

DWIGHT SCHOOL

DWIGHT - 18 W 89TH STREET

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- L - 0

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- L - 1

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- L - 2

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- L - 3

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PHOTOS - MOCK UP

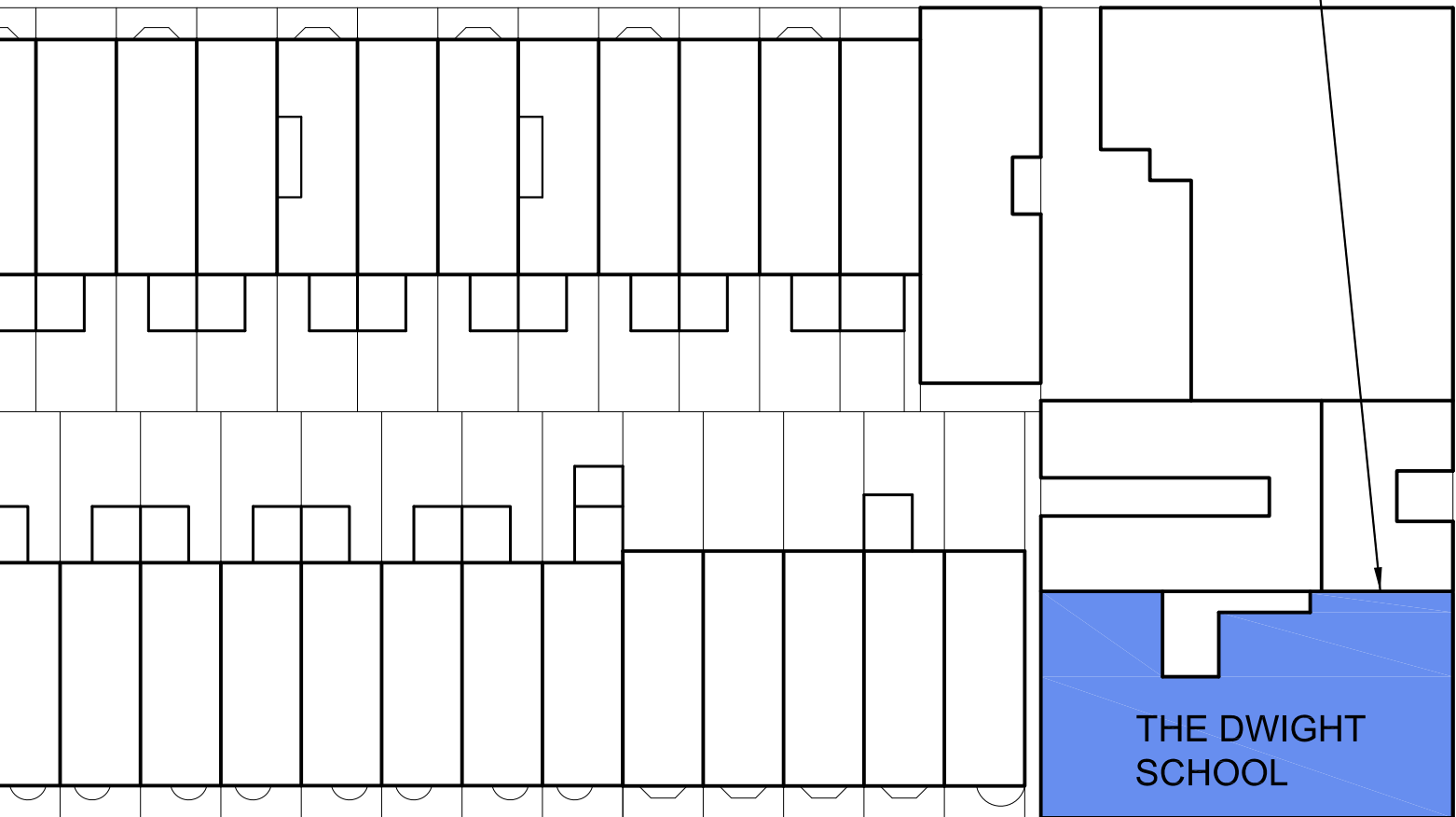
SCOPE OF WORK

- RENOVATION 21W 88TH
- 1 STORY EXTENSION IN REAR YARD @ 21W 88TH
- EXTEND PENTHOUSE 21W
- REMOVE & REINSTALL BASEMENT WINDOW AT STREET FACADE
- REMOVE & REINSTALL "L" AT REAR FACADE - 21W 88TH



1 FRONT ELEVATION
17-19W + 21W 88TH STREET

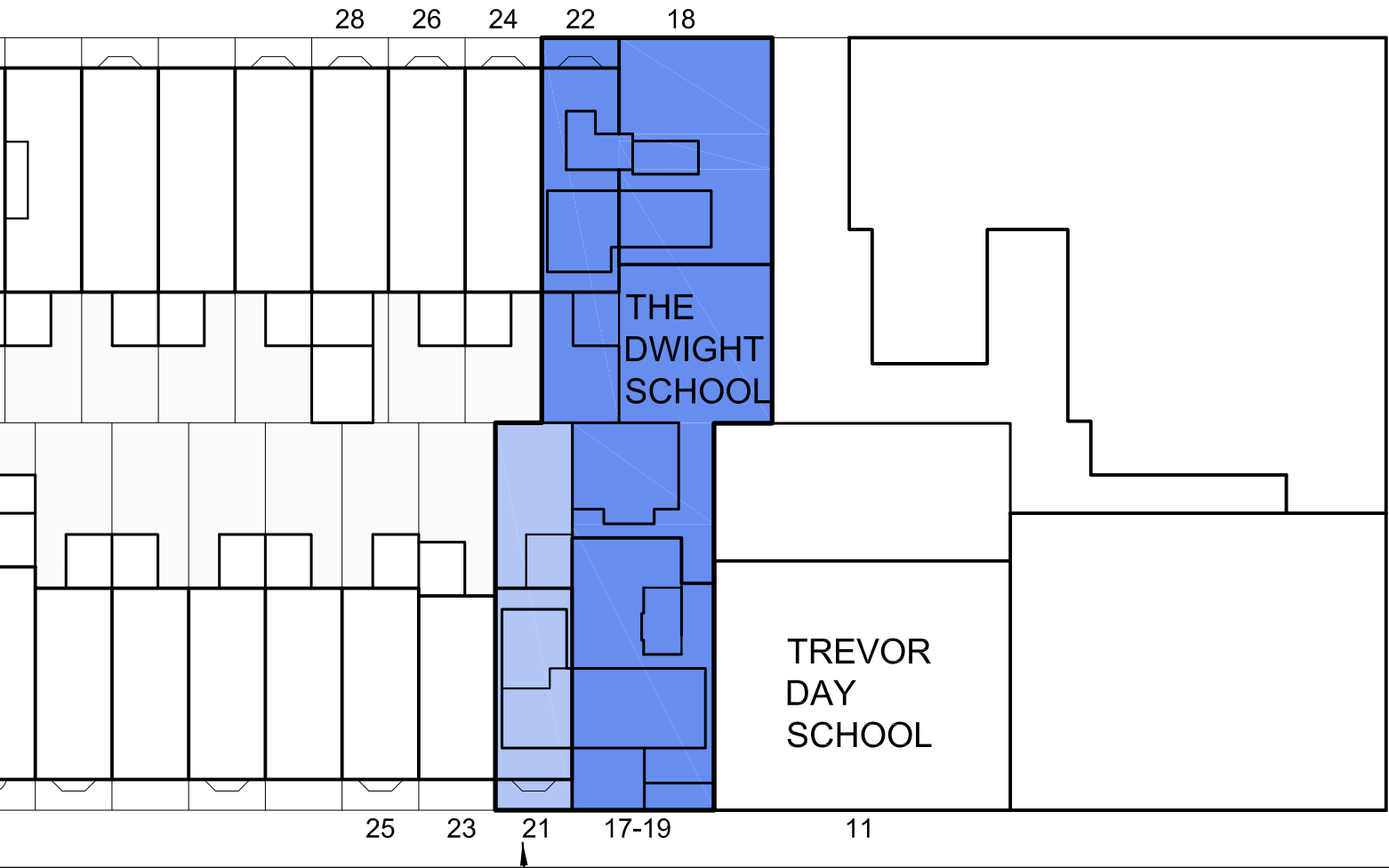
WEST 90th STREET



THE DWIGHT SCHOOL - 22W89
ACQUIRED: 2007
OCCUPANCY: 80
PERSONS ALLOW. PER CO: 171
COMPLETED: 2009

MAIN CAMPUS - 18W89
OCCUPANCY: 340
PERSONS ALLOW. PER CO: 621
ADDITION: BUILT 2001
COMPLETED: 2007

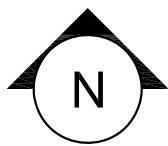
WEST 89th STREET



WEST 88th STREET

THE DWIGHT SCHOOL - 21W 88
ACQUIRED : 2017
OCCUPANCY : 50
EXPECT PROJECTED COMPLETION: 2019

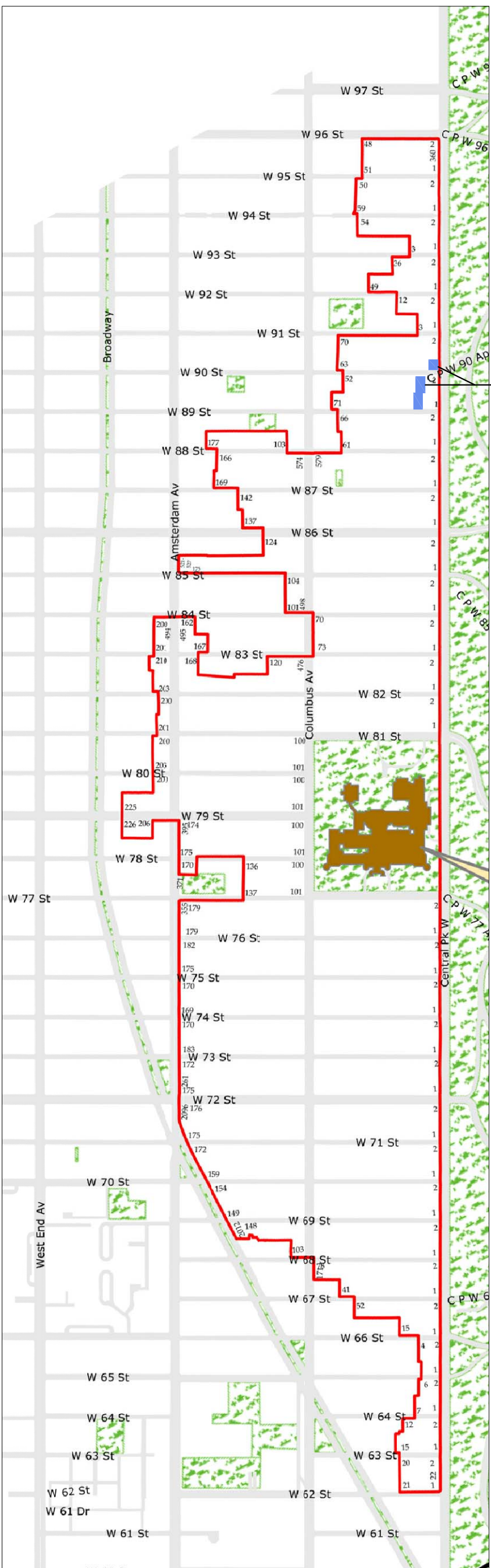
2 DWIGHT SCHOOL CAMPUS LAYOUT



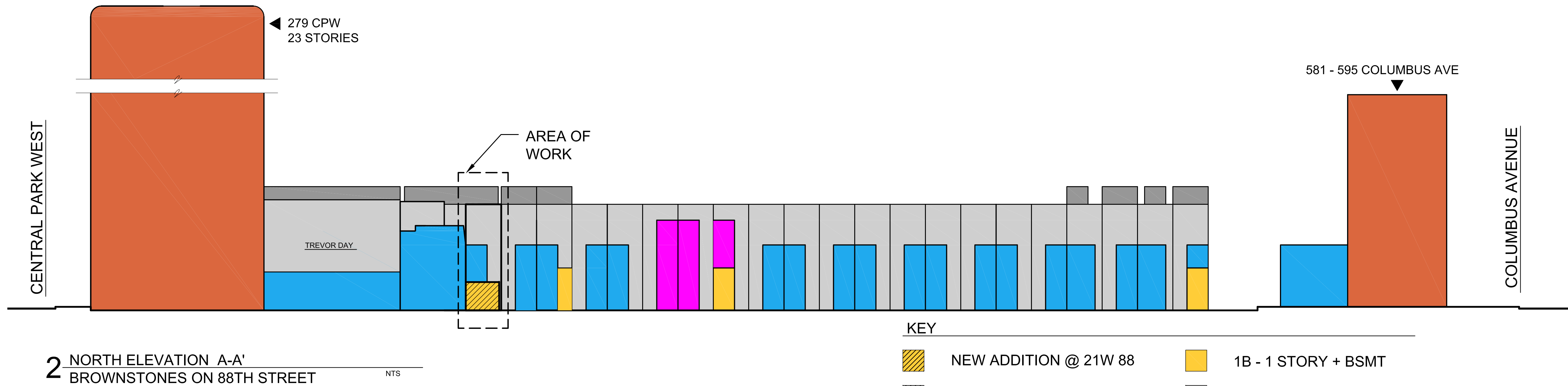
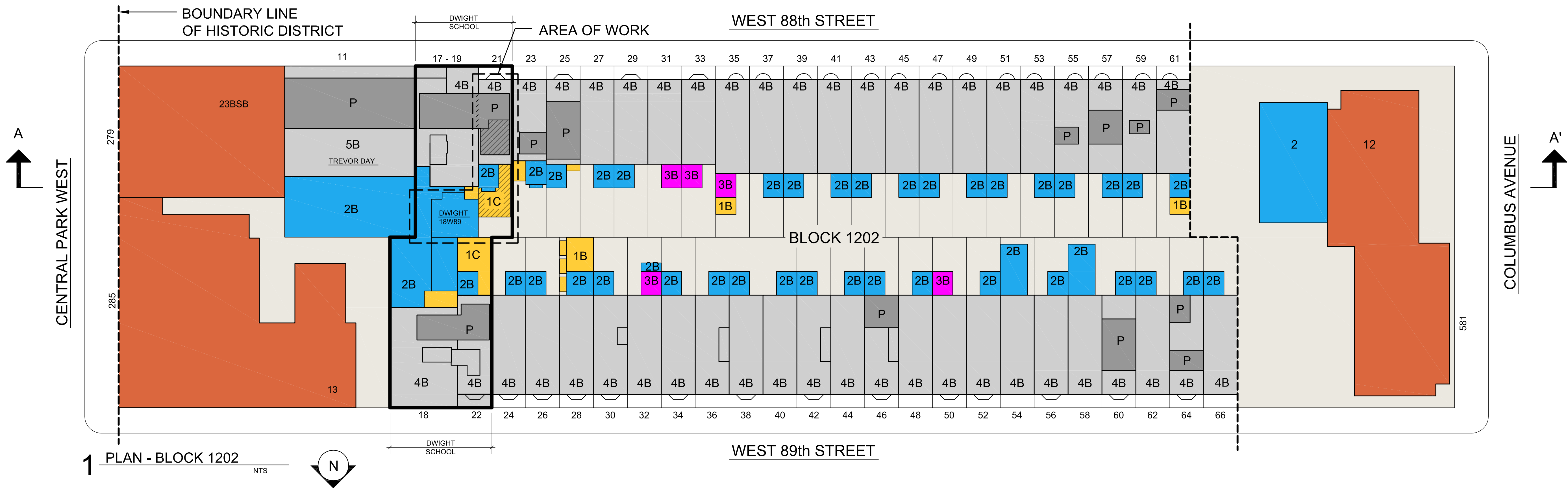
- DWIGHT MAIN CAMPUS
- 18W 89TH STREET
- 291W CENTRAL PARK WEST
- 22W 89TH STREET
- 21W 88TH STREET

1912 - FRANKLIN SCHOOL 18-20 WEST 89TH STREET
1965 - CONVERT BROWNSTONES TO SCHOOL AT 17 AND 19 WEST 88TH STREET
1980 - FRANKLIN CHANGES NAME TO THE ANGLO-AMERICAN INTERNATIONAL SCHOOL.
1993 - DWIGHT SCHOOL & ANGLO-AMERICAN INTERNATIONAL SCHOOL COME TOGETHER AS DWIGHT SCHOOL

DWIGHT SCHOOL COVER SHEET		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	date:	
The Dwight School 291 Central Park West New York, NY 10024		
Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F	scale: NTS	



3 UPPER WEST SIDE/ CENTRAL PARK HISTORIC DISTRICT



KEY

- | | | | |
|--|-----------------------|--|-------------------------------------|
| | NEW ADDITION @ 21W 88 | | 1B - 1 STORY + BSMT |
| | PENTHOUSE EXTENSION | | 5B - 5 STORY + BSMT & P - PENTHOUSE |
| | 4B - 4 STORY + BSMT | | HIGH RISE BUILDINGS |
| | 3B - 3 STORY + BSMT | | REAR YARD |
| | 2B - 2 STORY + BSMT | | |

