

1 EXISTING PROPERTY SURVEY



2 8 PERRY STREET EXISTING FRONT FACADE & ADJACENT BUILDINGS



2 GREENWICH VILLAGE HISTORIC DISTRICT MAP

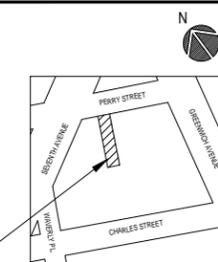


schrimmer design group, llc
200 west 41st street
suite 1906
new york, ny
10036

No.	REV.	DATE	DESCRIPTION

Plot Plan
8 PERRY STREET
NEW YORK, NY 10014

BLOCK NO.: 612
LOT NO.: 53
COMMUNITY BOARD: 102
ZONING DISTRICT: C2-6
ZONING MAP NUMBER: 12a



Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
8 PERRY STREET
NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE			

**GREENWICH VILLAGE
LANDMARK DISTRICT**

SEAL DRAWING No.

LPC-001
DRAWING OF

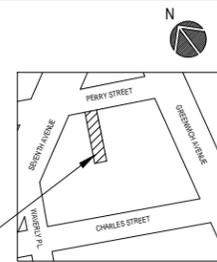


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AREA OF WORK

Key Plan

PROJECT NAME
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 8 PERRY STREET
 NEW YORK, NEW YORK 10014

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DRAWING TITLE
**EXISTING CONDITIONS
 FRONT FACADE**

SEAL DRAWING No.

LPC-002
 DRAWING OF





HISTORIC PHOTO FROM 1932 (NEW YORK PUBLIC LIBRARY)
 PERRY STREET - VIEW FROM SOUTH WEST CORNER OF 7TH AVENUE AND 11TH STREET



HISTORIC PHOTO FROM 1937 (NEW YORK PUBLIC LIBRARY)
 PERRY STREET - VIEW FROM WEST SIDE OF 7TH AVENUE MID BLOCK BETWEEN 11TH STREET AND PERRY STREET

GV-HD

AREA 7

PERRY STREET South Side (Betw. Greenwich Ave. & Seventh Ave. So.)

#4-10
 cont.

brick houses remain. They are set back from the sidewalk and, except for No. 8, retain their original stoops with handsome ironwork. The upper floors, with their attractive diminutive brackets supporting the roof cornices and double-hung windows with heavy, vertical, central muntins, are the Italianate originals. Likewise in that style are the parlor floor windows at Nos. 4, 6 and 8, which are floor-length case-ments with iron railings and transoms above. Except for its windows with raised sills at the first floor, No. 10 is the prototype and, with its rusticated base, gives most nearly the original appearance of the houses in this row. Added about 1860 at the entrance of No. 10 are a superb pair of paneled double doors. Their central panels, with arched ends, are ornately decorated under the new influence of the French Second Empire. The painter Rockwell Kent lived at No. 4 around 1911.

LANDMARKS PRESERVATION COMMISSION - DESIGNATION REPORT -
 GREENWICH VILLAGE HISTORIC DISTRICT - 1969



HISTORIC PHOTO FROM 1940 (MUNICIPAL ARCHIVES)
 PERRY STREET - VIEW FROM NORTH EAST CORNER OF 7TH AVE AND PERRY STREET

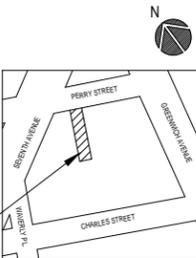


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DATE	6-10-2016	DRAWN BY	GW
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JOB No.	15-059.100		
DRAWING TITLE	HISTORIC PHOTOS		

HISTORIC PHOTOS

SEAL DRAWING No.

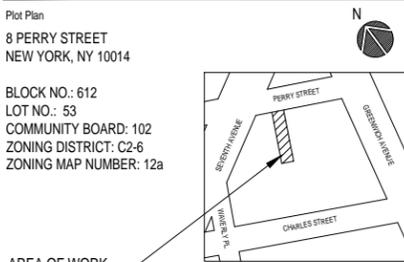
LPC-003
 DRAWING OF



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No.	REV.	DATE	DESCRIPTION
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Block No.: 612
Lot No.: 53
Community Board: 102
Zoning District: C2-6
Zoning Map Number: 12a

Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
8 PERRY STREET
NEW YORK, NEW YORK 10014

NYC DOB No.:

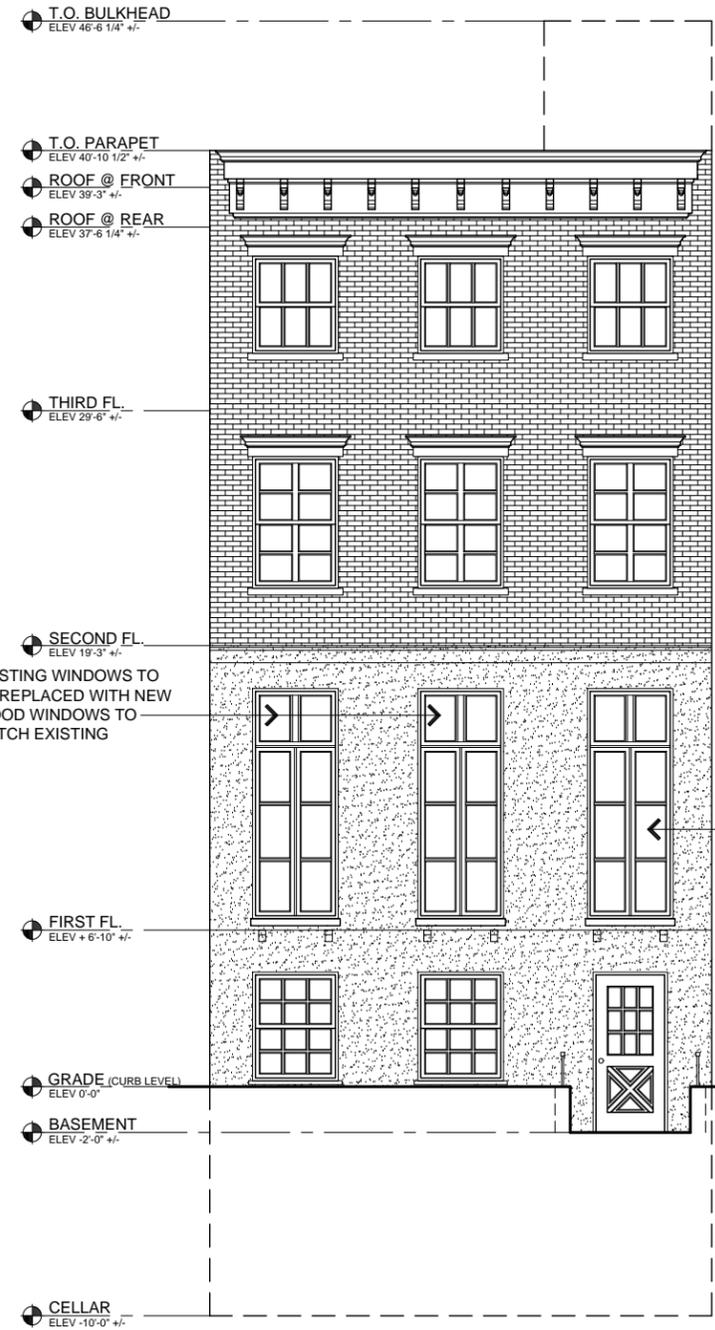
DATE: 6-10-2016
SCALE: 15-059.100
JOB No.:

DRAWN BY: GW
CHECKED BY: XX

DRAWING TITLE
EXISTING AND PROPOSED FRONT FACADE ELEVATION

SEAL _____ DRAWING No. _____

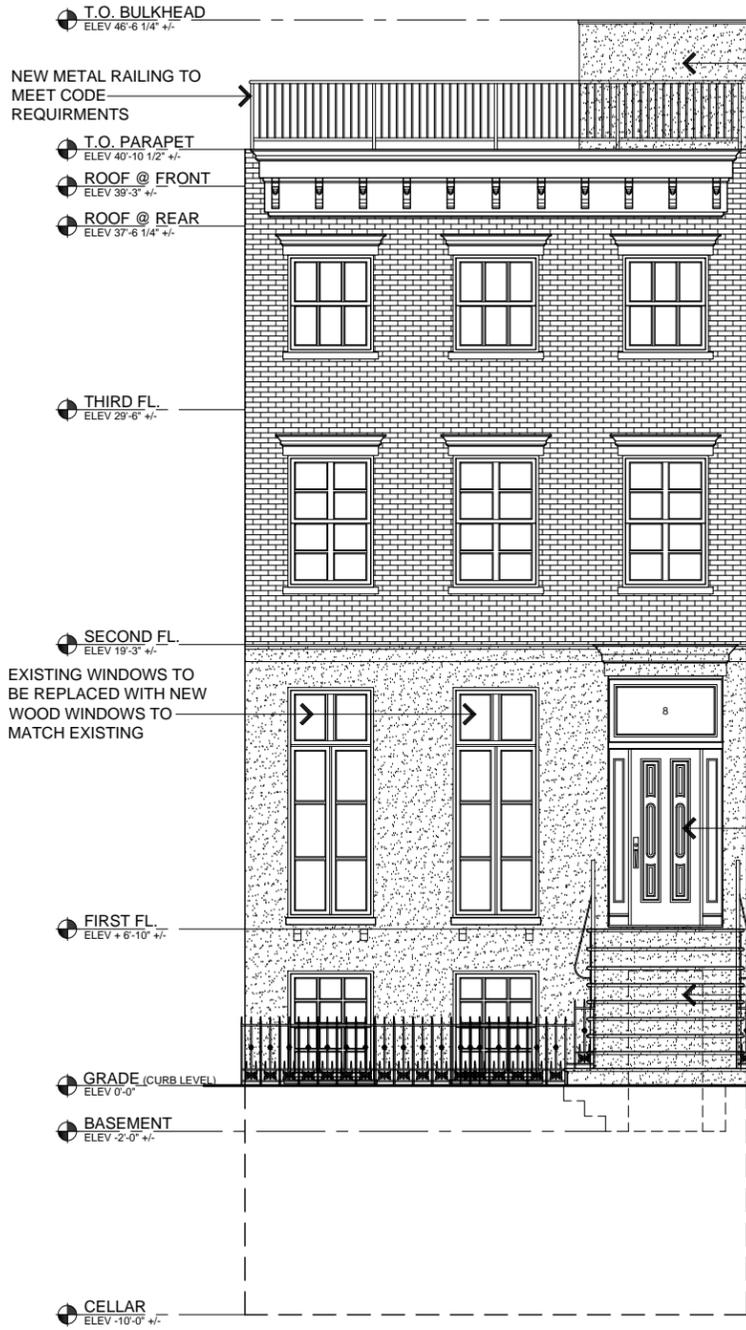
LPC-004
DRAWING OF _____



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

NOTE: ALL OTHER DOORS AND WINDOWS AT FRONT FACADE TO REMAIN AS THERE HAVE BEEN REPLACED WITH NEW DOUBLE GLAZED WOOD UNITS

EXISTING WINDOW TO BE REPLACED WITH NEW DOOR AND TRANSOM TO MATCH CHARACTER OF ENTRY AT 6 PERRY STREET



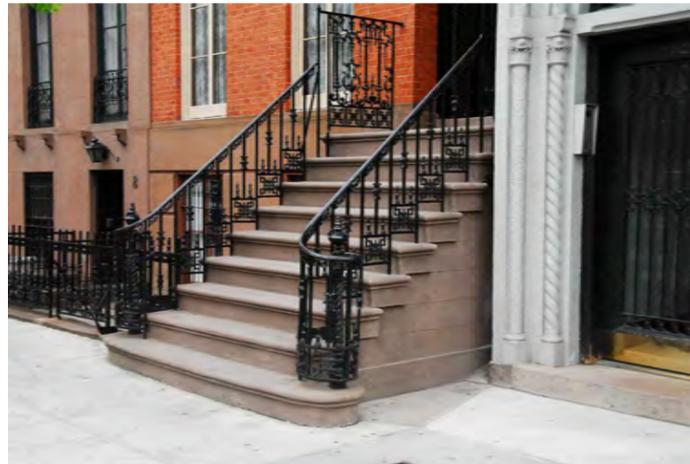
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NEW STAIR BULKHEAD AT ROOF. METAL STANDING SEAM FINISH TO BE DETERMINED

NOTE: ALL OTHER WINDOWS AT FRONT FACADE TO REMAIN AS THEY HAVE BEEN REPLACED WITH NEW DOUBLE GLAZED WOOD UNITS

EXISTING WINDOW TO BE REPLACED WITH NEW DOOR AND TRANSOM TO MATCH CHARACTER OF ENTRY AT 10 PERRY STREET

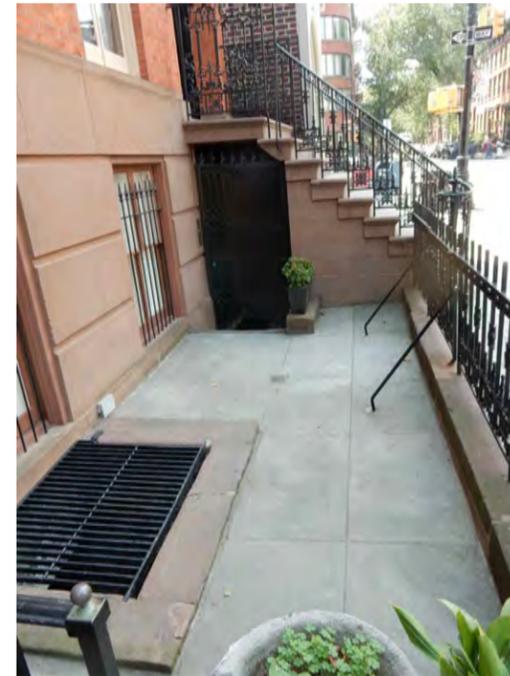
NEW HISTORIC FRONT STOOP, STEPS AND RAILINGS TO MATCH EXISTING HISTORIC STEPS AT 10 PERRY STREET



