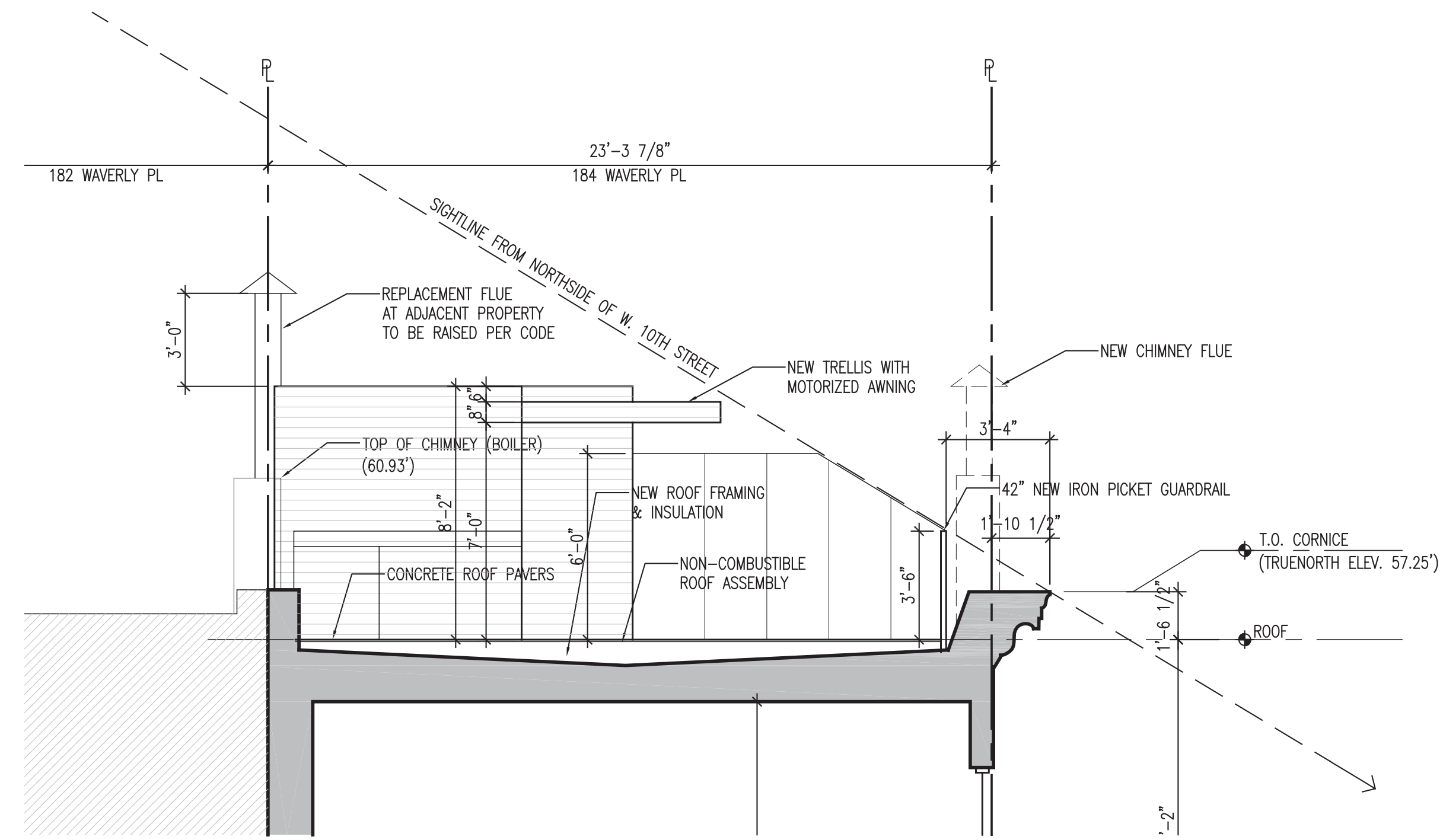
RAILINGS

4. ROOF MOCK-UP
BULKHEAD SHOWN IN GREEN
TRELLIS SHOWN IN YELLOW

ROOF PLANS

DATE: 10.12.2017

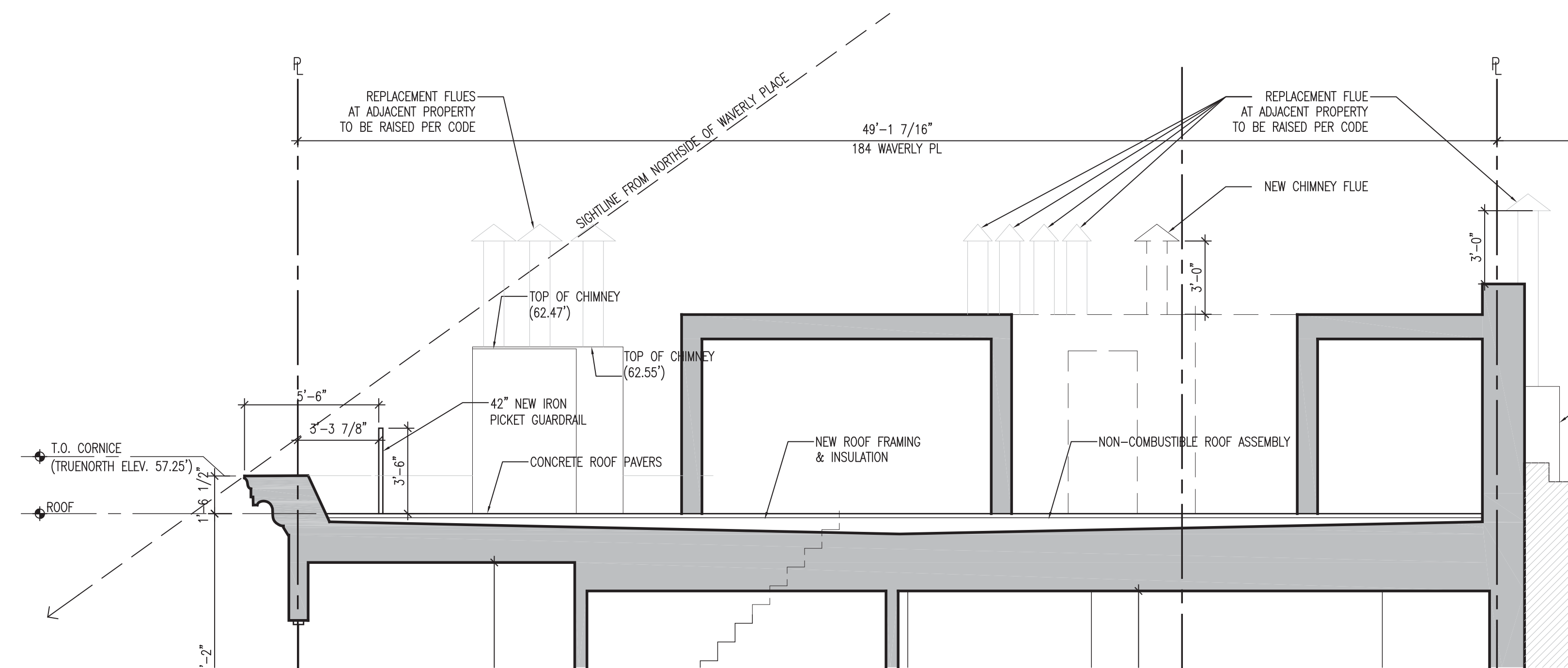
SCALE: 1/4"=1'-0"



