

110 WEST 123RD ST
MT. MORRIS PARK HISTORIC
DISTRICT

LANDMARK PACKET



The proposed building is located at the Northern boundary of the extended Mount Morris Landmark District extension.

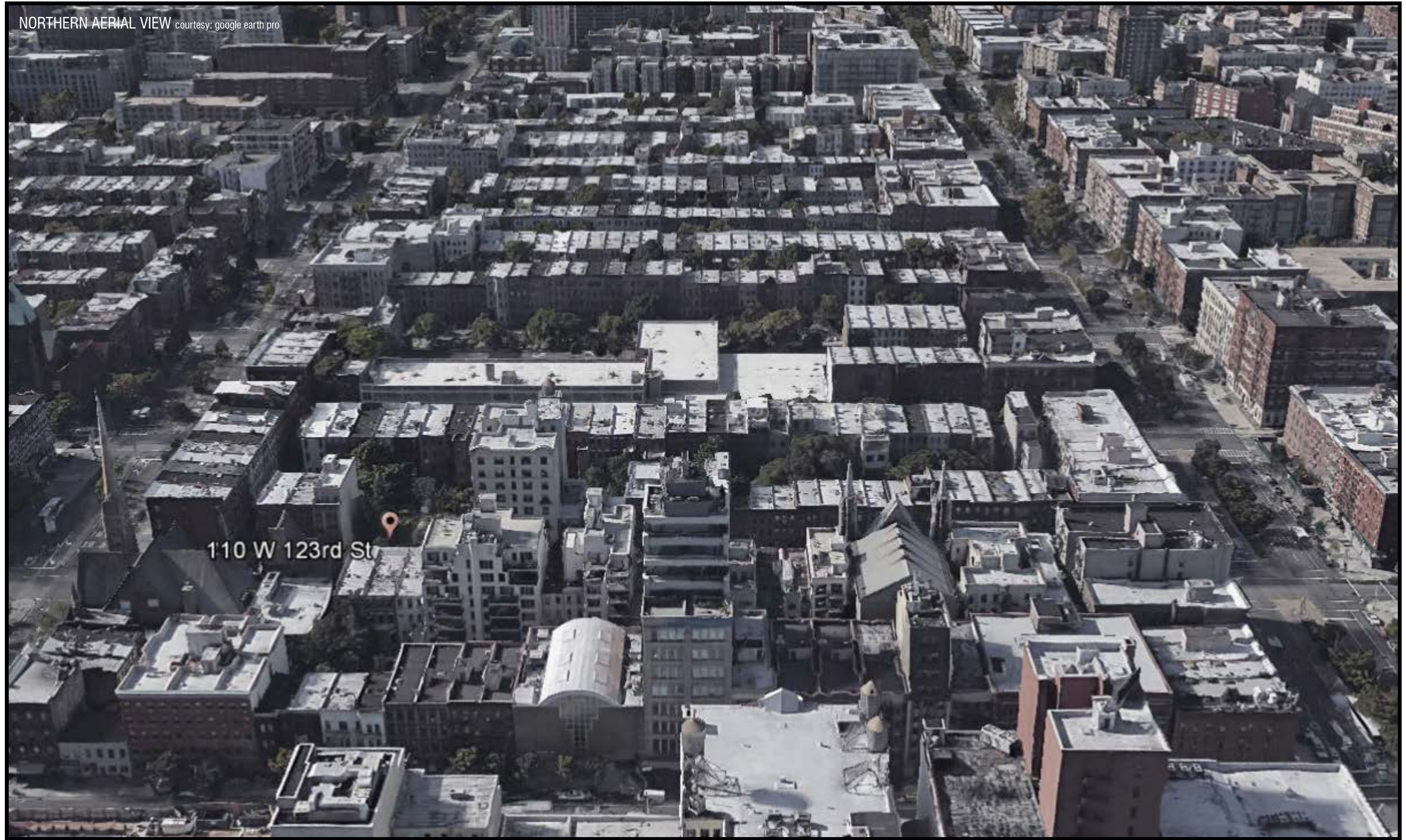
The site has various context around it including townhouses representing the primary development of Harlem.

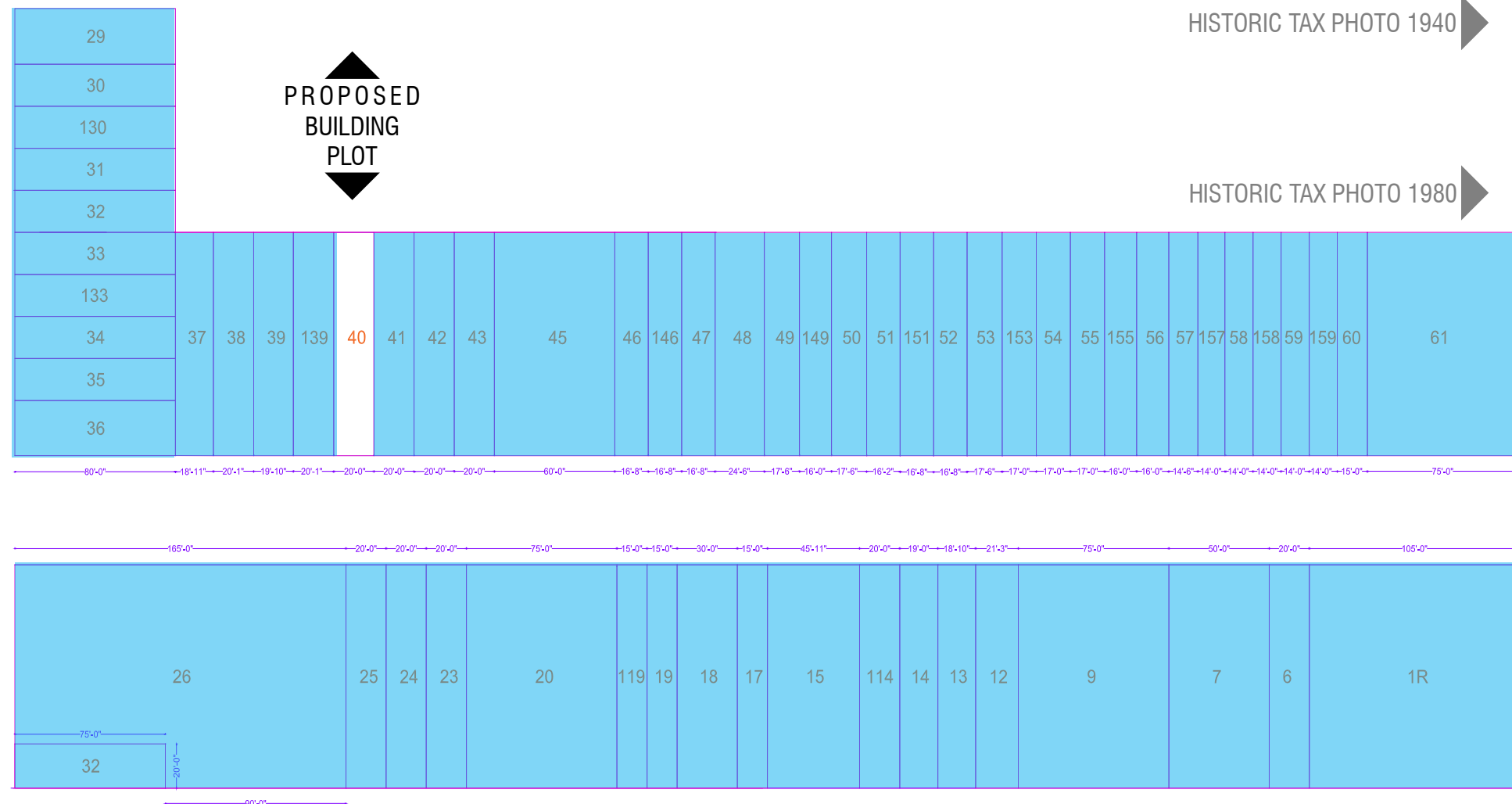
The two adjacent sites of our building – one is a vacant plot proposed for a 5-story residential building and another one is a popular community garden.

9-story apartment buildings are located to the west of our building both on the Northern and Southern side of the street. The building on the south side was built in 1915 and the north building was completed in 2008.

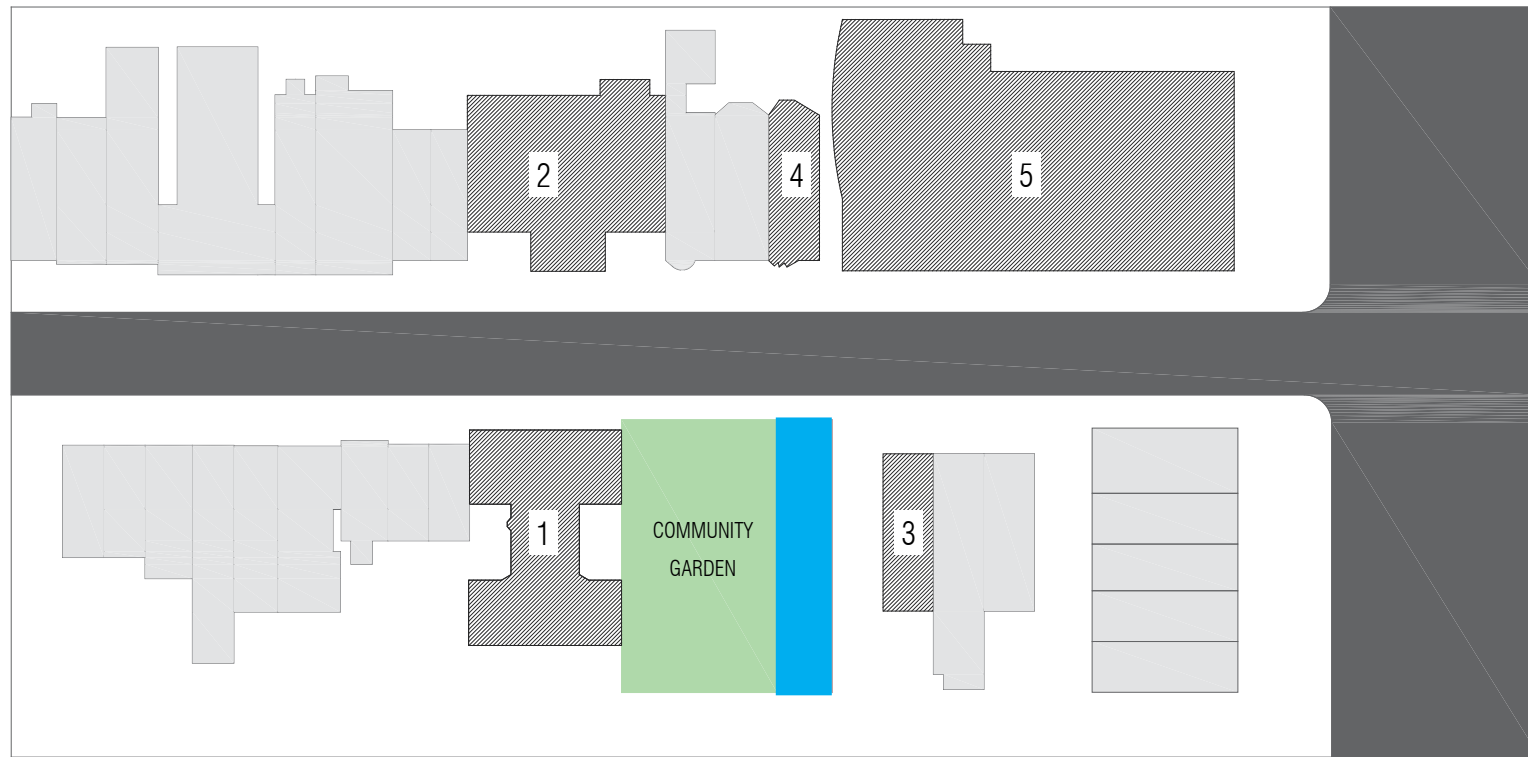
Ephesus Seventh-day Adventist Church is located on the Northern corner of 123rd street and Lenox avenue.