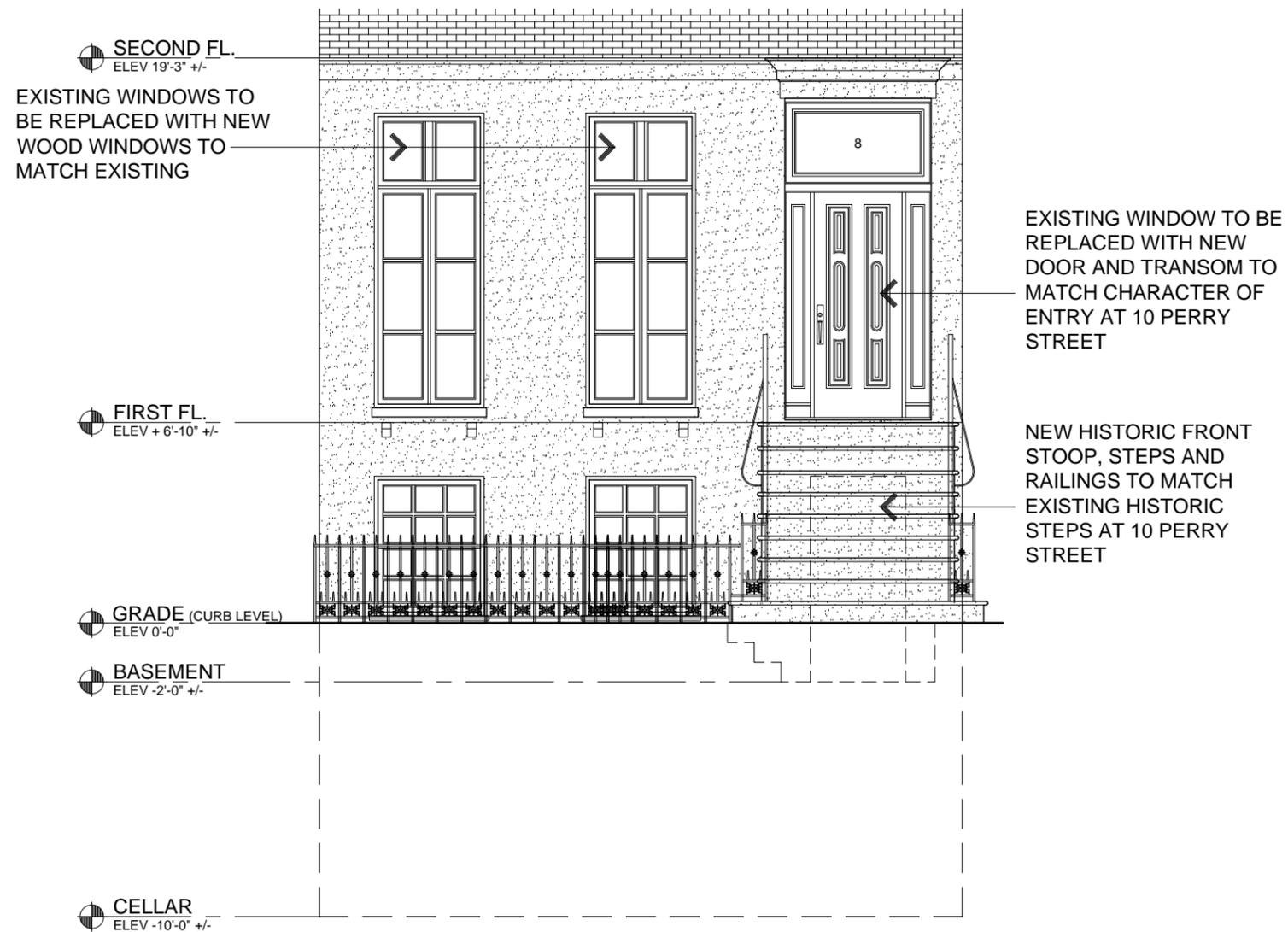
PROPOSED NEW BROWNSTONE STOOP, STEPS,
AND RAILINGS TO MATCH HISTORIC ORIGINAL
(PHOTO OF 10 PERRY STREET ORIGINAL AS PER LPC REPORT)



PROPOSED NEW BROWNSTONE STOOP, STEPS,
AND RAILINGS TO MATCH HISTORIC ORIGINAL
(PHOTO OF 10 PERRY STREET ORIGINAL AS PER LPC REPORT)



PROPOSED NEW BROWNSTONE STOOP, STEPS,
AND RAILINGS TO MATCH HISTORIC ORIGINAL
(PHOTO OF 10 PERRY STREET ORIGINAL AS PER LPC REPORT)



PROPOSED FRONT ELEVATION

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

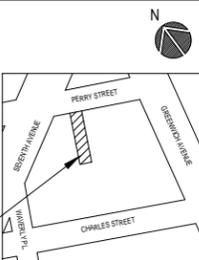


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AREA OF WORK

Key Plan

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JOB No.	15-059.100		
DRAWING TITLE			

**ENLARGED PROPOSED
FRONT ELEVATION ENTRY
AND REFERENCE PHOTOS**

SEAL DRAWING No.

LPC-005
DRAWING OF



SUBJECT PROPERTY 8 PERRY STREET
EXISTING REAR FACADE

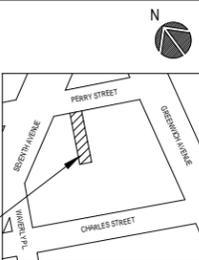


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Plot Plan
8 PERRY STREET
NEW YORK, NY 10014

BLOCK NO.: 612
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COMMUNITY BOARD: 102
ZONING DISTRICT: C2-6
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JOB No.	15-059.100		

DRAWING TITLE
EXISTING CONDITIONS
PHOTOS REAR
ELEVATION

SEAL DRAWING No.

LPC-006

DRAWING OF



EXISTING PARTIAL WIDTH 3 STORY ADDITION
ADJACENT AT 6 PERRY STREET AND FULL
WIDTH 3 STORY ADDITION AT 4 PERRY STREET



EXISTING FULL WIDTH 2 STORY ADDITION
ADJACENT AT 10 PERRY STREET

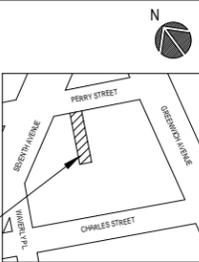


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JOB No.	15-059.100		

DRAWING TITLE
**EXISTING CONDITIONS
PHOTOS REAR ADDITIONS AT
ADJACENT PROPERTIES**

SEAL DRAWING No.

LPC-007

DRAWING OF



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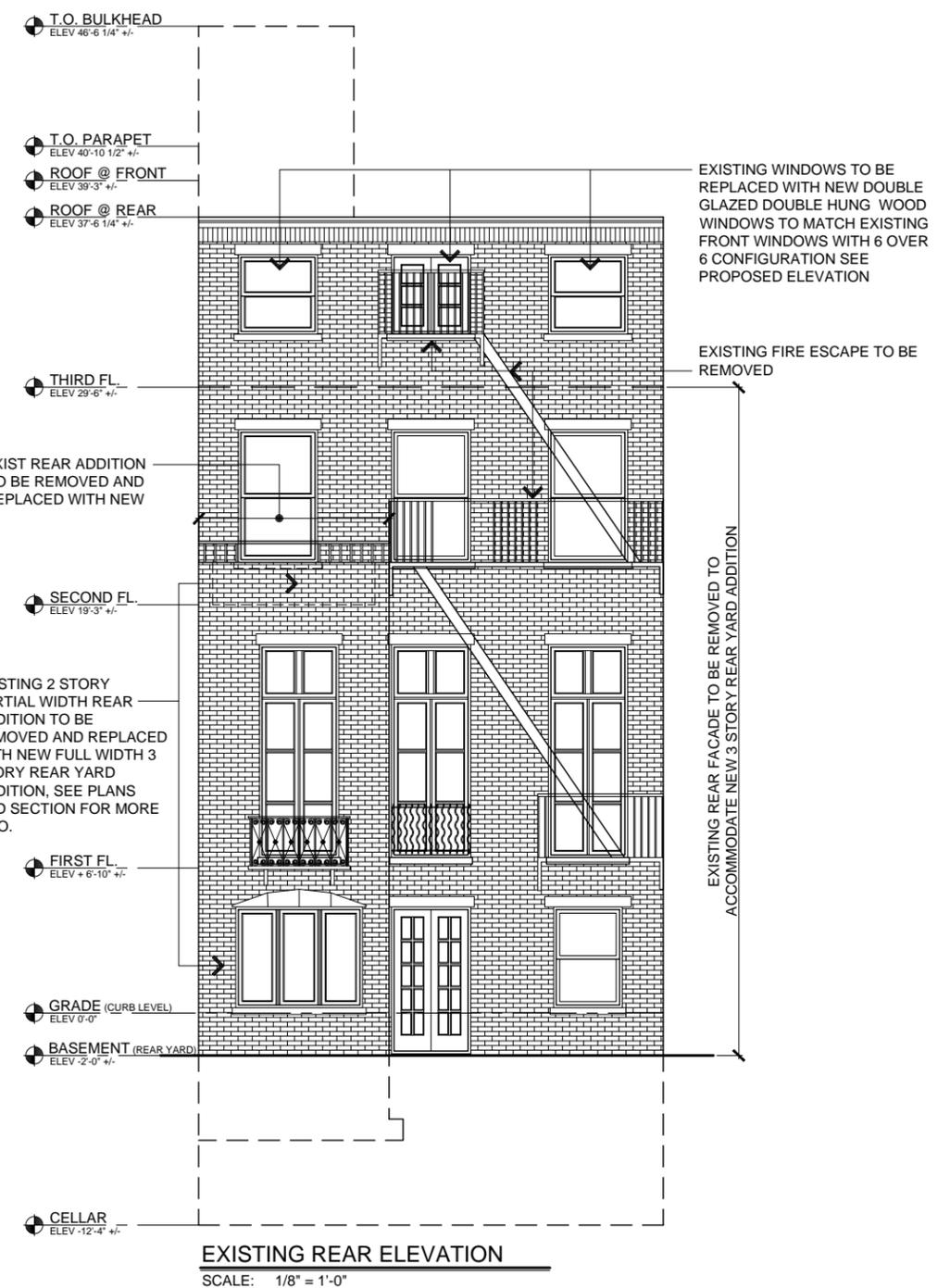
Block No.: 612
Lot No.: 53
Community Board: 102
Zoning District: C2-6
Zoning Map Number: 12a

Key Plan

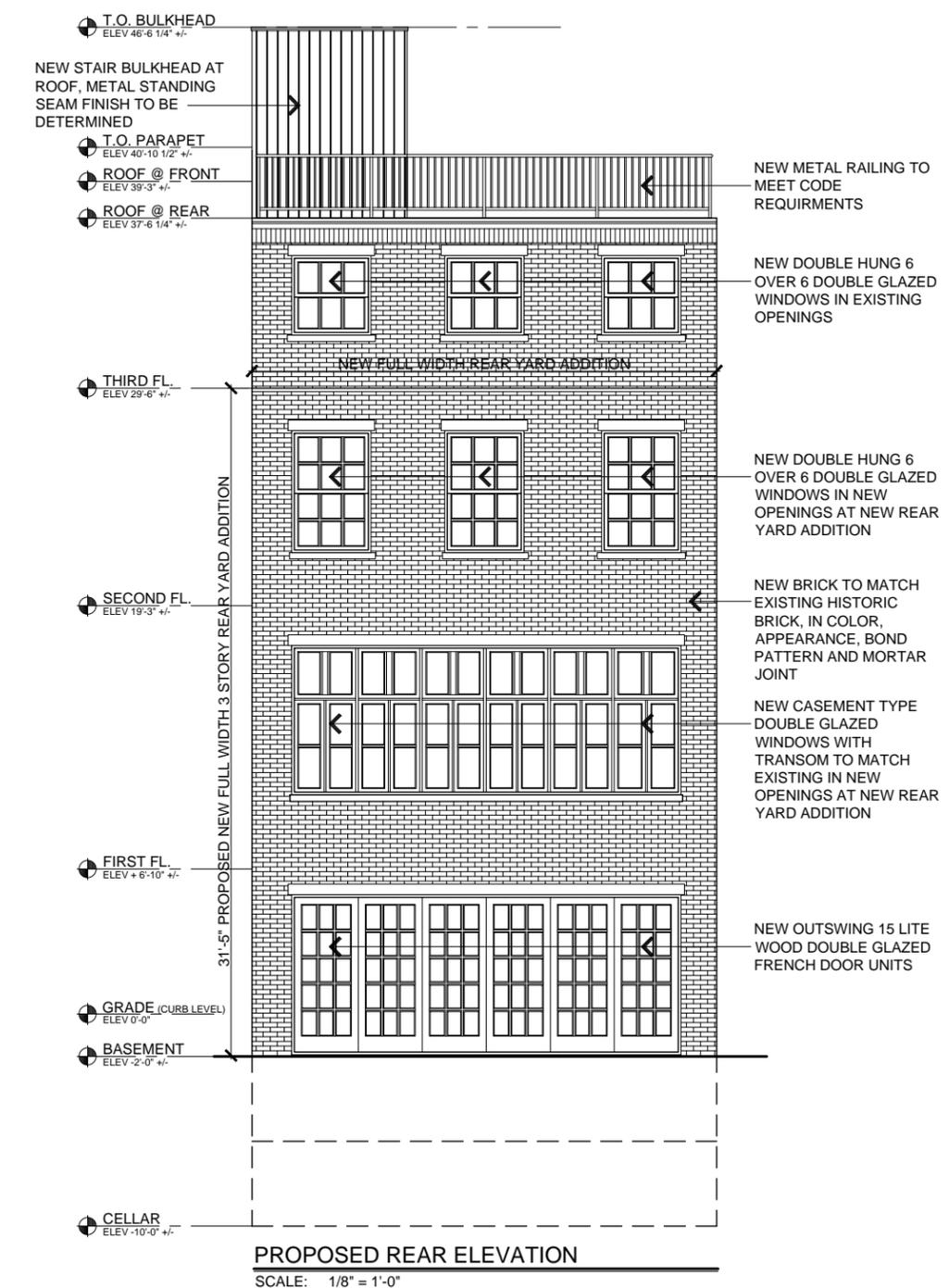
PROJECT NAME	TOWN HOUSE RENOVATION
8 PERRY STREET NEW YORK, NEW YORK 10014	
NYC DOB No.:	