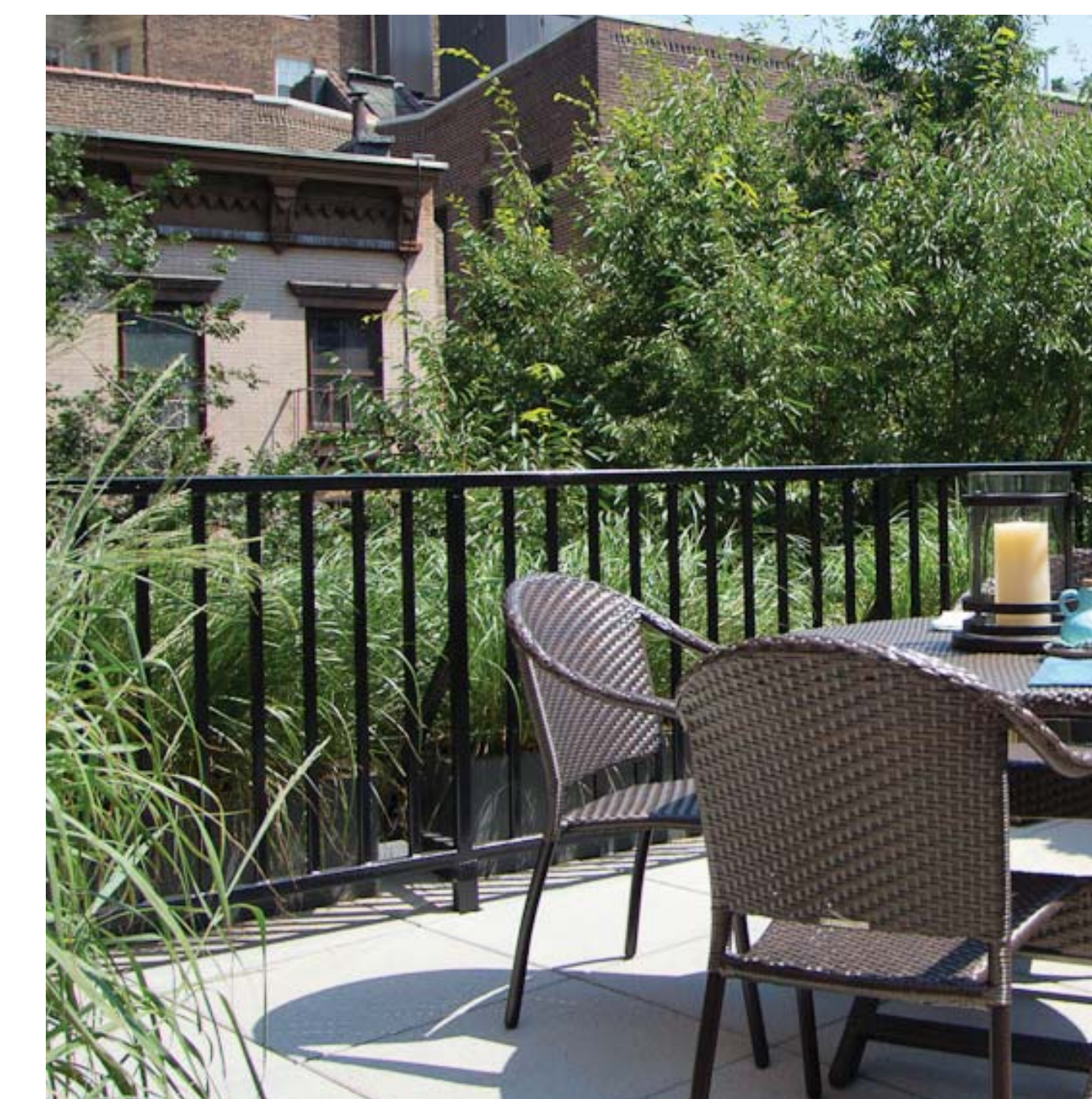
1. PROPOSED SECTION



3. EXAMPLE OF PROPOSED BULKHEAD & TRELLIS MATERIALS



2. PROPOSED SECTION



4. EXAMPLE OF PROPOSED FENCE MATERIALS

ROOF SECTIONS



LOCATION 1



ENLARGED RENDERING OF MOCK-UP



LOCATION 2-RENDERING OF MOCK-UP



BLOCK PLAN



LOCATION 2

BLOCK PLAN, KEYPLAN & PHOTOS OF MOCKUP



LOCATION 3

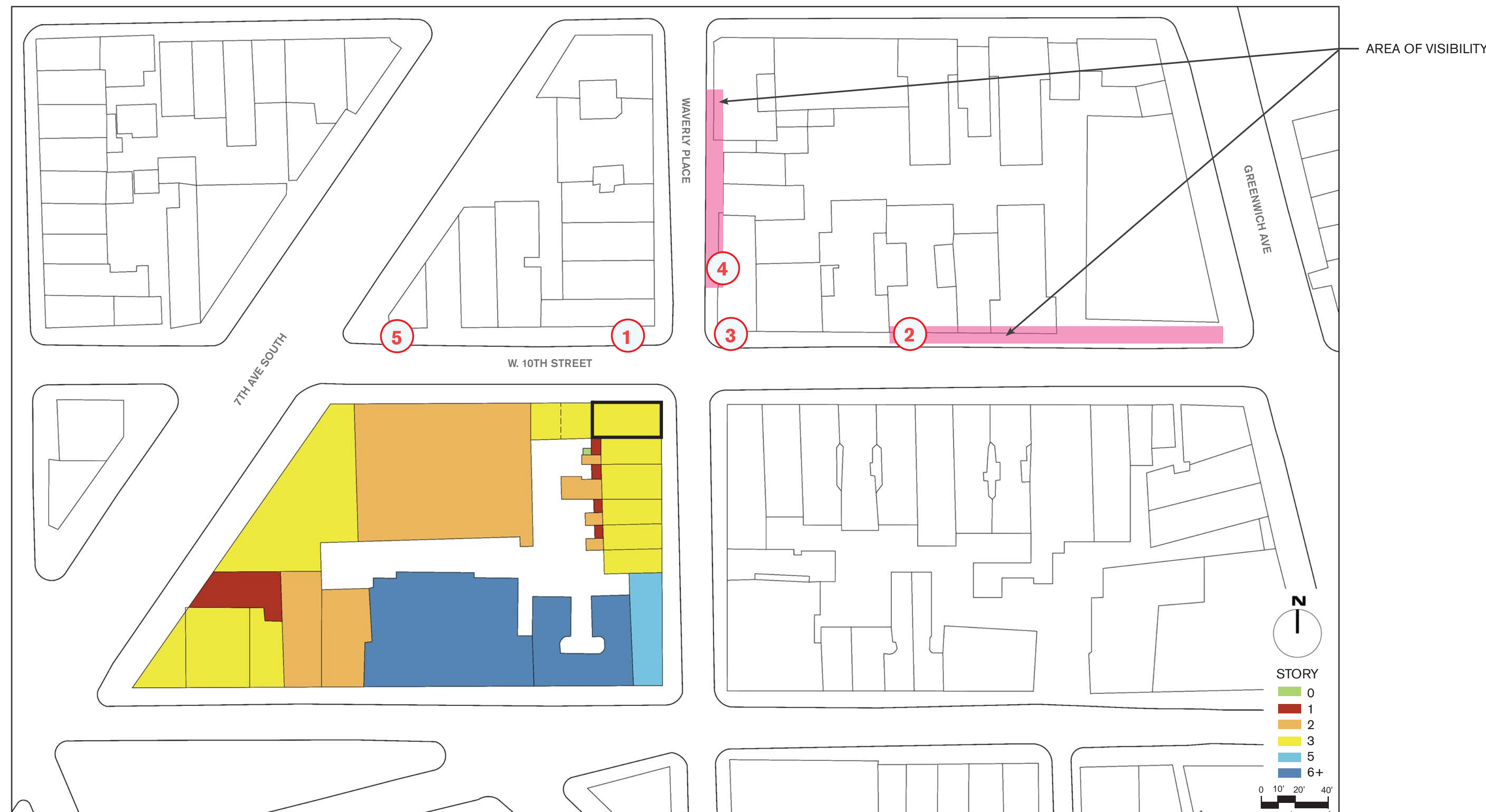


LOCATION 5



ENLARGED RENDERING OF MOCK-UP

LOCATION 4-RENDERING OF MOCK-UP



BLOCK PLAN

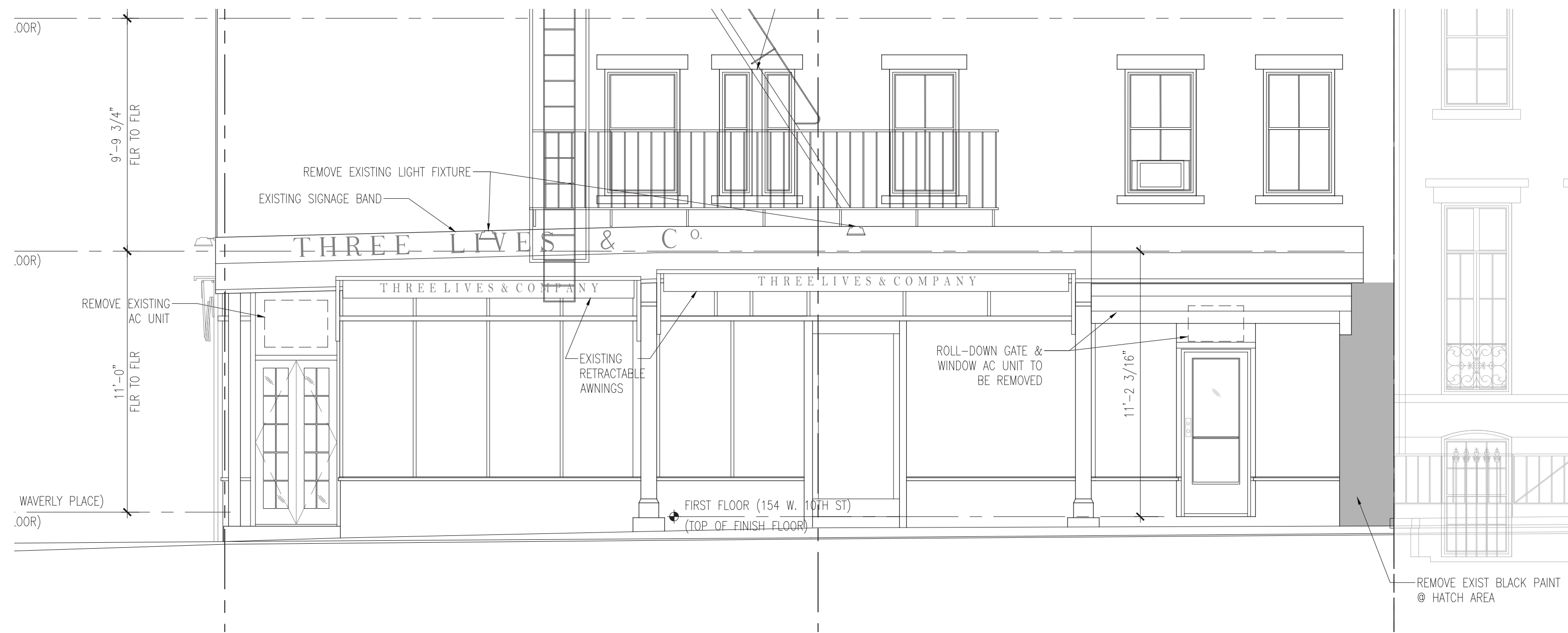


LOCATION 4

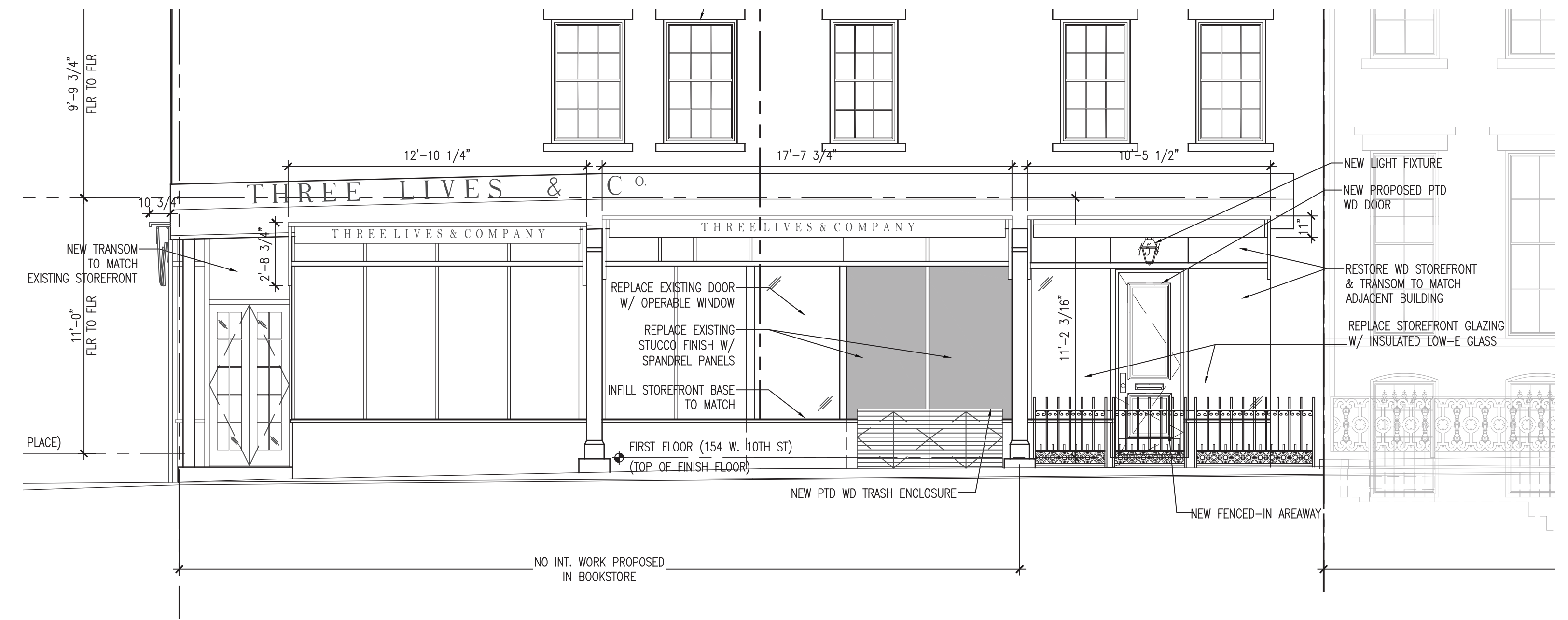
BLOCK PLAN, KEYPLAN & PHOTOS OF MOCKUP

- PROPOSED SCOPE OF WORK**
1. NEW GATED AREAWAY PROPOSED AT 184 WAVERLY AND 154 W.10TH STREET.
 2. RESTORE STOREFRONT AND NEW STOREFRONT INFILL.
 3. NEW GARBAGE ENCLOSURE.