BLOCK PLAN & NORTH ELEVATION

Project: **Dwight 18 W 89th Street**
The Dwight School
18 West 89th Street
New York, NY

The Dwight School
291 Central Park West
New York, NY 10024

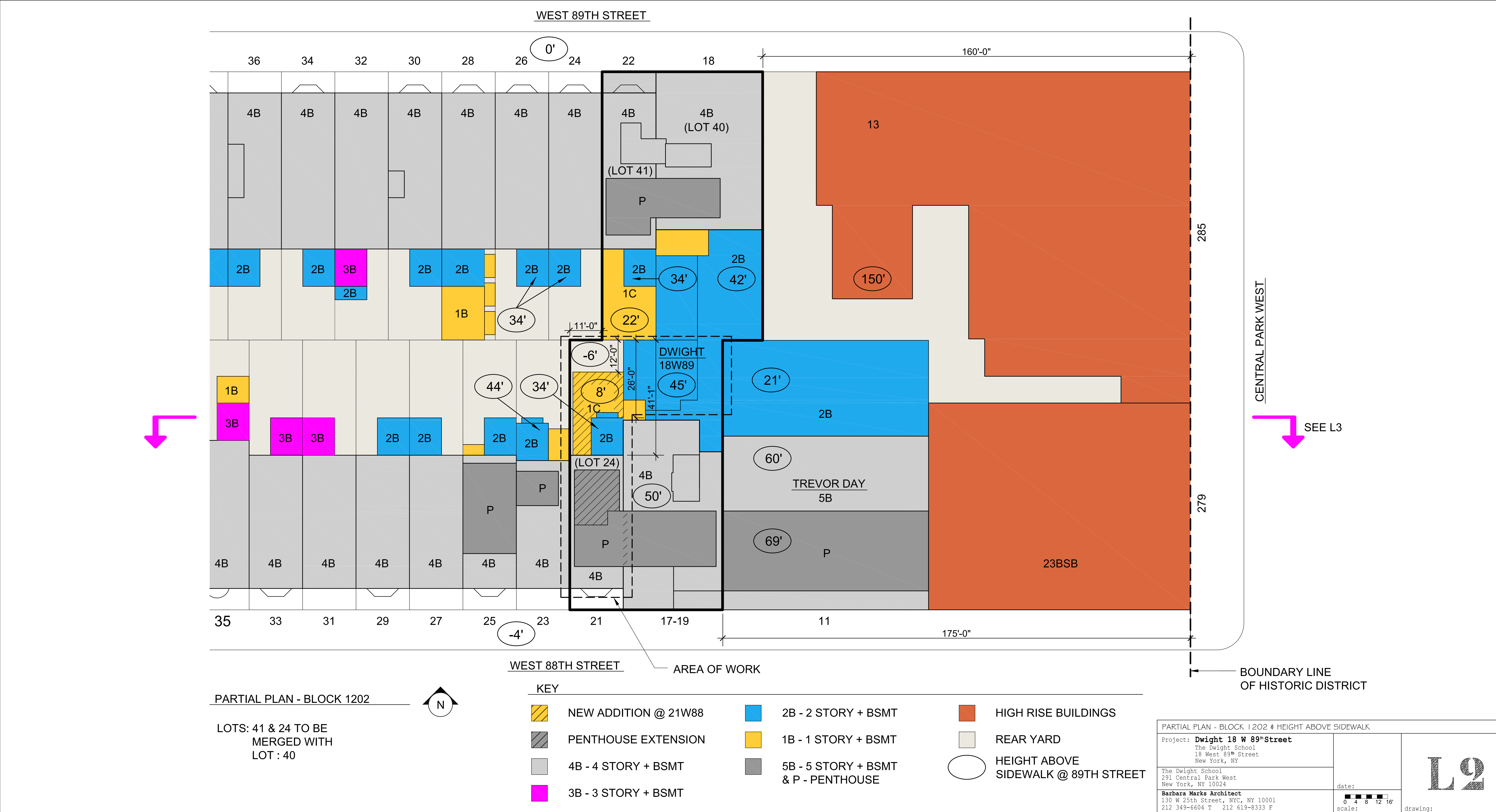
Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

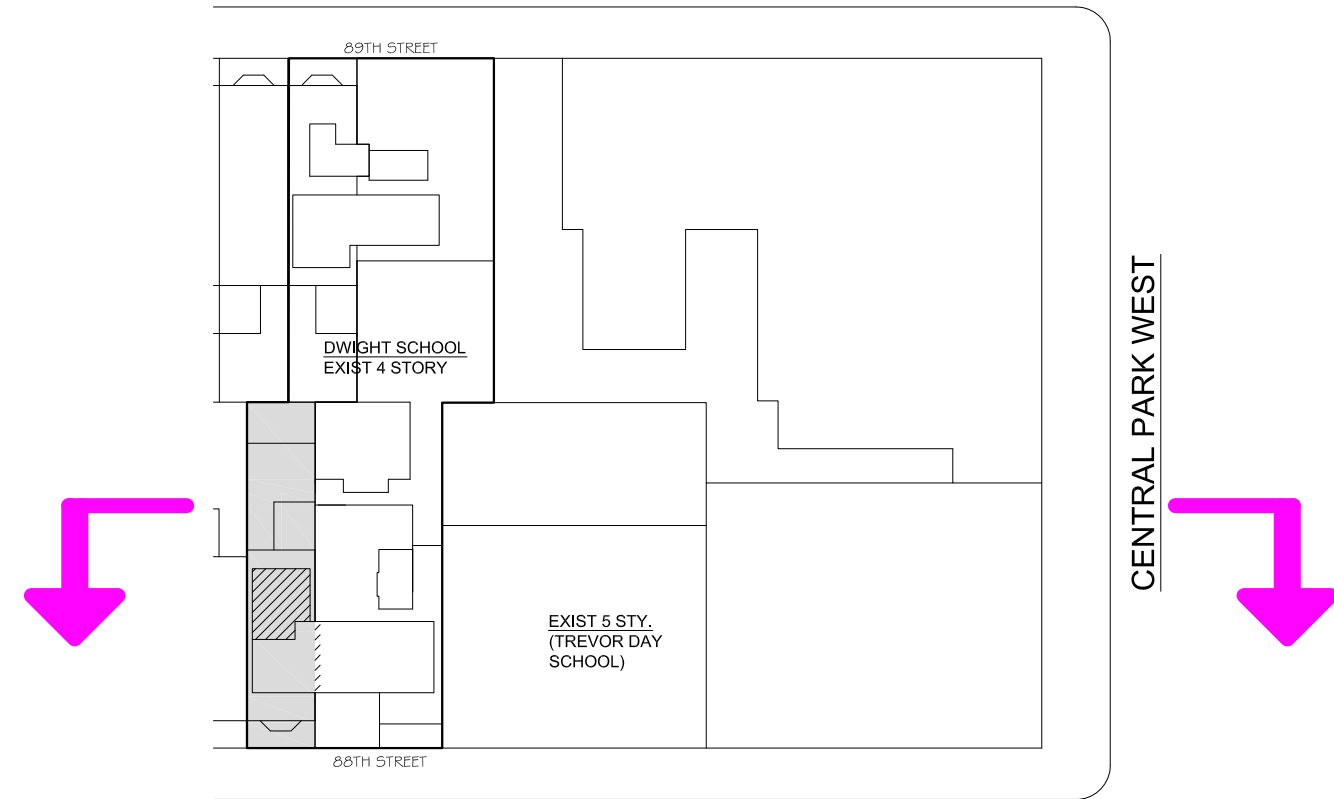
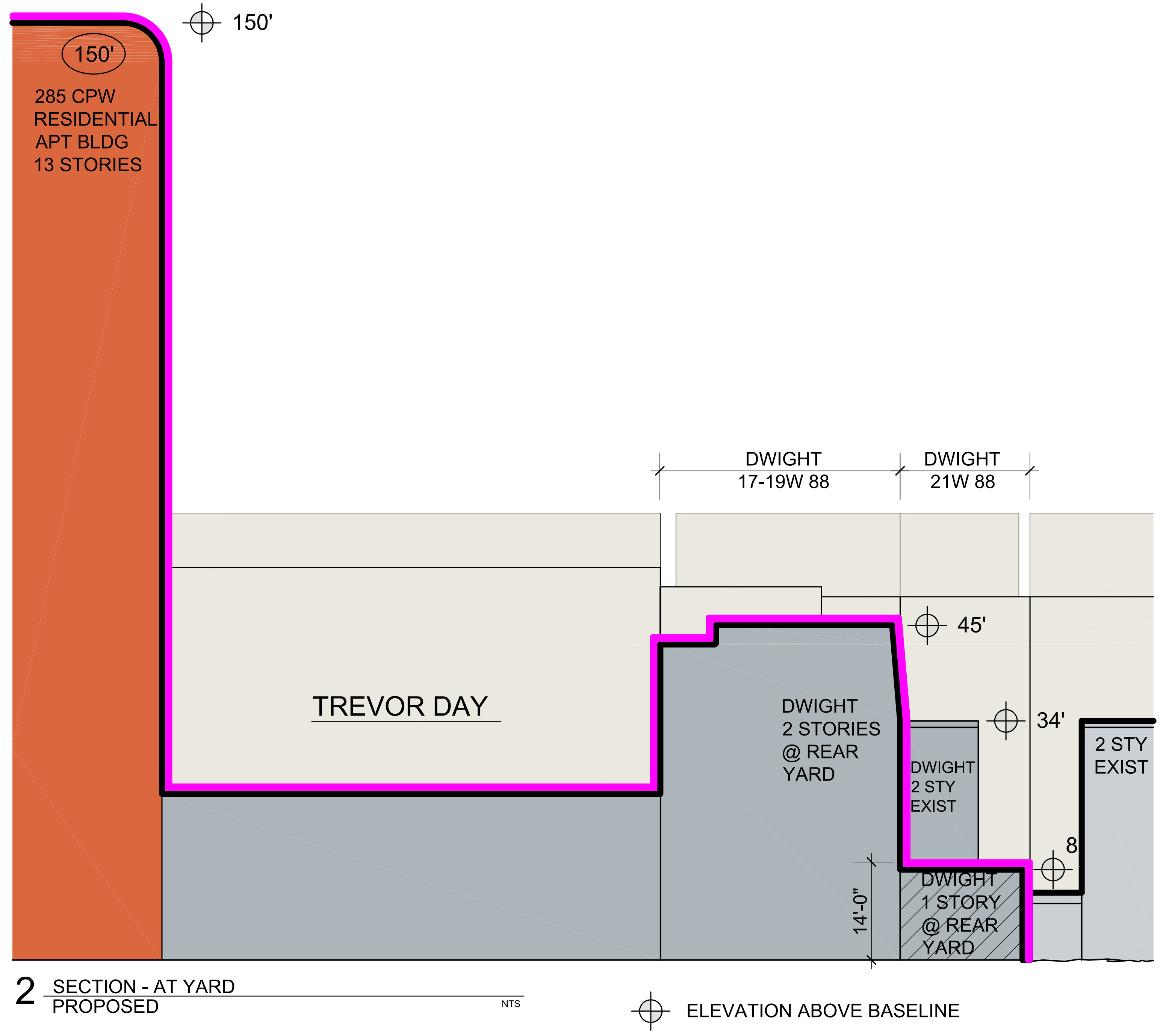
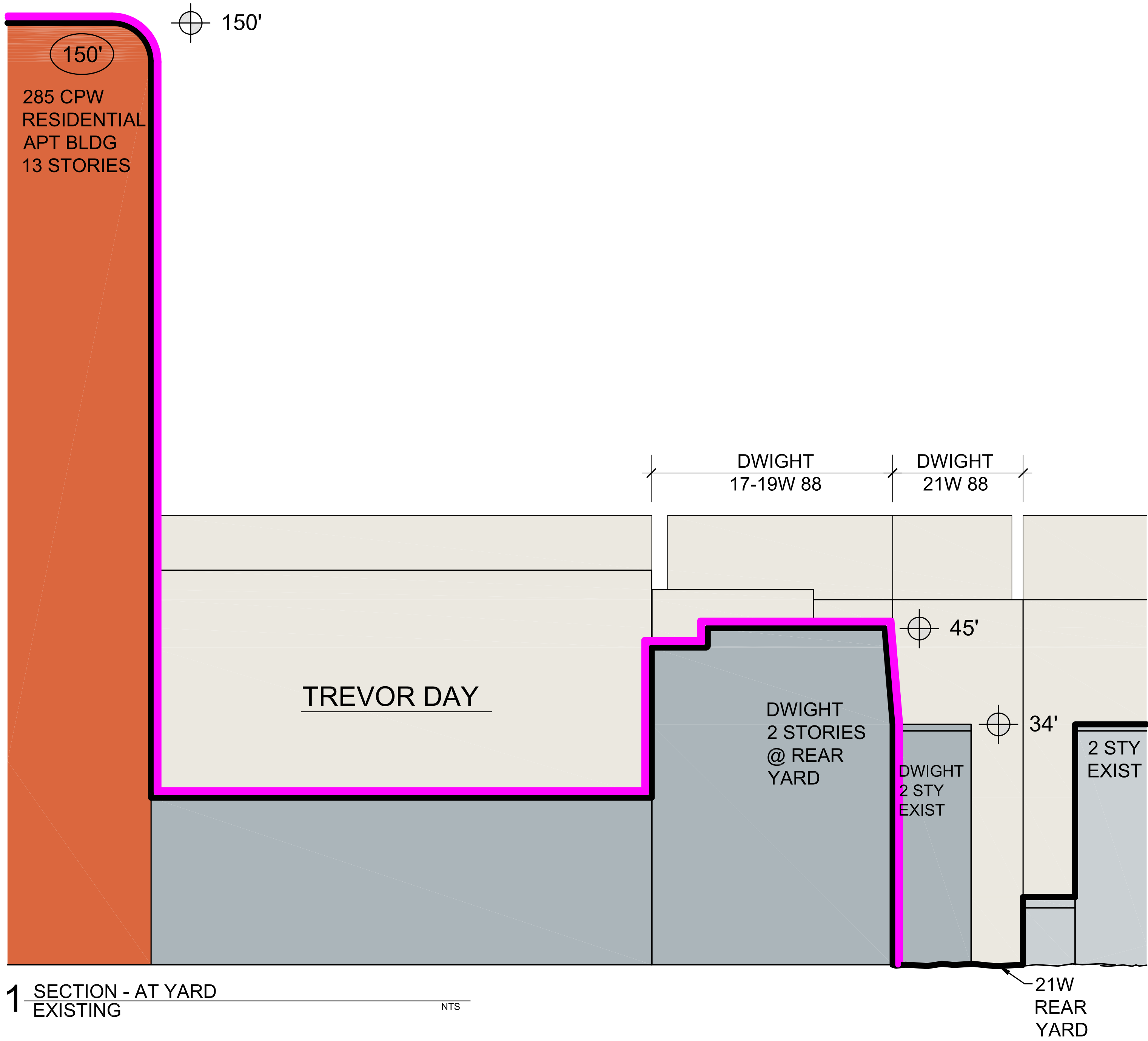
date:

scale: NTS

drawing:

L1





SECTION SHOWING TRANSITION TO YARD - EXISTING # PROPOSED		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	date:	L3
The Dwight School 291 Central Park West New York, NY 10024 Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		
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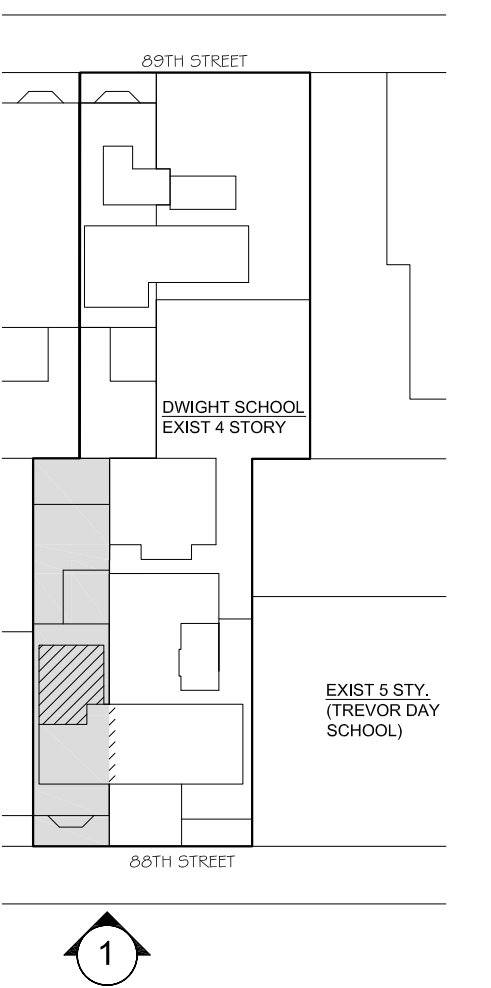
1 SOUTH EXTERIOR ELEVATION
EXISTING