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE	EXISTING AND PROPOSED REAR FACADE ELEVATIONS		

SEAL	DRAWING No.
	LPC-008
	DRAWING OF



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



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

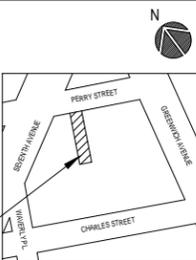


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AREA OF WORK

Key Plan

PROJECT NAME

TOWN HOUSE RENOVATION
8 PERRY STREET
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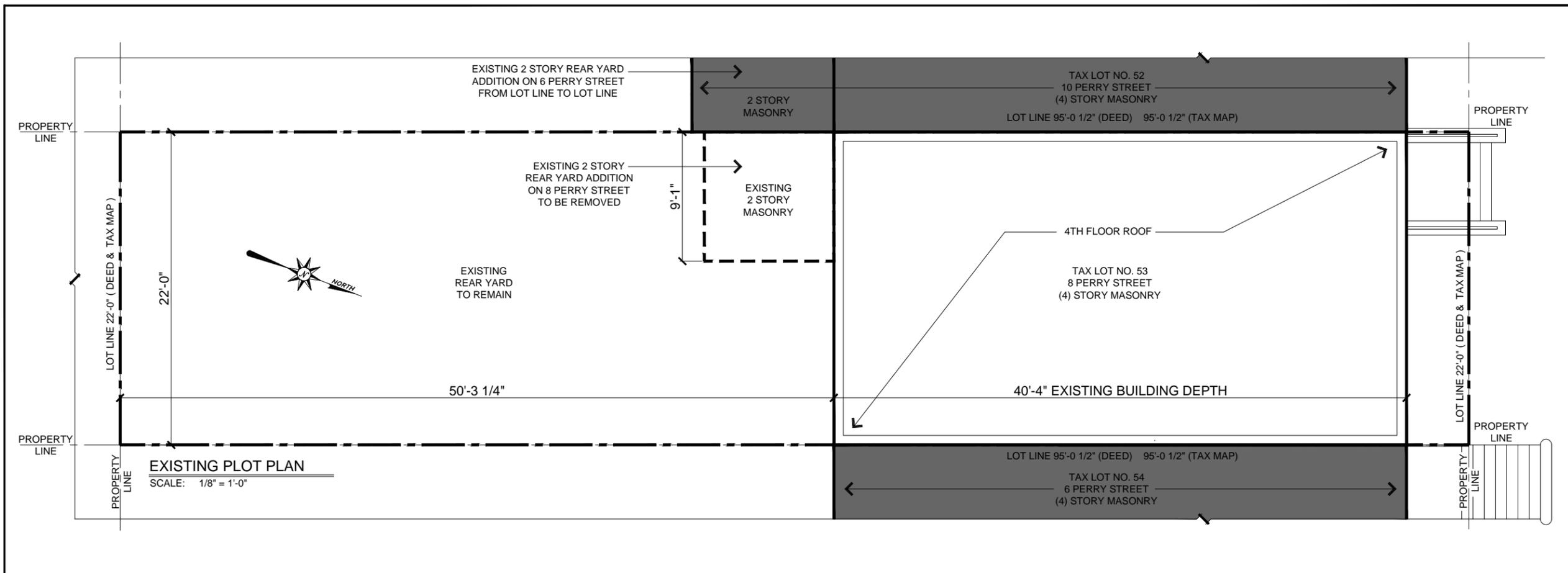
NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE	1/8" = 1'-0"	CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE	PLOT PLANS EXISTING & PROPOSED		

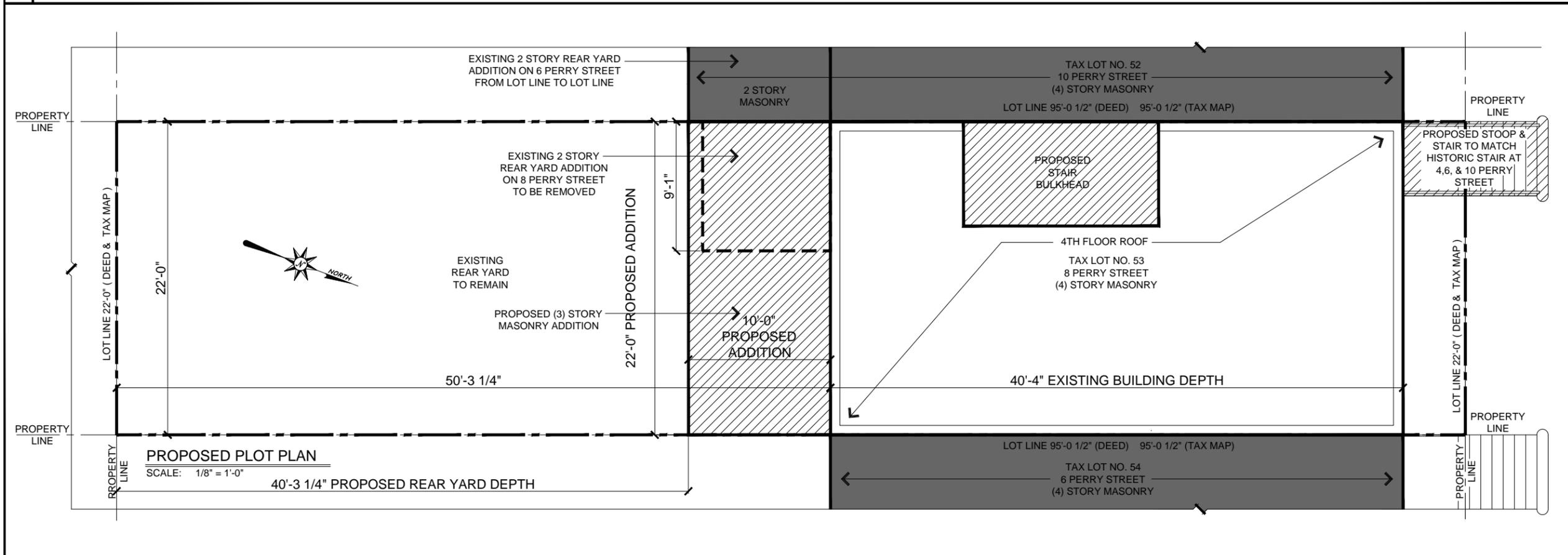
PLOT PLANS
EXISTING & PROPOSED

SEAL DRAWING No.

LPC-009
DRAWING OF



1 EXISTING BUILDING PLOT PLAN



2 PROPOSED BUILDING PLOT PLAN



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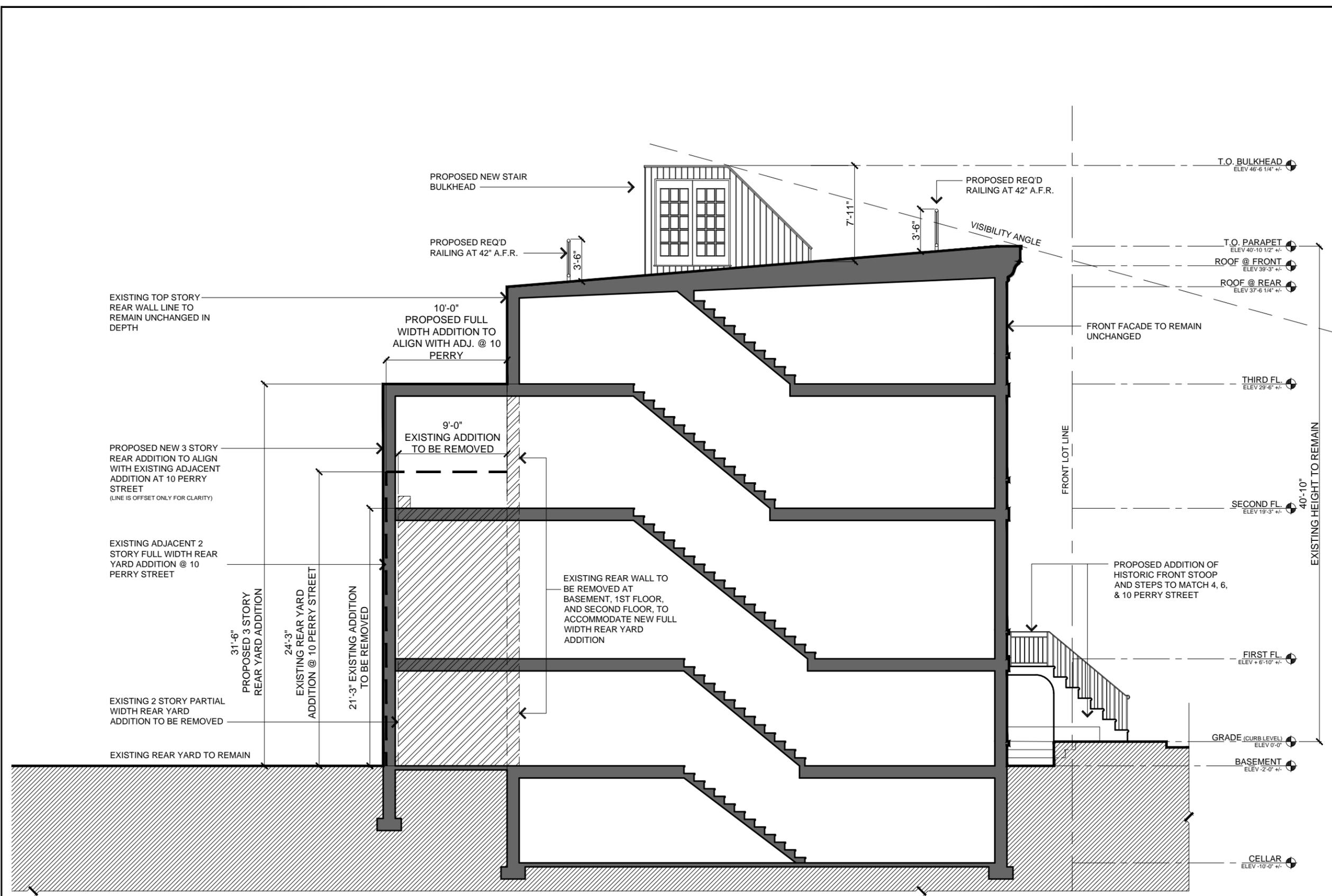
NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE	EXISTING AND PROPOSED BUILDING SECTION		

EXISTING AND PROPOSED BUILDING SECTION

SEAL DRAWING No.