EXISTING



PROPOSED



STOREFRONT DRAWING & RENDERING

EXISTING & PROPOSED

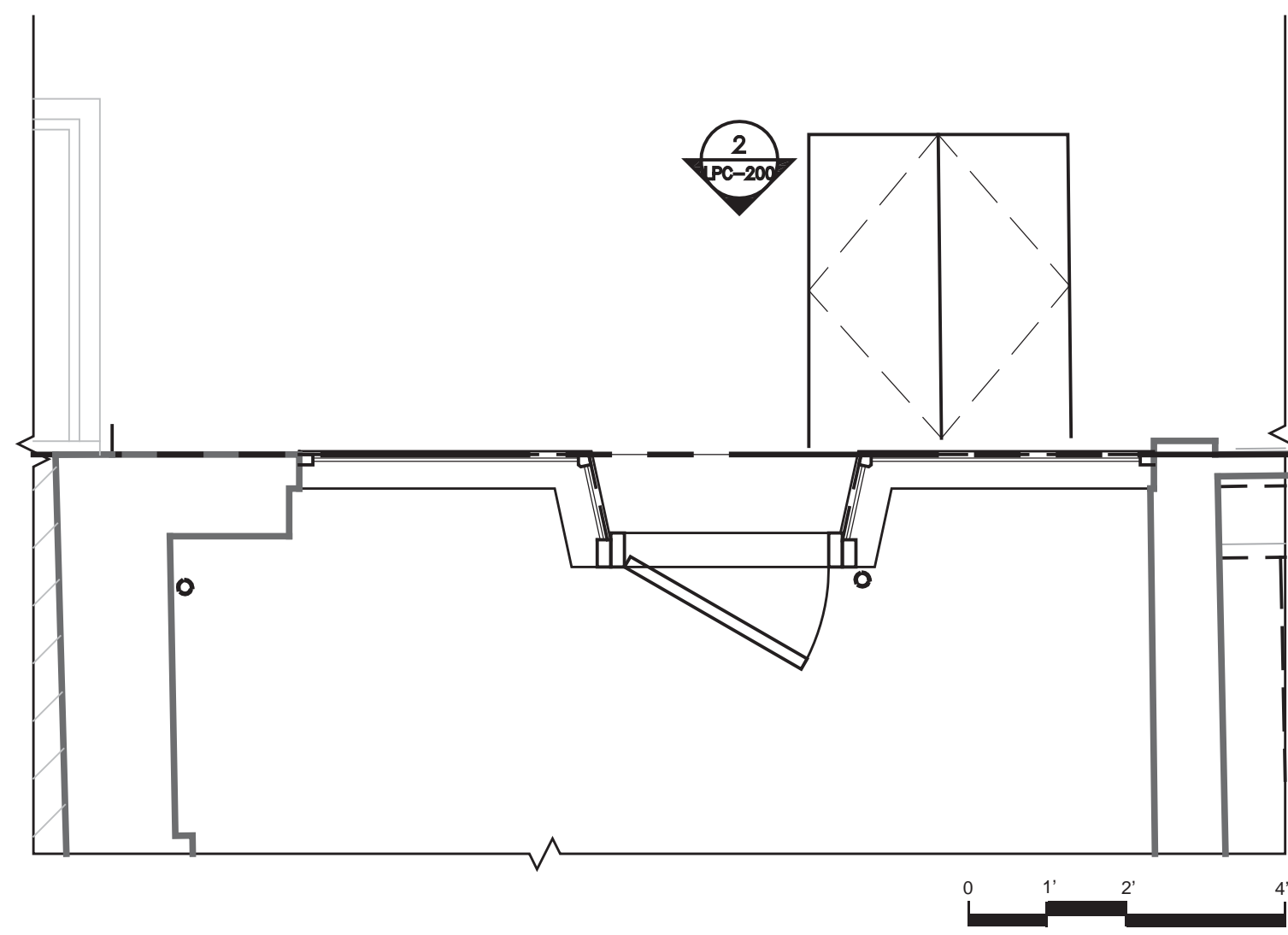
DATE: 10.12.2017

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

184 WAVERLY PLACE - DOCKET# 19-14193

New York, NY 10014

GUERIN GLASS ARCHITECTS, PC
© GUERIN GLASS ARCHITECTS, PC 2013



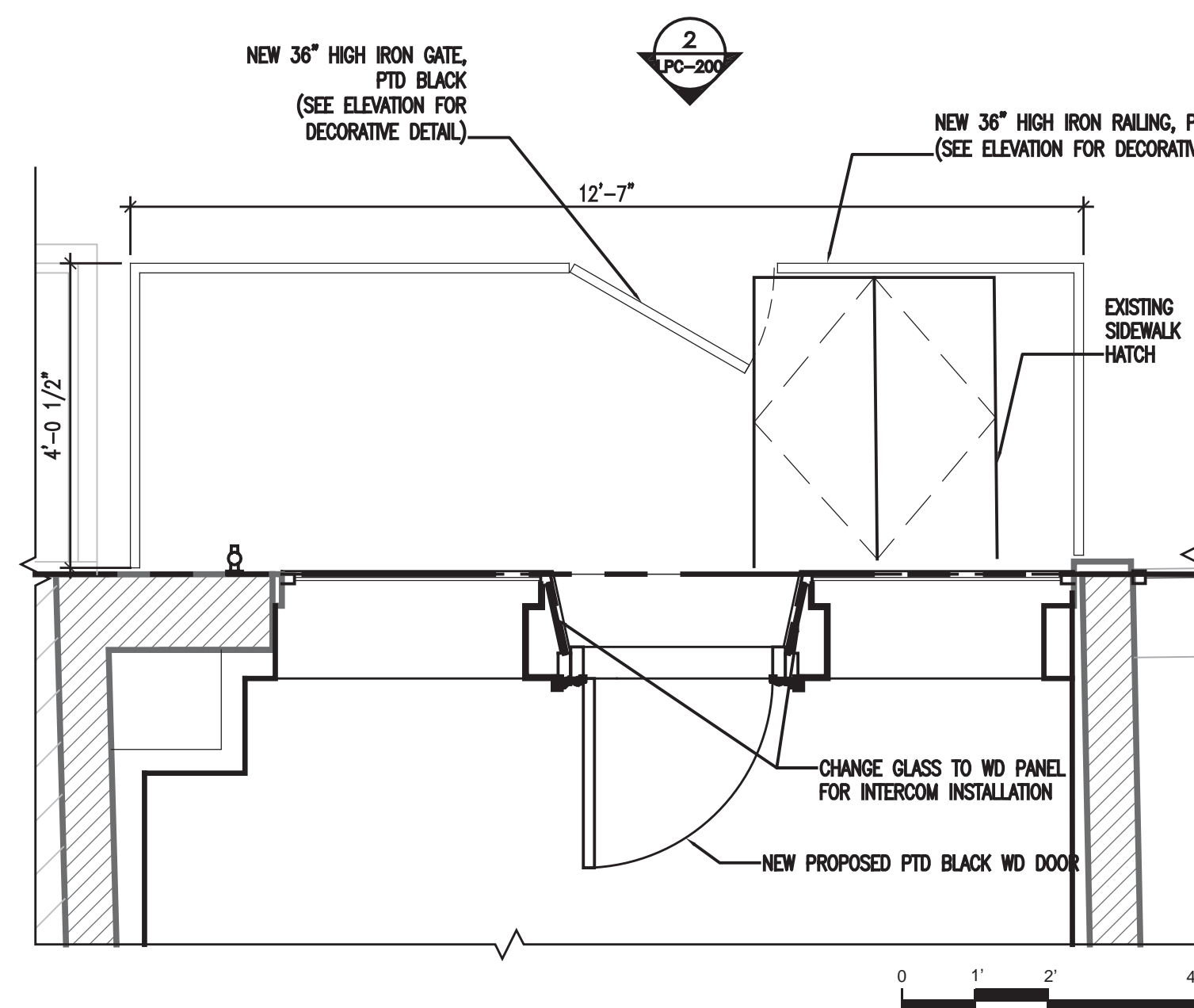
1. EXISTING ENLARGED PLAN



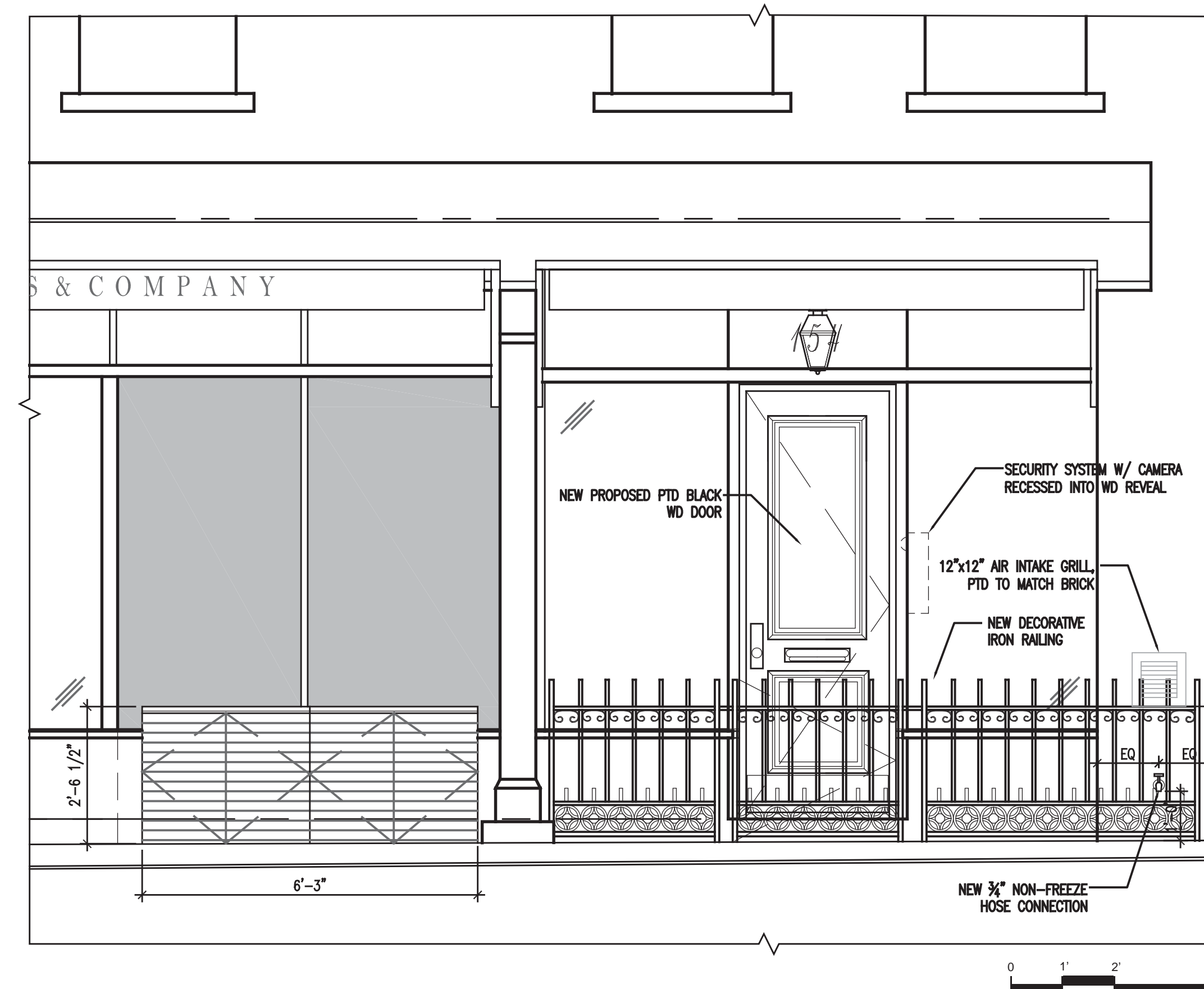
2. EXISTING ENLARGED ELEVATION



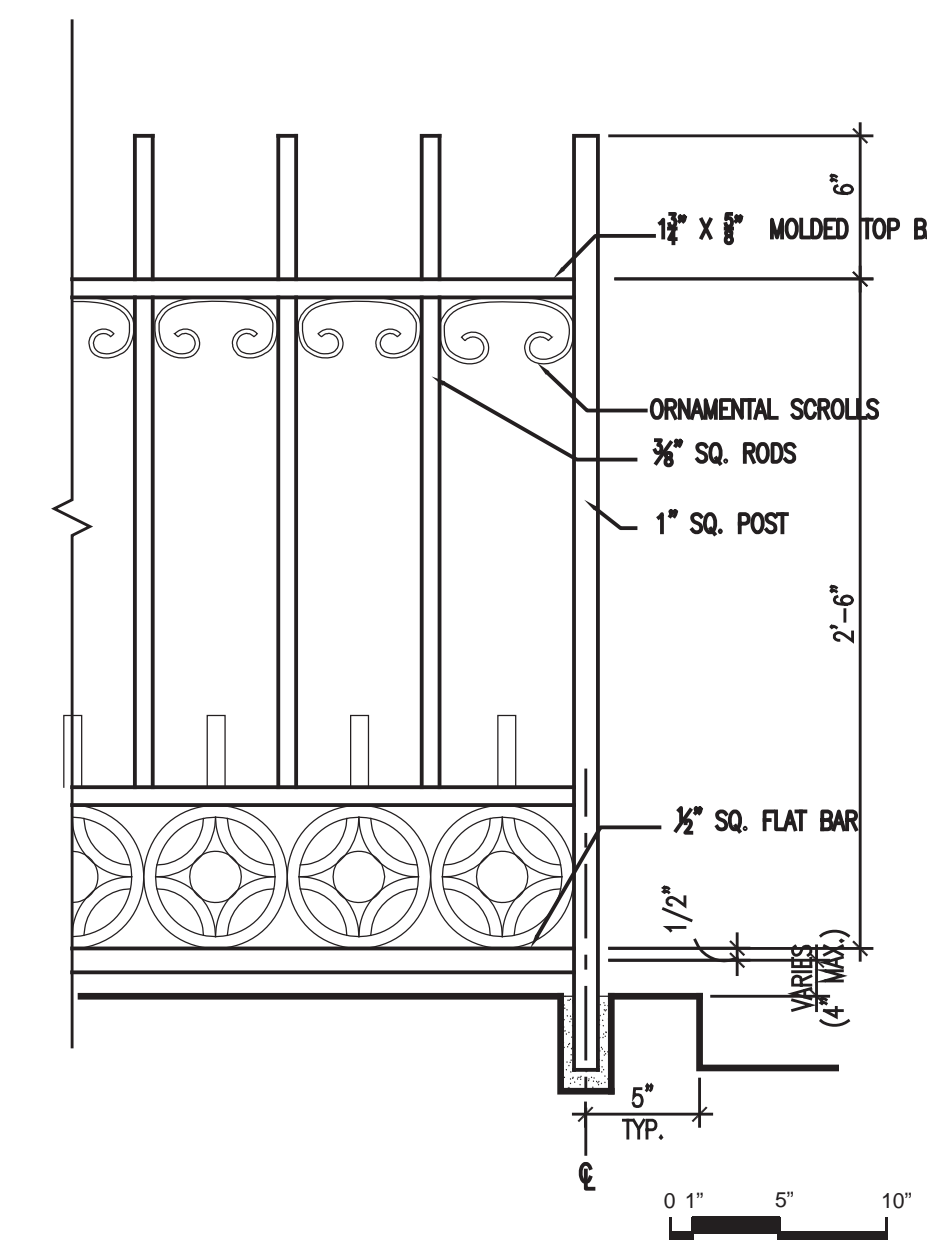
3. PHOTO OF EXISTING CONDITION



4. PROPOSED ENLARGED PLAN



5. PROPOSED ENLARGED ELEVATION

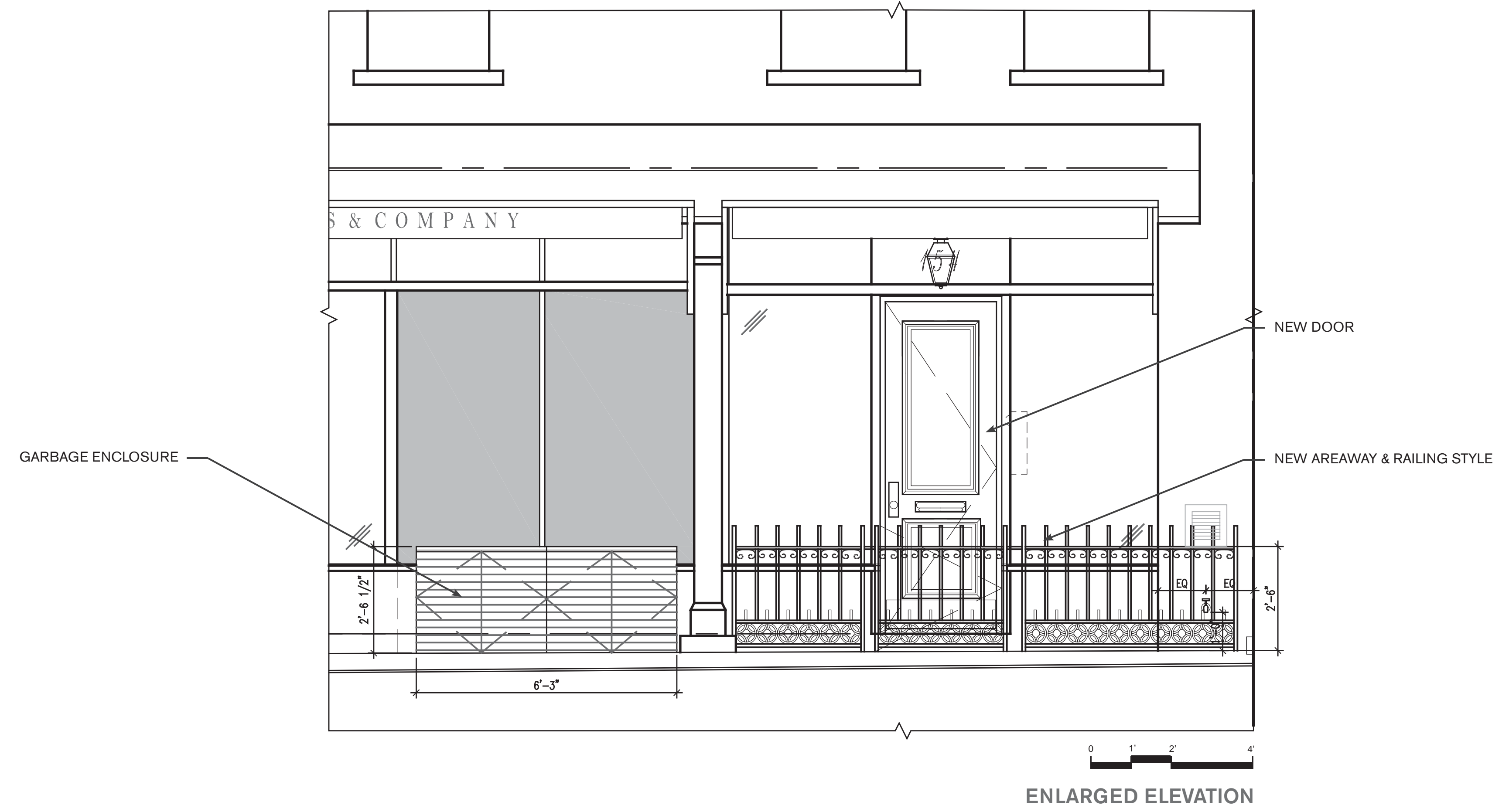


6. DETAIL

EXISTING & PROPOSED AREAWAYS

154 W. 10TH STREET

DATE: 10.12.2017