NORTHERN AERIAL VIEW courtesy: google earth pro



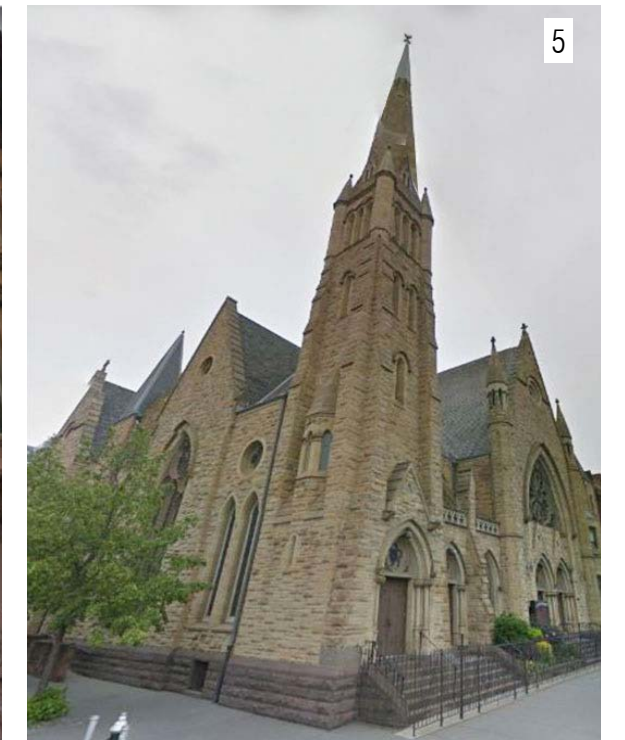
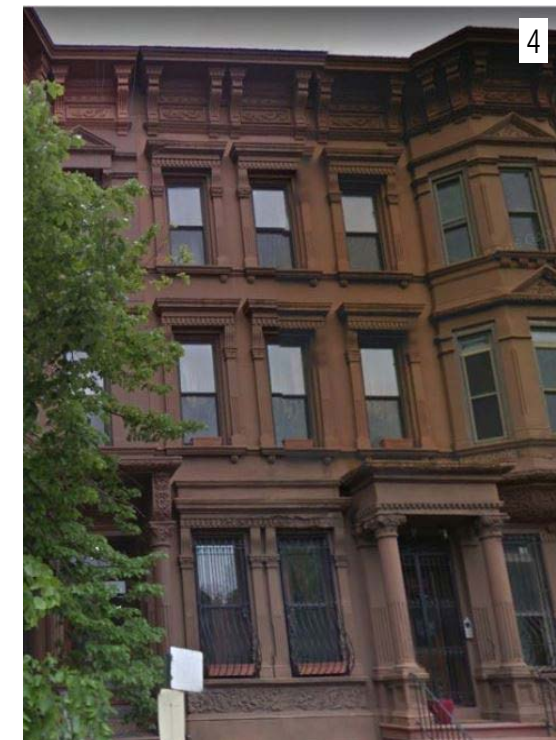


NYC TAX MAP WEST 123RD ST MANHATTAN

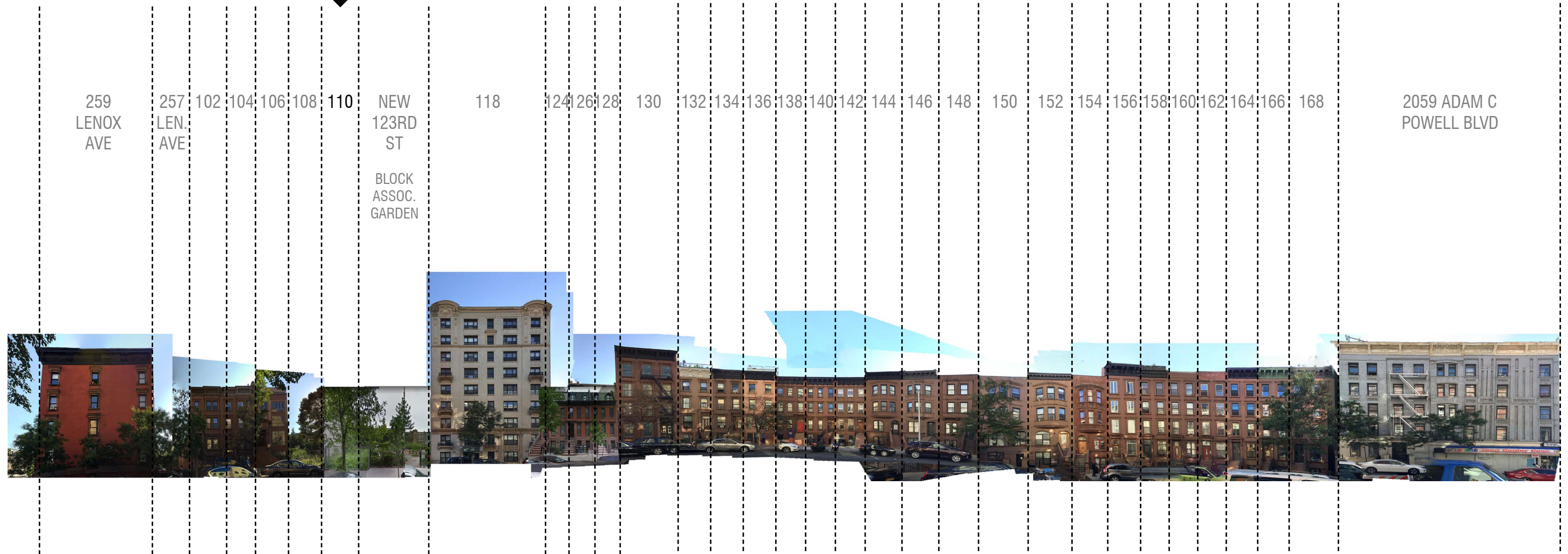


SITE KEY:

1. 118 - 122 W 123rd Street
(9 stories; built 1914)
2. 117 W 123rd Street
(9 stories; built 2008)
3. 106 W 123rd Street
(5 stories; built 2005)
4. 107 - 111 W 123rd Street
(4 stories; built 1910)
5. 101 - 105 W 123rd Street
Ephesus Seventh-Day Adventist Church (built - 1886)