LPC-010
DRAWING OF



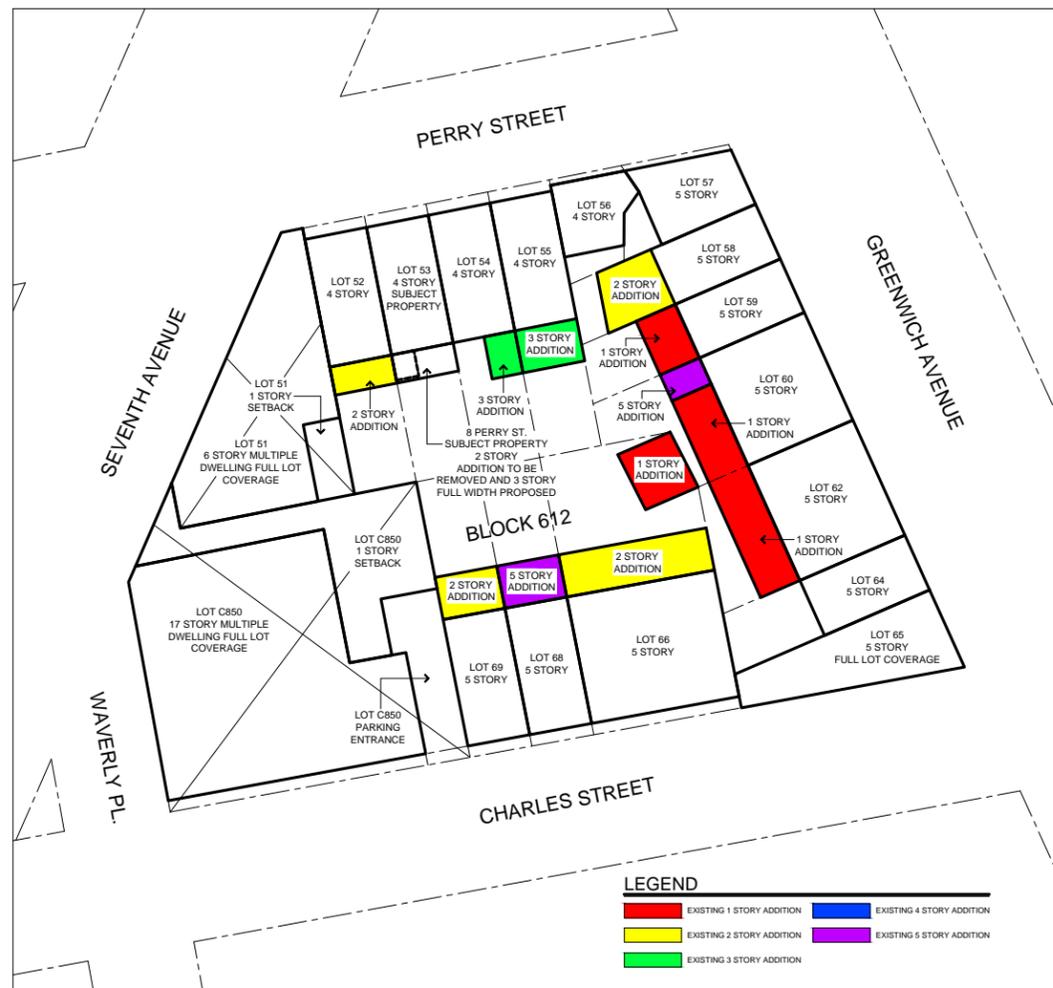
EXISTING AND PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"



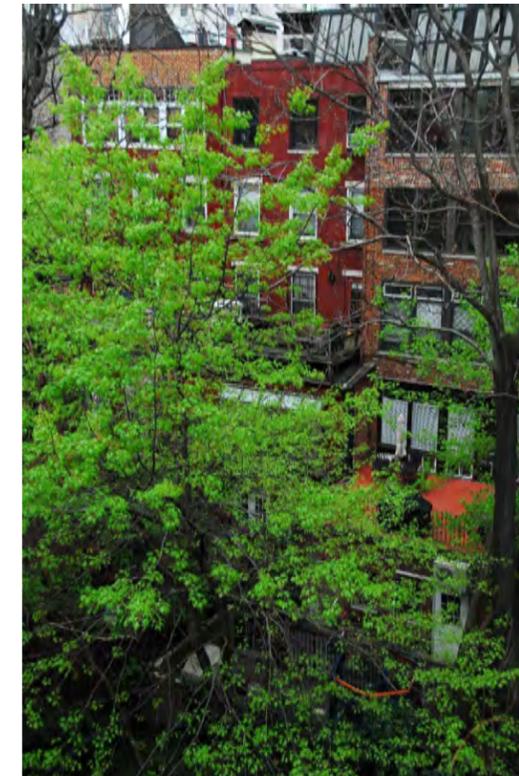
EXISTING 5 STORY REAR ADDITION AT LOT 69
11 CHARLES STREET



EXISTING 2 STORY REAR ADDITION AT LOT 68
9 CHARLES STREET



BLOCK STUDY - REAR ADDITIONS
SCALE: 1/64" = 1'-0"



EXISTING 25 STORY REAR ADDITION AT LOT 66
5 CHARLES STREET



EXISTING 25 STORY REAR ADDITION AT LOT 66
5 CHARLES STREET

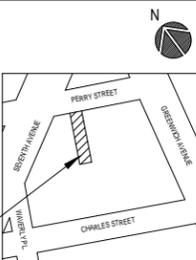


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NEW YORK, NY 10014

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AREA OF WORK

Key Plan

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DRAWING TITLE
**BLOCK PLAN AND
PHOTOS OF REAR
YARD ADDITIONS**

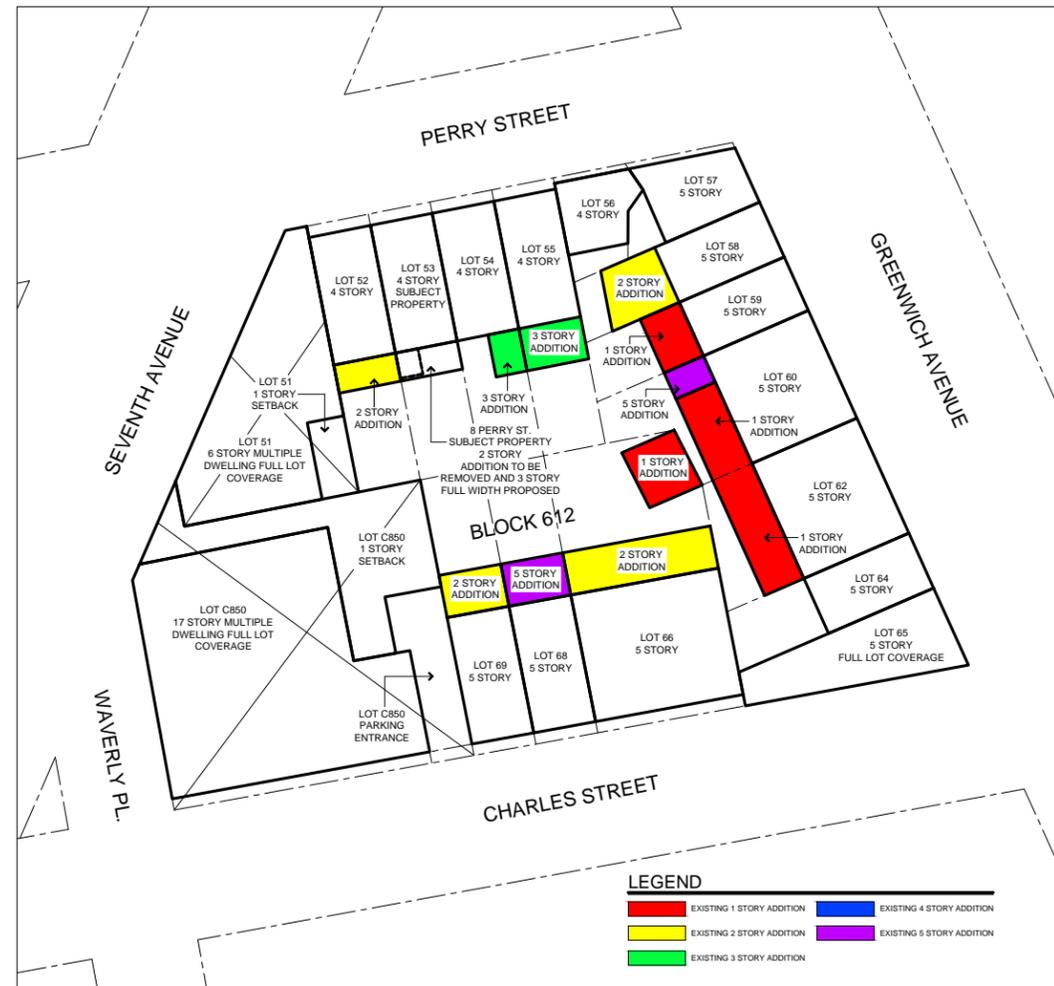
SEAL DRAWING No.



EXISTING 5 STORY REAR ADDITION AT LOT 52
10 PERRY STREET



EXISTING 2 STORY REAR ADDITION AT LOT 53
SUBJECT PROPERTY 8 PERRY STREET



BLOCK STUDY - REAR ADDITIONS
SCALE: 1/64" = 1'-0"



EXISTING 3 STORY REAR ADDITION AT LOT 54
6 PERRY STREET

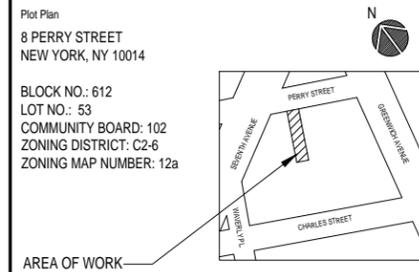


EXISTING 3 STORY REAR ADDITION AT LOT 55
4 PERRY STREET



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DRAWING TITLE
BLOCK PLAN AND PHOTOS OF REAR YARD ADDITIONS

SEAL DRAWING No.

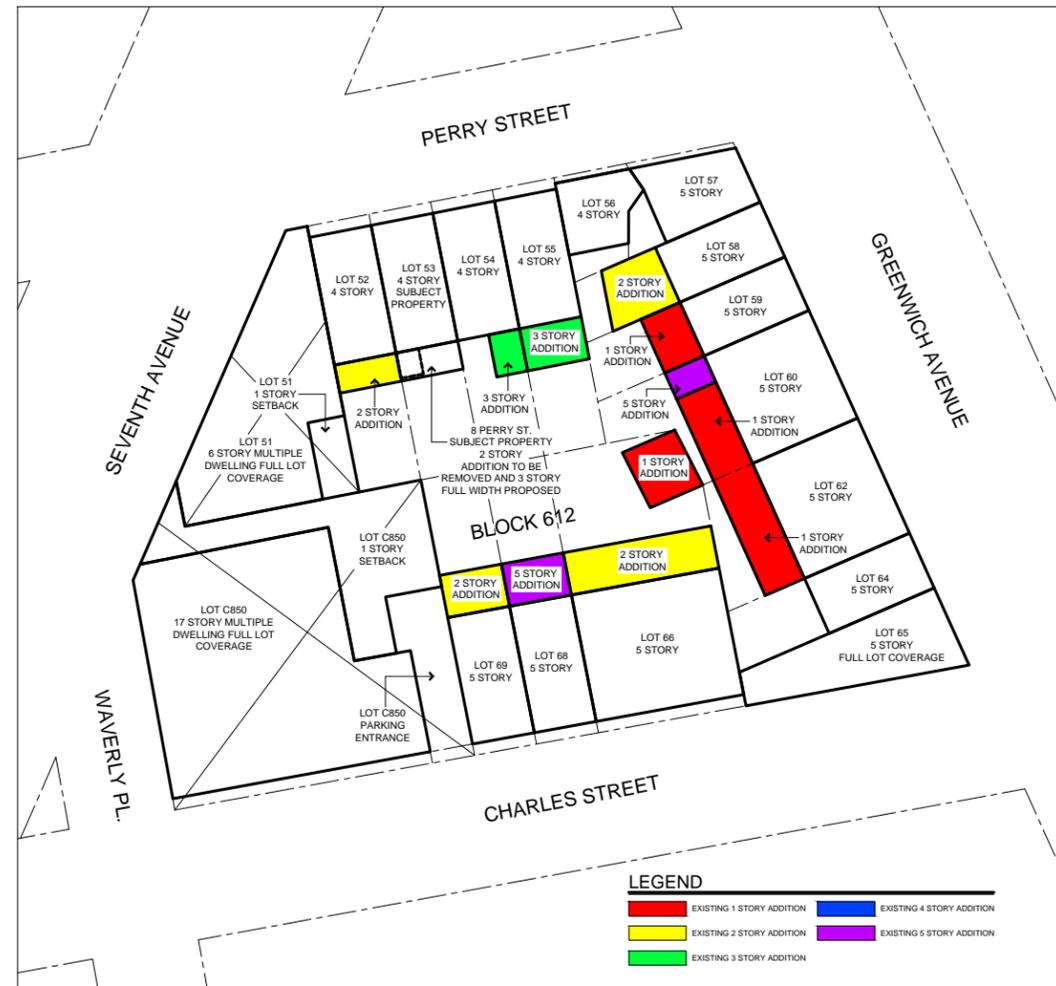
LPC-013
DRAWING OF



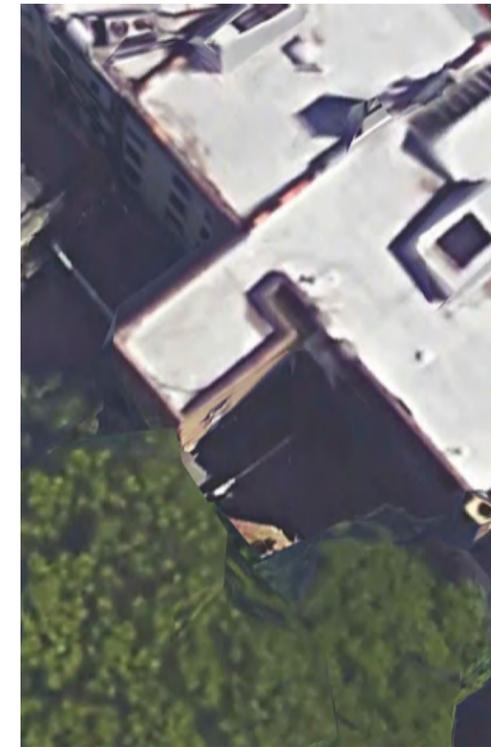
EXISTING 2 STORY REAR ADDITION AT LOT 58
53 GREENWICH AVENUE



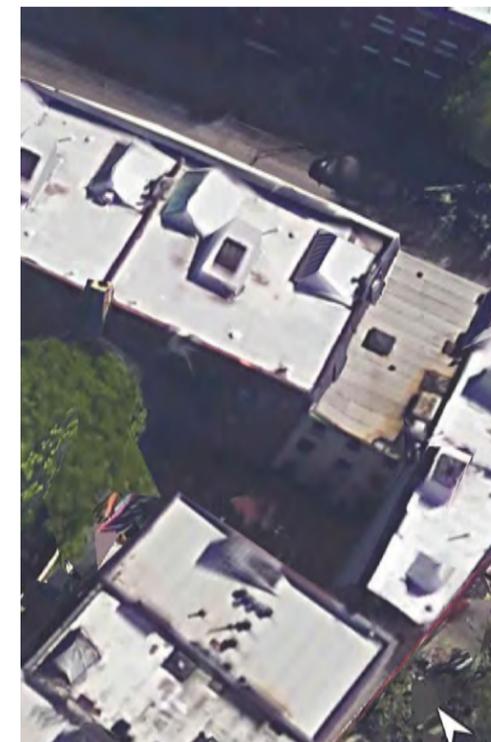
EXISTING 1 STORY REAR ADDITION AT LOT 59
51 GREENWICH AVENUE



BLOCK STUDY - REAR ADDITIONS
SCALE: 1/64" = 1'-0"



EXISTING 5 STORY REAR ADDITION AT LOT 60
49 GREENWICH AVENUE



EXISTING 1 STORY REAR ADDITION AT
LOTS 60 & 62
49 & 45 GREENWICH AVENUE

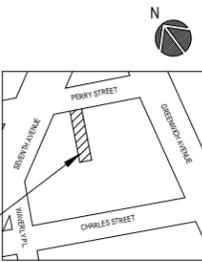


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DRAWING TITLE
**PROPOSED FRONT
ELEVATION AND
REFERENCE PHOTOS**

SEAL DRAWING No.