GARBAGE ENCLOSURE MATERIAL WITH BLACK METAL FRAME



EXAMPLE OF PROPOSED DOOR



PRECEDENT RAILING AT W.12 ST.

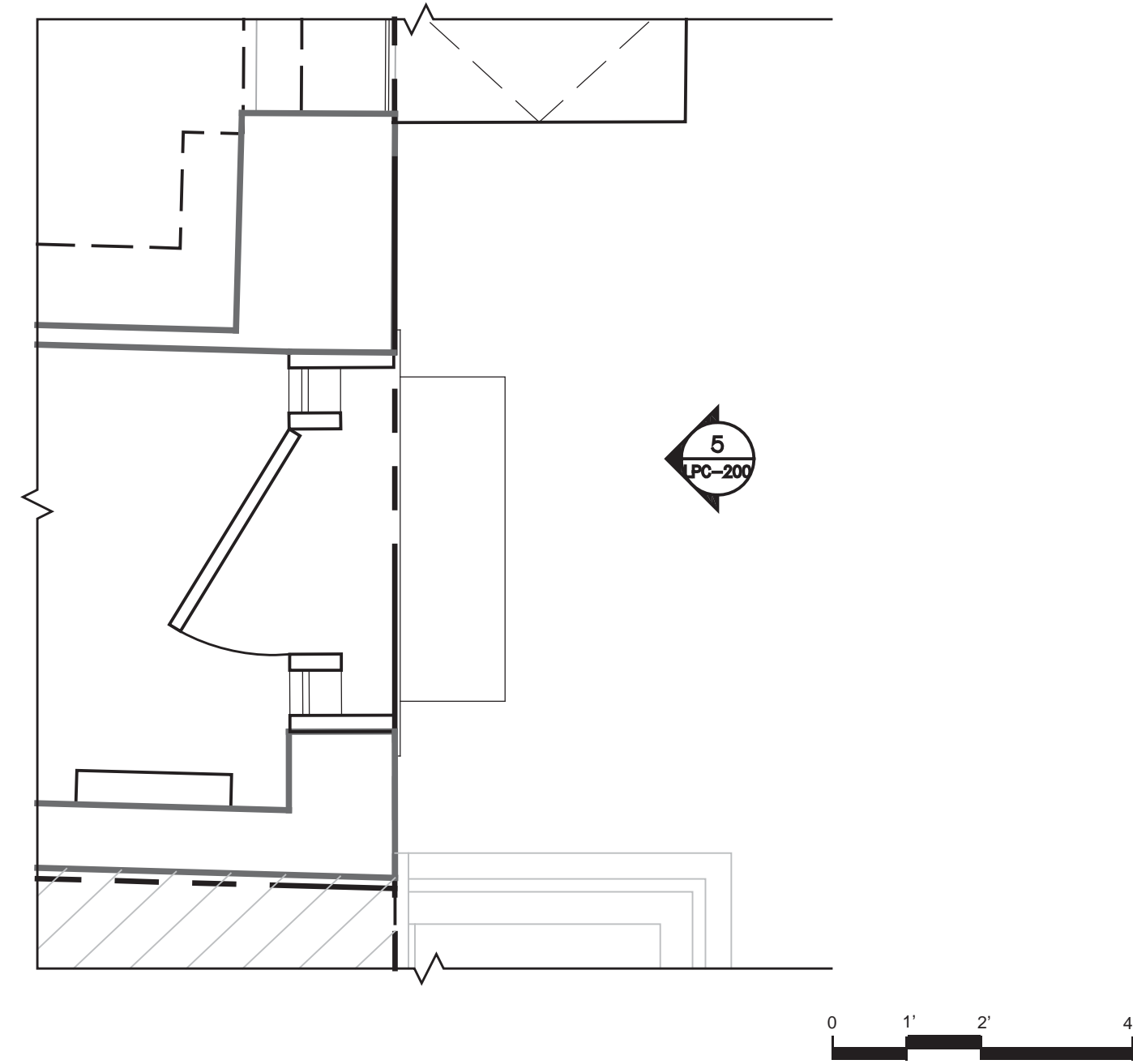


PRECEDENT AREAWAY AT 68 JANE



PRECEDENT AREAWAY AT 144 CHRISTOPHER ST. -COMMERCIAL & RESIDENTIAL FRONTAGE

PROPOSED AREAWAYS



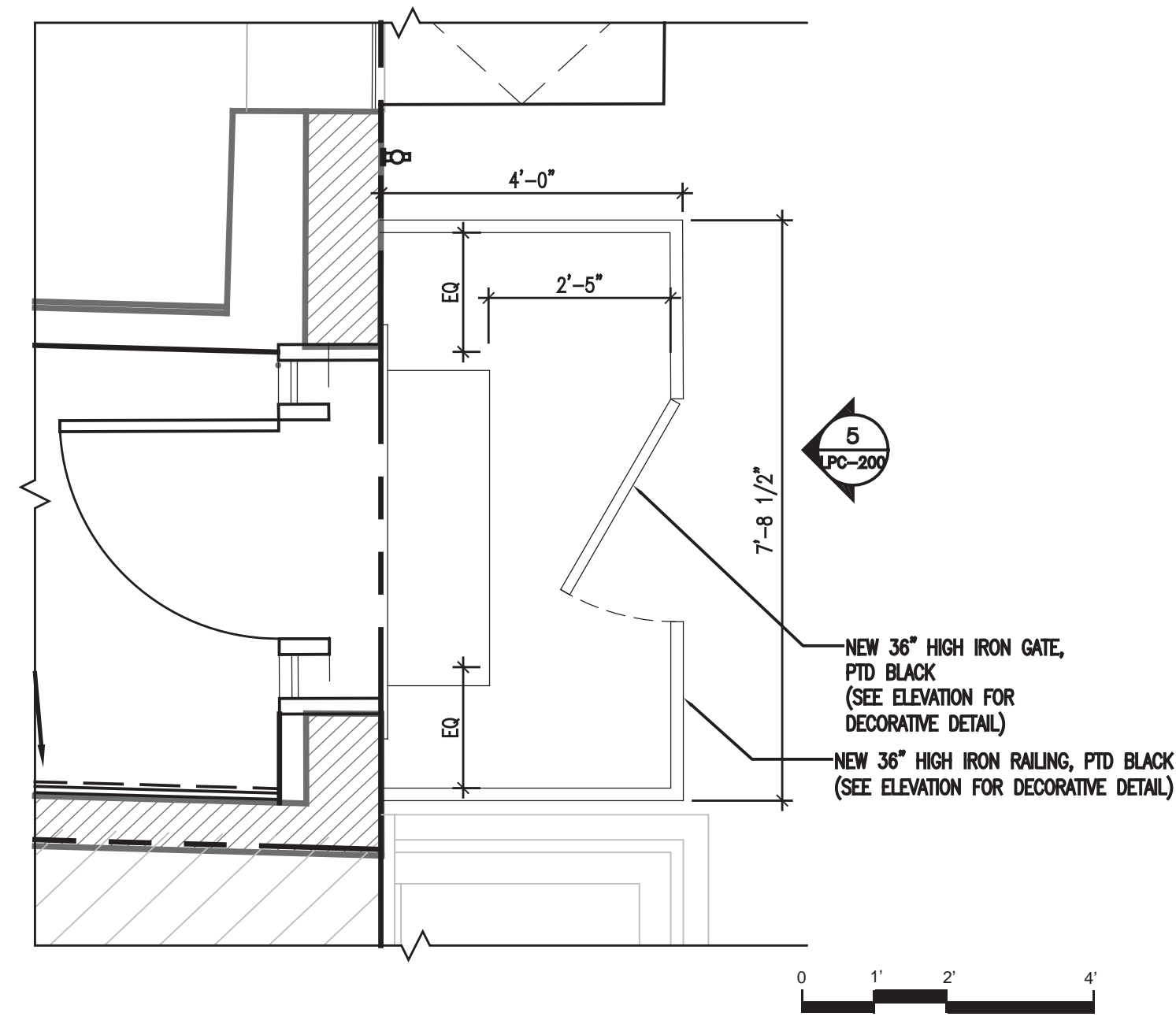
1. EXISTING ENLARGED PLAN



2. EXISTING ENLARGED ELEVATION



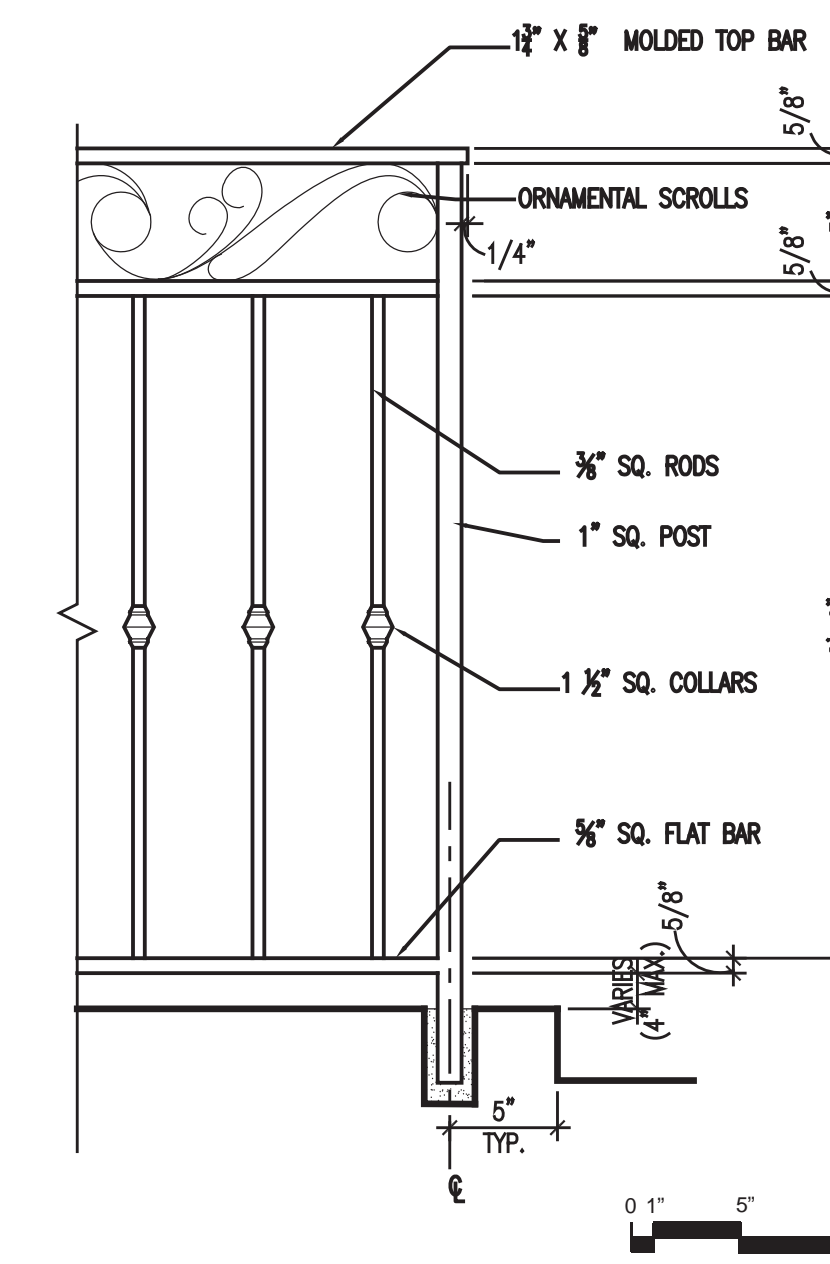
3. PHOTO OF EXISTING CONDITION



4. PROPOSED ENLARGED PLAN



5. PROPOSED ENLARGED ELEVATION



6. DETAIL

EXISTING & PROPOSED AREAWAYS

184 WAVERLY PLACE

DATE: 10.12.2017



GARBAGE ENCLOSURE MATERIAL WITH BLACK METAL FRAME



RAILING AT 182 WAVERLY PLACE (SQUARE COLLARS & RODS)