3/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
PROPOSED

3/16" = 1'-0"



SOUTH EXTERIOR ELEVATIONS - EXISTING & PROPOSED

Project: **Dwight 18 W 89th Street**
The Dwight School
18 West 89th Street
New York, NY

The Dwight School
291 Central Park West
New York, NY 10024

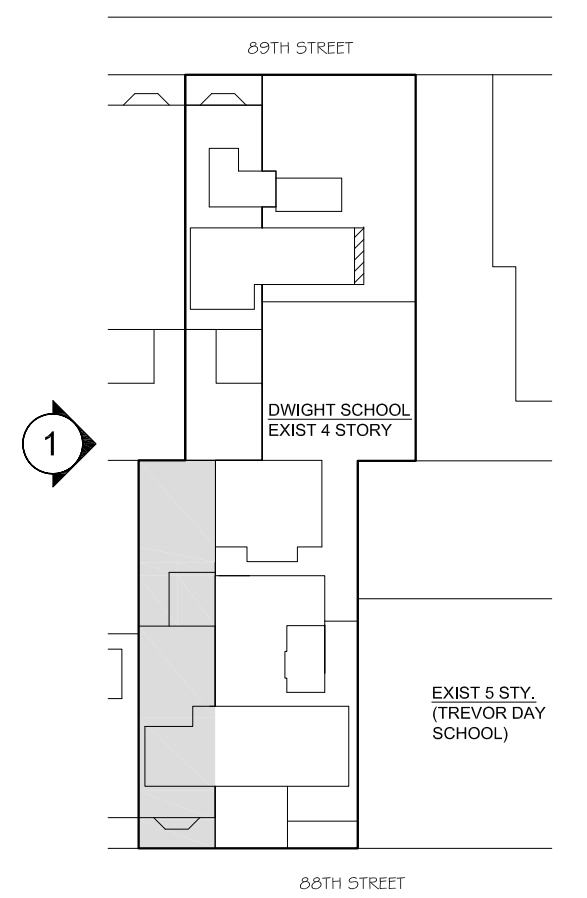
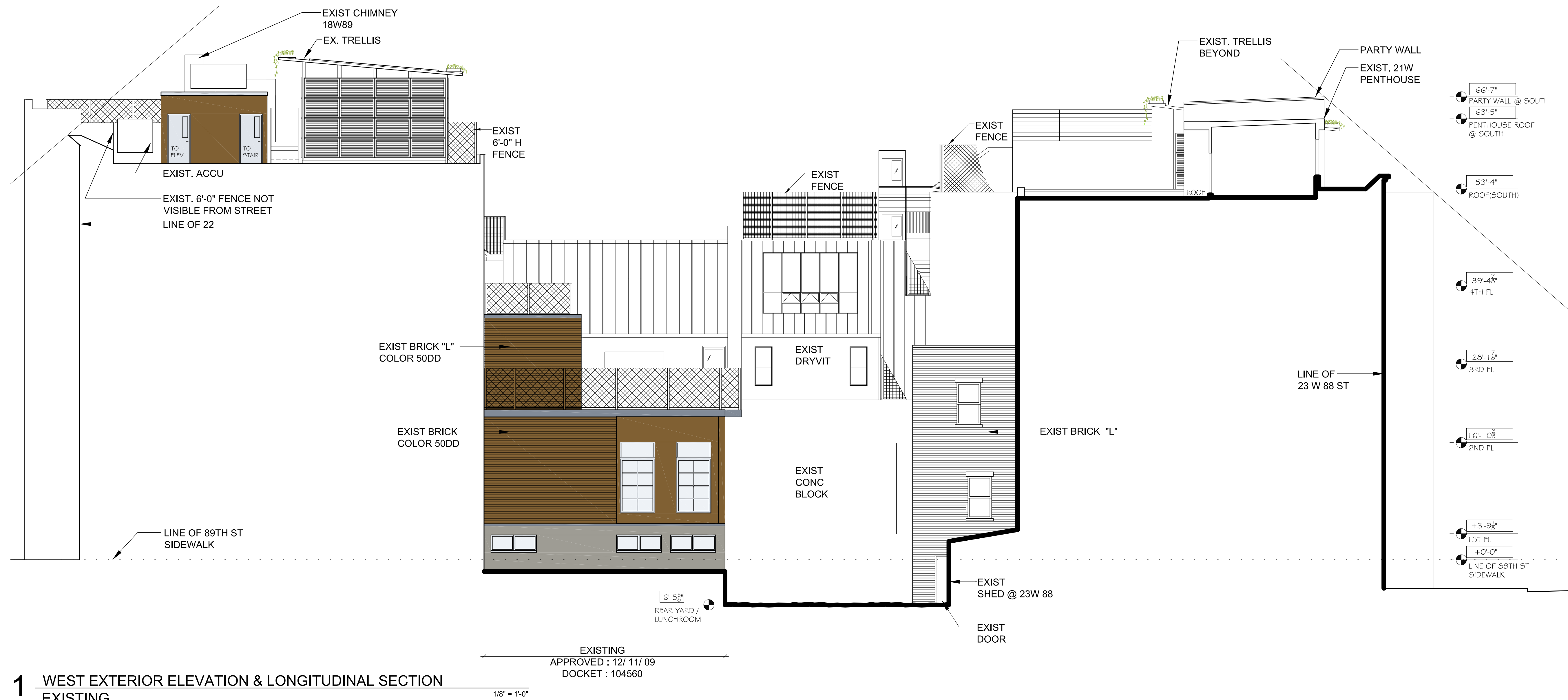
Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

date:

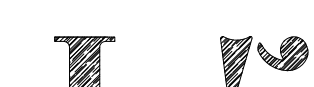
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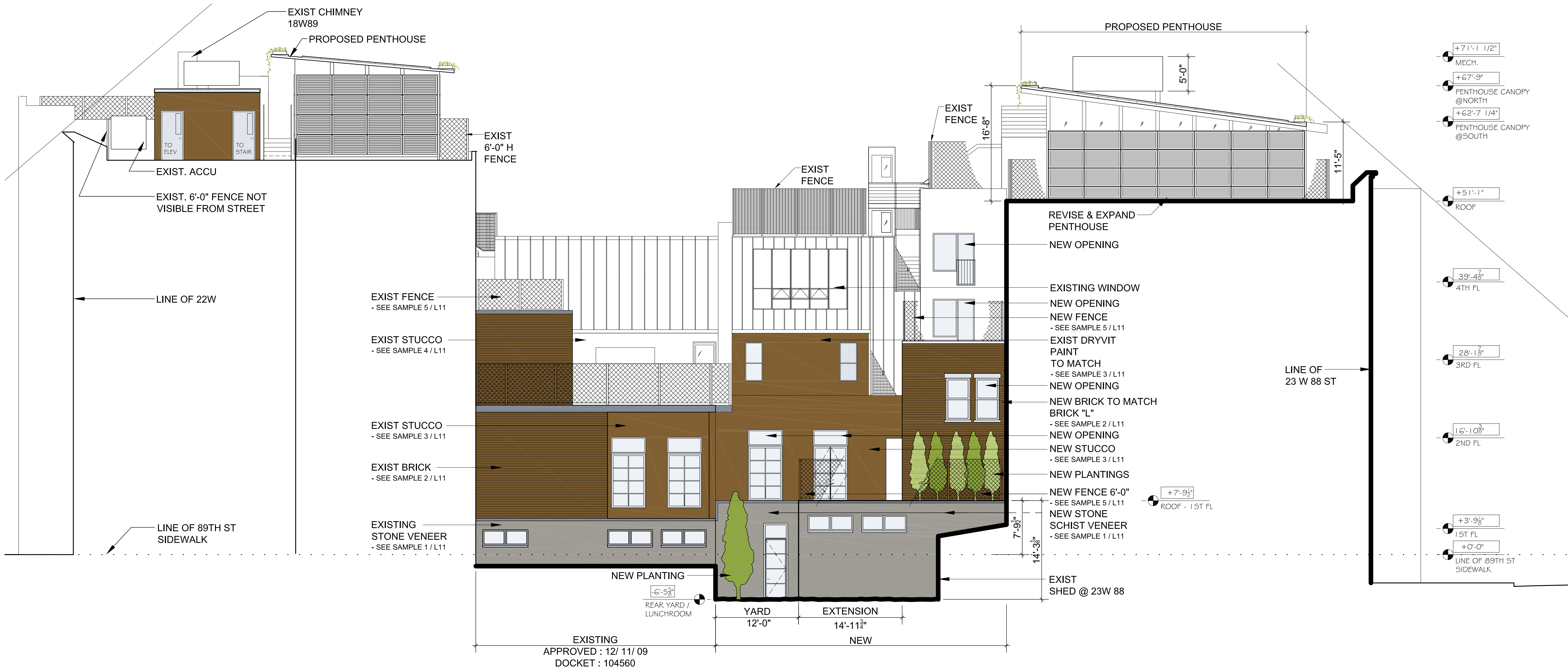
L4

drawing:



EXISTING

WEST EXTERIOR ELEVATION - LONGITUDINAL SECTION THRU BLOCK - EXISTING	
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	
The Dwight School 291 Central Park West New York, NY 10024	
Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F	date:  scale:  drawing:



1 WEST EXTERIOR ELEVATION & LONGITUDINAL SECTION
PROPOSED

1/8" = 1'-0"

PROPOSED

WEST EXTERIOR ELEVATION - LONGITUDINAL SECTION THRU BLOCK - PROPOSED

Project: **Dwight 18 W 89th Street**
The Dwight School
18 West 89th Street
New York, NY

The Dwight School
291 Central Park West
New York, NY 10024

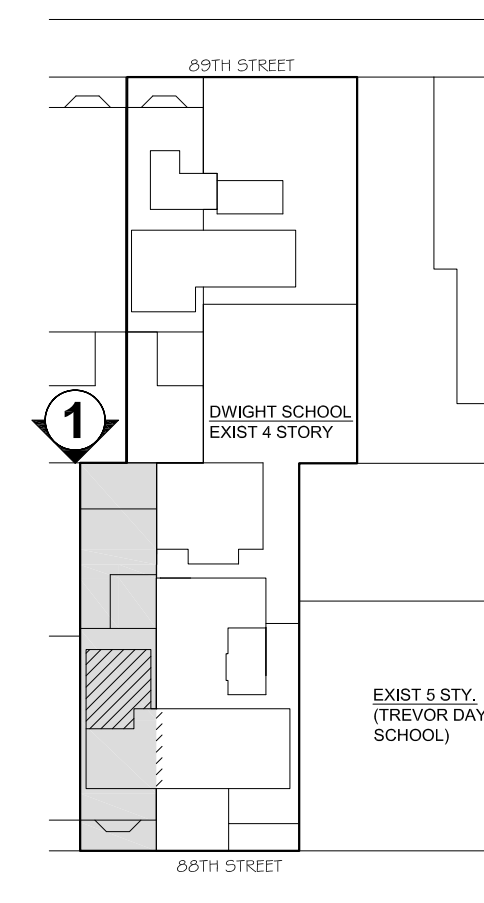
Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

date:

scale:
0 2 4 6 8'

drawing:

L6



EXTERIOR ELEVATIONS - EXISTING & PROPOSED

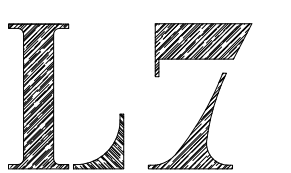
Project: **Dwight 18 W 89th Street**
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18 West 89th Street
New York, NY

The Dwight School
291 Central Park West
New York, NY 10024

Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

date:

scale: 0 2 4 6



drawing:



1 FRONT ELEVATION
17-19W + 21W 88TH STREET



2 VIEW LOOKING WEST
BLOCK 1202



3 VIEW LOOKING EAST
BLOCK 1202



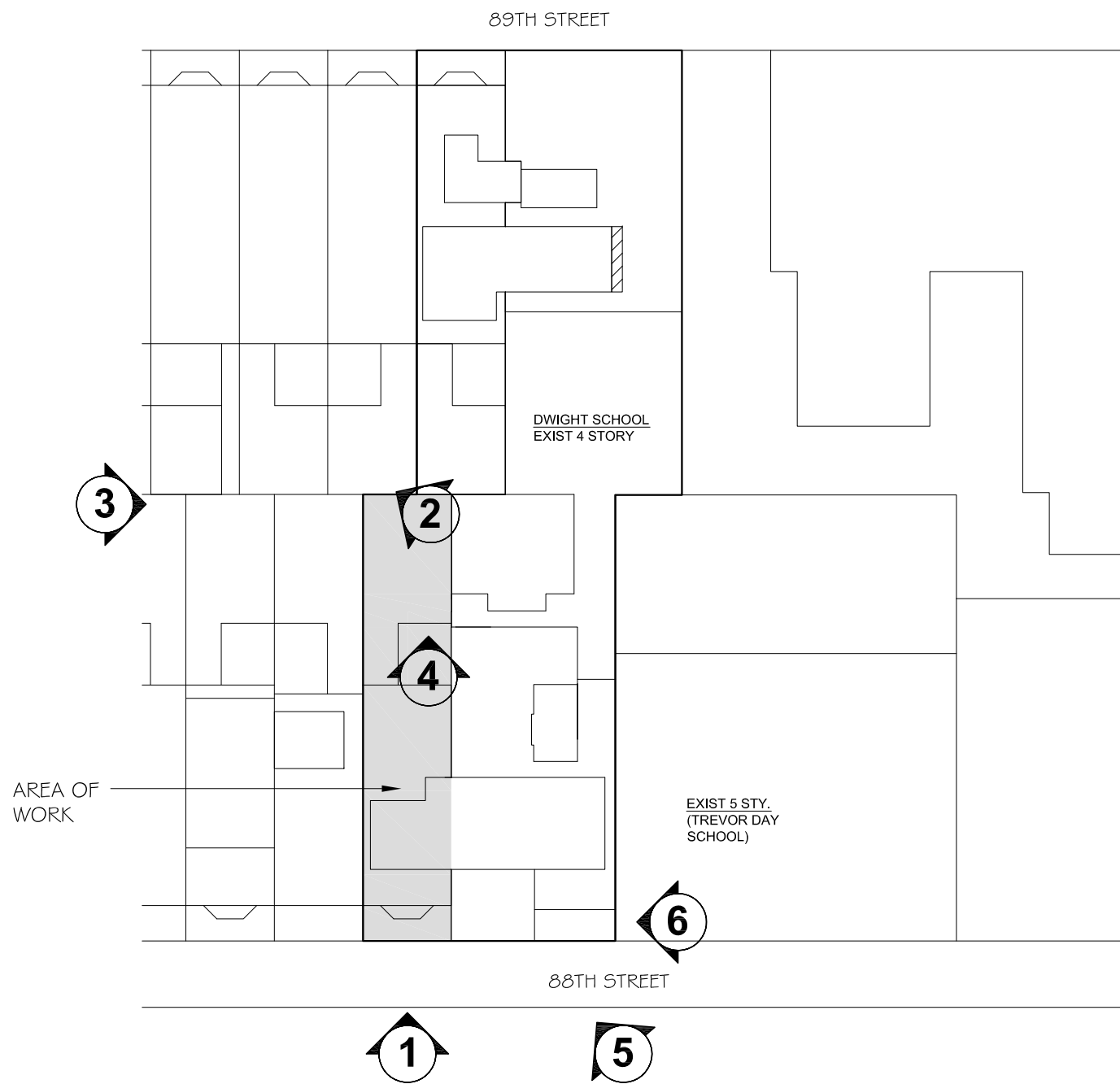
4 BAY WINDOW - STAINED GLASS
21W 88



5 FRONT ELEVATION - PROPOSED RAILING
17-19W + 21W 88TH STREET



6 FRONT ELEVATION - PROPOSED RAILING
17-19W 88TH STREET



PHOTOS - EXISTING & PROPOSED SITE			
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY		date:	
The Dwight School 291 Central Park West New York, NY 10024			
Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		scale: NTS	drawing:

L8



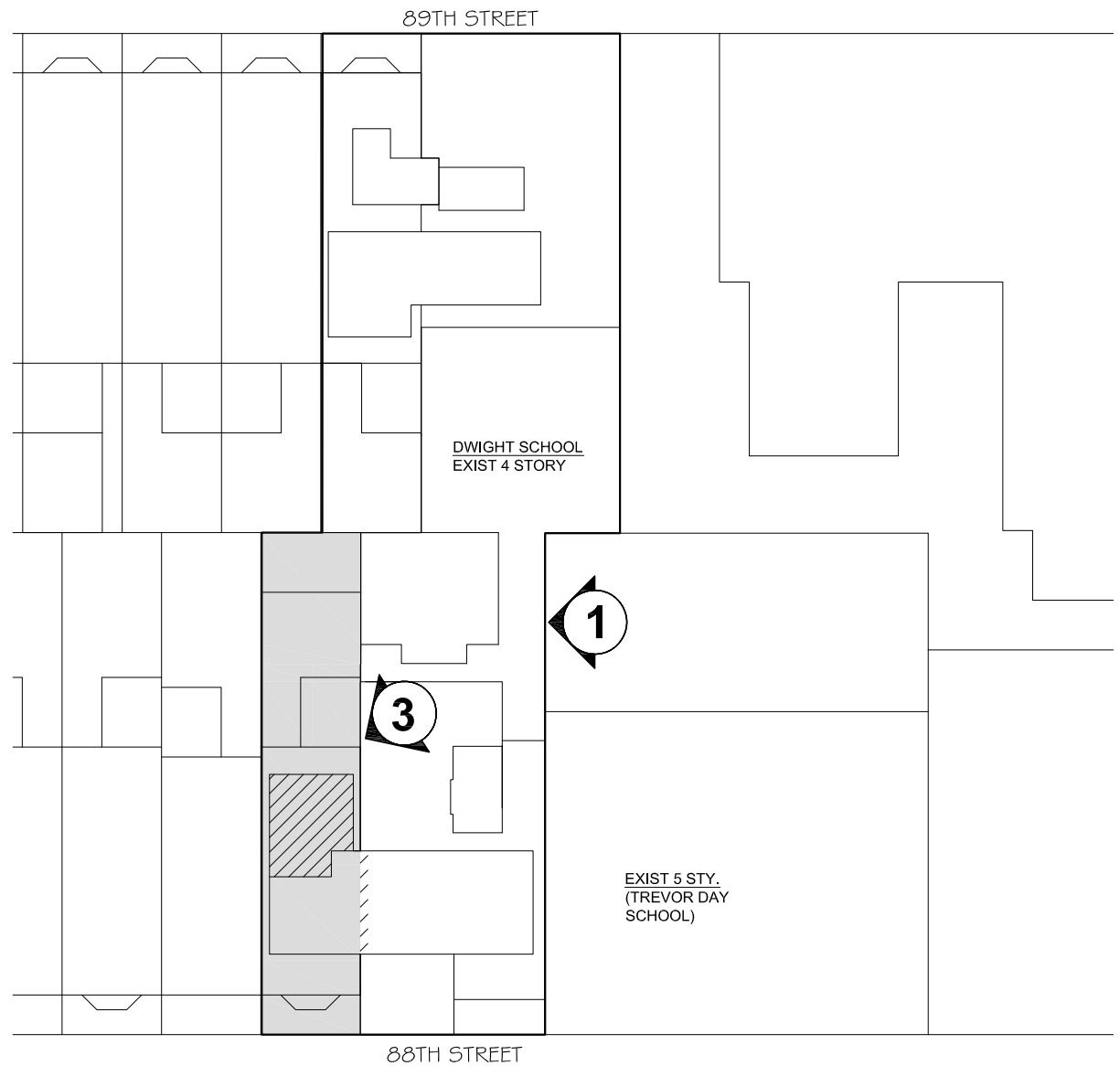
1 VIEW LOOKING DOWN ON SITE - EXISTING
17-19W + 21W 88, 18W + 22W 89



2 VIEW LOOKING DOWN ON SITE - PROPOSED
17-19W + 21W 88, 18W + 22W 89



3 PENTHOUSE - EXISTING
21W, 23W & 25W 88TH STREET



PHOTOS - EXISTING & PROPOSED PENTHOUSE		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	date:	L9 drawing:
The Dwight School 291 Central Park West New York, NY 10024 Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		
	scale: NT5	



1 REAR YARD
21W 88



2 REAR ELEVATION
21 W 88

1ST, 2ND FLOOR
"L" TO BE REMOVED &
REBUILT AFTER
EXCAVATION AND
BSMT EXTENSION

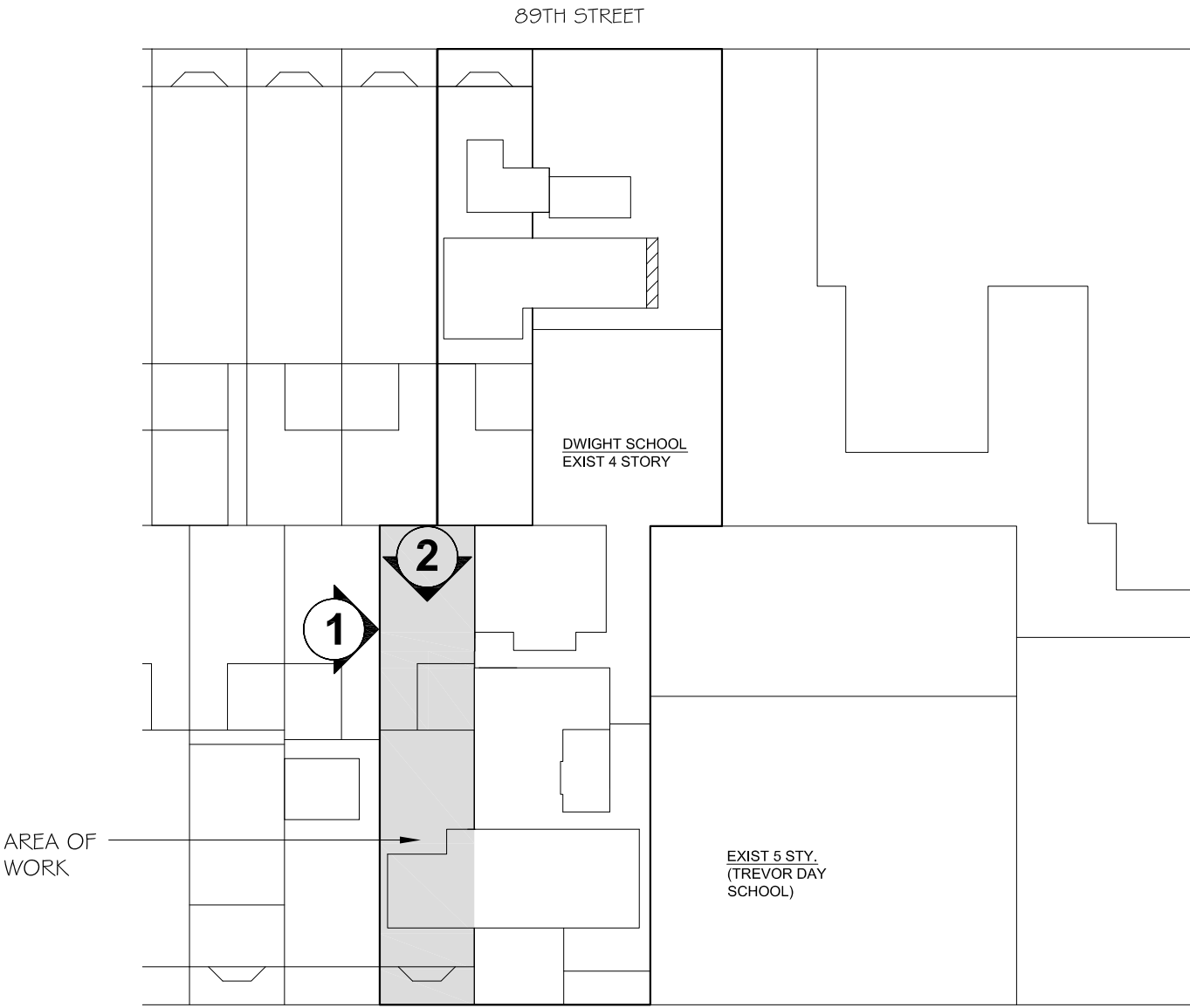
REMOVE &
RELOCATE DOOR

REMOVE
SPIRAL STAIR

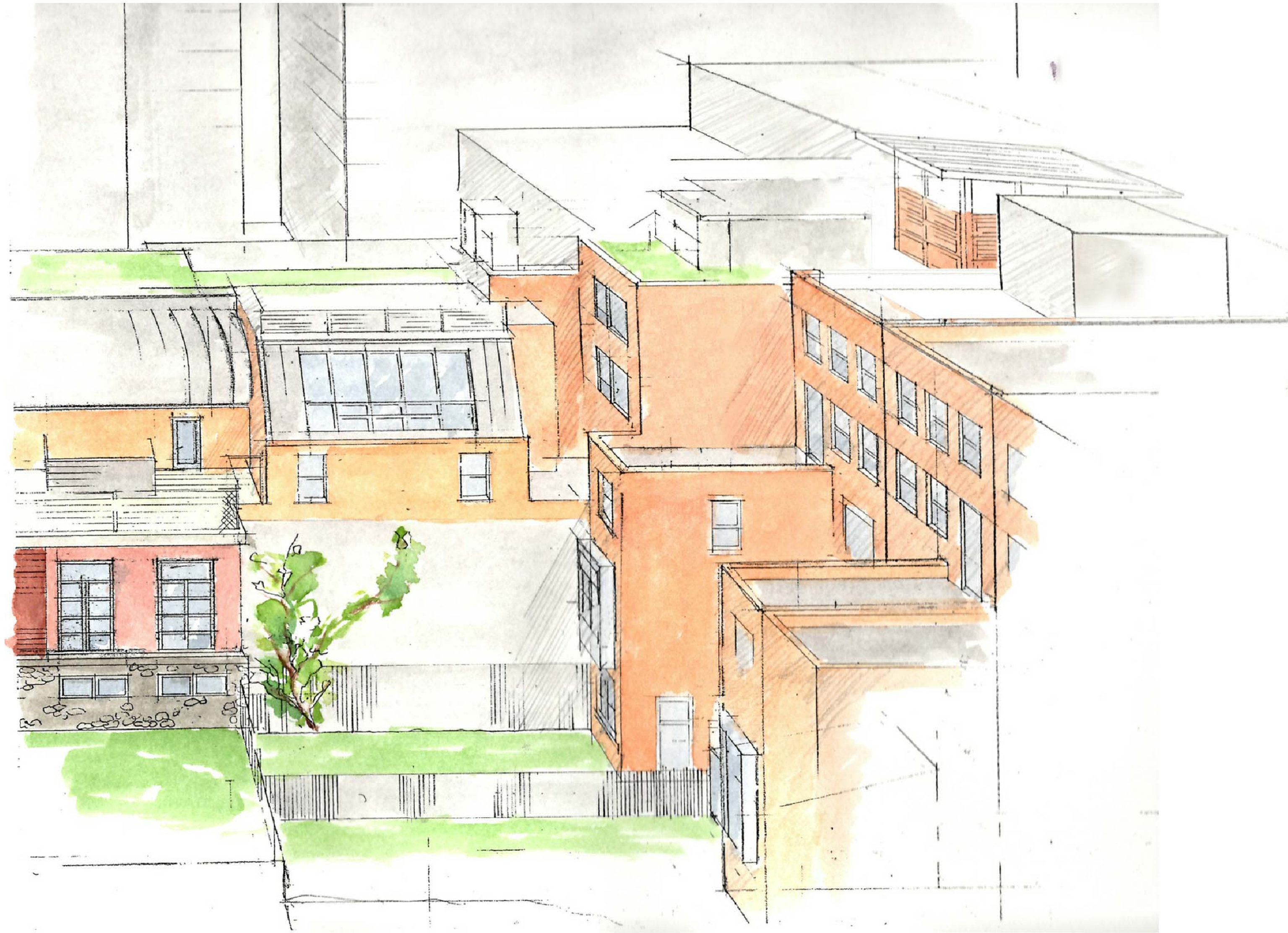
REMOVE
TREE



5 PHOTO - BRICK SAMPLE



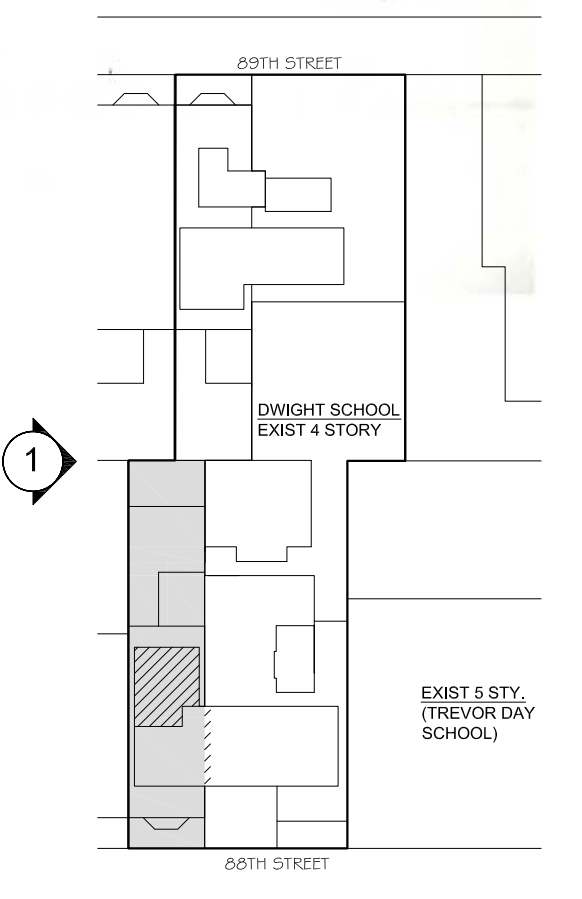
PHOTOS - EXISTING REAR YARD			
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY		date:	
The Dwight School 291 Central Park West New York, NY 10024			
Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		scale: NTS	drawing:



1 BIRD'S EYE VIEW - WEST ELEVATION
EXISTING N.T.S



2 BIRD'S EYE VIEW - WEST ELEVATION
PROPOSED 1 STORY EXTENSION & PENTHOUSE N.T.S



BIRD'S EYE VIEW - EXISTING & PROPOSED		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	date: 0 1 2 3 4' scale:	L11 drawing:
The Dwight School 291 Central Park West New York, NY 10024 Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		