LPC-014
DRAWING OF



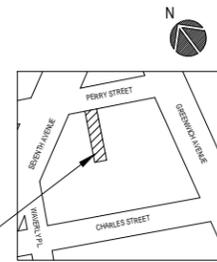
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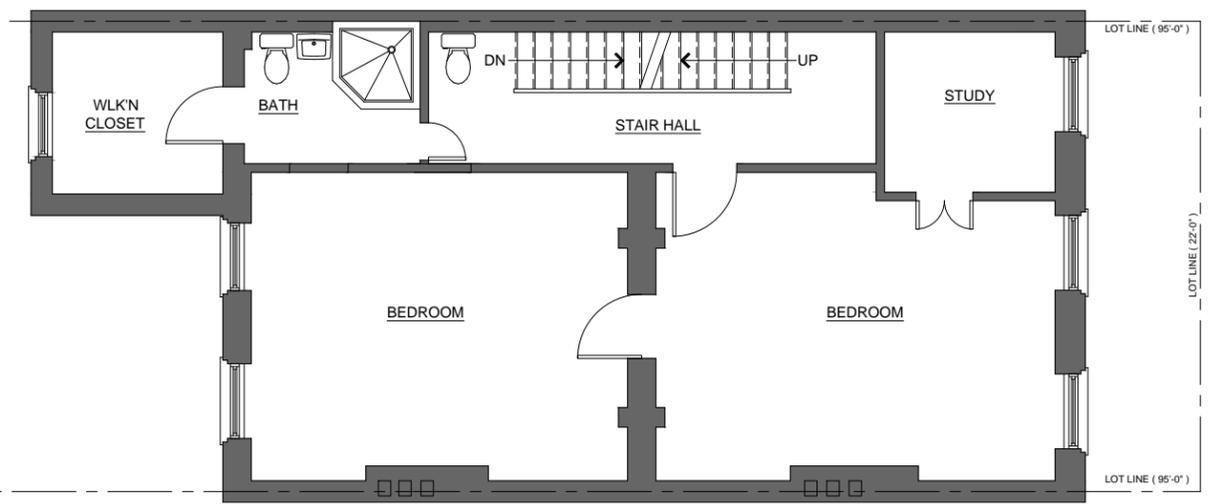
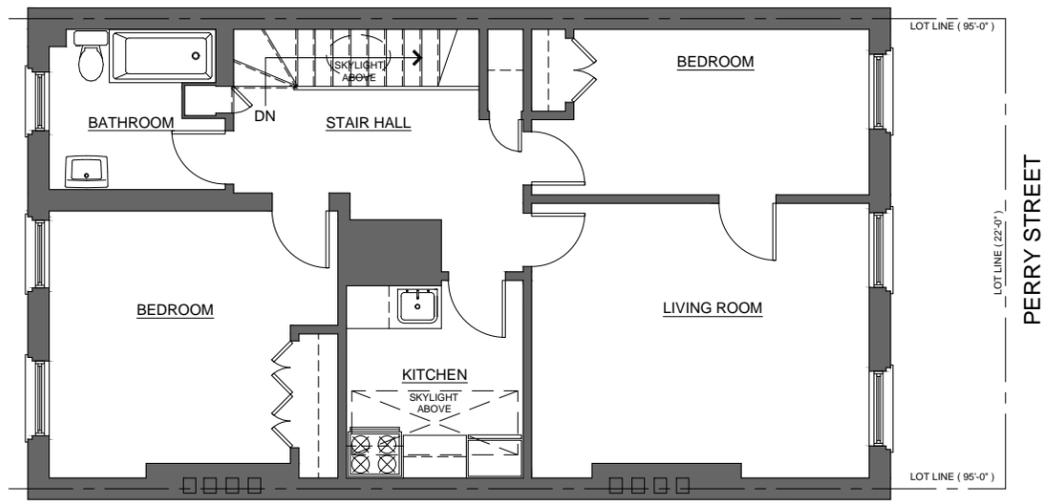
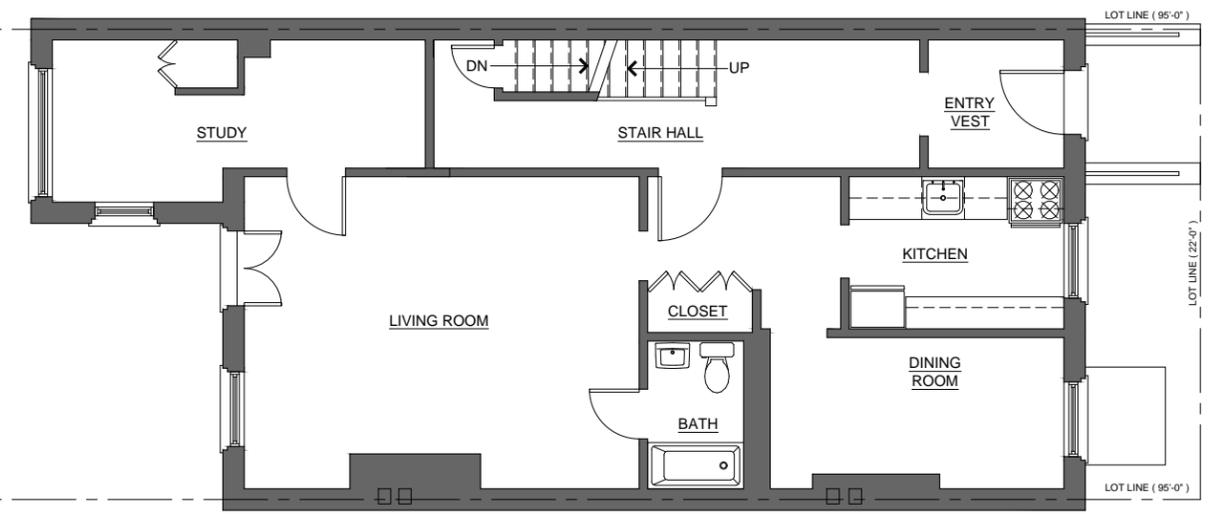
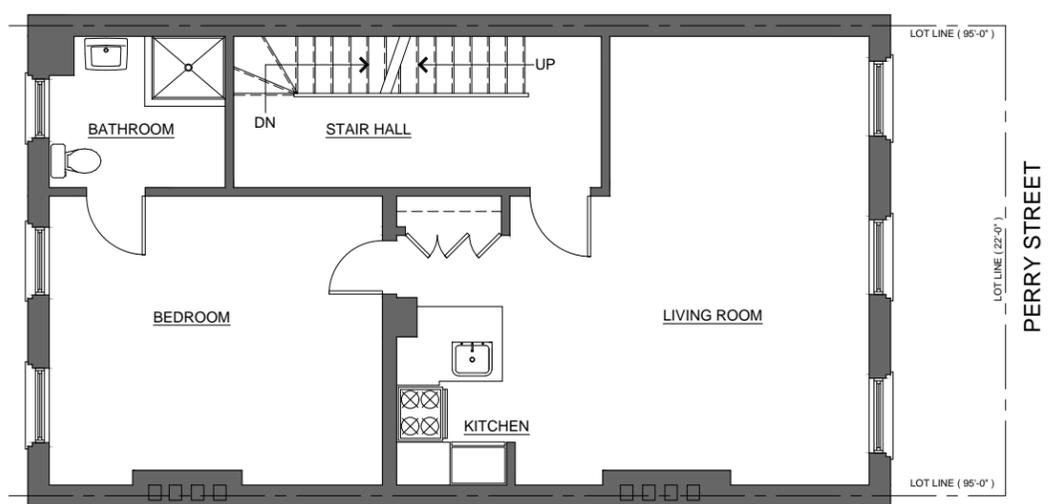
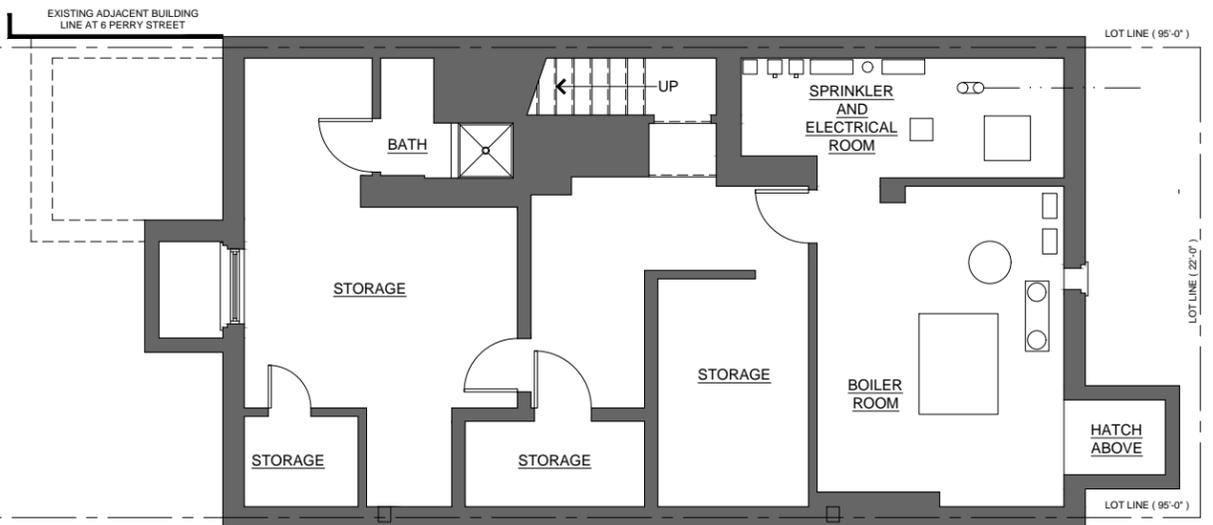
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JOB No.	15-059.100		
DRAWING TITLE	EXISTING FLOOR PLANS		

EXISTING FLOOR PLANS

SEAL DRAWING No.

LPC-015
DRAWING OF





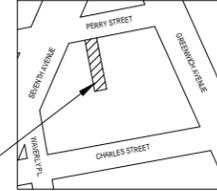
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8 PERRY STREET
NEW YORK, NEW YORK 10014

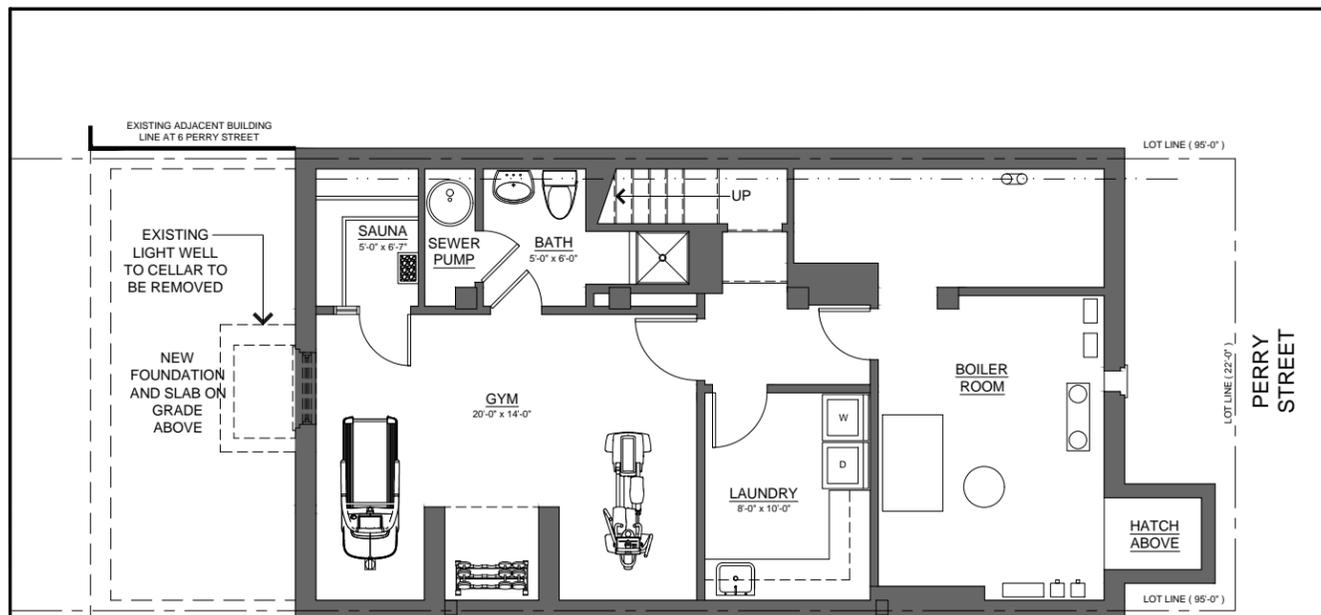
NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE	PROPOSED FLOOR PLANS		