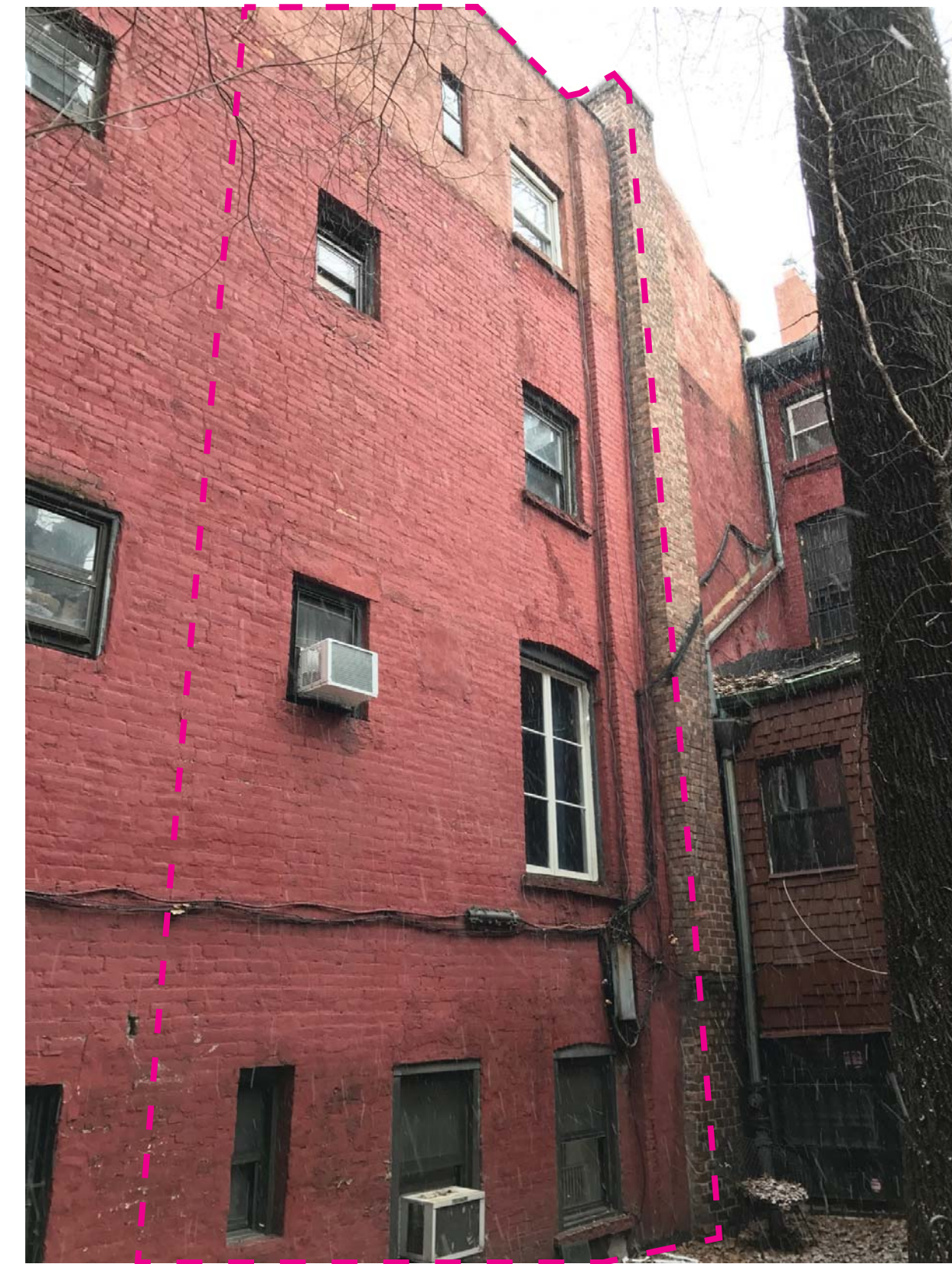


RAILING AT 182 WAVERLY PLACE (SQUARE COLLARS & RODS)

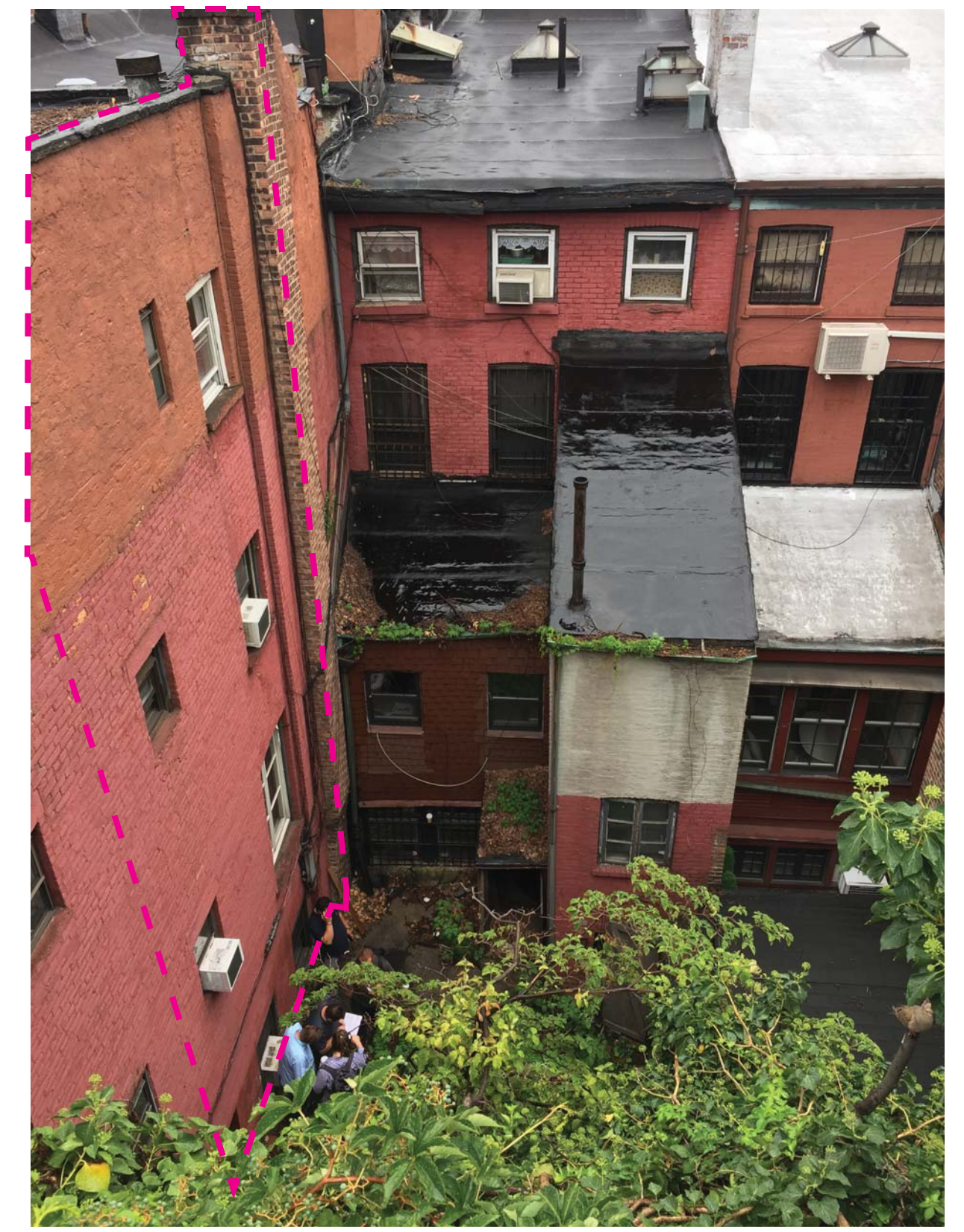


PRECEDENT RAILING AT 149W. 10TH ST. (SCROLL WORK)