1 STONE SAMPLE



2 BRICK SAMPLE



3 STUCCO SAMPLE



4 STUCCO SAMPLE



5 FENCE SAMPLE



9 TRELLIS INTERIOR
- PROPOSED TO MATCH



8 TRELLIS - PROPOSED TO MATCH



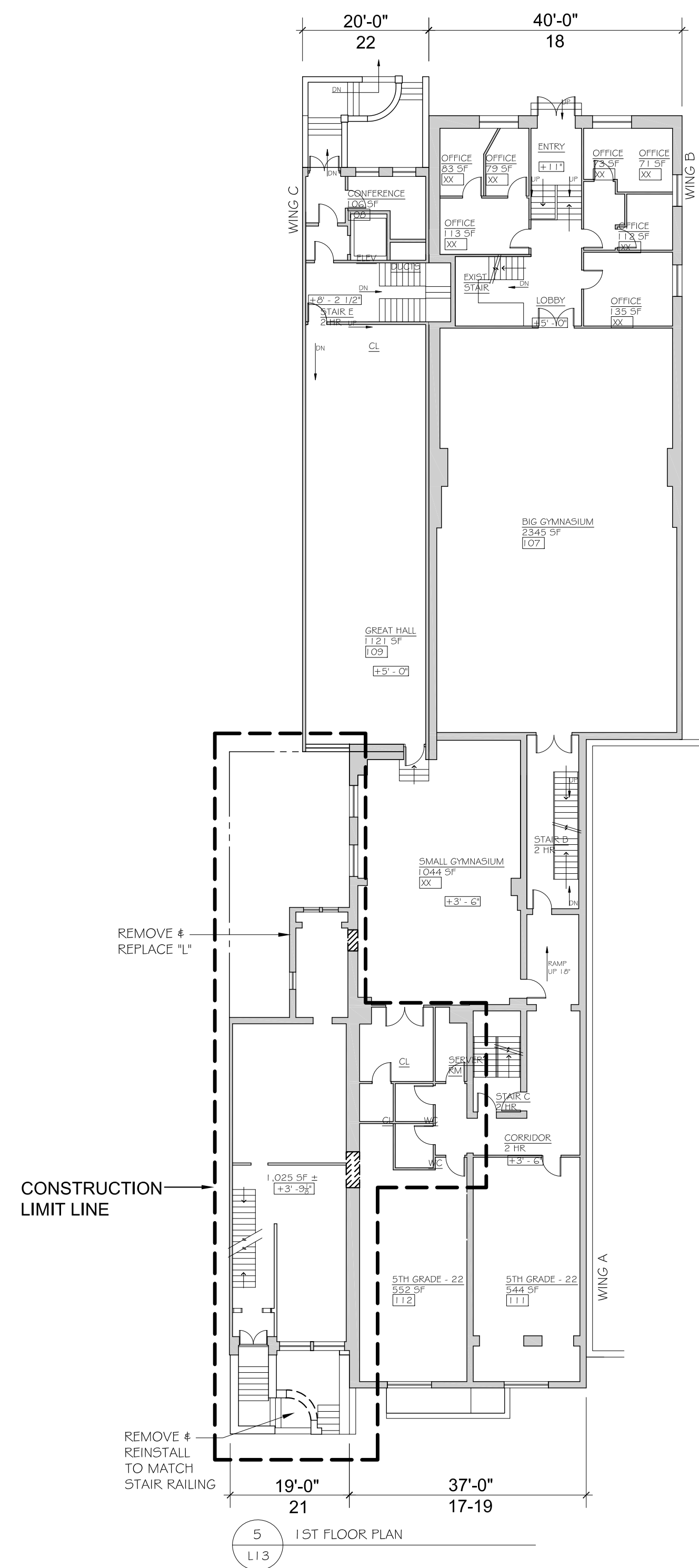
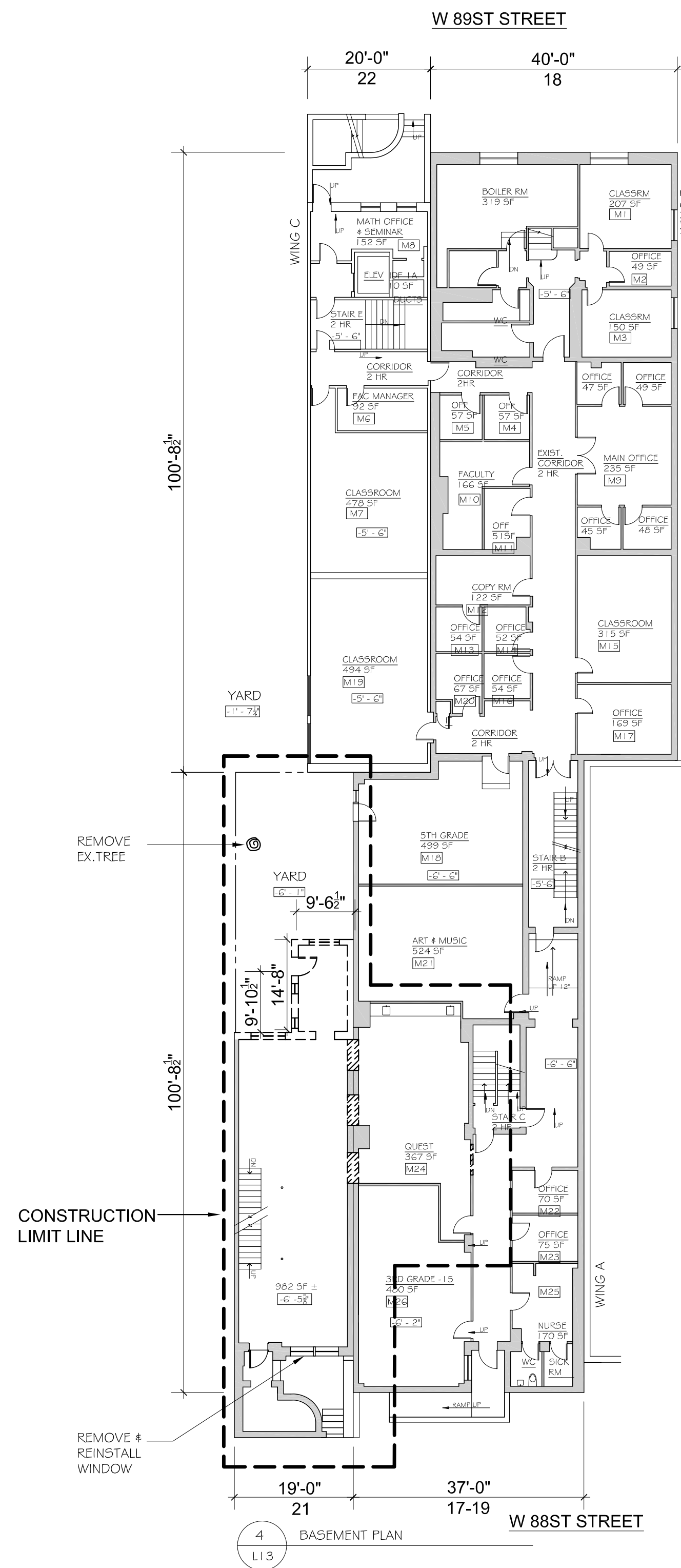
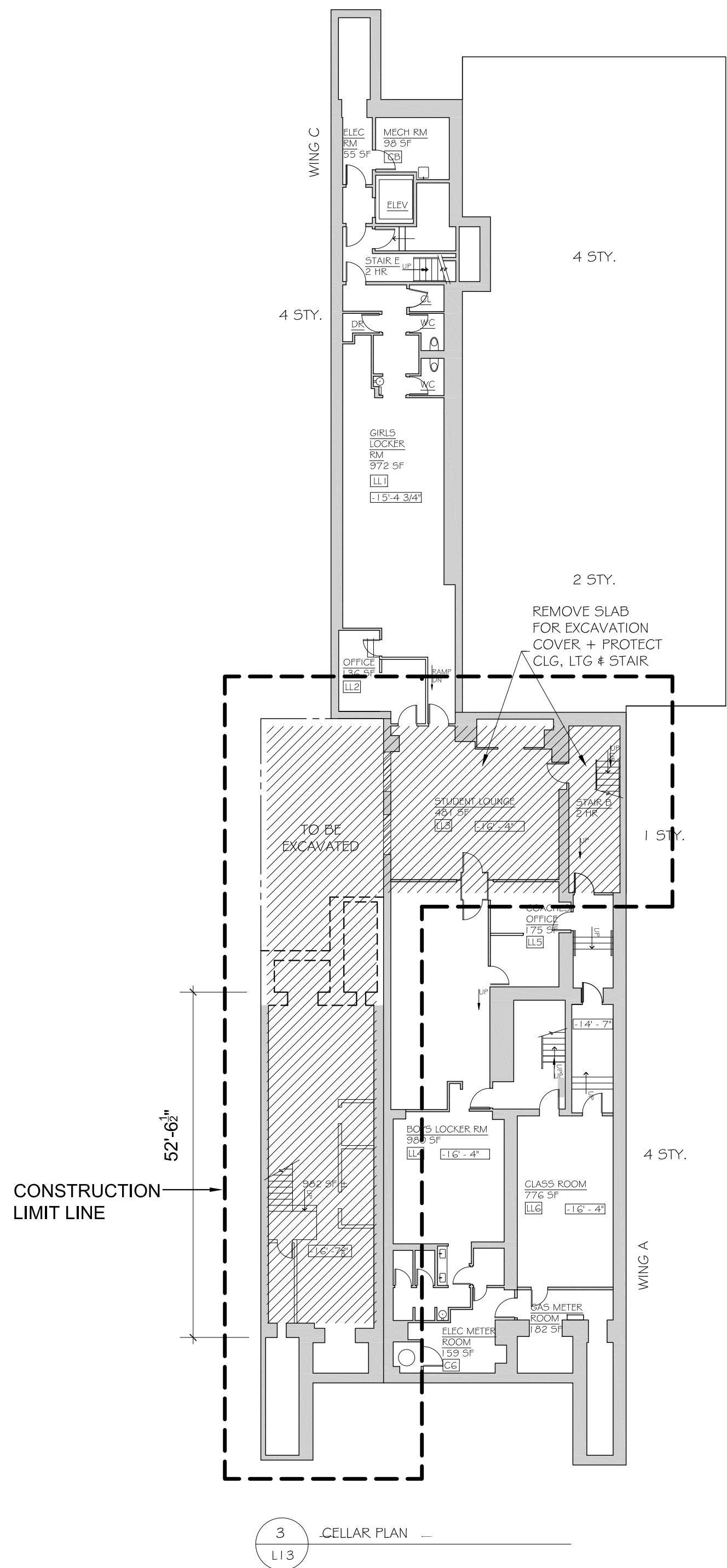
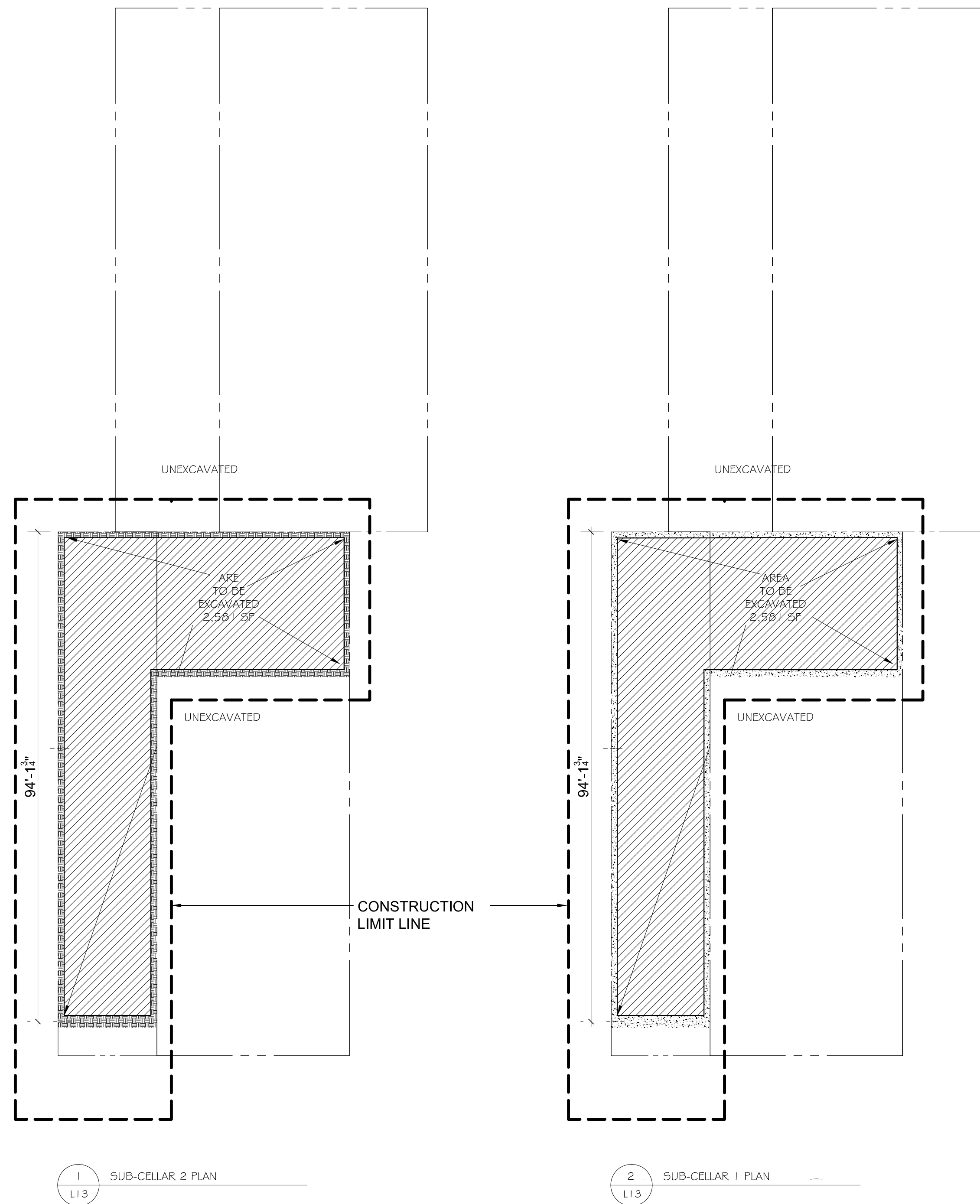
7 PROPOSED RAIL - SCHOOL OF SPIRIT



6 EXIST. ELEVATION
22W 89TH ST

WISSAHICKON
SCHIST - ASHLAR

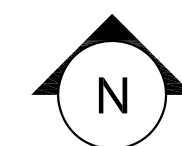
EXTERIOR MATERIAL SAMPLE		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY		
The Dwight School 291 Central Park West New York, NY 10024 Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		
date: 		drawing:
scale:		