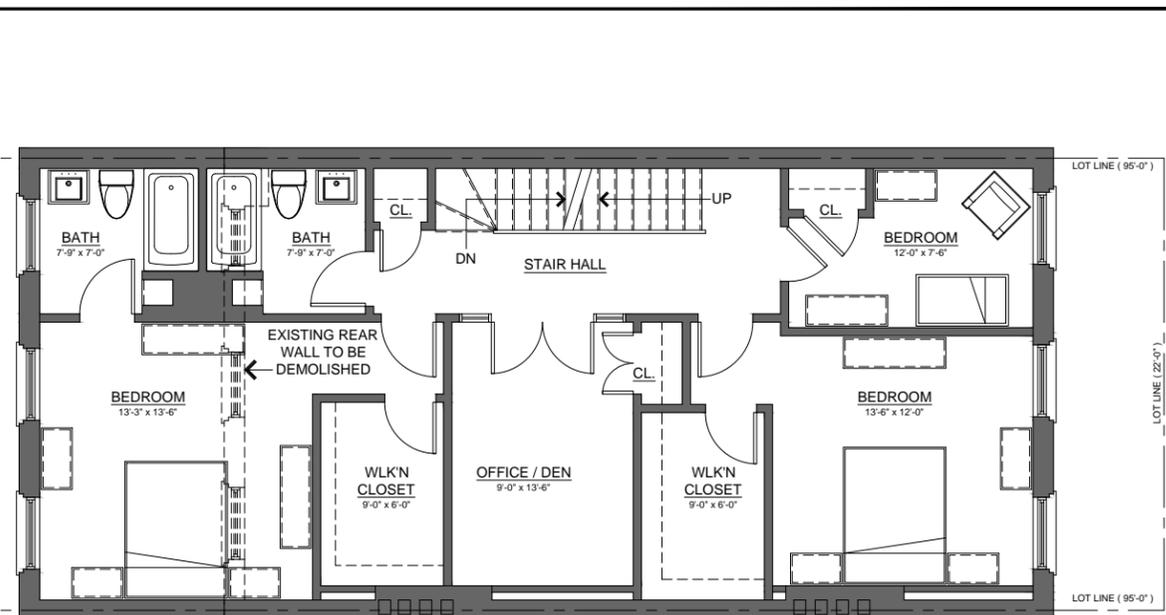
PROPOSED FLOOR PLANS

SEAL DRAWING No.

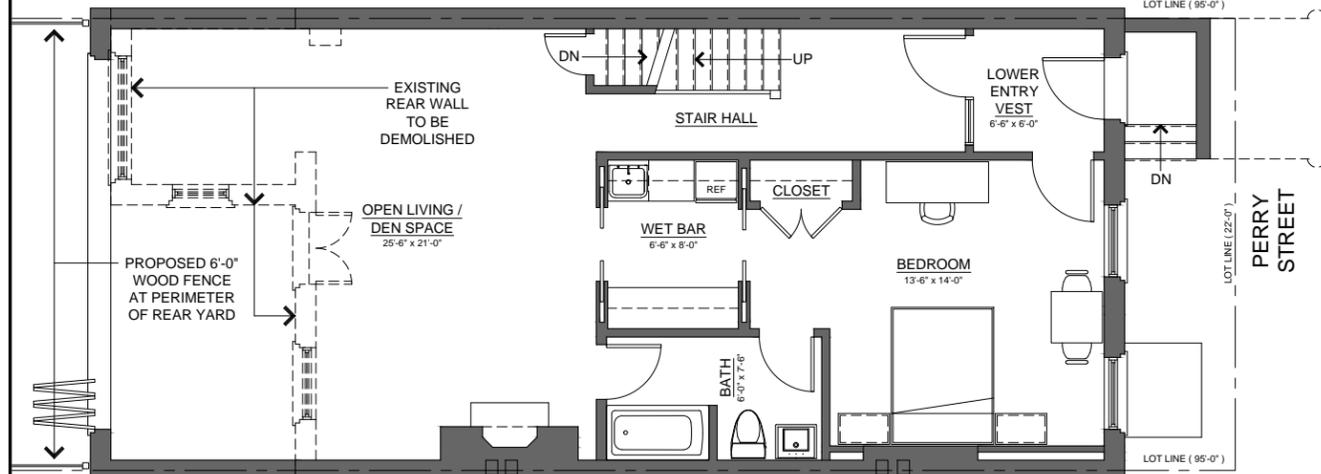
LPC-016
DRAWING OF



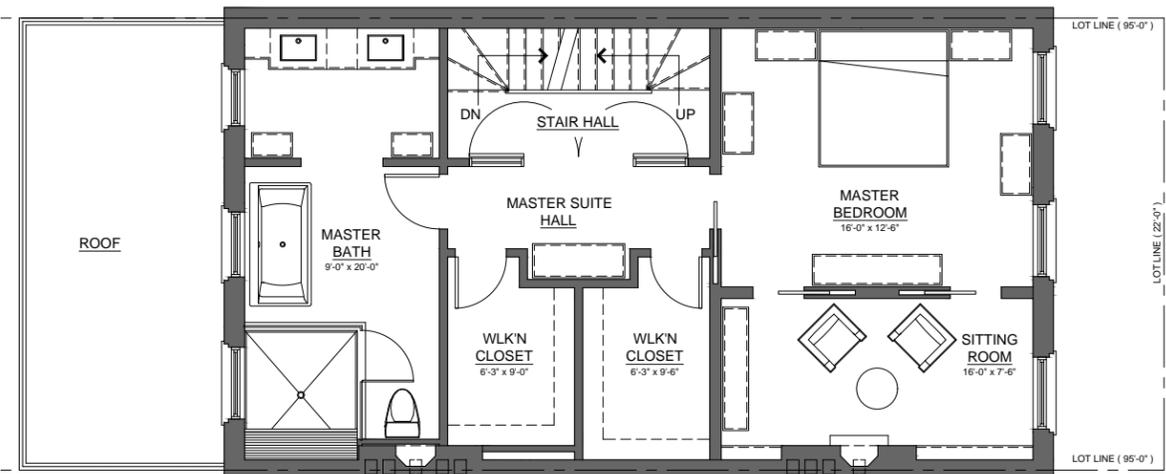
PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"



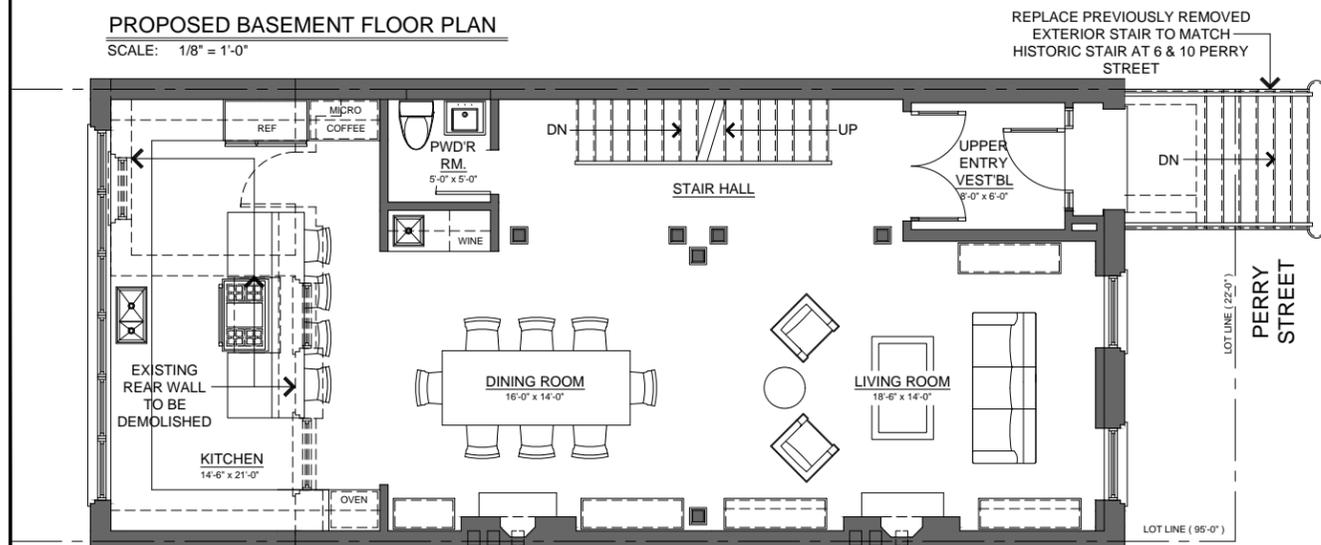
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

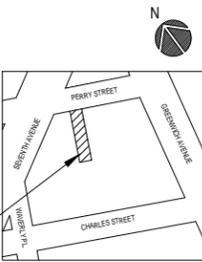


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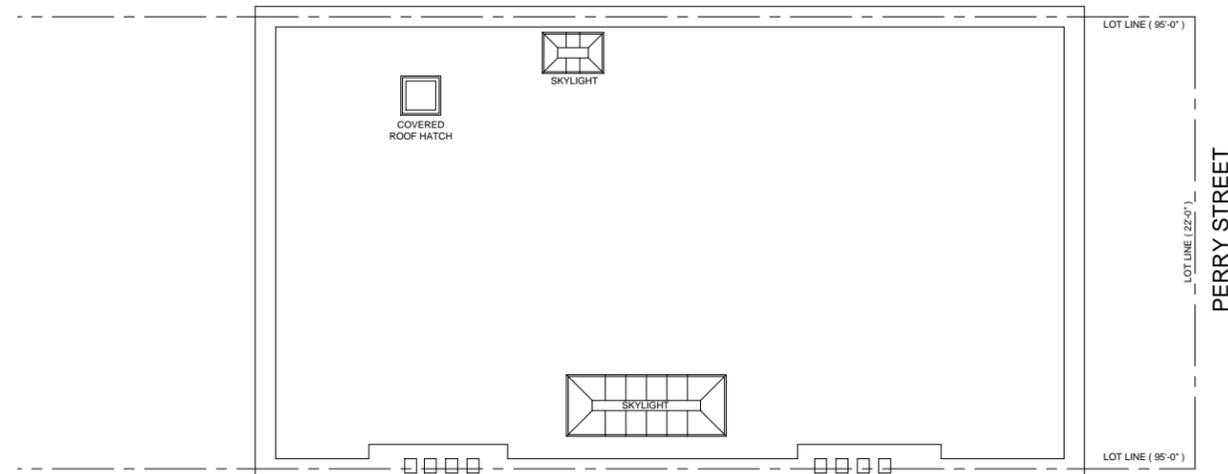
No.	REV.	DATE	DESCRIPTION
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Plot Plan
 8 PERRY STREET
 NEW YORK, NY 10014

BLOCK NO.: 612
 LOT NO.: 53
 COMMUNITY BOARD: 102
 ZONING DISTRICT: C2-6
 ZONING MAP NUMBER: 12a

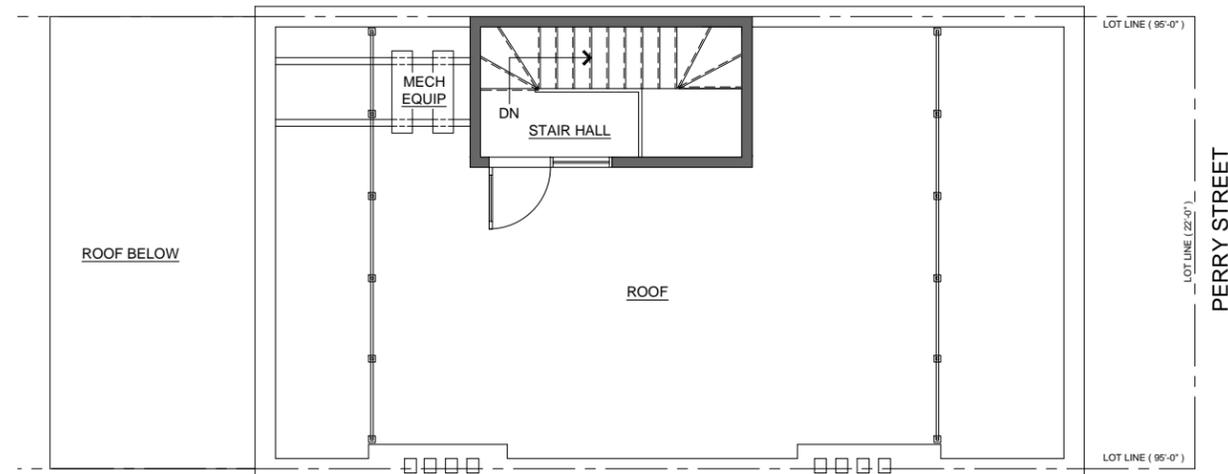


AREA OF WORK



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

1 EXISTING ROOF PLAN



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

2 PROPOSED ROOF PLAN

Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
 8 PERRY STREET
 NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		

DRAWING TITLE
EXISTING AND PROPOSED ROOF PLANS

SEAL DRAWING No.