PROPOSED AREAWAYS



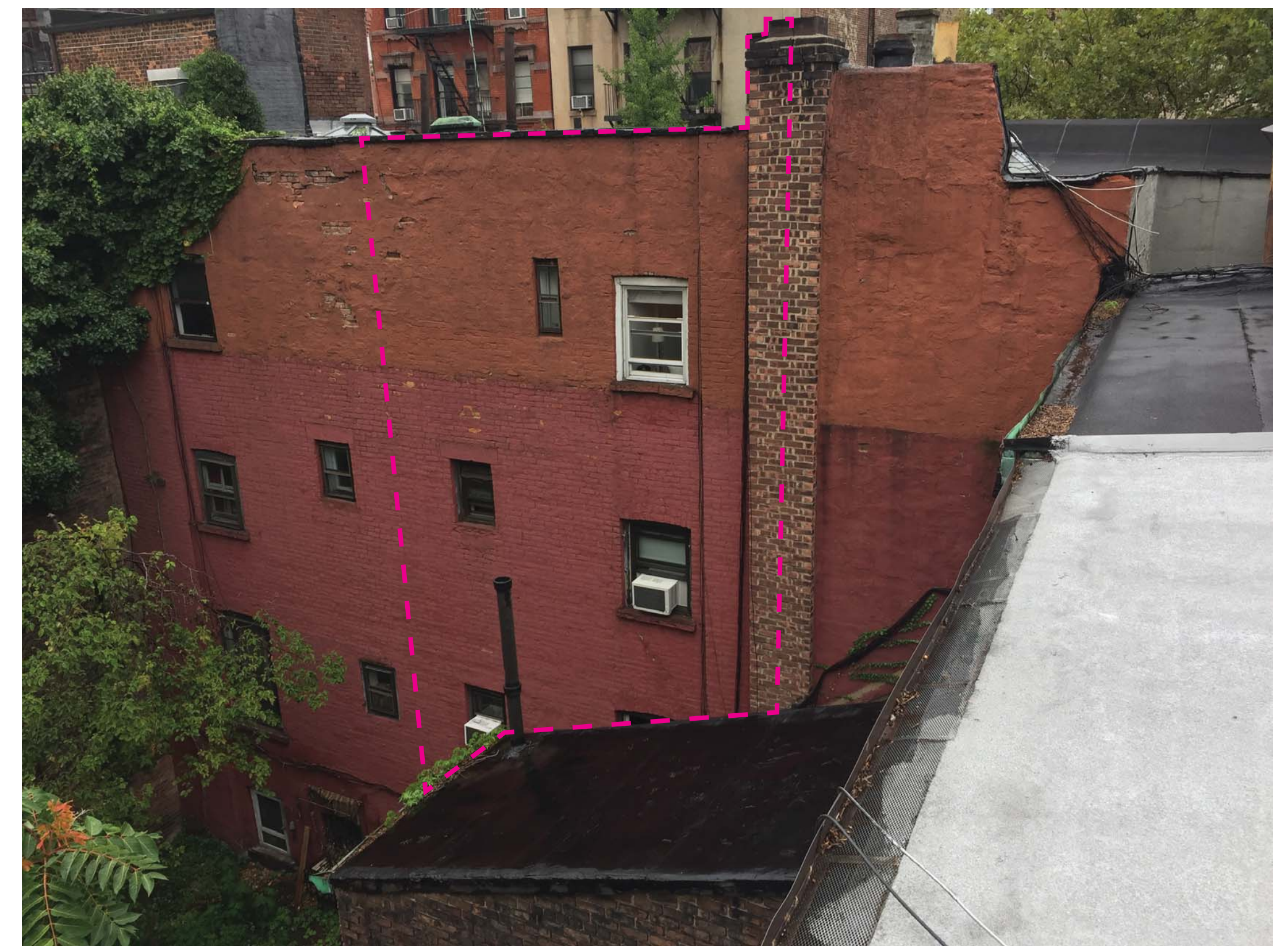
REAR OF 156 W 10TH ,184 WAVERLY



REAR OF 156 W 10TH , 182&184 WAVERLY



FRONT OF 156 & 158 W. 10TH



REAR OF 156 W 10TH, 182 WAVERLY

BLOCK PLAN & PHOTOS OF EXISTING FRONT AND REAR YARD



1. EXAMPLE OF PROPOSED FENCE MATERIALS



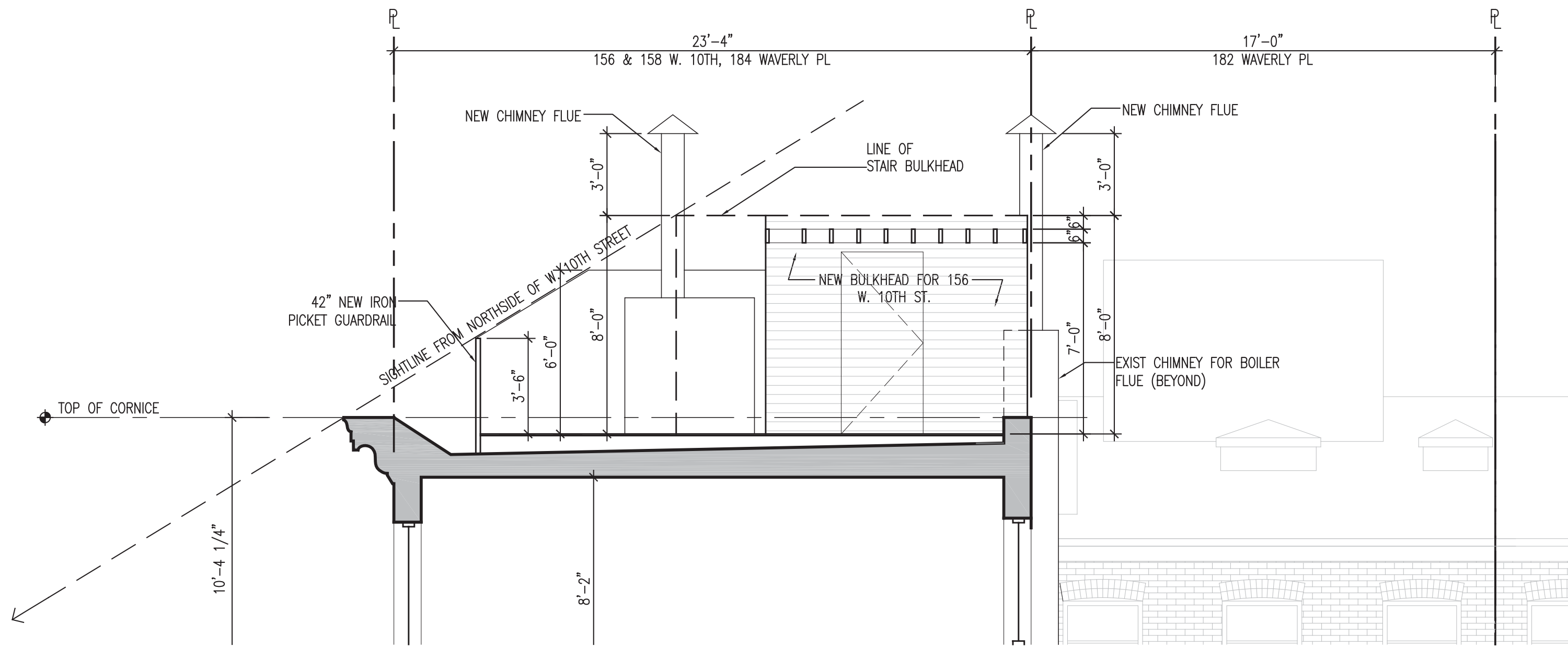
2. EXAMPLE OF PROPOSED BULKHEAD & TRELLIS MATERIALS



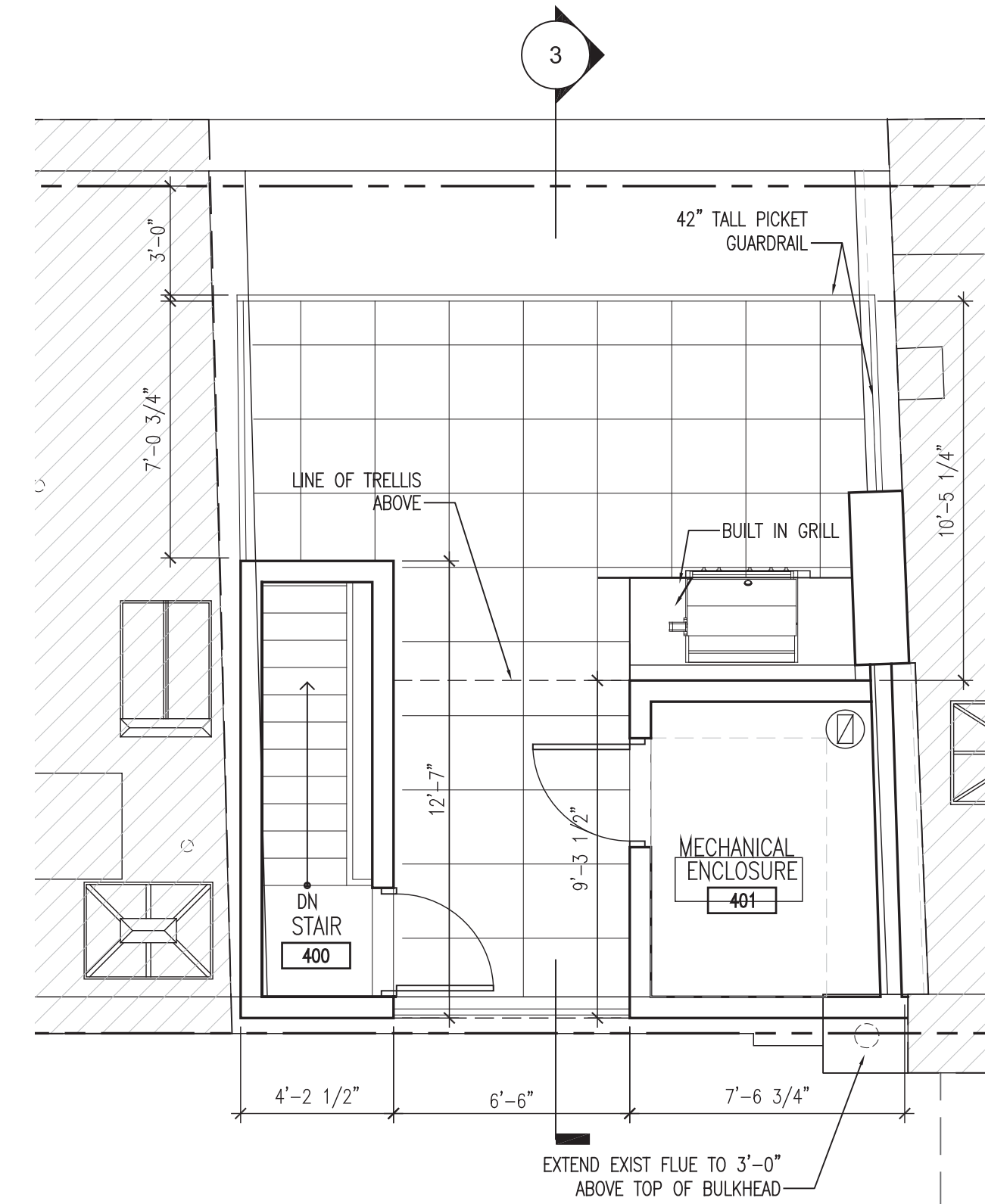
3. ROOF MOCK-UP
BULKHEAD SHOWN IN GREEN
TRELLIS SHOWN IN YELLOW

PROPOSED SCOPE OF WORK

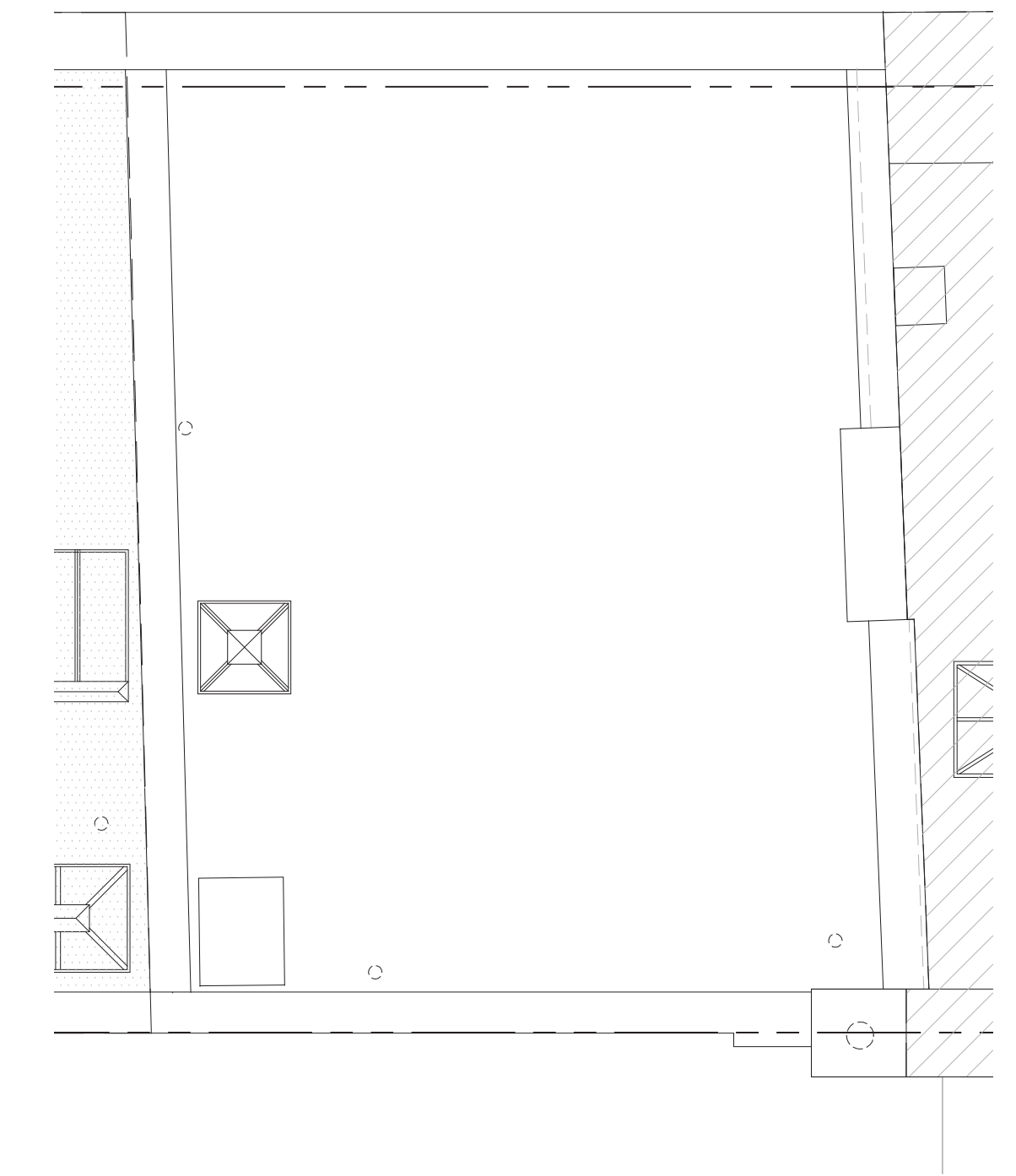
1. NEW PROPOSED MECHANICAL AND STAIR BULKHEAD ON ROOF. NO OCCUPIABLE BULKHEADS ARE BEING PROPOSED.
2. NEW PROPOSED TRELLIS WITHIN THE SIGHTLINE FROM ACROSS THE STREET OF WAVERLY PLACE AND 10TH STREET.