KEY

-  MASONRY WALL TO BE REMOVED
 WALLS/PARTITION/MECH TO BE REMOVED
 AREA TO BE EXCAVATED

EXISTING



EXISTING/DEMOLITION FLOOR PLANS - SUB CELLAR 2, 1, CELLAR, BASEMENT & 1ST FL

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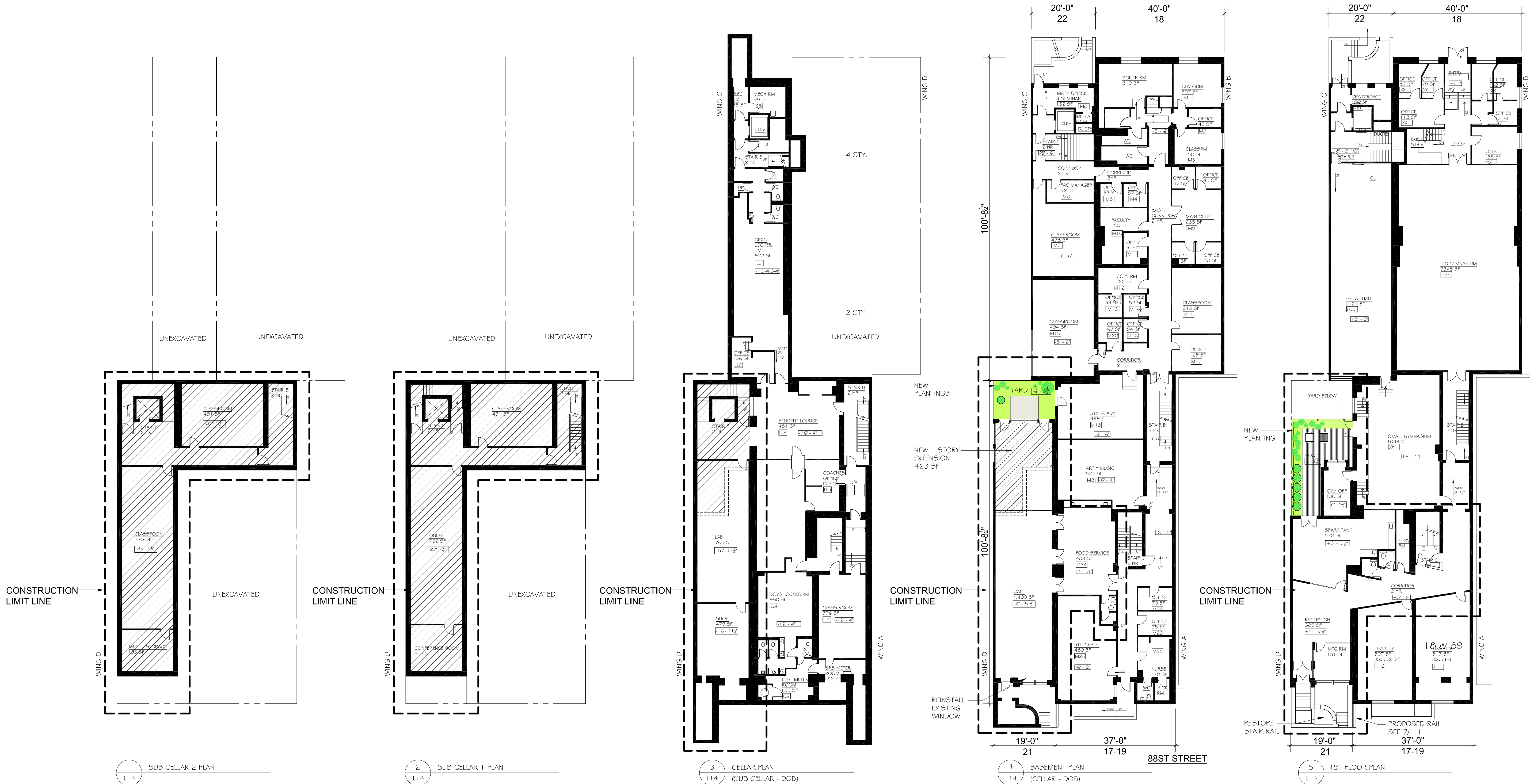
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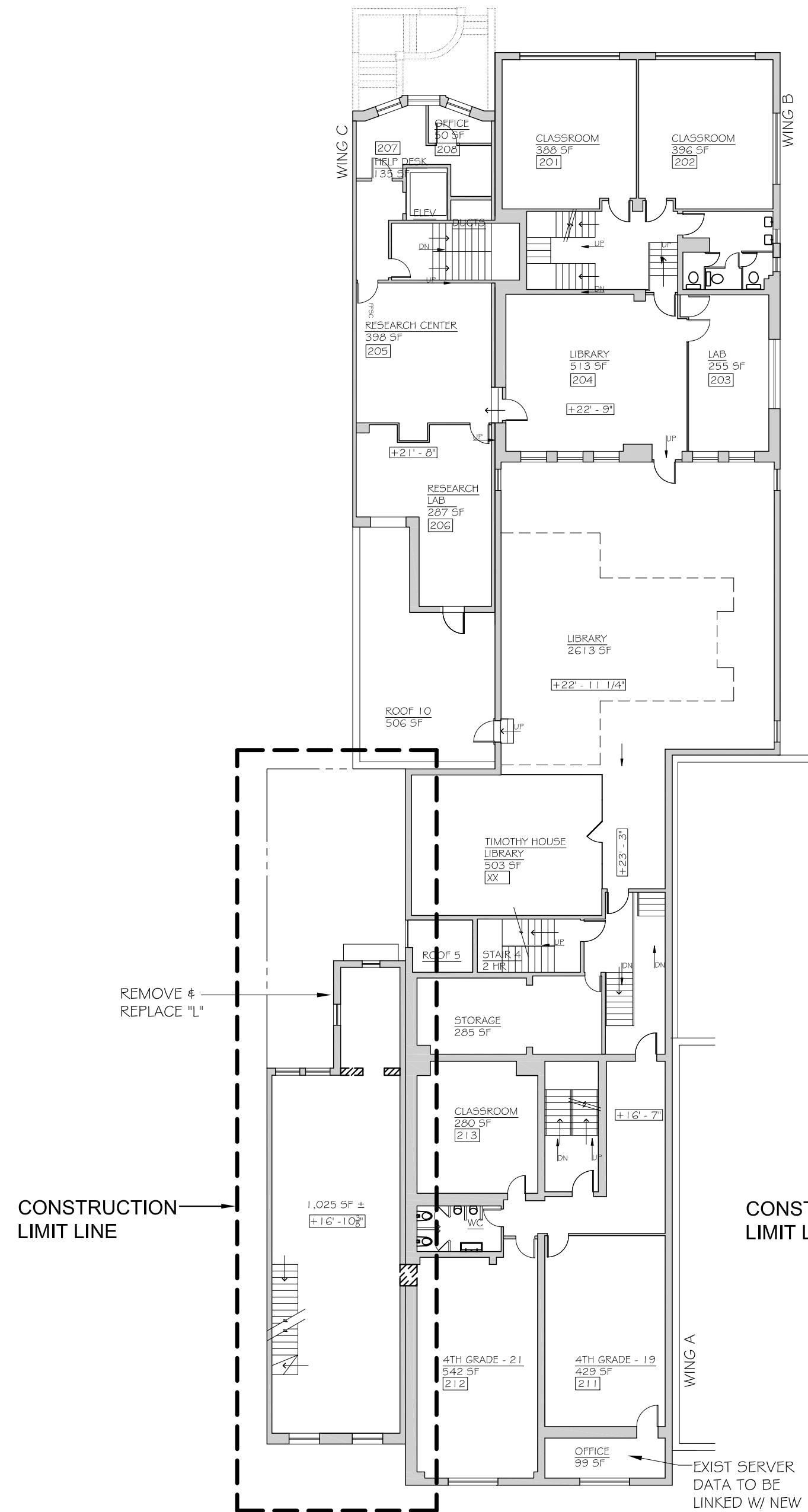
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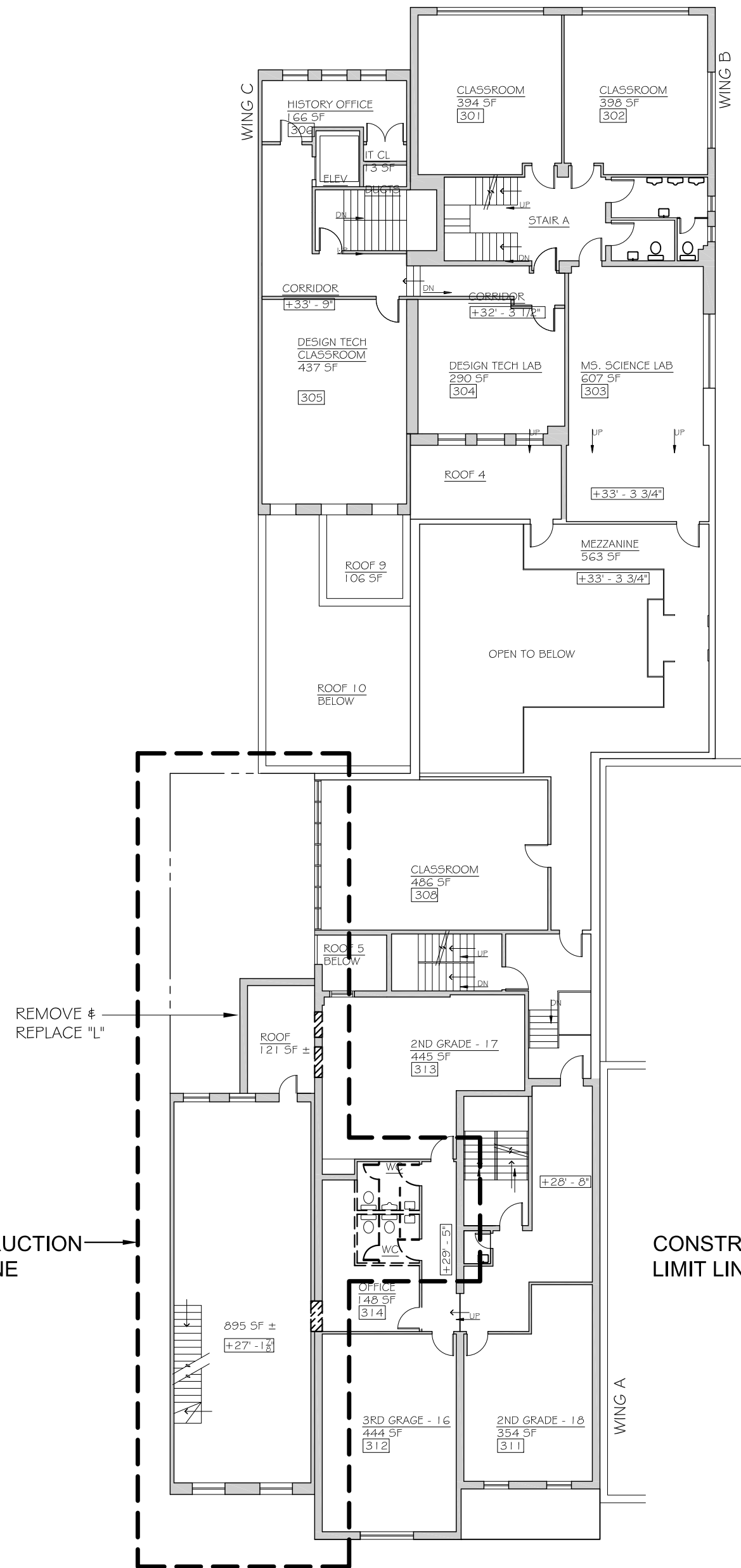
L15

drawing:

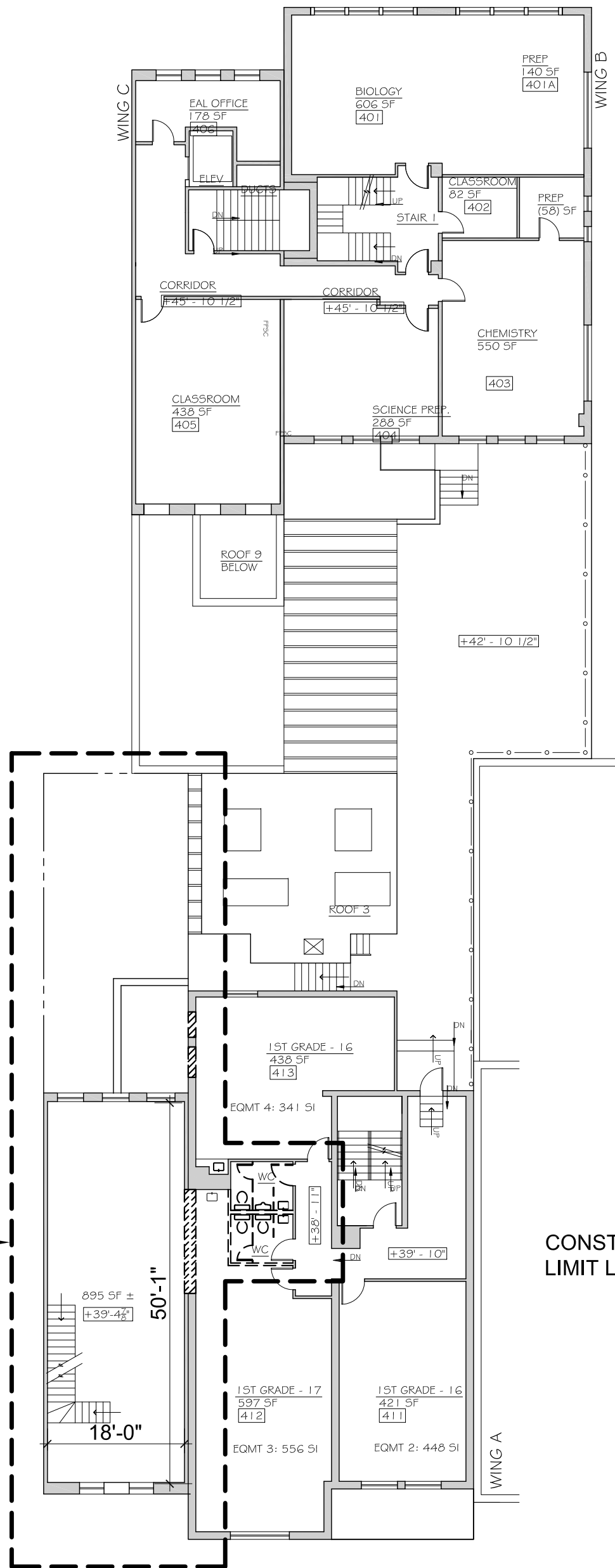




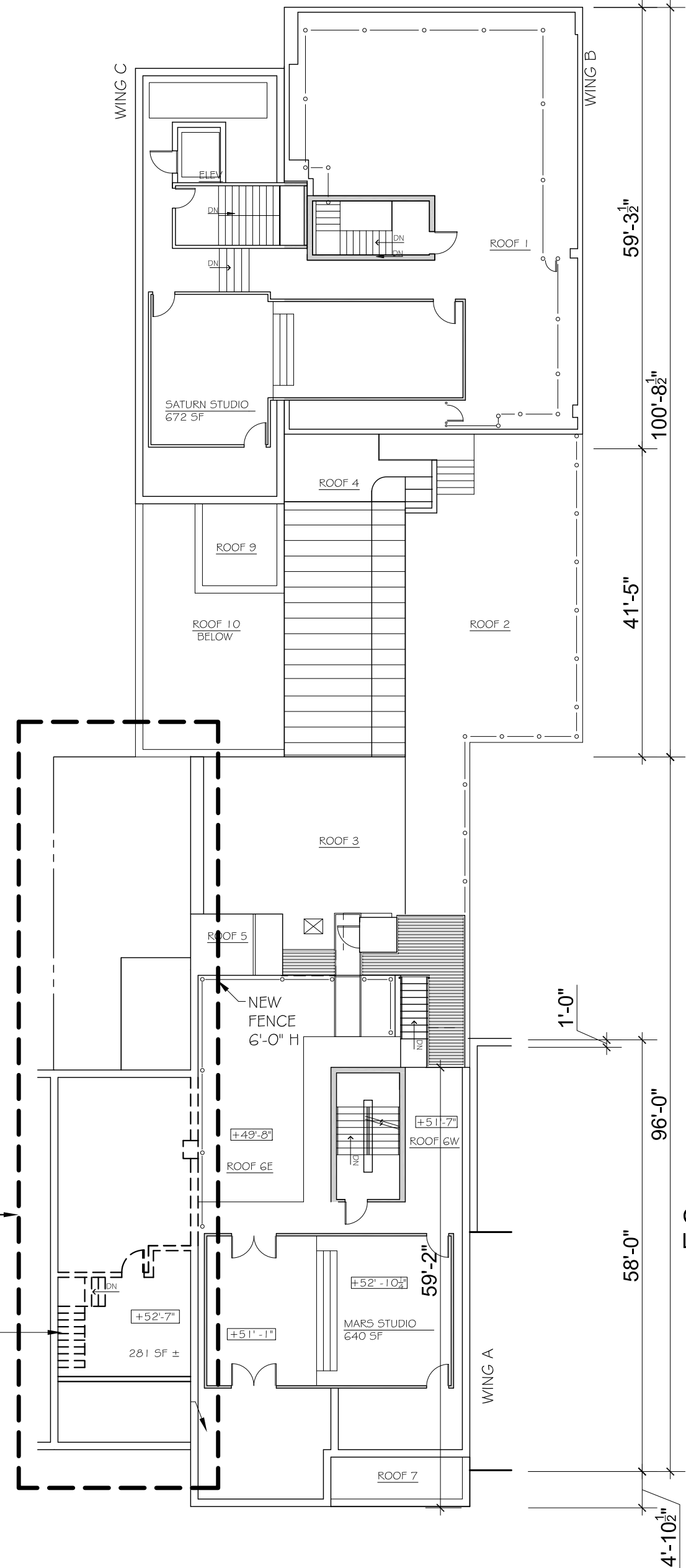
1 2ND FLOOR PLAN
L15



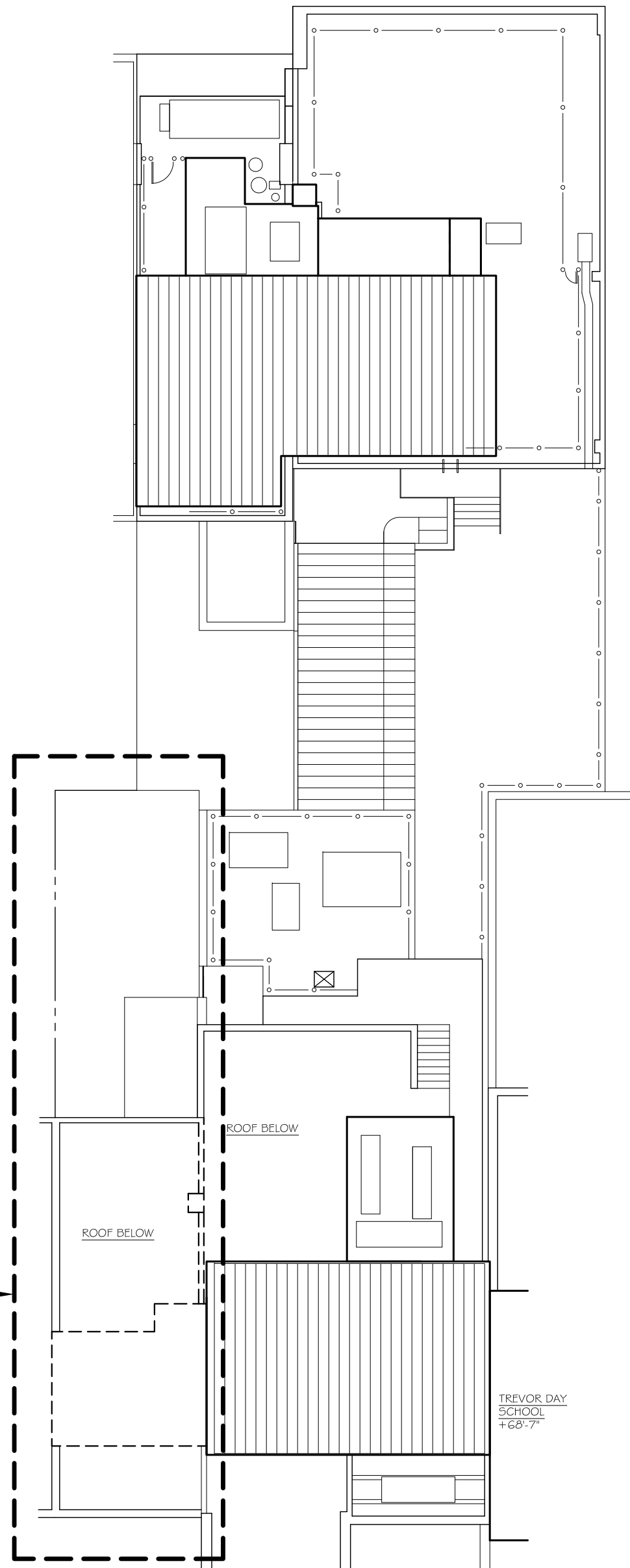
2 3RD FLOOR PLAN
L15



3 4TH FLOOR PLAN
L15



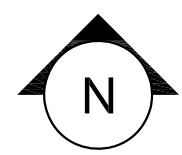
4 ROOF PLAN
L15



5 UPPER ROOF PLAN
L15

- KEY
- MASONRY WALL TO BE REMOVED
 - WALLS/PARTITION/MECH TO BE REMOVED
 - AREA TO BE EXCAVATED

EXISTING



EXISTING/DEMOLITION FLOOR PLANS - 2ND, 3RD, 4TH & ROOF PLAN

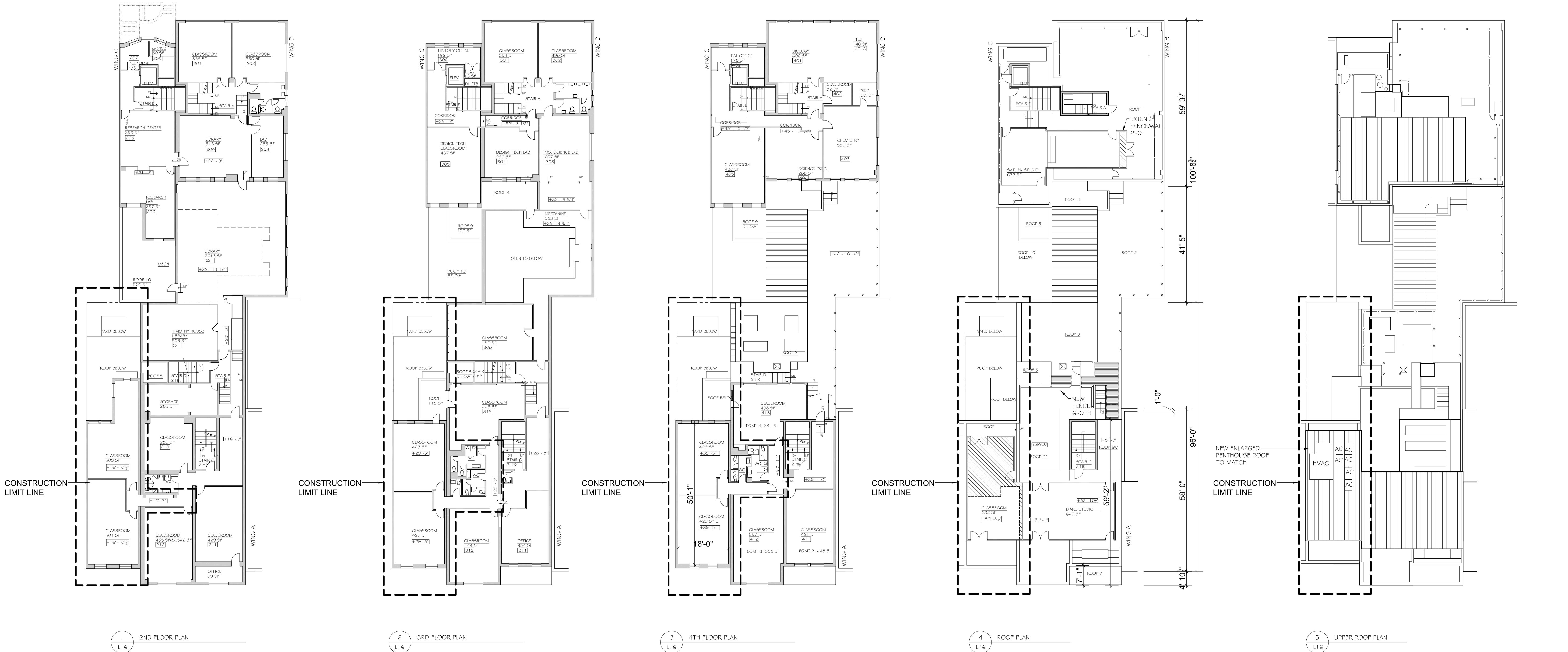
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212 349-6604 T 212 619-8333 F

date:
scale:
0 4 8 12 16'