LPC-017
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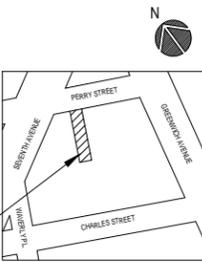


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No.	REV.	DATE	DESCRIPTION

Plot Plan
 8 PERRY STREET
 NEW YORK, NY 10014

BLOCK NO.: 612
 LOT NO.: 53
 COMMUNITY BOARD: 102
 ZONING DISTRICT: C2-6
 ZONING MAP NUMBER: 12a



AREA OF WORK

Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
 8 PERRY STREET
 NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE	15-059.100	CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE			

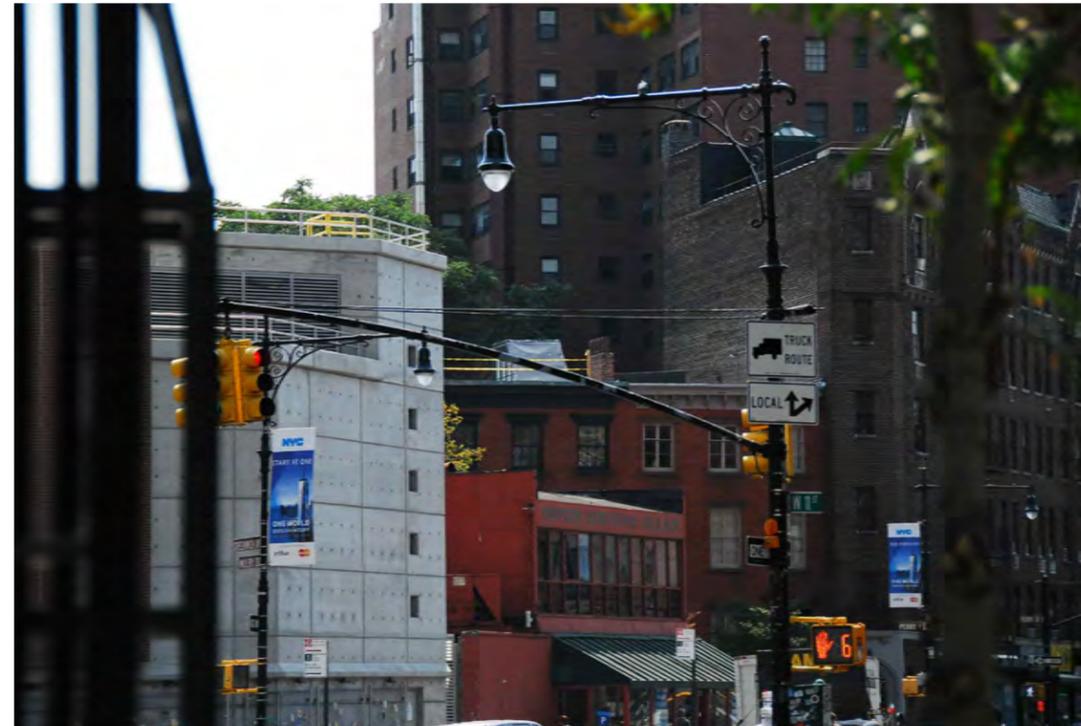
VISIBILITY PHOTOS

SEAL _____ DRAWING No. _____

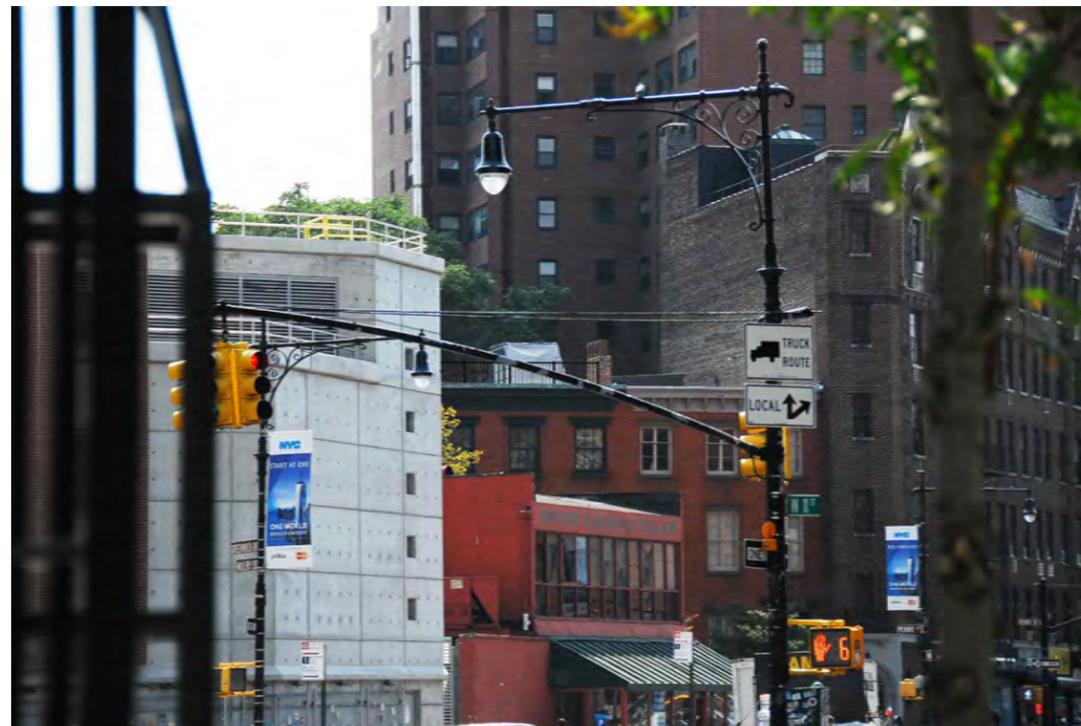
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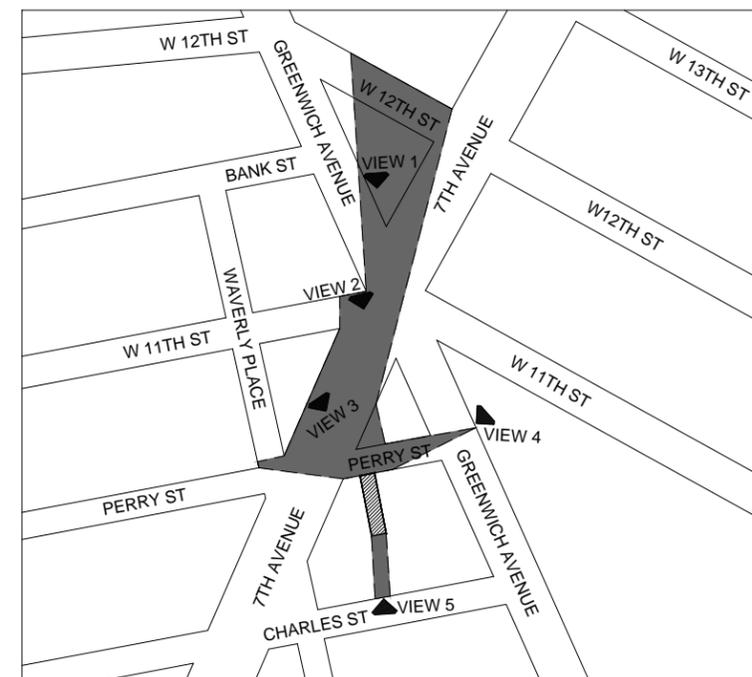
VIEW NO. 1
 SOUTH SIDE OF GREENWICH AVENUE MID BLOCK BETWEEN 7TH AVENUE
 AND BANK STREET



ENLARGED VIEW NO. 1
 SOUTH SIDE OF GREENWICH AVENUE MID BLOCK BETWEEN 7TH AVENUE
 AND BANK STREET



ENLARGED VIEW NO. 1 - MONTAGE SHOWING RAILINGS
 SOUTH SIDE OF GREENWICH AVENUE MID BLOCK BETWEEN 7TH AVENUE
 AND BANK STREET



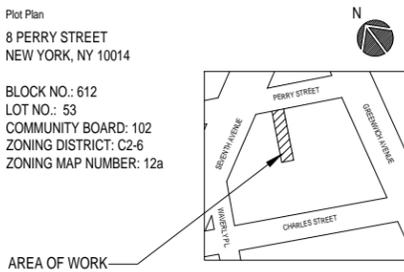
AREA KEY PLAN
 NOT TO SCALE



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No.	REV.	DATE	DESCRIPTION
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No.	REV.	DATE	DESCRIPTION



Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
 8 PERRY STREET
 NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE	VISIBILITY PHOTOS		

SEAL _____ DRAWING No. _____

LPC-019
 DRAWING OF _____



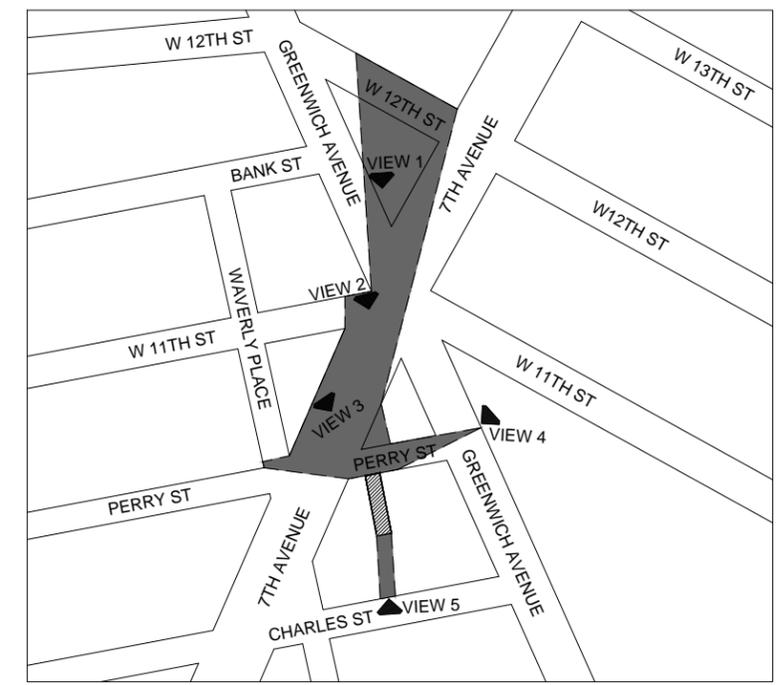
VIEW NO. 2
 NORTH WEST CORNER OF 7TH AVENUE AND 11TH STREET



ENLARGED VIEW NO. 2
 NORTH WEST CORNER OF 7TH AVENUE AND 11TH STREET



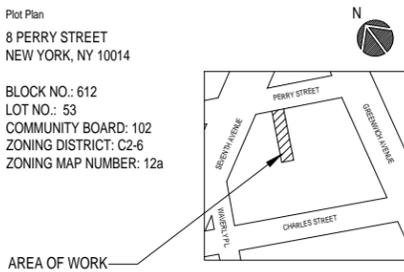
ENLARGED VIEW NO. 2 - MONTAGE SHOWING RAILINGS
 NORTH WEST CORNER OF 7TH AVENUE AND 11TH STREET





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No.	REV.	DATE	DESCRIPTION
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Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
 8 PERRY STREET
 NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE			

VISIBILITY PHOTOS

SEAL DRAWING No.

LPC-020
 DRAWING OF



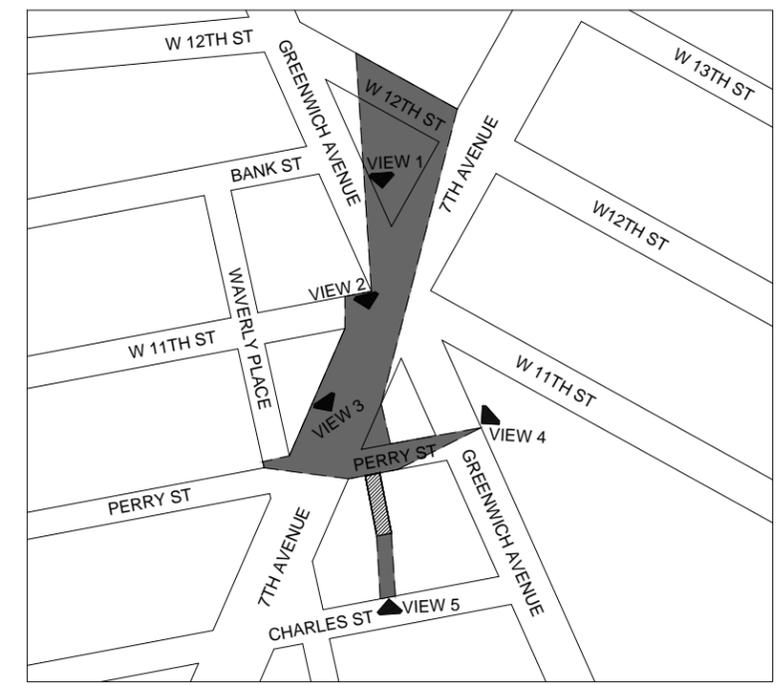
VIEW NO. 3
 WEST SIDE OF 7TH AVENUE MID BLOCK BETWEEN 11TH STREET AND PERRY STREET



ENLARGED VIEW NO. 3
 WEST SIDE OF 7TH AVENUE MID BLOCK BETWEEN 11TH STREET AND PERRY STREET



ENLARGED VIEW NO. 3 - MONTAGE SHOWING RAILINGS
 WEST SIDE OF 7TH AVENUE MID BLOCK BETWEEN 11TH STREET AND PERRY STREET



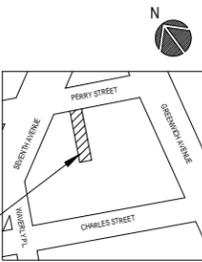


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No.	REV.	DATE	DESCRIPTION
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Plot Plan
 8 PERRY STREET
 NEW YORK, NY 10014

BLOCK NO.: 612
 LOT NO.: 53
 COMMUNITY BOARD: 102
 ZONING DISTRICT: C2-6
 ZONING MAP NUMBER: 12a



AREA OF WORK

Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
 8 PERRY STREET
 NEW YORK, NEW YORK 10014

NYC DOB No.:

DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE			

VISIBILITY PHOTOS

SEAL DRAWING No.