PROPOSED
BUILDING
PLOT



259
LENOX
AVE

257
LEN.
AVE

102

104

106

108

110

NEW
123RD
ST

BLOCK
ASSOC.
GARDEN

118

124

126

128

130

132

134

136

138

140

142

144

146

148

150

152

154

156

158

160

162

164

166

168

2059 ADAM C
POWELL BLVD

PANAROMA OF WEST 123RD STREET, MANHATTAN, NEW YORK

104

106

108

PROPOSED BUILDING
PLOT

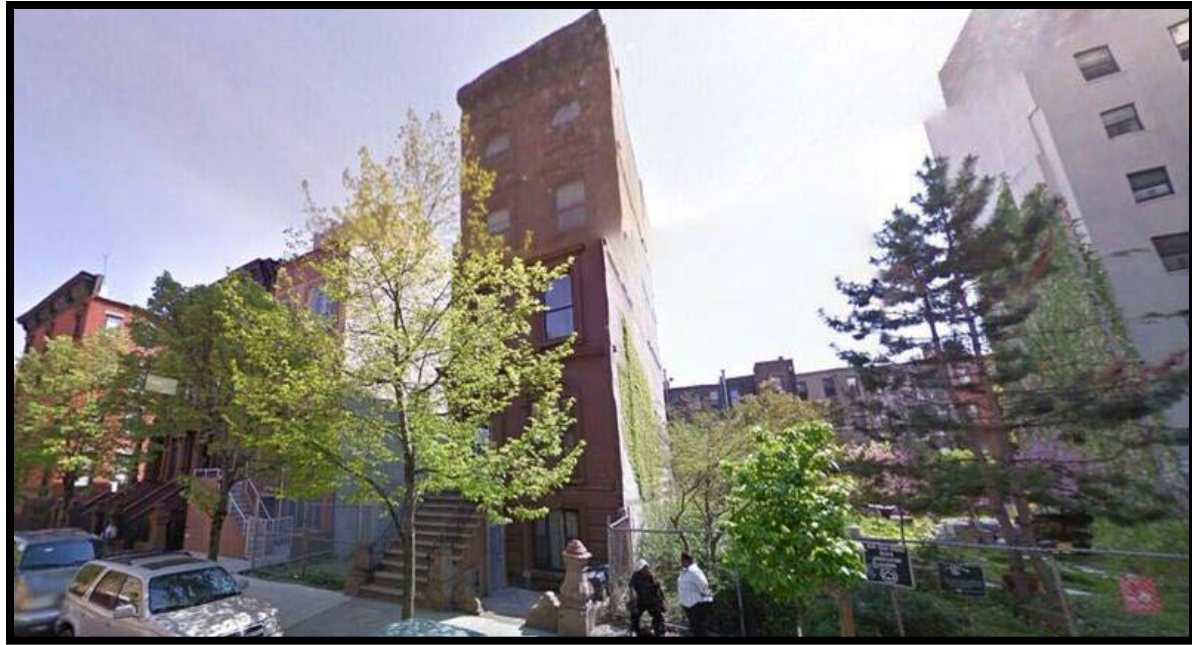


110

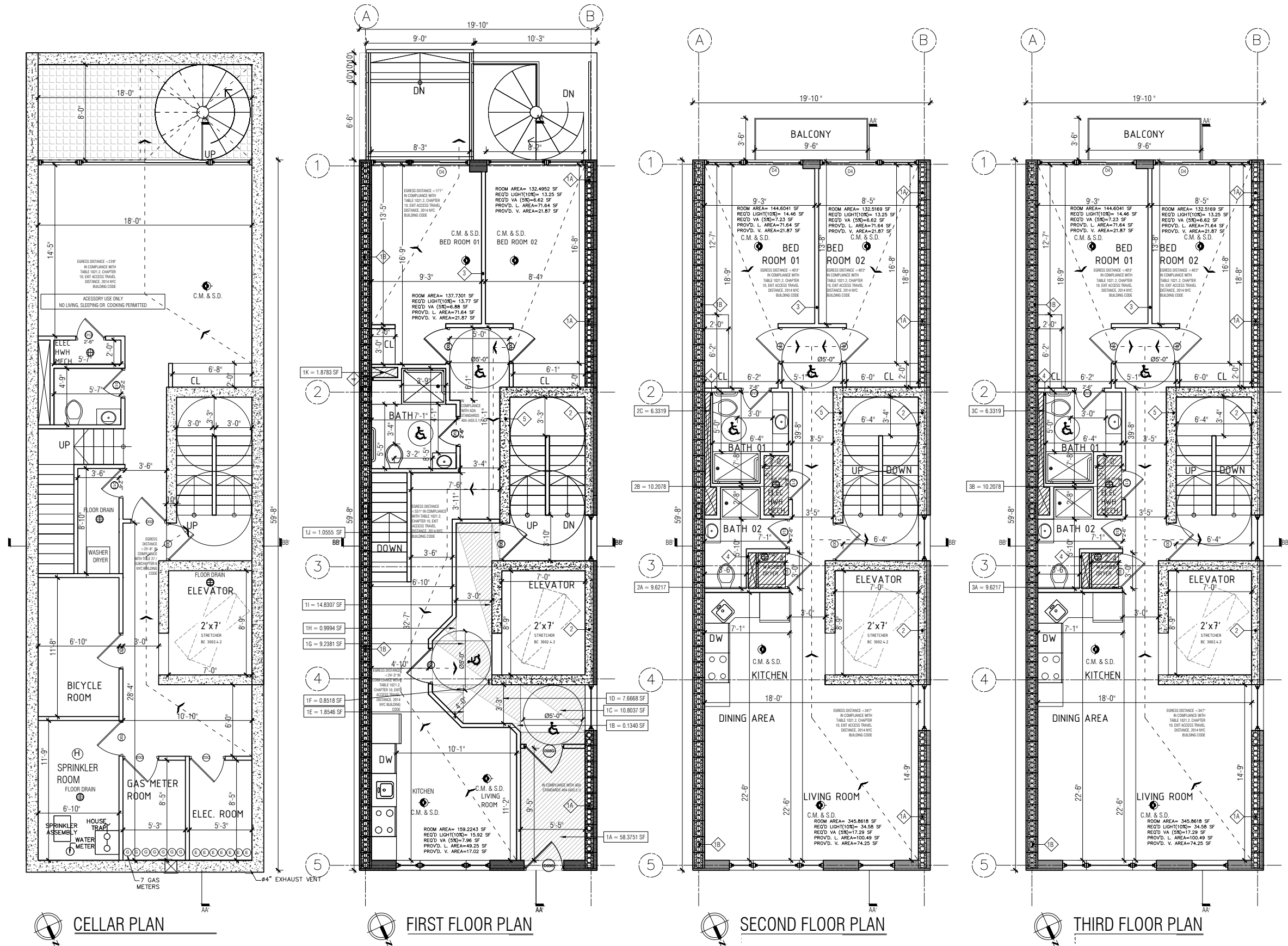
NEW 123RD ST
BLOCK ASSOCIATION GARDEN



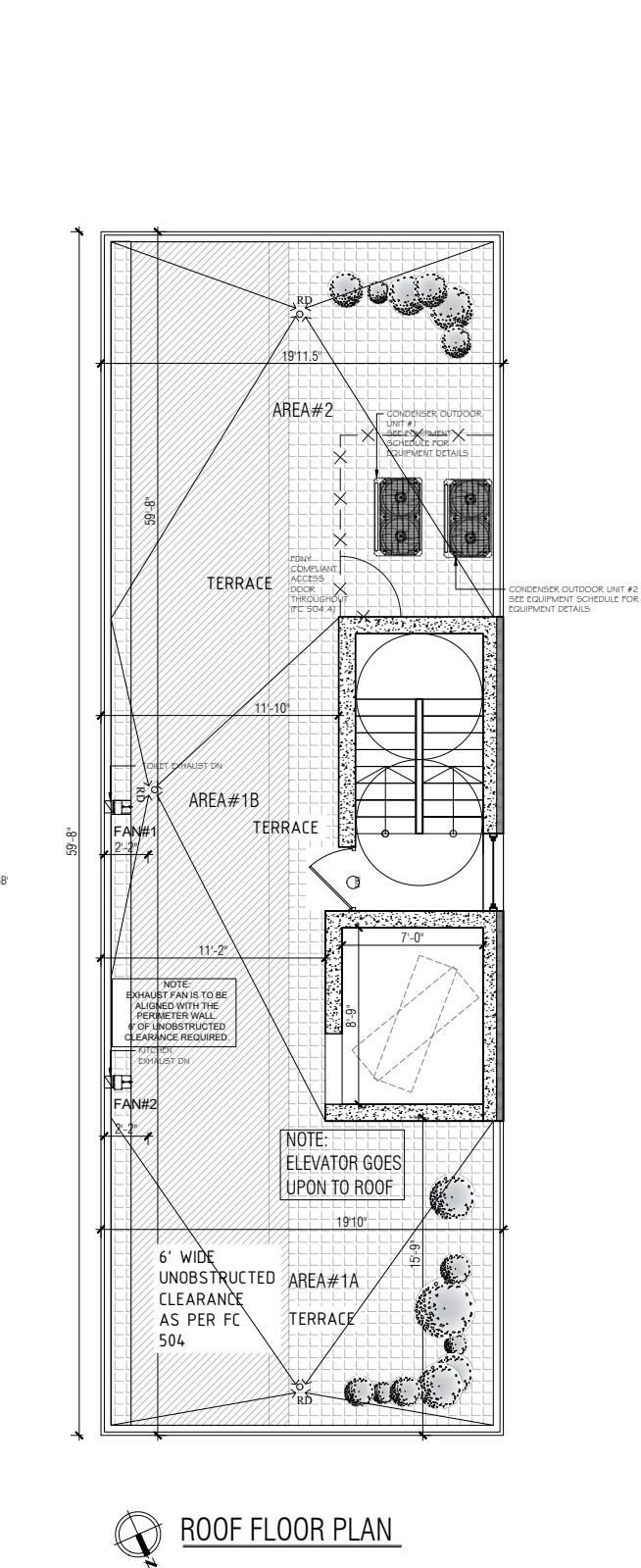
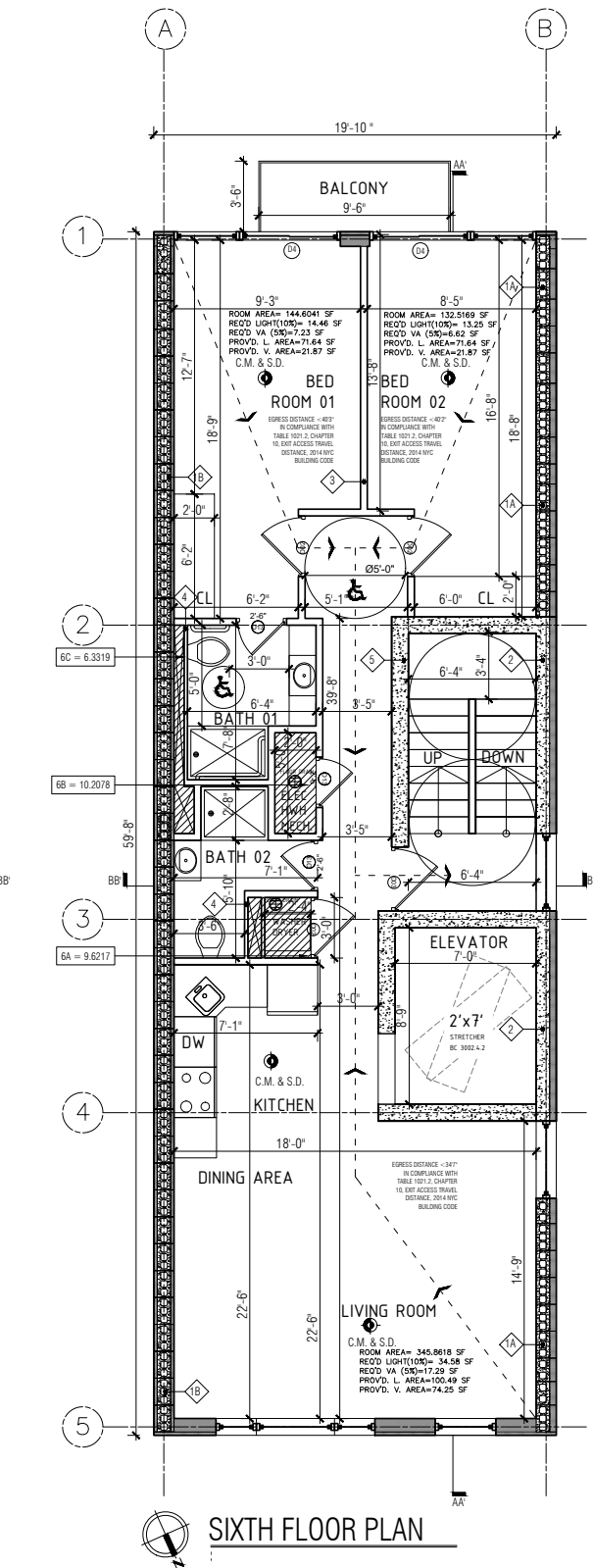
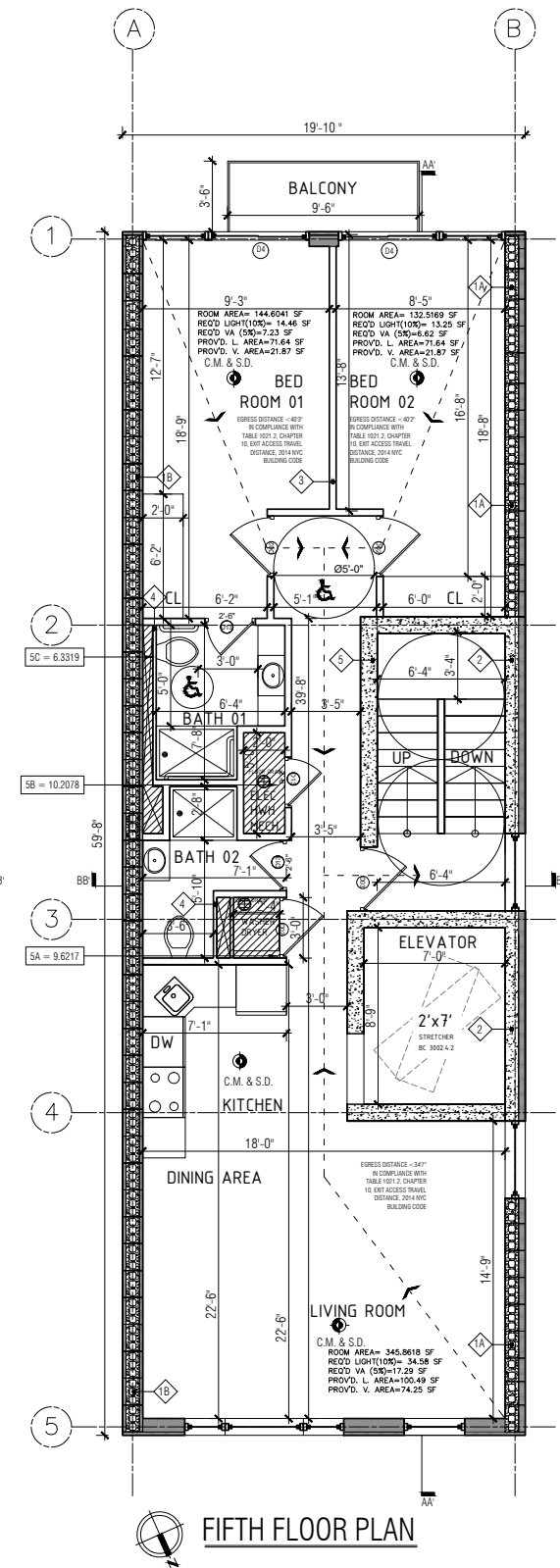
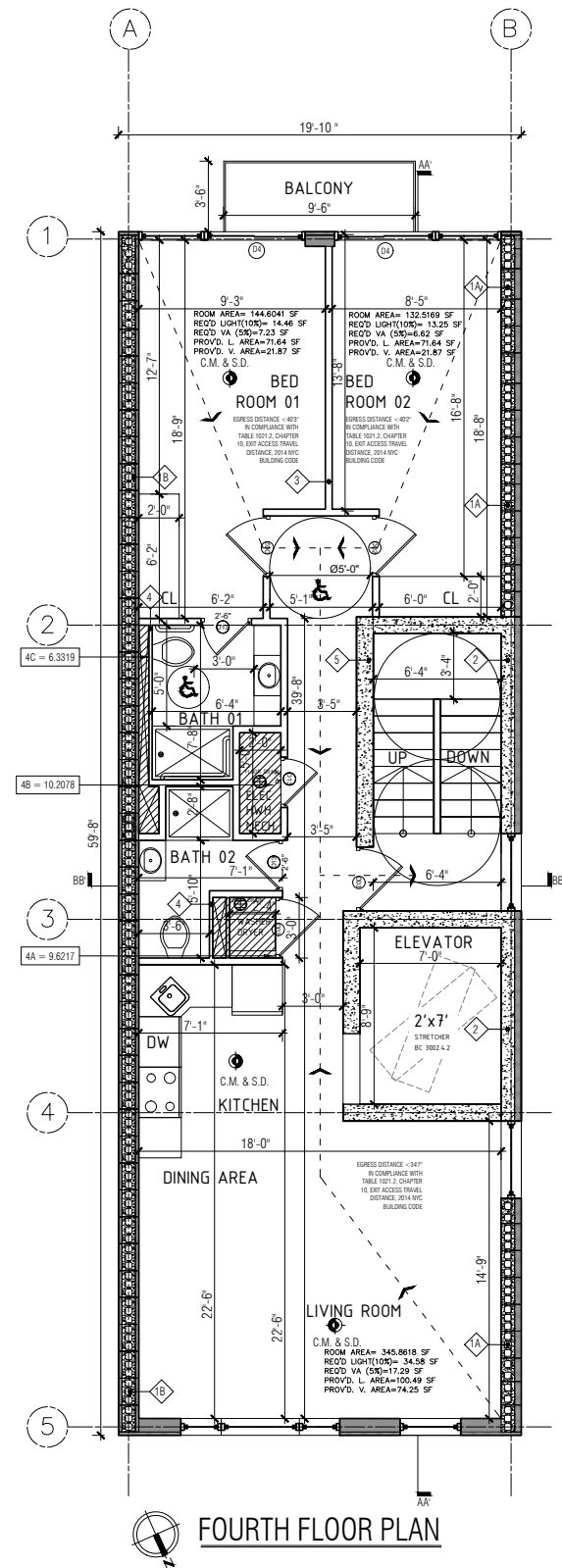
EXISTING SITE SURROUNDING