L15

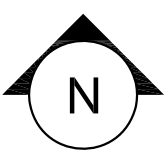
drawing:



KEY

AREA TO BE EXCAVATED

REAR YARD ADDITION



PROPOSED

PROPOSED FLOOR PLANS - 2ND, 3RD, 4TH & ROOF PLAN

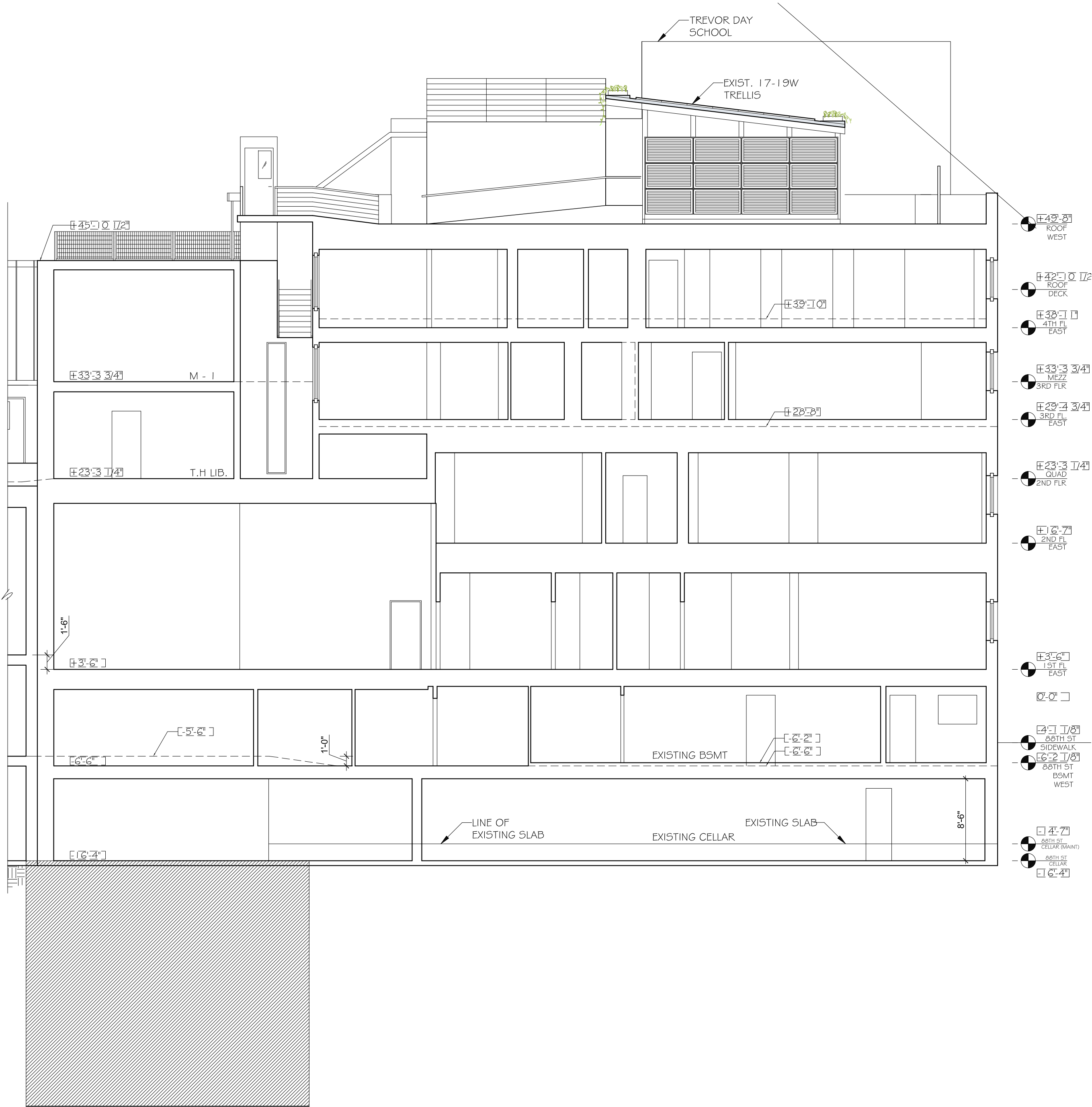
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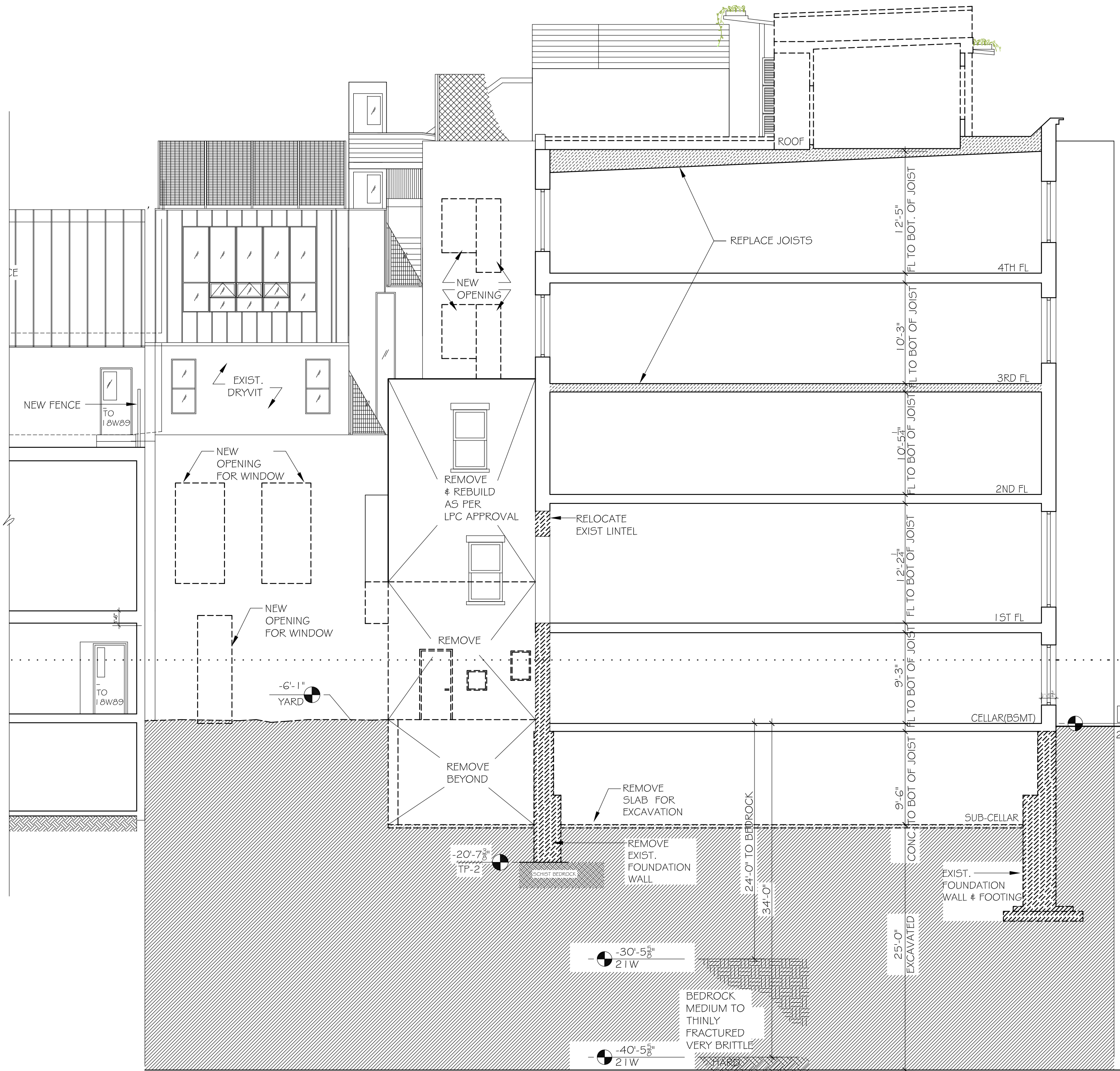
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L16

drawing:



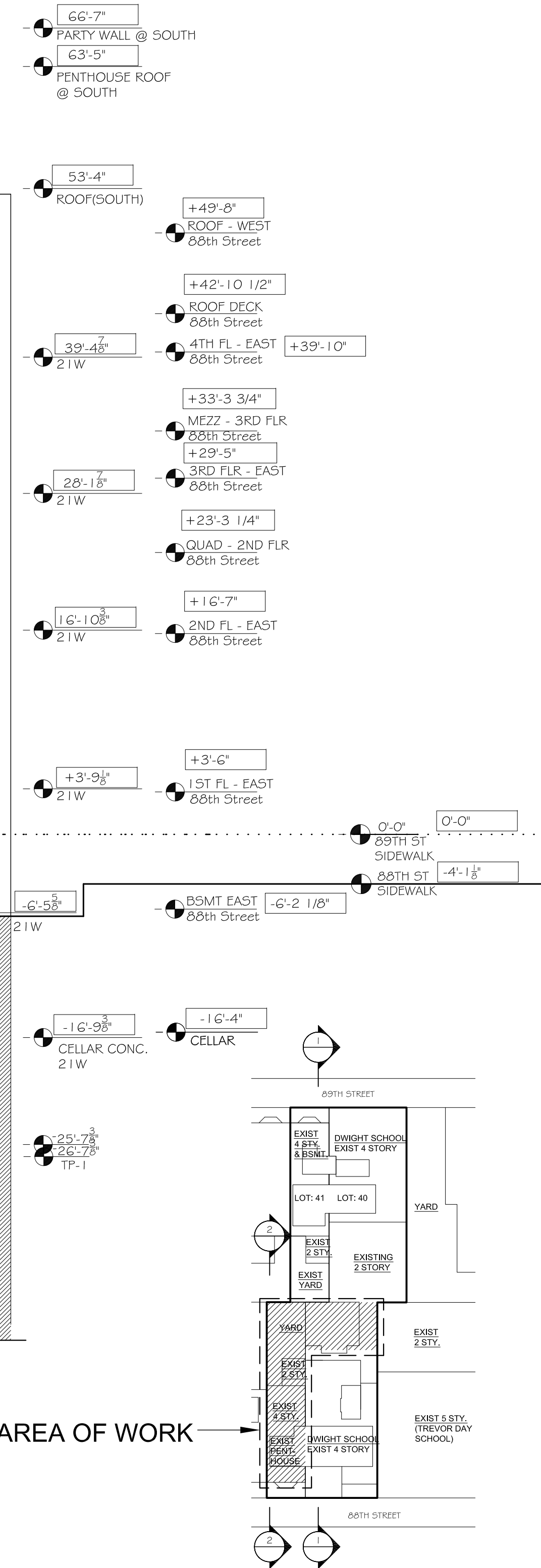
1 SECTION LONGITUDINAL - THROUGH 17-19W 88
1/8" = 1'-0"