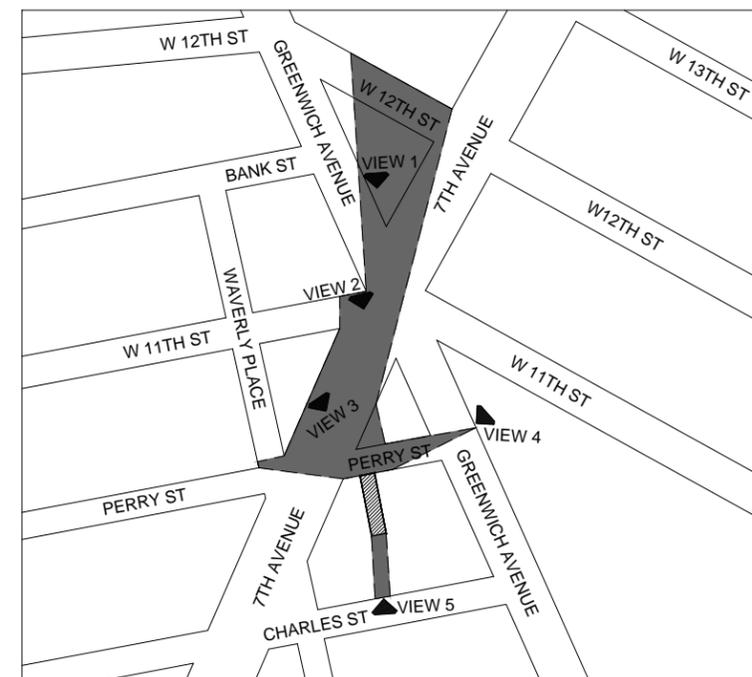
LPC-021
 DRAWING OF



VIEW NO. 4
 WEST SIDE OF GREENWICH AVENUE AT CORNER OF PERRY STREET



ENLARGED VIEW NO. 4
 WEST SIDE OF GREENWICH AVENUE AT CORNER OF PERRY STREET



AREA KEY PLAN
 NOT TO SCALE

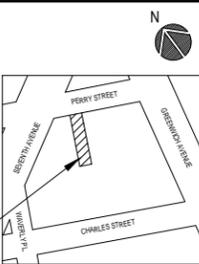


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No.	REV.	DATE	DESCRIPTION
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Plot Plan
 8 PERRY STREET
 NEW YORK, NY 10014

BLOCK NO.: 612
 LOT NO.: 53
 COMMUNITY BOARD: 102
 ZONING DISTRICT: C2-6
 ZONING MAP NUMBER: 12a



AREA OF WORK

Key Plan

PROJECT NAME
TOWN HOUSE RENOVATION
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 NEW YORK, NEW YORK 10014

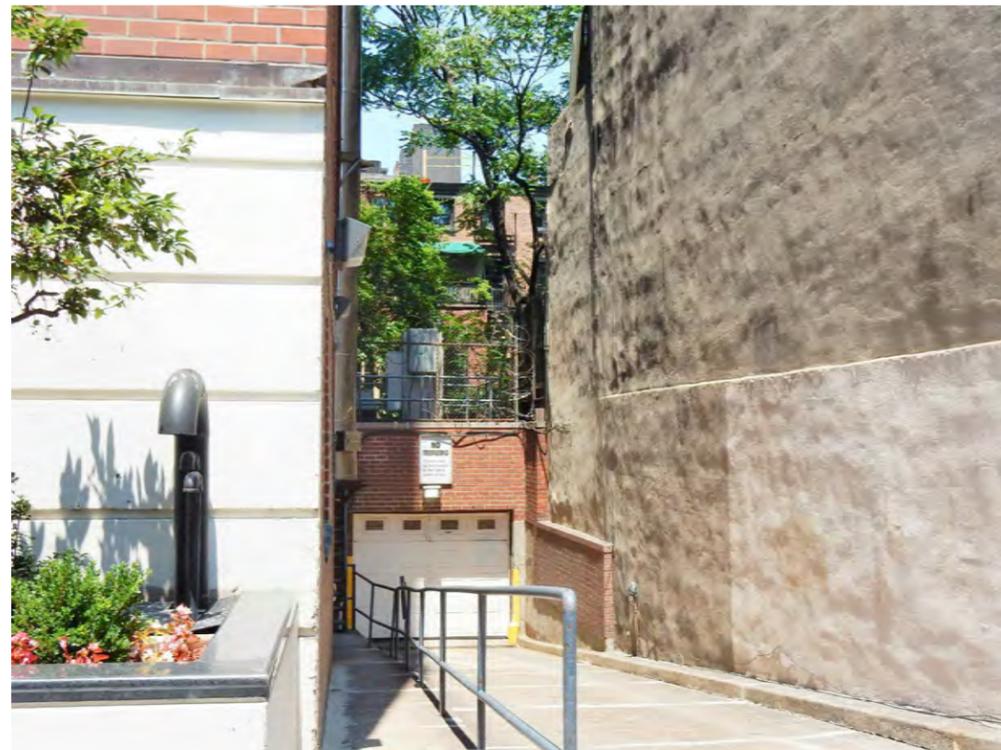
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DATE	6-10-2016	DRAWN BY	GW
SCALE		CHECKED BY	XX
JOB No.	15-059.100		
DRAWING TITLE			

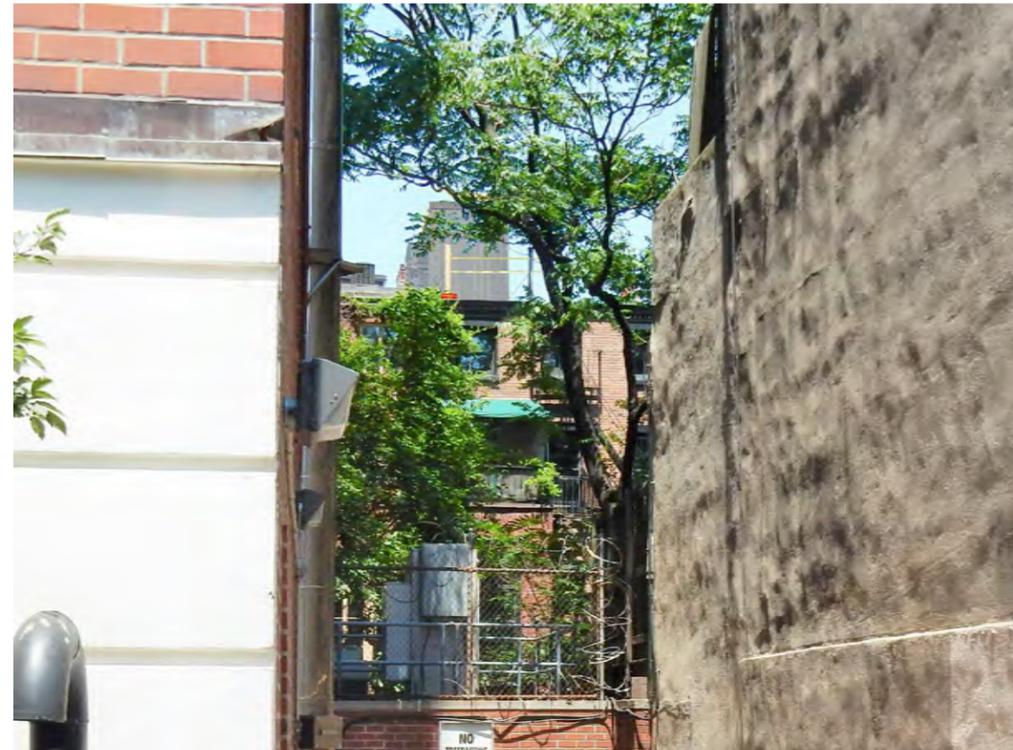
VISIBILITY PHOTOS

SEAL DRAWING No.

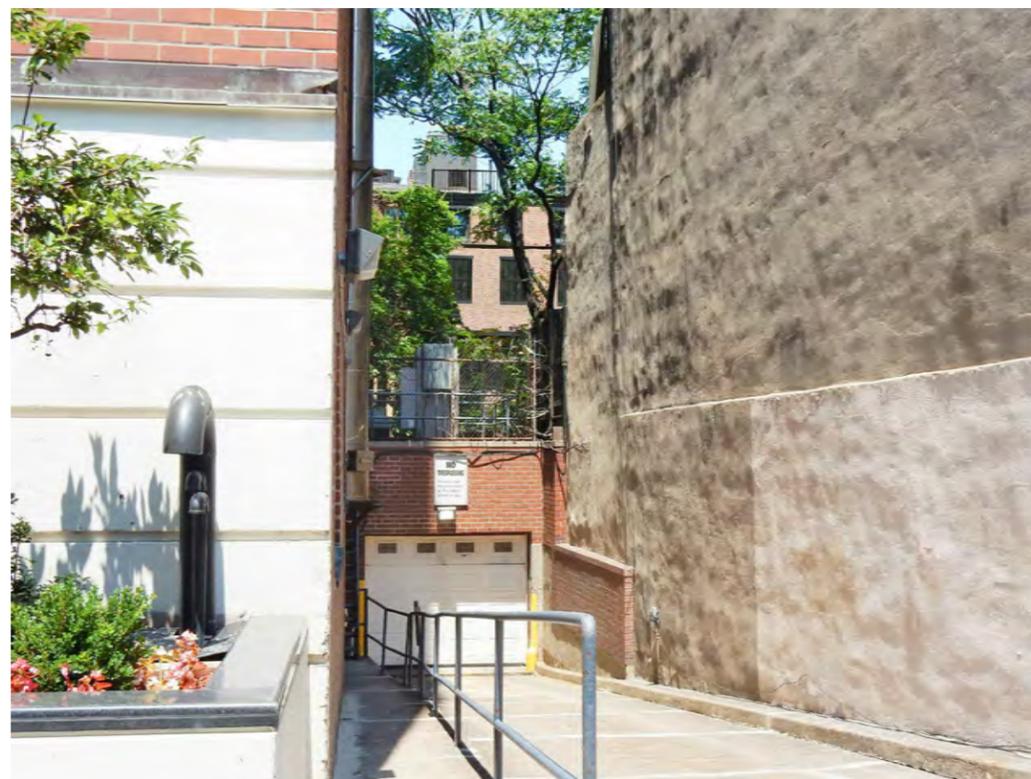
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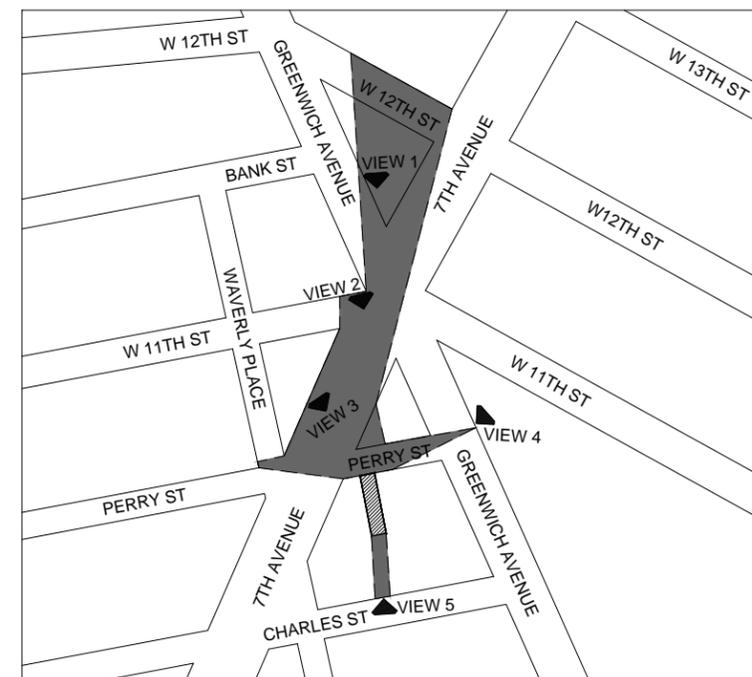
VIEW NO. 5 - REAR FACADE
 NORTH SIDE OF CHARLES STREET MID BLOCK AT DRIVEWAY



ENLARGED VIEW NO. 5 - REAR FACADE
 NORTH SIDE OF CHARLES STREET MID BLOCK AT DRIVEWAY



VIEW NO. 5 - REAR FACADE - MONTAGE SHOWING REAR ADDITION,
 BULKHEAD AND RAILING
 NORTH SIDE OF CHARLES STREET MID BLOCK AT DRIVEWAY



AREA KEY PLAN
 NOT TO SCALE