4. PROPOSED SECTION



5. PROPOSED PLAN



6. EXISTING PLAN

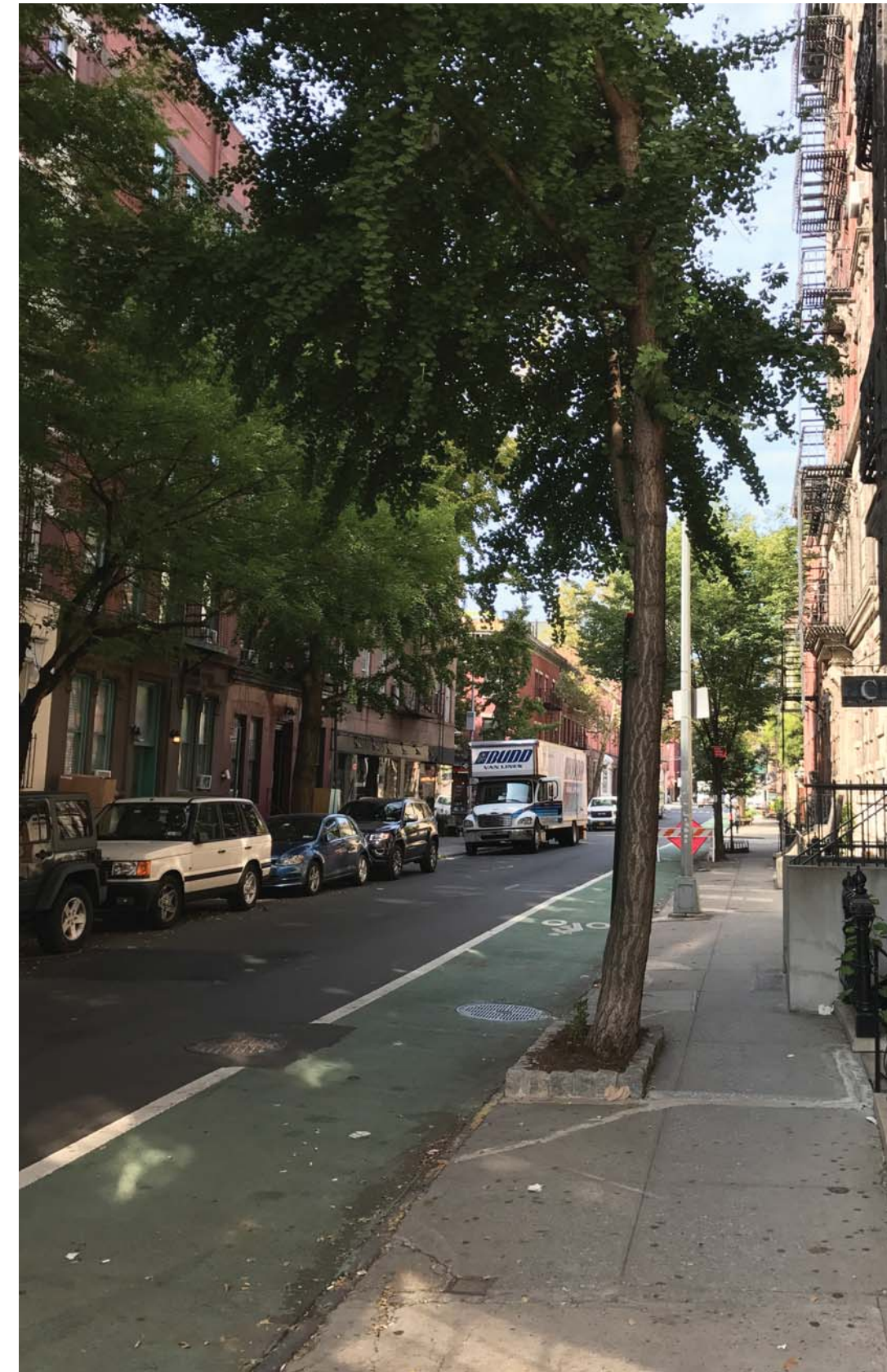
ROOF PLANS & ROOF SECTION
EXISTING & PROPOSED

DATE: 10.12.2017

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



LOCATION 1



LOCATION 2



LOCATION 3

TOP OF BULKHEAD IN GREEN, NOT VISIBLE

ENLARGED RENDERING OF MOCK-UP



ENLARGED RENDERING OF MOCK-UP

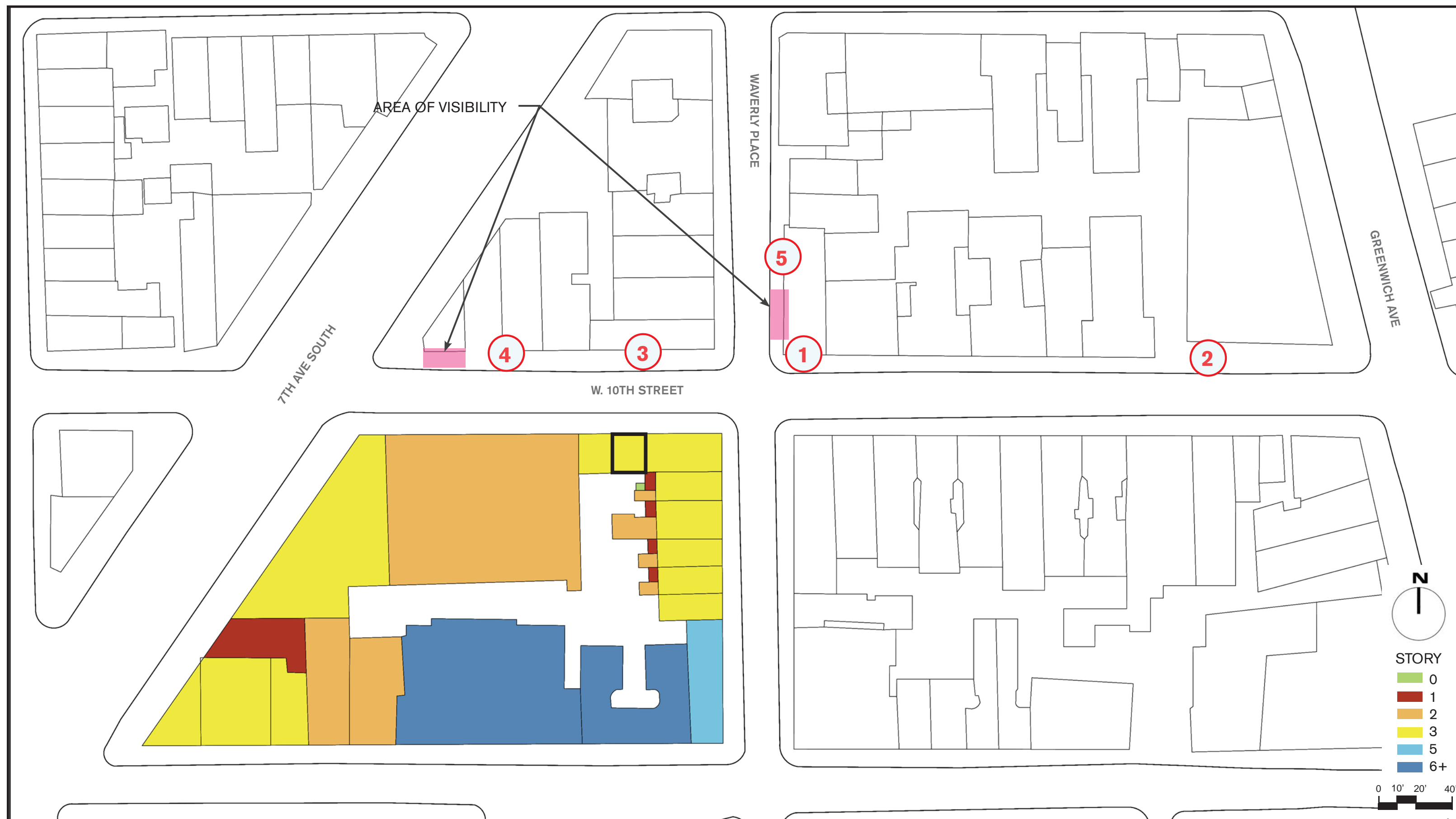


LOCATION 5-RENDERING OF MOCK-UP

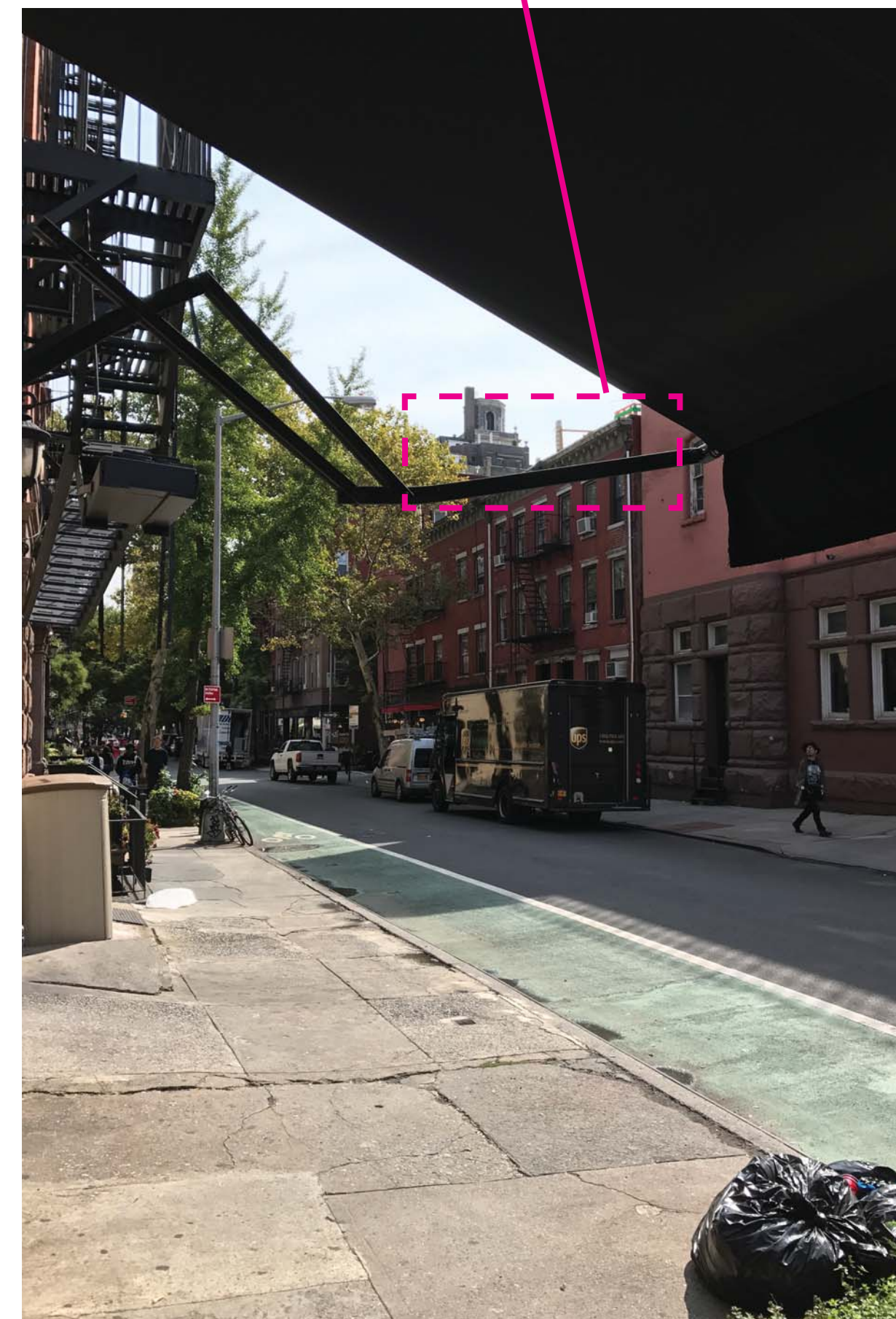
ENLARGED MOCK-UP



ENLARGED MOCK-UP



BLOCK PLAN



LOCATION 4
BULKHEAD SHOWN IN GREEN
TRELLIS SHOWN IN YELLOW

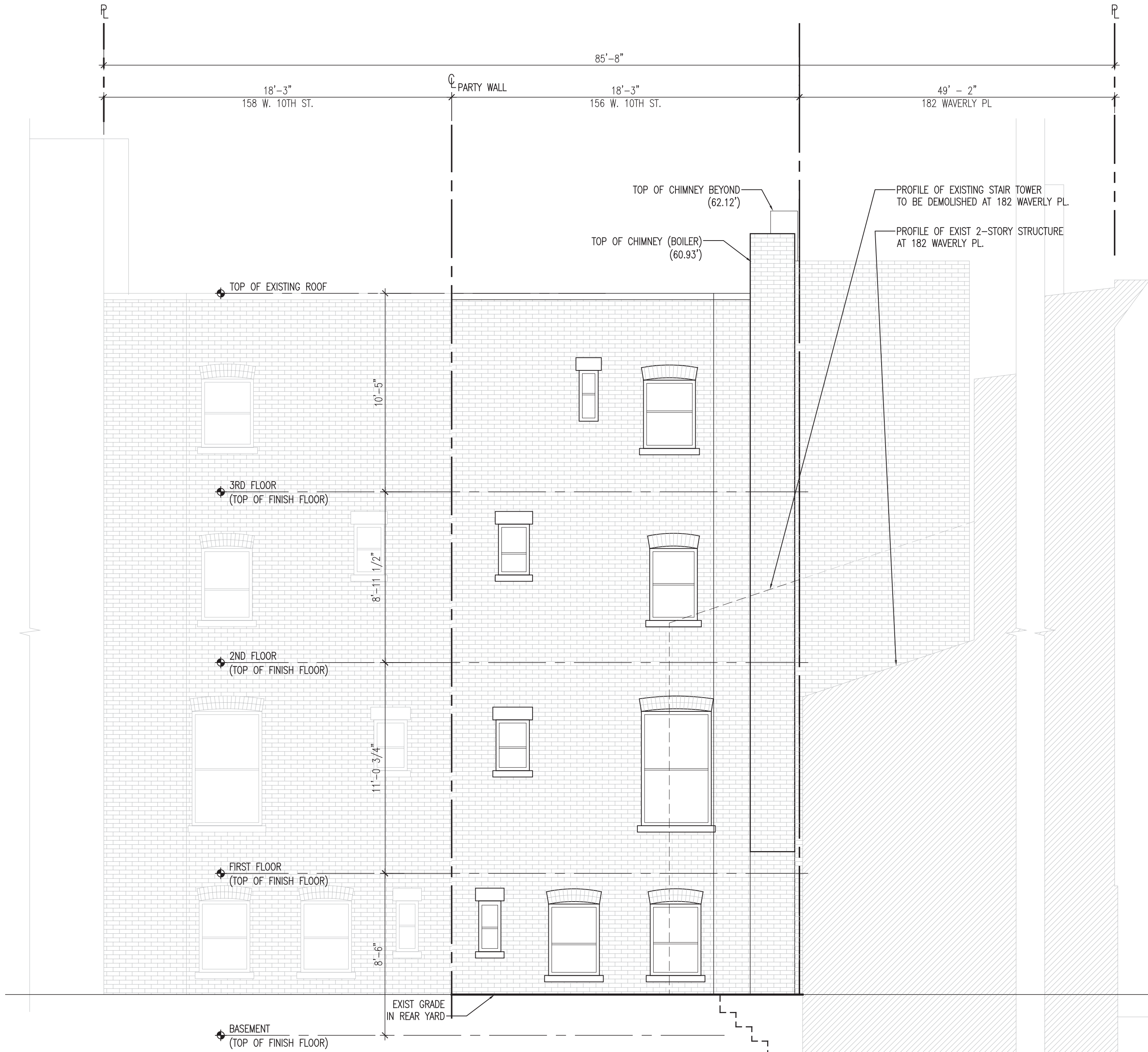


LOCATION 5
BULKHEAD SHOWN IN GREEN
TRELLIS SHOWN IN YELLOW