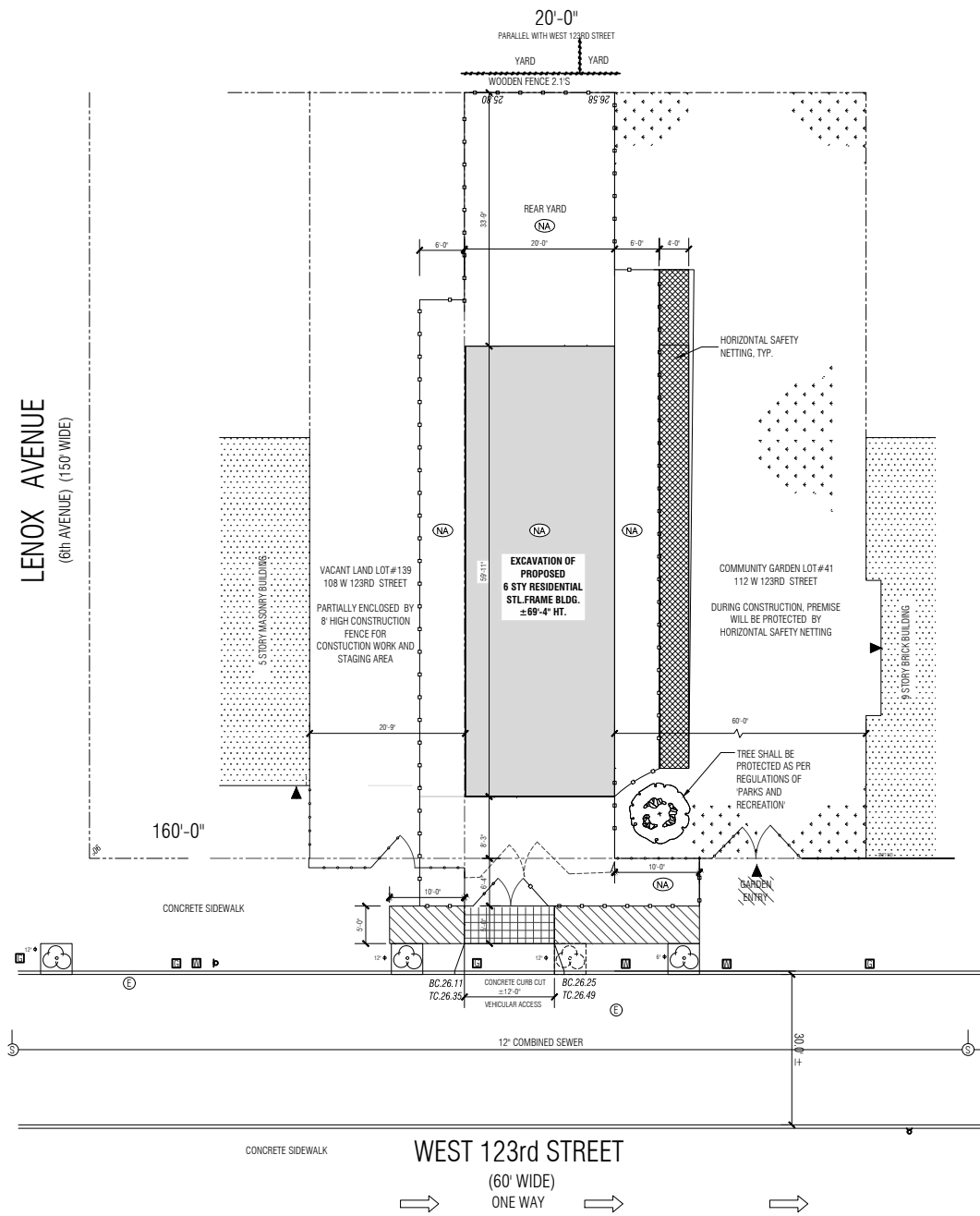
110 W 123 STREET PRIOR TO DEMOLISHING 5 STORY
(APPROXIMATELY 60 FT IN HEIGHT)



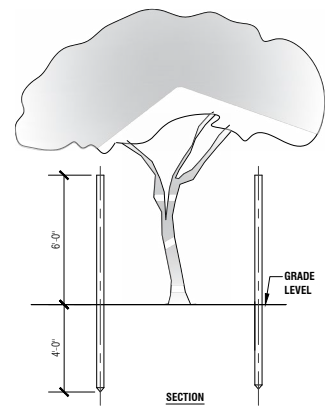
NOTE: RENDERINGS / DRAWINGS ARE NOT TO SCALE



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SITE SAFETY PLAN



NOTE: MAINTAIN 3'-0" CLEAR FORM OUTSIDE OF TRUNK.