2 SECTION LONGITUDINAL - THROUGH 21W 88
1/8" = 1'-0"

- KEY
- MASONRY WALL TO BE REMOVED
 - WALLS/PARTITION/MECH TO BE REMOVED
 - FLOOR TO BE REMOVED
 - AREA TO BE EXCAVATED

EXISTING



LONGITUDINAL SECTIONS - EXISTING

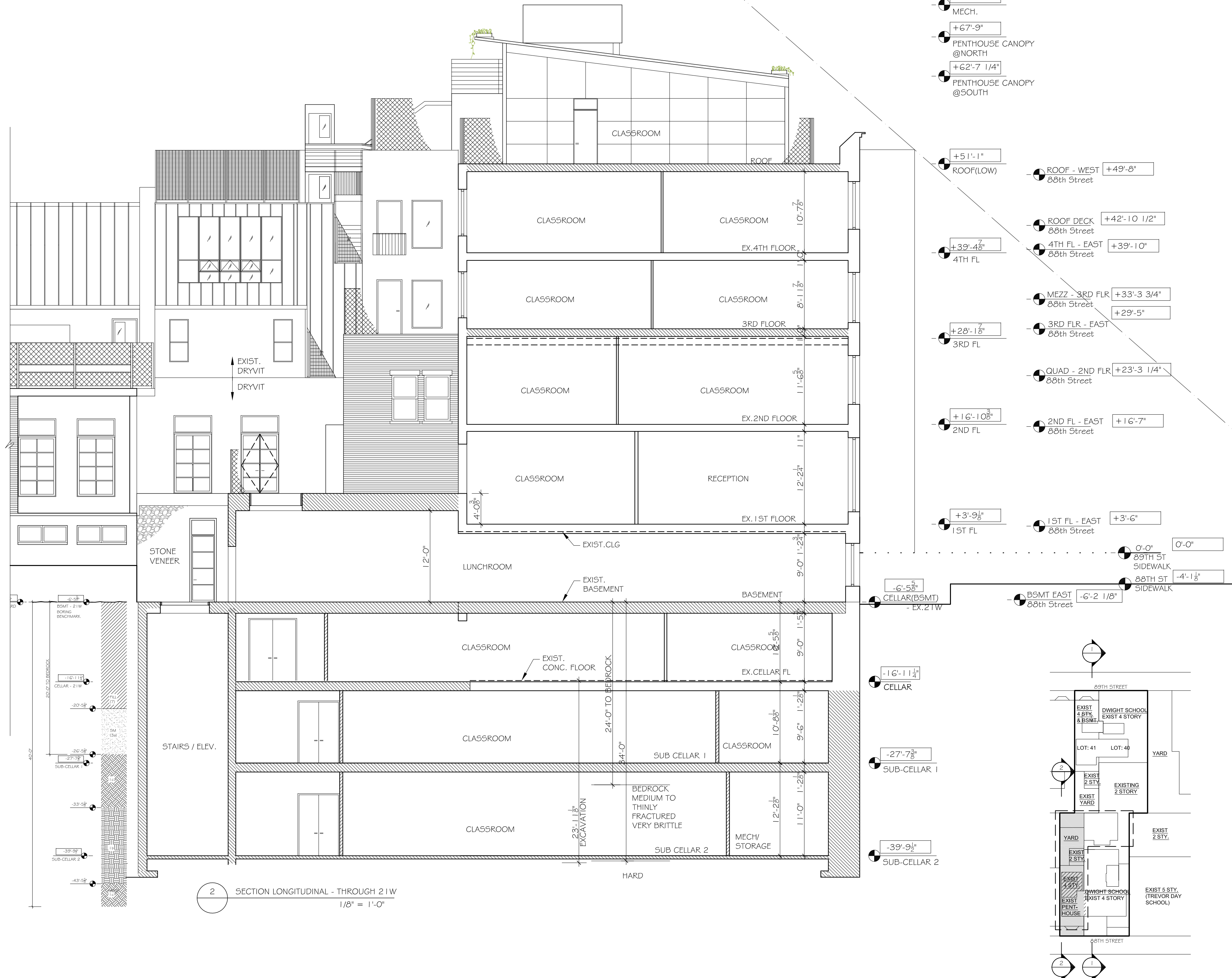
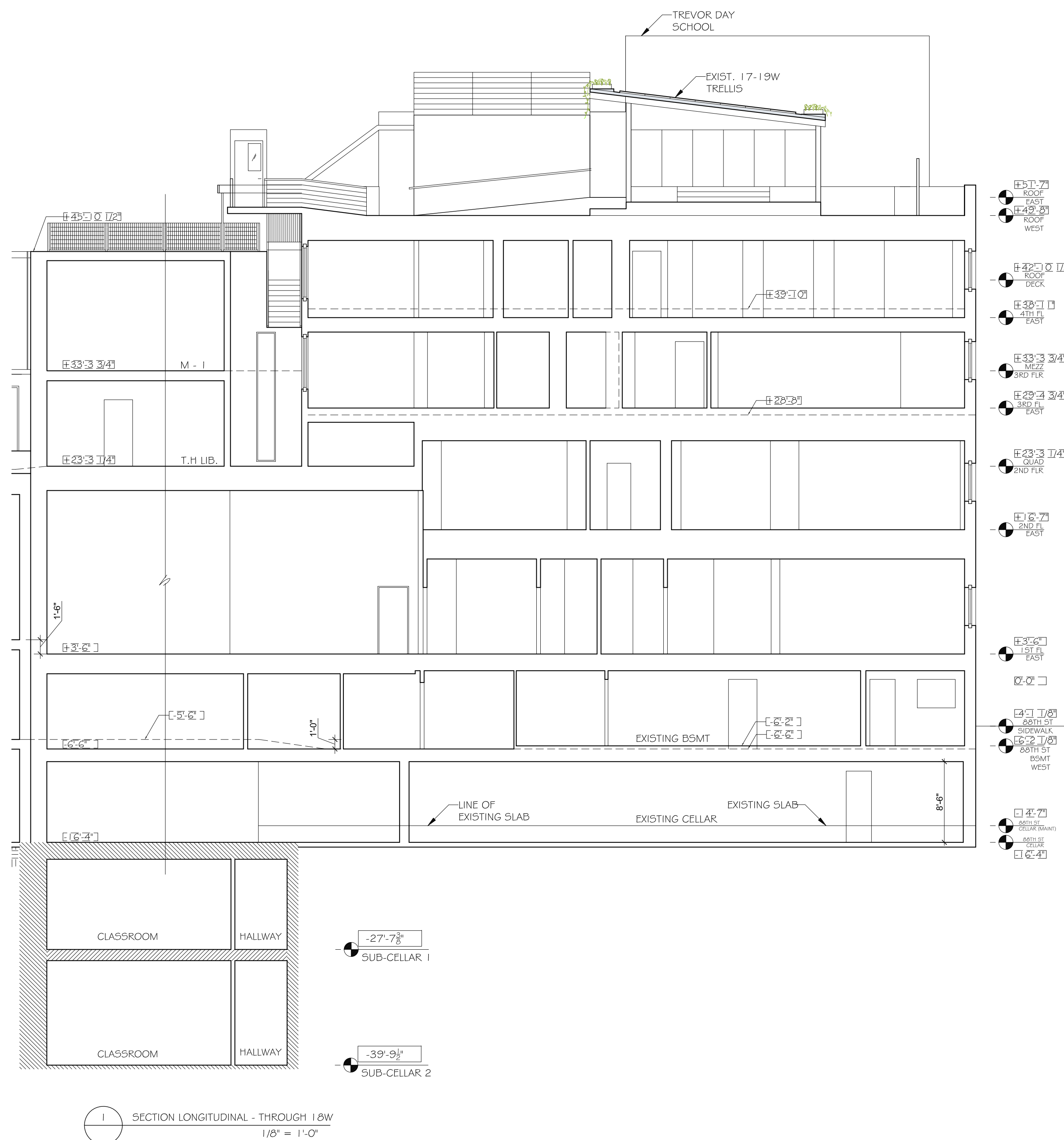
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291 Central Park West
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Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

date:
scale: 0 2 4 6 8'

drawing:

L17



PROPOSED

LONGITUDINAL SECTIONS - PROPOSED

18 W 89

Project: **Dwight 18 W 89th Street**
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New York, NY

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291 Central Park West
New York, NY 10024

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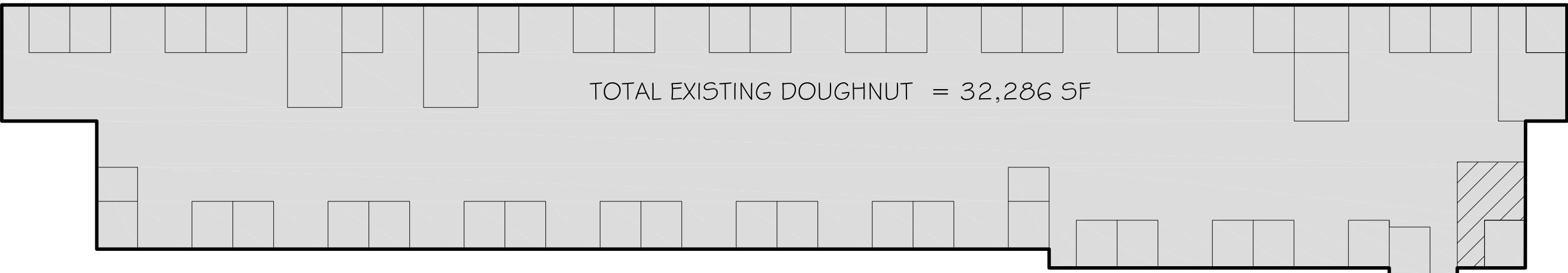
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scale:

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drawing:

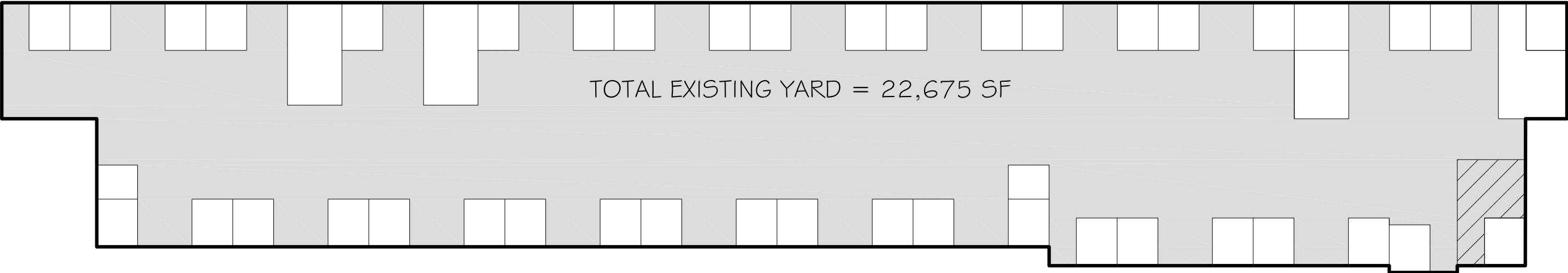
L18



BLOCK 1202 DOUGHNUT

1/32" = 1'-0"

EXTENSION SF = 406 SF
TOTAL REDUCTION OF DOUGHNUT = 1.25%



BLOCK 1202 YARDS

1/32" = 1'-0"

EXTENSION SF = 406 SF
TOTAL REDUCTION OF YARDS = 1.79%



BLOCK 1202 EXTENSIONS

1/32" = 1'-0"

EXTENSION SF = 406 SF
EXTENSION SF = 4.2% OF TOTAL EXISTING EXTENSIONS

REAR YARD ANALYSIS		
Project: Dwight 18 W 89th Street The Dwight School 18 West 89 th Street New York, NY	date: 0 8 16 24 32' scale:	L19 drawing:
The Dwight School 291 Central Park West New York, NY 10024		
Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F		



1 FRONT ELEVATION - VIEW LOOKING WEST
17-19 W + 21 W 88



2 FRONT ELEVATION - VIEW LOOKING EAST
17-19 W + 21 W 88



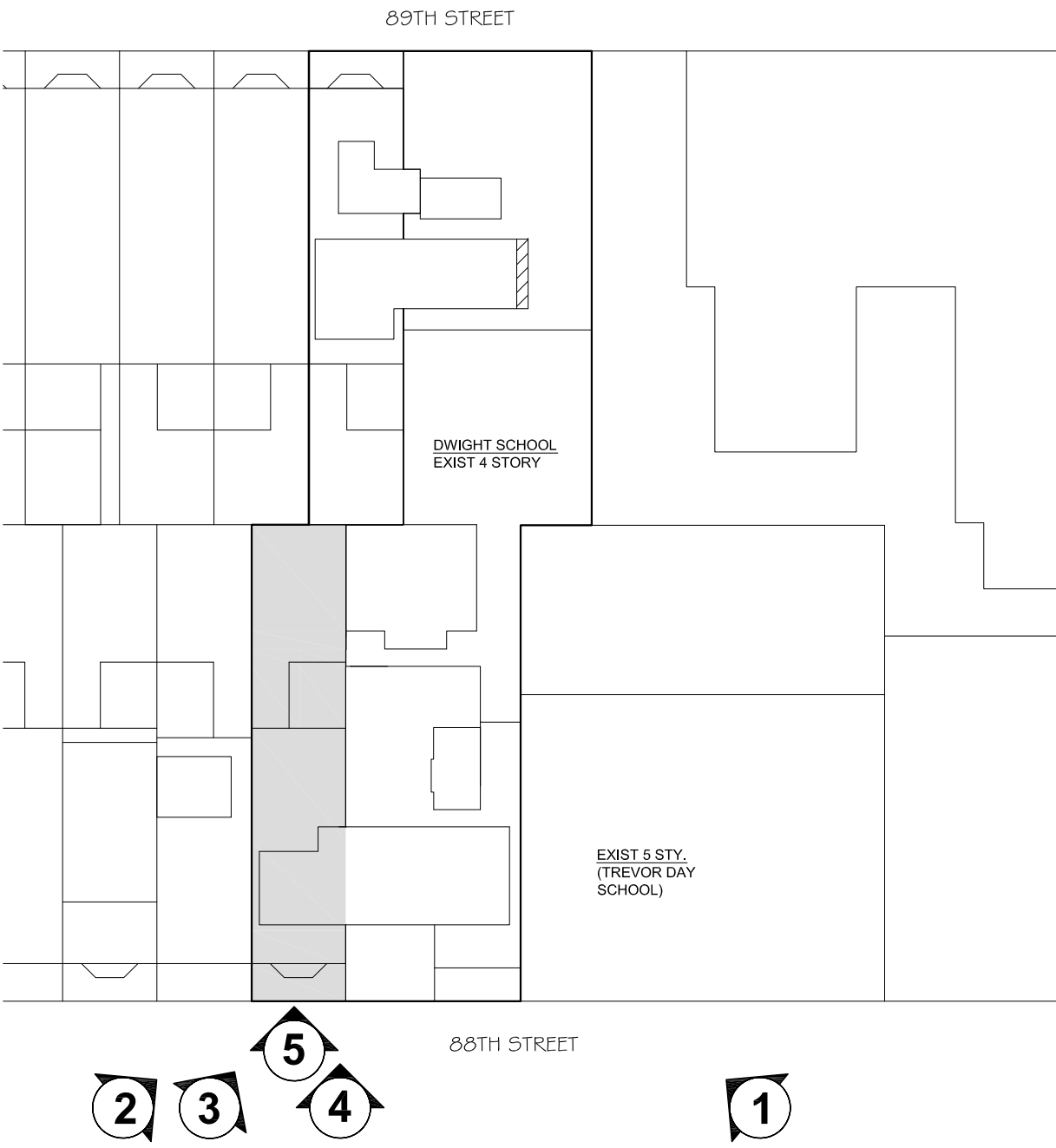
3 VIEW LOOKING UP AT FRONT ELEVATION
17-19 W + 21 W 88



4 VIEW LOOKING UP AT FRONT ELEVATION
17-19 W + 21 W 88



5 VIEW LOOKING UP AT FRONT ELEVATION
21 W 88



PHOTOS - MOCK UP 88 STREET

Project: **Dwight 18 W 89th Street**
The Dwight School
18 West 89th Street
New York, NY

The Dwight School
291 Central Park West
New York, NY 10024
Barbara Marks Architect
130 W 25th Street, NYC, NY 10001
212 349-6604 T 212 619-8333 F

date:
scale:

L20

drawing:



1 MOCK UP - VIEW LOOKING WEST ON ROOF
17-19 W + 21 W 88



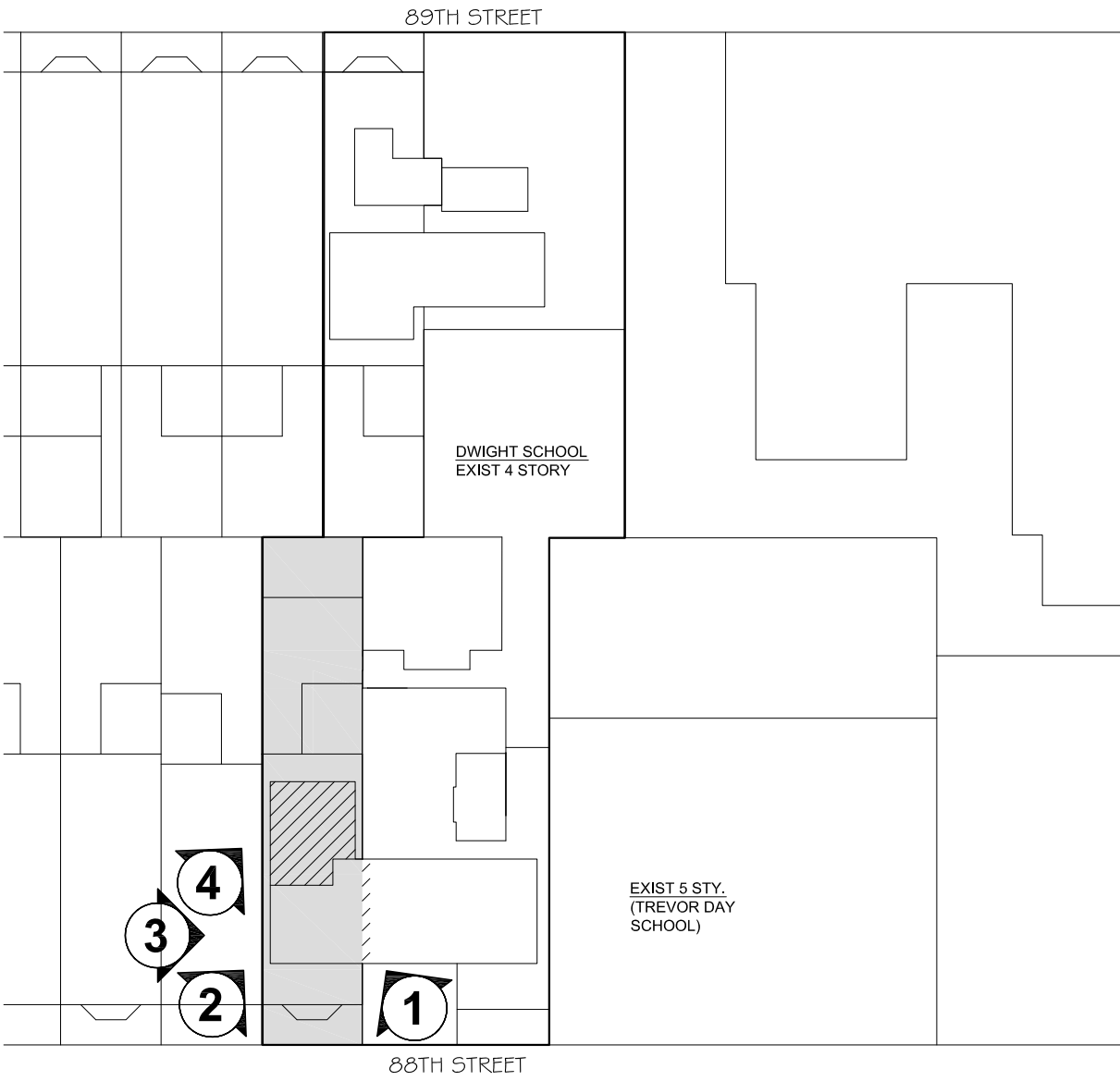
2 MOCK UP - VIEW LOOKING EAST ON ROOF
17-19 W + 21 W 88



3 MOCK UP - VIEW LOOKING EAST ON ROOF
17-19 W + 21 W 88



4 MOCK UP - SHOWING MECH. EQUIPMENT ON ROOF
21 W 88



PHOTOS - MOCK UP		
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The Dwight School 291 Central Park West New York, NY 10024 Barbara Marks Architect 130 W 25th Street, NYC, NY 10001 212 349-6604 T 212 619-8333 F	date: scale:	
	drawing:	