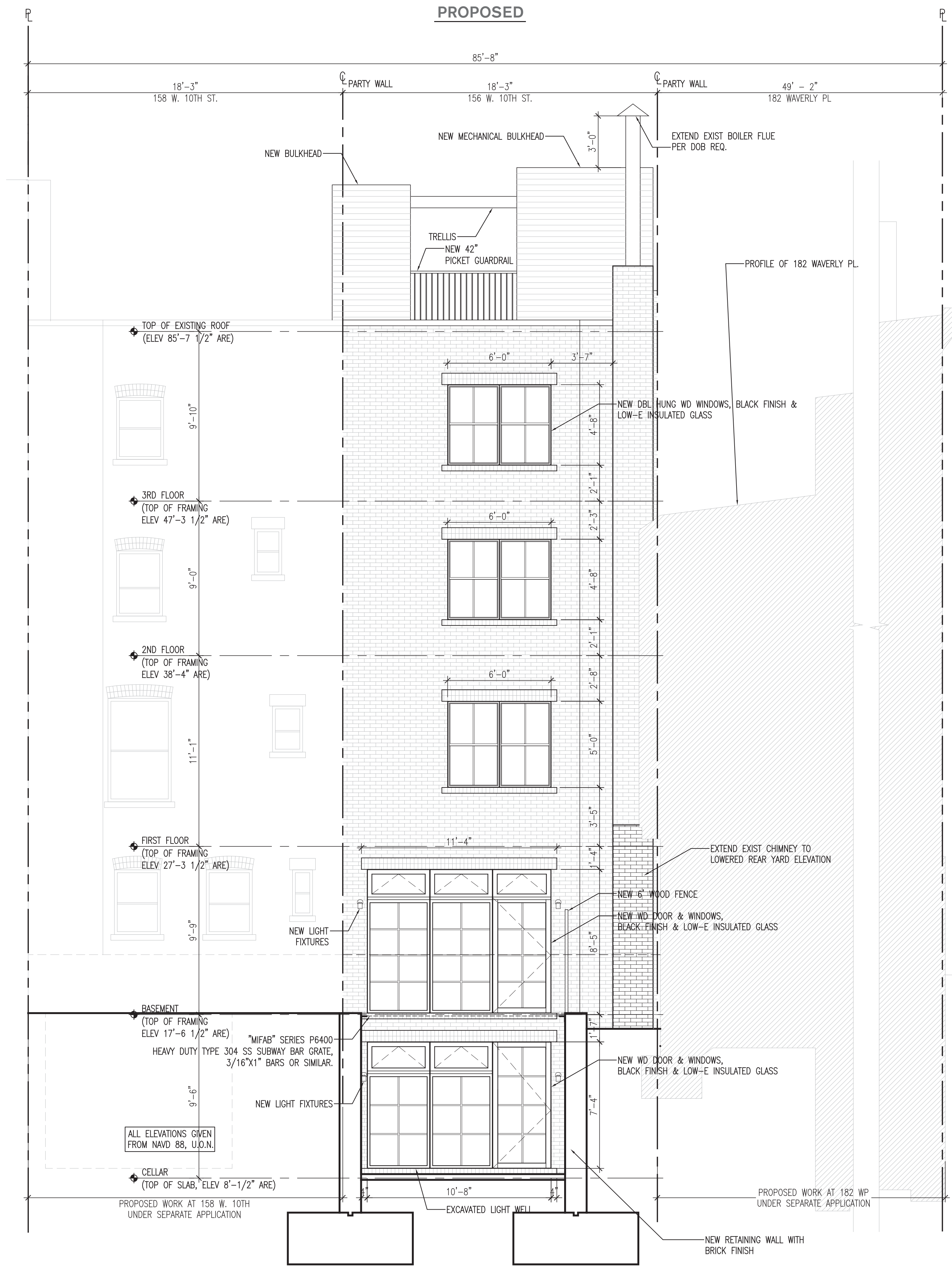
BLOCK PLAN, KEYPLAN & PHOTOS OF MOCKUP

DATE: 10.12.2017

EXISTING



PROPOSED



- PROPOSED SCOPE OF WORK**
1. DEMOLISH ALL EXISTING WINDOWS AND PREPARE NEW MASONRY OPENINGS FOR NEW WINDOWS.
 2. EXCAVATE EXISTING REAR YARD 5'-6" TO ENABLE GARDEN ACCESS.
 3. EXCAVATE AND UNDERPIN EXISTING CELLAR 4'-2" TO MAKE CELLAR USABLE.

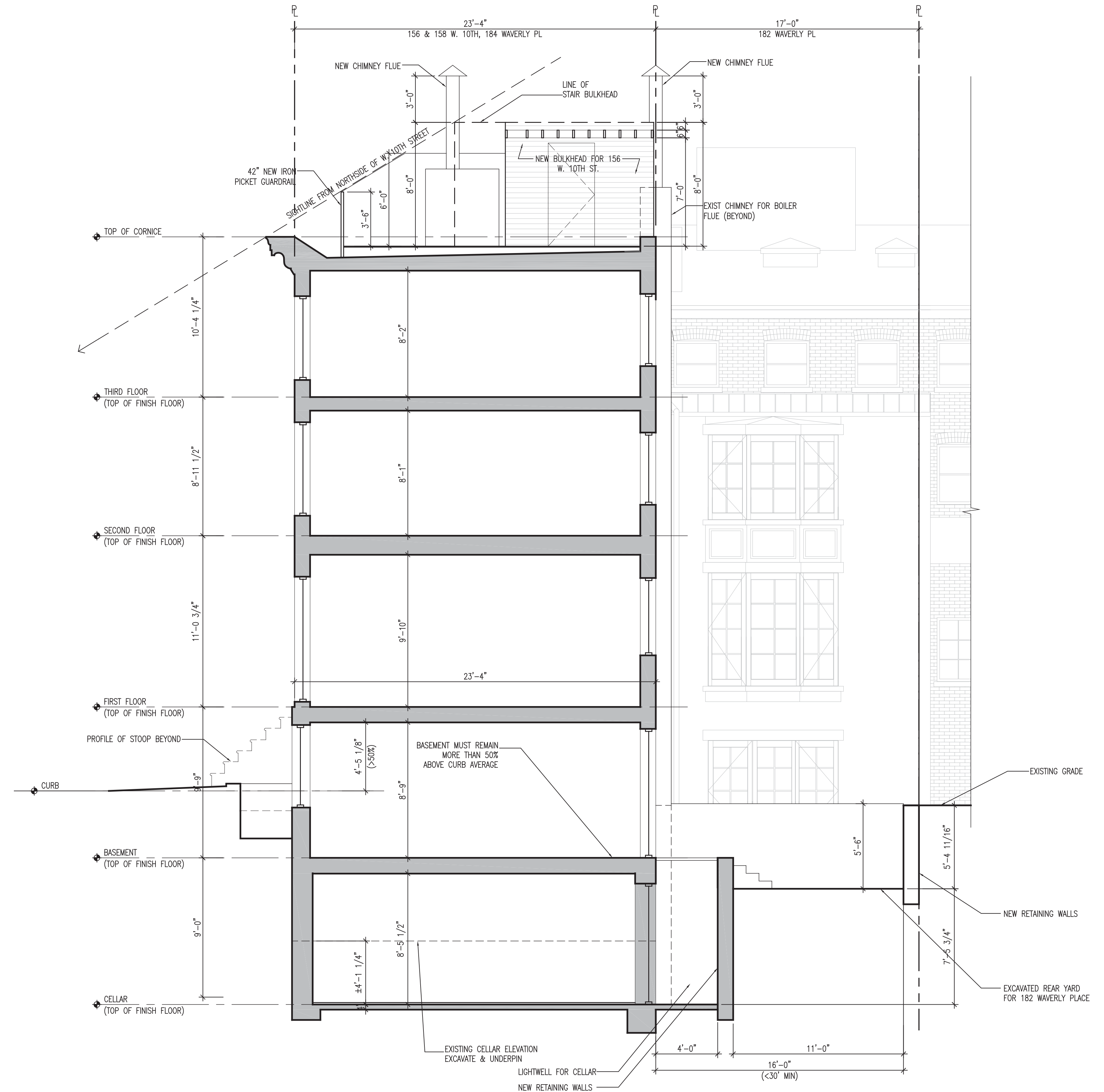
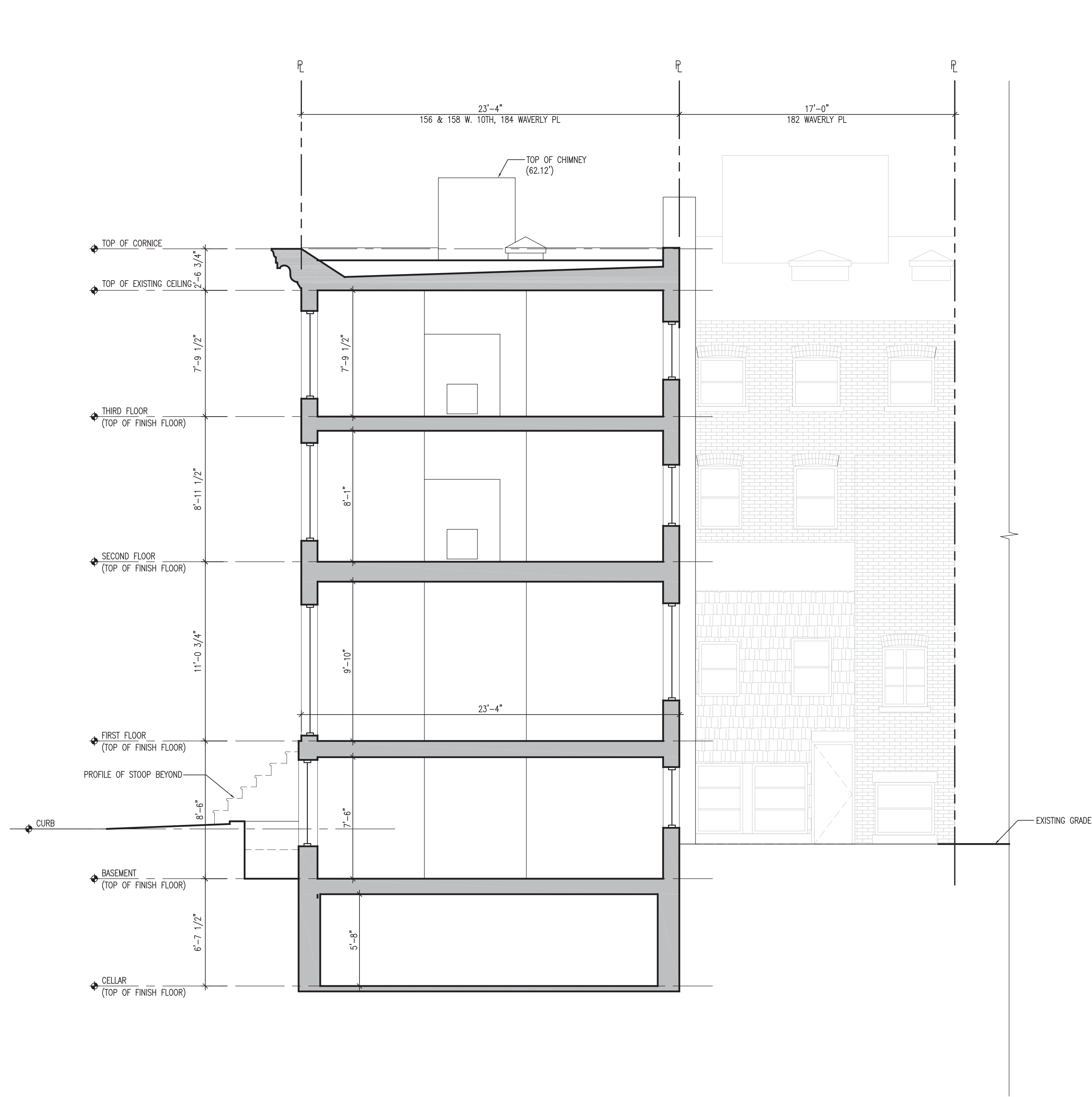
REAR FACADE & EXCAVATION SCOPE
EXISTING & PROPOSED ELEVATION

DATE: 10.12.2017

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

EXISTING

PROPOSED



REAR FACADE & EXCAVATION SCOPE
EXISTING & PROPOSED SECTION

DATE: 10.12.2017

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