TEMPORARY WOODEN TREE GUARD

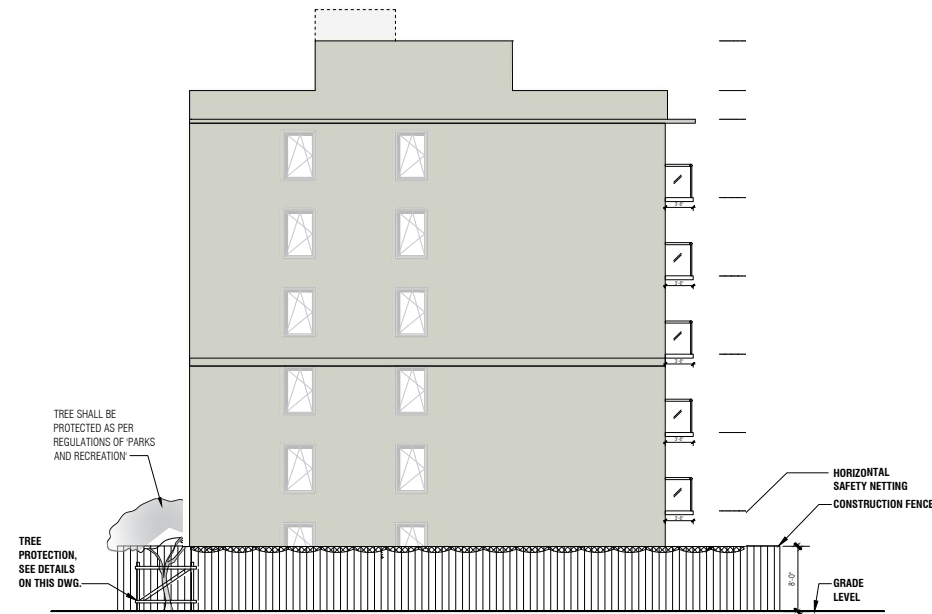
**SCOPE OF WORK:
NEW CONSTRUCTION OF 6 STORY
(69'-4" HIGH) RESIDENTIAL BUILDING**

LEGEND:

- FIRE HYDRANT
- TREE
- SIGN
- WATER VALVE
- ELECTRIC MANHOLE
- GAS VALVE
- SEWER MANHOLE
- PROPERTY LINE
- PROPOSED WORK AREA
- ADJOINING COMMUNITY GARDEN. SEE NOTE #4
- NEIGHBORHOOD PROPERTY
- EXIST. CHAIN LINK FENCE OR IRON FENCE
- SOLID PLYWOOD FENCE 8'-0" HIGH
- REMOVE EXIST. FENCE AND GATE
- SIDEWALK SHED 8' HIGH. SEE NOTE #1 & 2
- SIDEWALK SHED 12' HIGH. SEE NOTE #1 & 3
- HORIZONTAL SAFETY NETTING, TYP. SEE NOTE #4
- NOT ACCESSIBLE. SEE NOTE #5
- PROTECT / REPLACE TREE. SEE NOTE #7
- SOLID WOOD CONSTRUCTION GATE 8'-0" HIGH. SEE NOTE #6

NOTES ON SAFETY MEASURES:

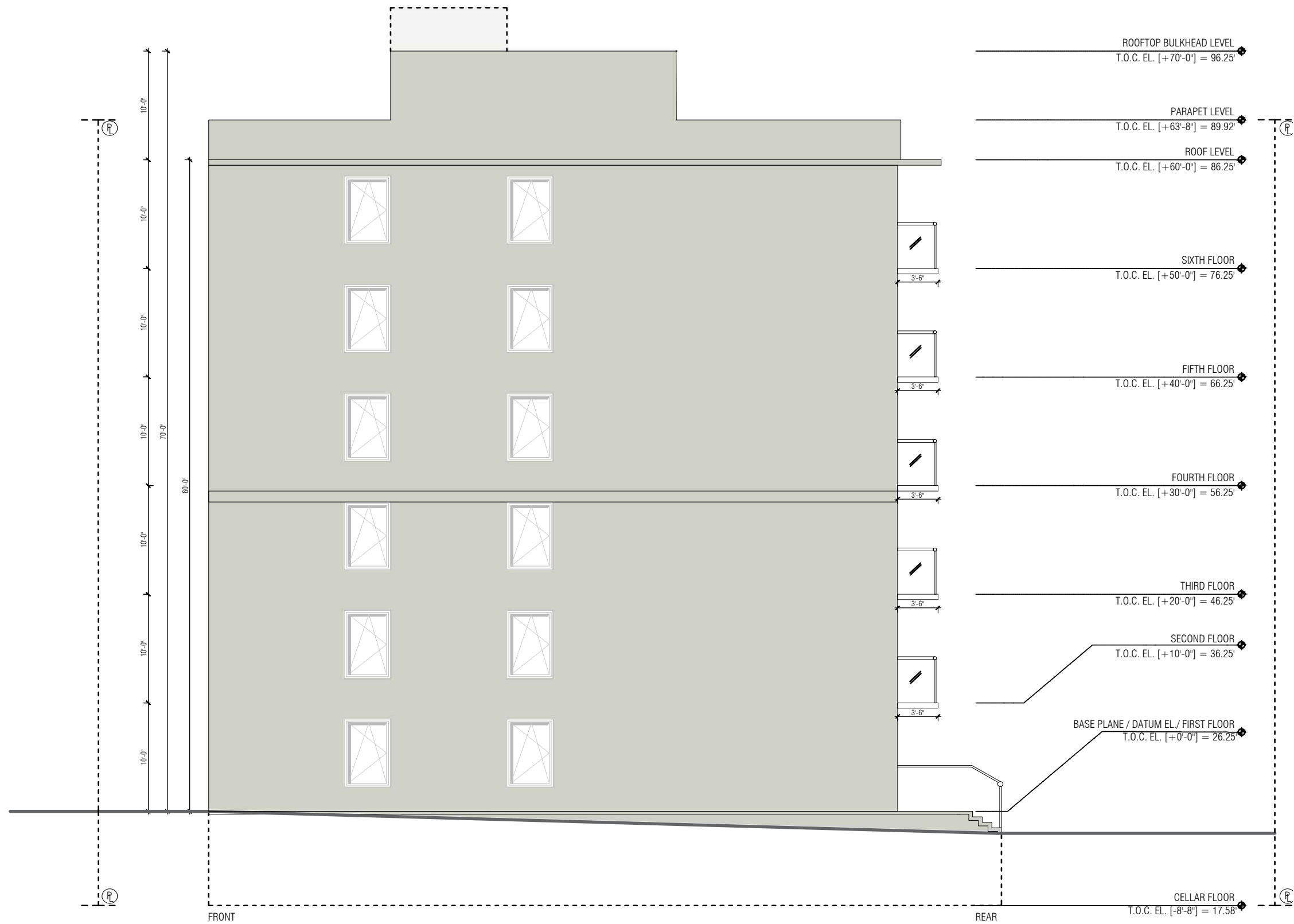
1. TO PROTECT PUBLIC AND PROPERTY, OVERHEAD SHED WILL BE PROVIDED AT SIDEWALK DESIGNED BY A LICENSED PROFESSIONAL.
2. SIDEWALK SHED SHALL BE 8'-0" HIGH.
3. AT THE CURB CUT AT 23RD STREET THE SECTION OF SIDEWALK SHALL BE 12'-0" HIGH FOR VEHICULAR ACCESS AS SHOWN IN THE PLAN.
4. ADJOINING COMMUNITY GARDEN SHALL BE PROTECTED BY 8' HIGH CONSTRUCTION FENCE. ADDITIONAL HORIZONTAL SAFETY NETTING SHALL BE CANTILEVERED FROM THE CONSTRUCTION FENCE AS SHOWN IN THE PLAN.
5. CONSTRUCTION RELATED AREAS SHALL BE NOT ACCESSIBLE BY PUBLIC. ONLY OPEN FOR AUTHORIZED PERSONS AND WORKERS.
6. CONSTRUCTION GATES SHALL BE CLOSED FOR ALL THE TIME EXCEPT OPEN FOR AUTHORIZED PERSONS.
7. THE TREE AT CURB CUT, HAS TO BE PROTECTED / REPLACED AS PER PARKS AND RECREATION DEPT.: REVIEW AND APPROVAL.



WEST ELEVATION

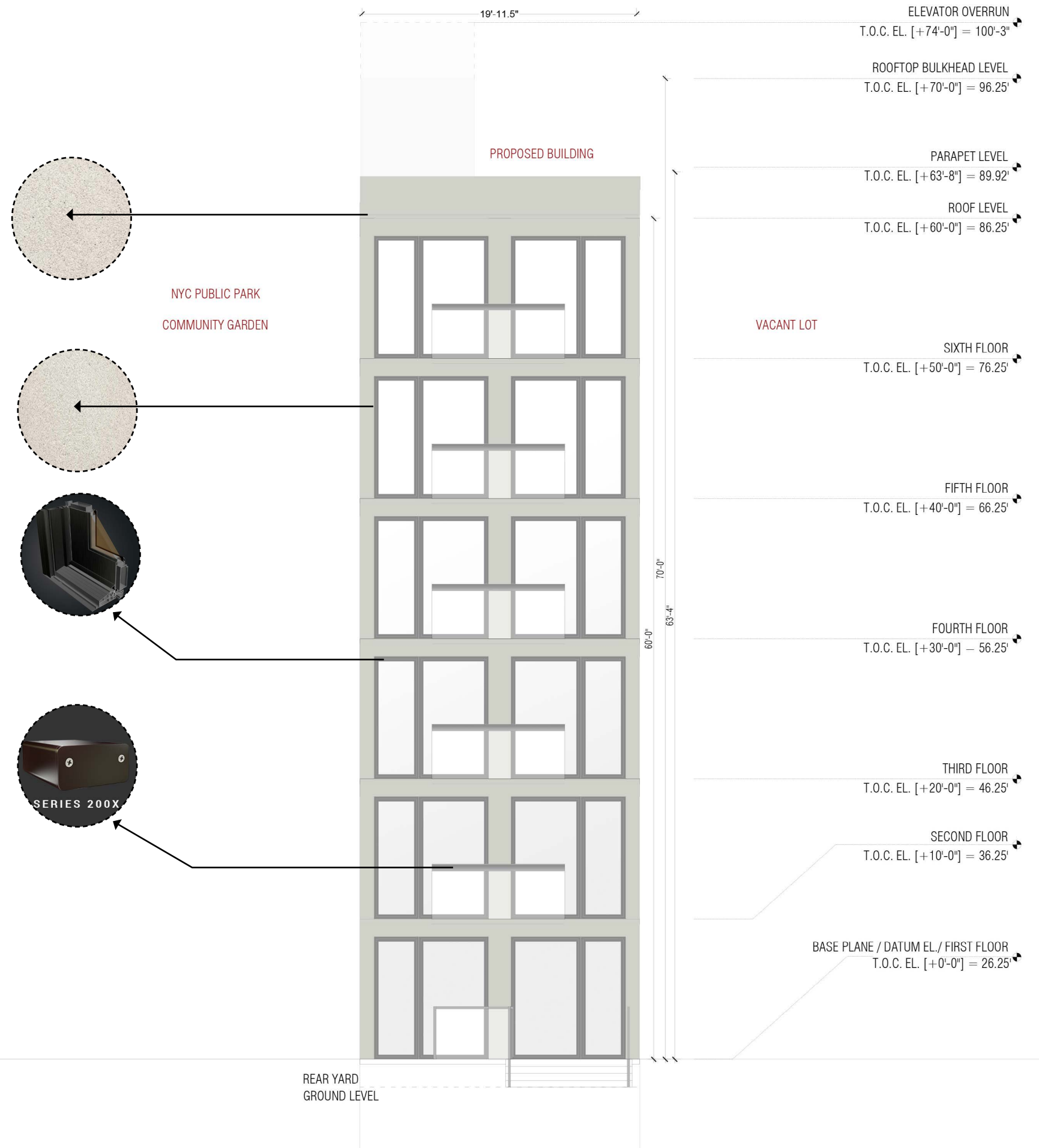


FRONT ELEVATION



SIDE ELEVATION

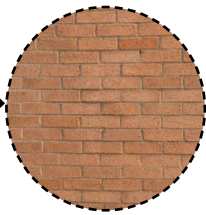
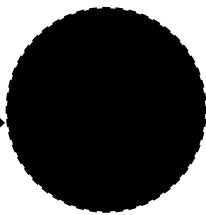
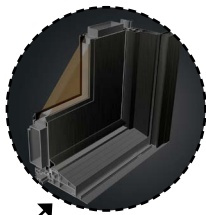
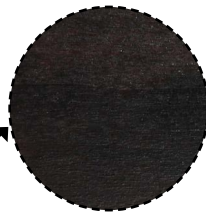
LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR FACADE (SOUTH: BACK SIDE)	HARD STUCCO (NATURAL BEIGE)	TRADITIONAL METHOD TO BE IMPLEMENTED LIMESTONE/PRE CAST COLORING SHADE
EXTERIOR WINDOWS AND SLIDING DOORS	METAL FRAME BLACK SLIDEVIEW DOOR AND WINDOW: MATTE BLACK SPECIFICATION: MECHANICALLY FASTENED STILES AND RAILS JOINED AT 90° ANGLES AND THE CLASSIC CONFIGURATION OF 5" STILES, 6" HEADER PANEL AND 9" KICK RAIL.	CORROSION & RUST RESISTANT HARDWARE SHALL PERFORM WELL ON THE INTERIOR OR EXTERIOR WINDOW AND SLIDING DOORS.
BALCONY GLASS RAILING	HA PRODUCTS MATTE BLACK ALUMINIUM & GLASS VIEW RAILING	MATTE BLACK GALLERY-RESIDENTIAL-GLASS-RAILING-36 OR SIMILAR SERIES 200X



BACK ELEVATION

PROPOSED BUILDING

NOTE : WINDOWS ARE EGRESS WINDOWS



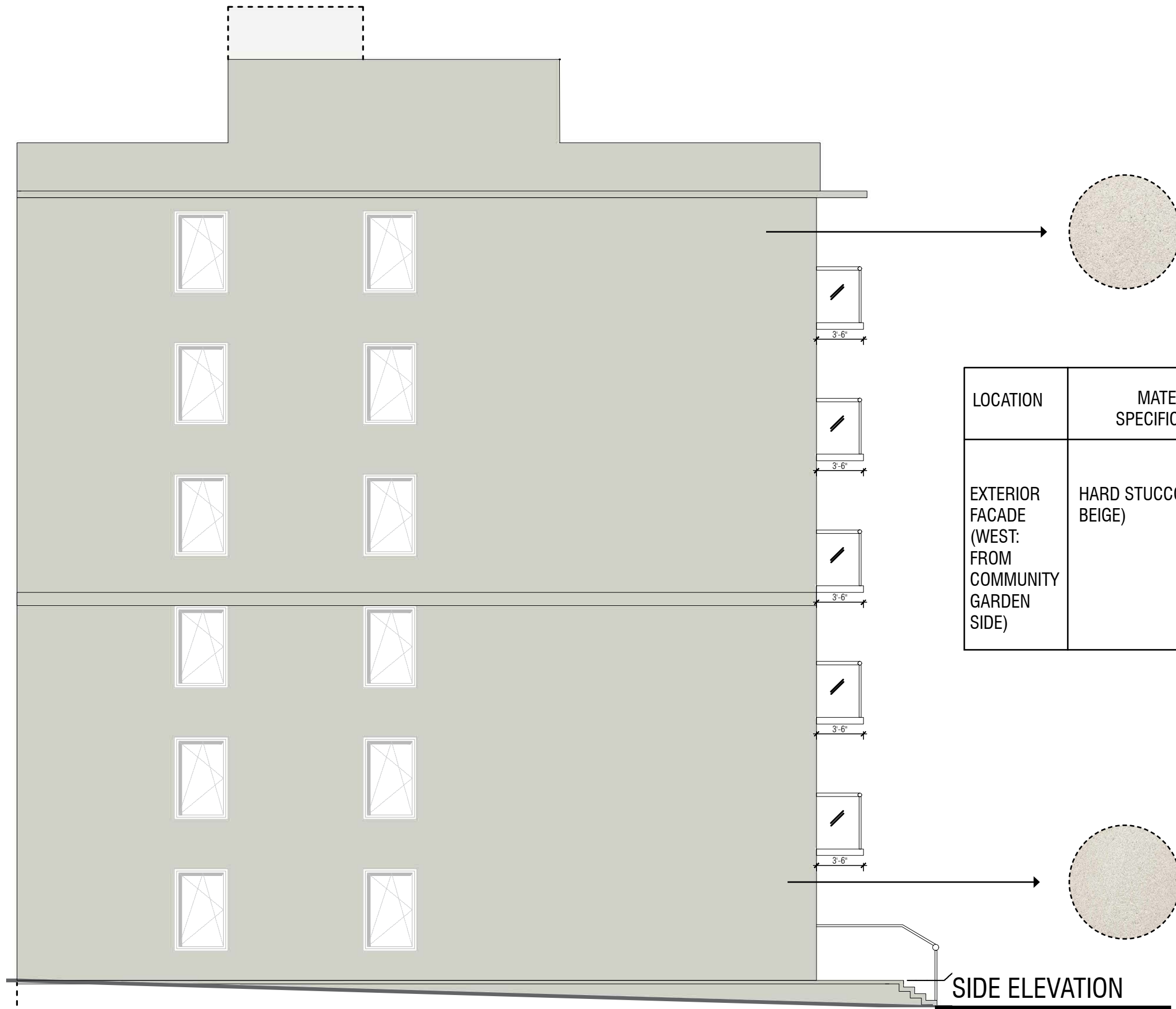
LOCATION	MATERIAL SPECIFICATIONS	DETAILS
PARAPET CORNICE EXTERIOR FRONT FACADE	WOOD/ FIBERGLASS OR COMPOSITE PAINTED BLACK	FIBERGLASS/WOOD CORNICE CAN REPLICATE MOST FINISHES INCLUDING CAST IRON, TERRA COTTA, LIMESTONE, SANDSTONE, MARBLE, GRANITE, COPPER, STEEL, SHEET METAL AND OTHER POPULAR BUILDING MATERIALS.

LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR WINDOWS AND DOORS	METAL FRAME BLACK SLIDEVIEW DOOR AND WINDOW: MATTE BLACK SPECIFICATION: MECHANICALLY FASTENED STILES AND RAILS JOINED AT 90° ANGLES AND THE CLASSIC CONFIGURATION OF 5" STILES, 6" HEADER PANEL AND 9" KICK RAIL.	CORROSION & RUST RESISTANT HARDWARE SHALL PERFORM WELL ON THE INTERIOR OR EXTERIOR WINDOW AND DOORS.

LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR RAILING	BLACK ONYX BY PINNACLE / CAST IRON / WROUGHT IRON	MATCH SURFACE COLOR OF EXTERIOR FACADE PANELS. USE MOST DURABLE PAINT TO AVOID MAINTENANCE AND CORROSION ON STEEL/CAST/WROUGHT IRON SURFACES

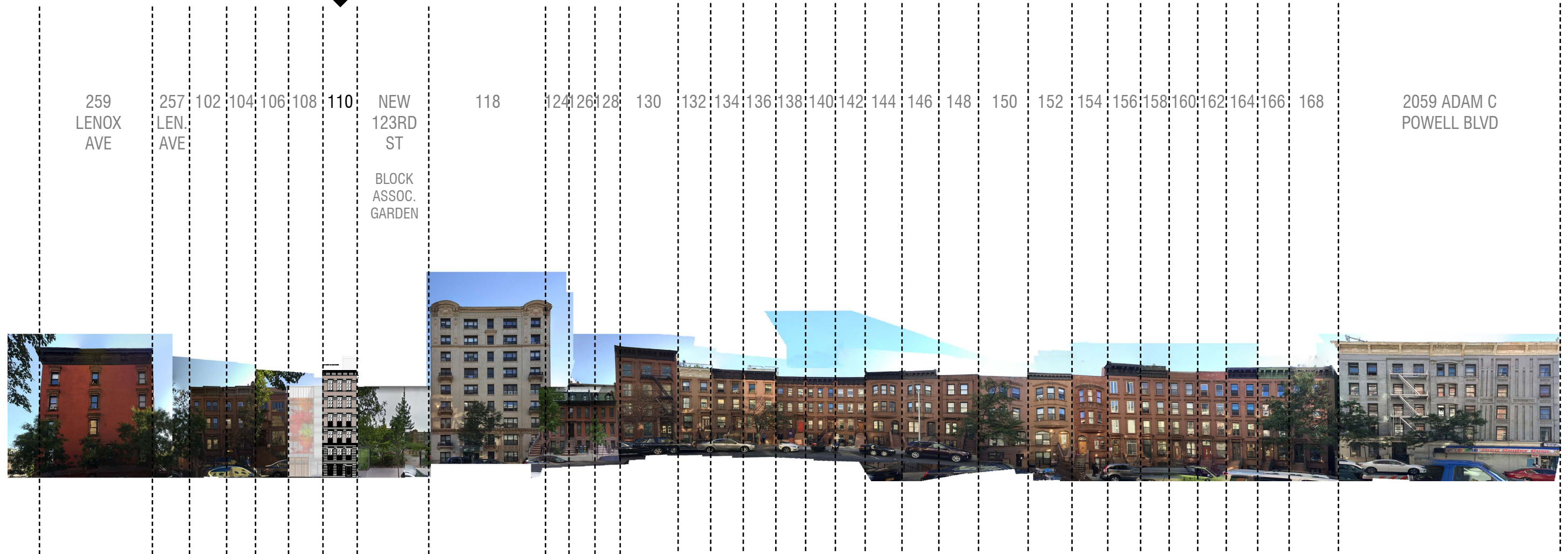
LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR FACADE BRICK VINEER	RED BRICK	TIMELESS, CLASSIC RED BRICKS. RED, BEING THE MOST TRADITIONAL COLOR OF ALL BRICK TYPES DEVELOP A CHARACTER OF ITS OWN BEING EXTREMELY VERSATILE.

LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR FACADE (LIMESTONE FINISH)	LIMESTONE PRECAST	LIMESTONE FINISH IS A LIGHTWEIGHT AND EASILY INSTALLED DECORATIVE WALL FINISH THAT PROVIDES THE LOOK AND FEEL OF NATURAL STONE AT A FRACTION OF THE EXPENSE



LOCATION	MATERIAL SPECIFICATIONS	DETAILS
EXTERIOR FACADE (WEST: FROM COMMUNITY GARDEN SIDE)	HARD STUCCO (NATURAL BEIGE)	TRADITIONAL METHOD TO BE IMPLEMENTED LIMESTONE/PRE CAST COLORING SHADE

PROPOSED
BUILDING
PLOT



NOTE: ALL RENDERINGS / DRAWINGS ARE AN APPROXIMATION AND IS NOT IN ACTUAL SCALE

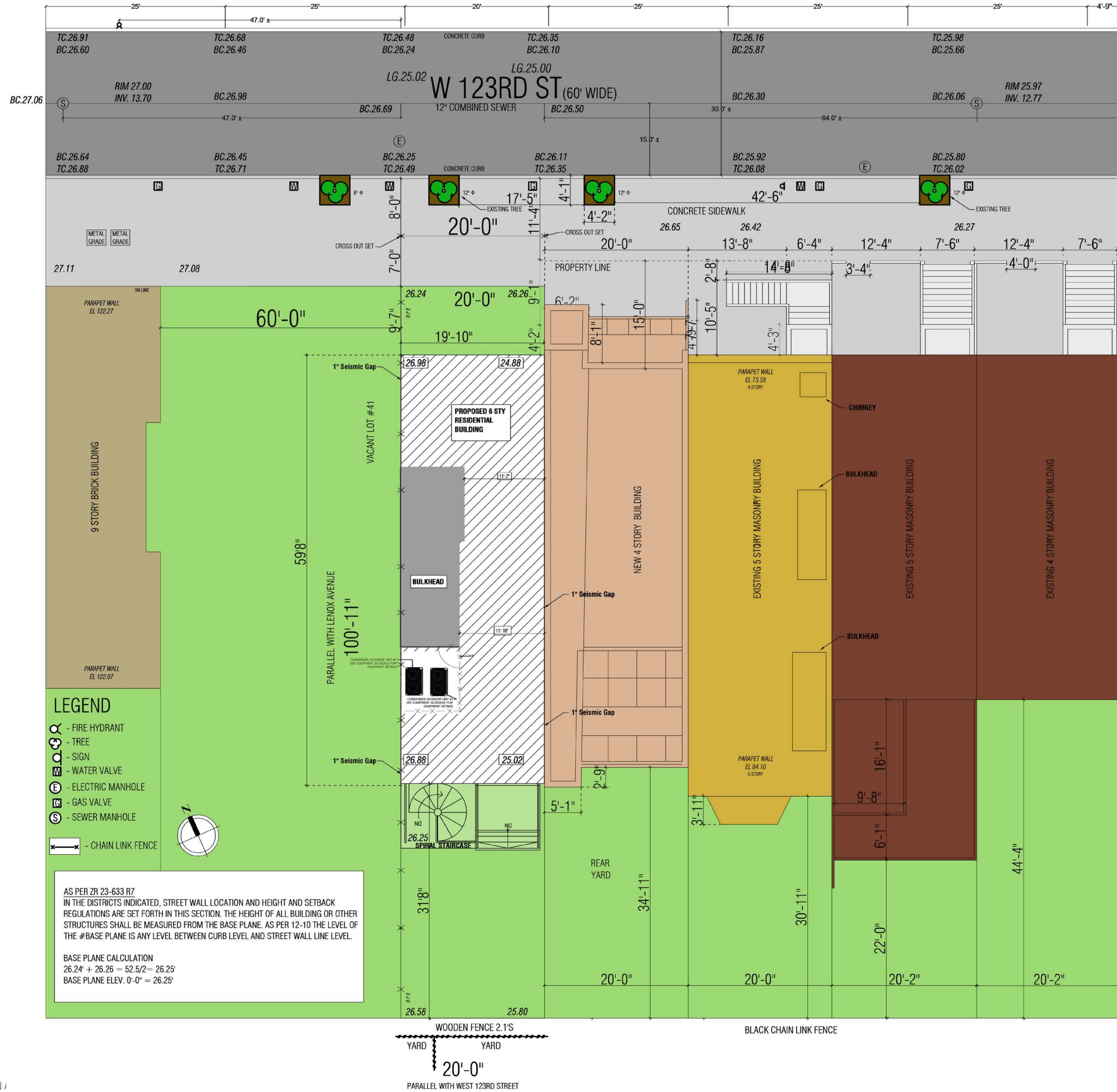
PANORAMA OF WEST 123RD STREET, MANHATTAN, NEW YORK WITH PROPOSED BUILDING

OWNER: DANIEL KIMYA

ARCHITECTURAL & ENGINEERING CONSULTANT: SHAHRISH ENGINEERING

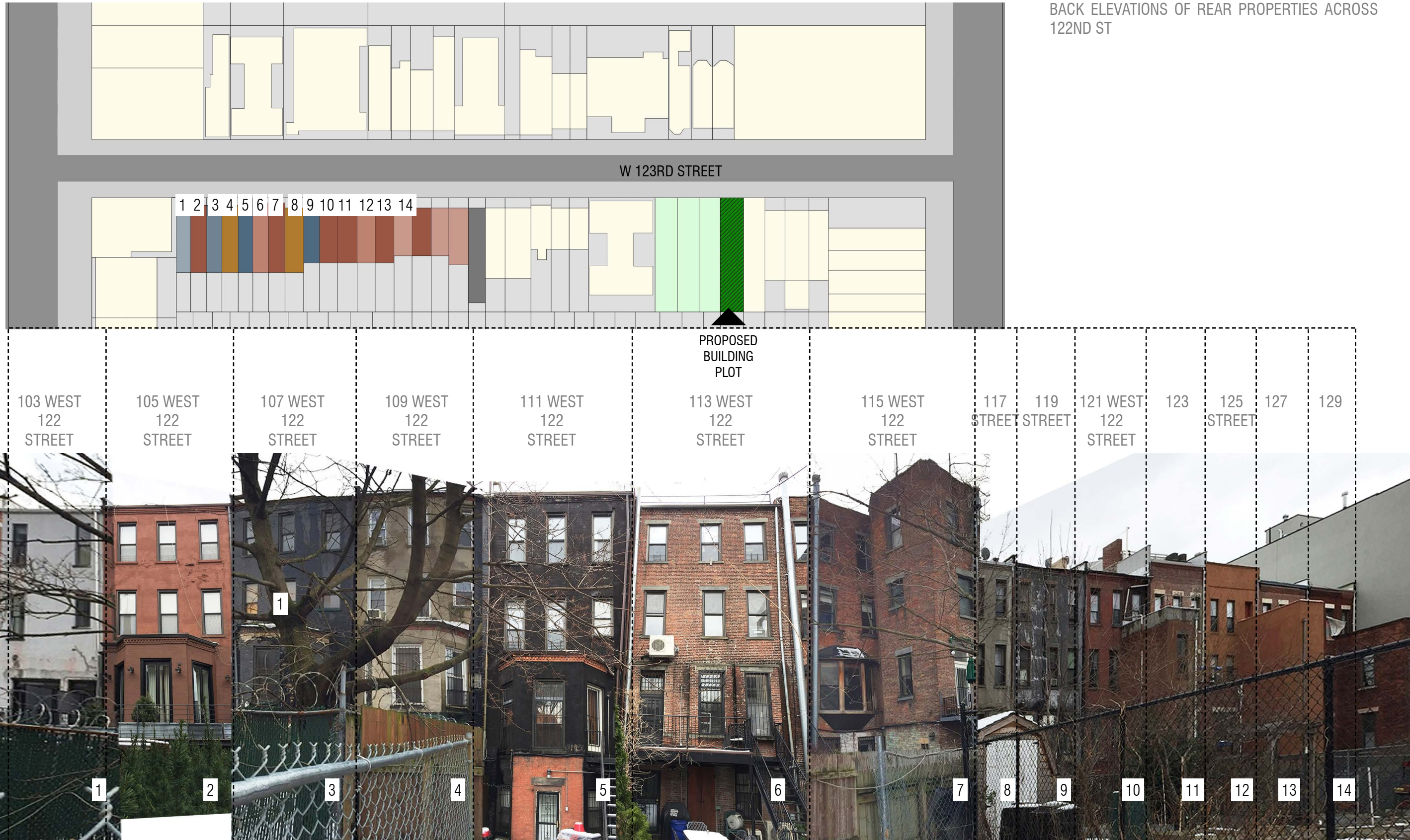
CONSULTANT: DOMINION EXPEDITING

PLOT PLAN (NEIGHBORING PROPERTIES)



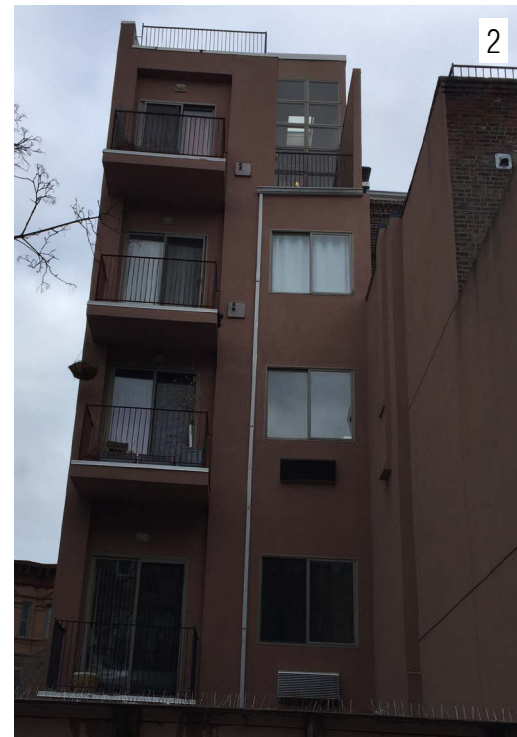
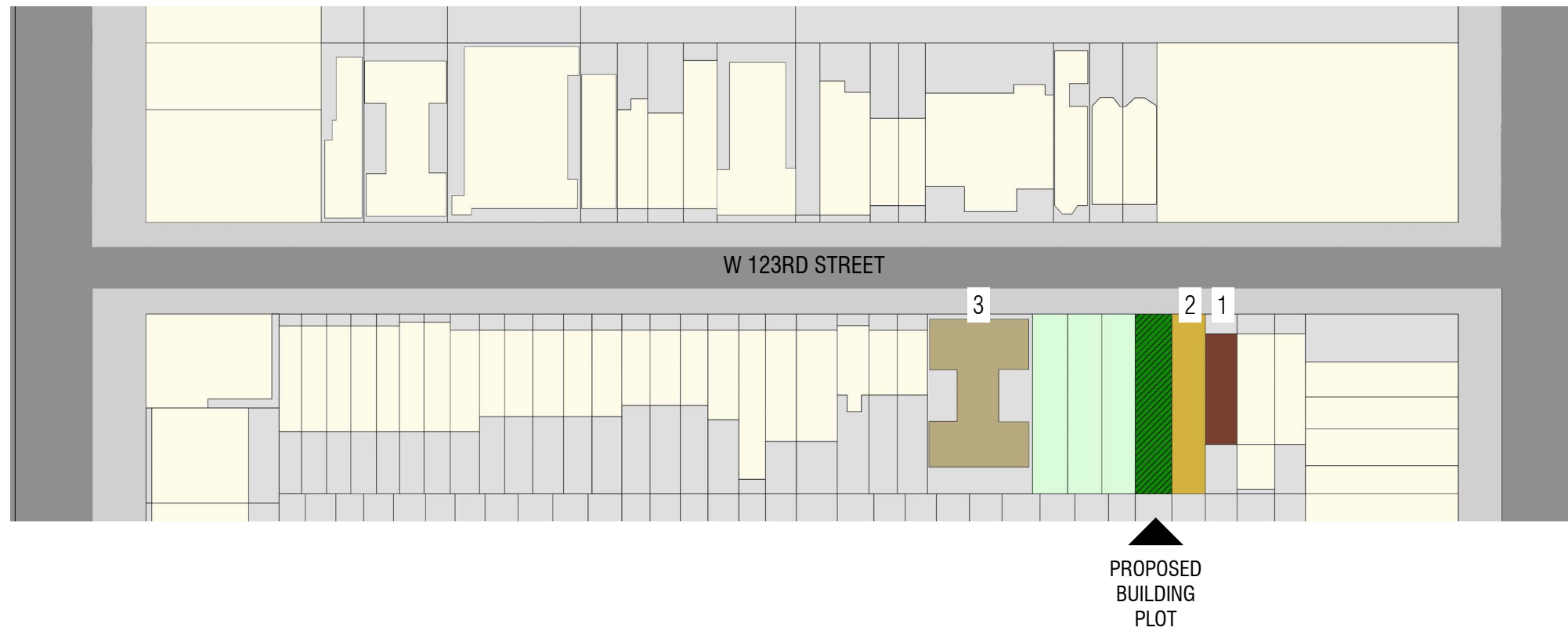
NOTE: ALL RENDERINGS / DRAWINGS ARE AN APPROXIMATION AND IS NOT IN /

BACK ELEVATIONS OF REAR PROPERTIES ACROSS 122ND ST



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BACK ELEVATION PANORAMA OF WEST 122ND STREET, MANHATTAN, NEW YORK

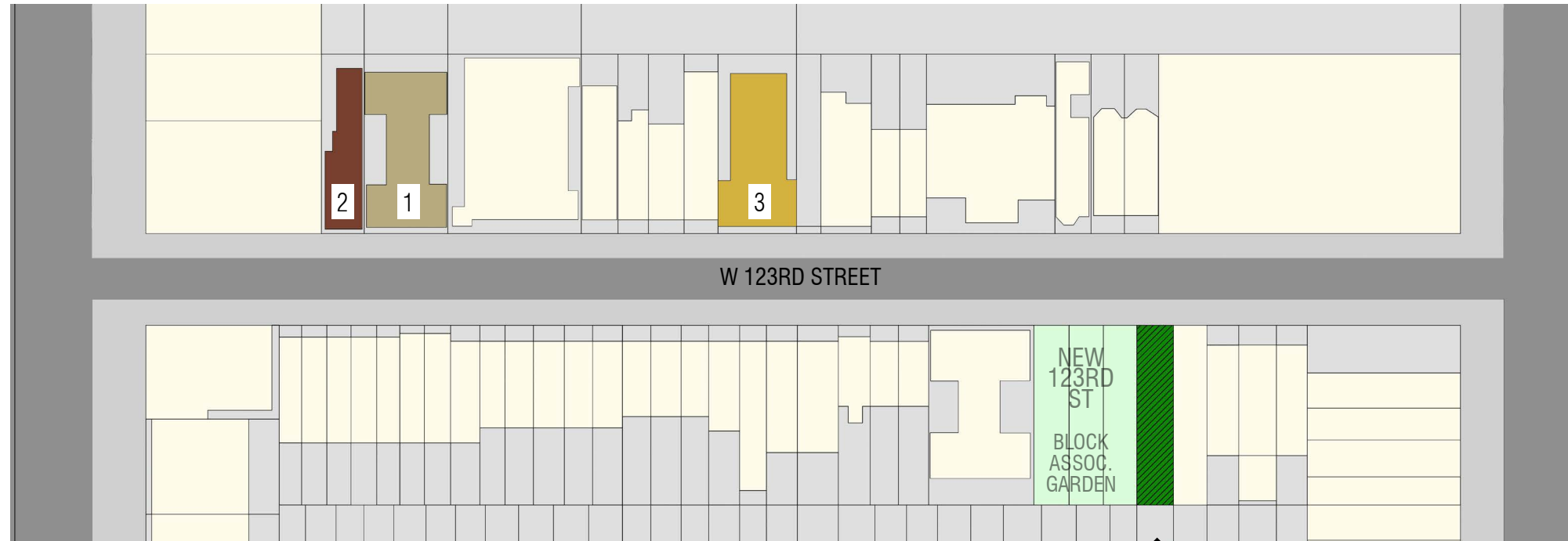


BACK ELEVATION OF ADJOINING BUILDINGS OF 123RD ST

SITE KEY:

1. 104 - W 123rd Street
(3 stories; built 1900)
2. 106 - W 123rd Street
(3 stories; built 2005)
3. 118 W 123rd Street
(9 stories; built 1914)

123RD STREET BUILDING MATERIAL INSPIRATION



151 W 123rd Street
(6 stories; built 1910)



155 W 123rd Street
(5 stories; built 1920)



PROPOSED
BUILDING
PLOT

137 W 123rd Street
(6 stories; built 1910)



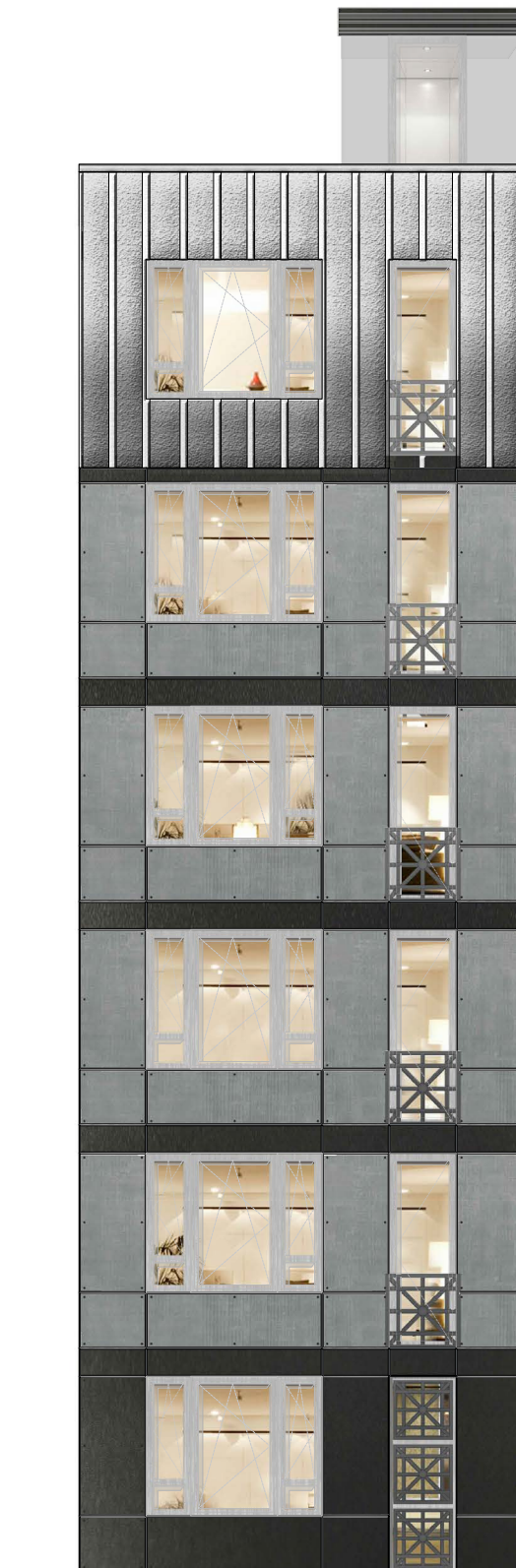
PROPOSED PANORAMA WITH NEIGHBORING BUILDINGS OF 110 WEST 123RD STREET, MANHATTAN, NEW YORK



NOTE: ALL RENDERINGS / DRAWINGS ARE AN APPROXIMATION AND IS NOT IN ACTUAL SCALE



COPPER PATINA FULL FLOOR MANSARD



FULL ZINC MANSARD



BRIDGING GAP BETWEEN OLD AND NEW

DESIGN FACADE EVOLUTION

PROPOSED BUILDING
PLOT



106

108

110

NEW 123RD ST
BLOCK ASSOCIATION GARDEN

118



NOTE: ALL RENDERINGS / DRAWINGS ARE AN APPROXIMATION AND IS NOT IN ACTUAL SCALE

WEST 123RD STREET PROPOSED BUILDING VISUALIZATION

OWNER: DANIEL KIMYA

ARCHITECTURAL & ENGINEERING CONSULTANT: SHAHRISH ENGINEERING

CONSULTANT: DOMINION EXPEDITING