Block Plan

1/64" = 1'-0"

LPC-002

Block: 642
Lot: 63
Zone: R6
Map: 8B

Washington Street (60' wide)
Horatio Street (50' wide)
Jane Street (50' wide)

175.34' Greenwich Street (50' wide)

175.00' Jane Street (50' wide)

10'-0" Addition Depth
3'-0" Existing Front Yard
50'-1 3/4" Building Depth
30'-0" Required Minimum Rear Yard Depth
34'-3 1/4" Proposed Rear Yard Depth

71 Jane Street
4 Story & Cellar Building

820 Greenwich Street
6 Story Existing Building

NOT TO SCALE

Legend
- Primary District Boundary
- Building Footprint
- New York City Taxi Lanes
- LPC-002 Historic District Map

New York City Board of Standards & Appeals
Resolution No. 30, December 31, 1980
Resolution No. 31, February 29, 1984
Designated April 20, 1989

Issued for Construction

17 April 2018

James Cleary Architecture
1000 Dean Street, #315
Brooklyn, NY 11238
T/F: 718-858-1730

Architect's Stamp

Sheet: LPC-002.00

Historic District Map - Greenwich Village Historic District
EXISTING CONTEXT PHOTO

NOT TO SCALE

1

LPC-007

EXISTING CONTEXT PHOTO

BLUE AREA INDICATES PROPOSED ADDITION

71 JANE STREET

EXISTING CONTEXT PHOTO

NOT TO SCALE

2

LPC-007
EXISTING REAR PHOTO
NOT TO SCALE
LPC-009.00
AS NOTED
EXISTING REAR PHOTOS
JANE STREET
71 JANE STREET
NEW YORK, NY 10014
17 APRIL 2018
ARCHITECT'S STAMP
James Cleary Architecture
T/F: 718-858-1730
ARCHITECT:
SHEET TITLE:
SCALE:
SHEET NO.:
DRAWN BY:
PROJECT NO.:
CHECKED BY:
DATE:
PROJECT:
REVISIONS:
NOTES:
1000 DEAN STREET, #315 BROOKLYN, NY 11238
PROPOSED REAR ADDITION RENDERINGS

EXISTING REAR FACADE

PROPOSED REAR ADDITION

NOT TO SCALE

LPC-007.00
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED

PARTITION KEY:

REV. NO.
DESCRIPTION
DATE

1
A-601
BUILDING SECTION
1/4"=1'-0"

T.O. EXISTING ROOF AT EL. 40'-10" (54.68')
T.O. 3RD. FLOOR AT EL. 27'-8" (41.51')
T.O. 2ND FLOOR AT EL. 17'-10" (31.67')
BASE PLANE EL. 0'-0" (13.84')
T.O. CEL. FLOOR AT EL. -11'-2 1/2" (2.63')
T.O. BAS. FLOOR AT EL. -1'-11 1/2" (11.88')
T.O. 1ST FLOOR AT EL. 6'-8 1/2" (20.55')
T.O. PARTIAL 3RD FL. EXT. ROOF AT EL. 36'-7 1/2" (50.46')

9'-3"
8'-8"
11'-1 1/4"
9'-10"
13'-0 3/4"
1'-10"
6'-10 1/4"
8'-10 1/4"

40'-1 3/4" EX. BUILDING DEPTH
3'-0" EX. FRONT YARD
10'-0" ADDITION DEPTH
34'-3 1/4" REAR YARD
50'-1 3/4"

EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
PROPERTY LINE
T&G HARDWOOD FLOORING, TYP. AT INTERIOR
SKIM COATED G.W.B., TYP. AT INTERIOR
BRICK CLADDING, TYP. AT ADDITION WALLS
NEW THERMALLY BROKEN STEEL & GLASS WINDOWS/DOORS, TYP. AT ADDITION
CODE COMPLIANT HANDRAIL & GUARDRAIL AT PORCH & STAIR
NEW PTD. STL. & GLASS DECK. SEE DECK DRAWINGS FOR DETAILS
INTEGRAL BENCH AT REAR DECK. SEE DECK DRAWINGS FOR DETAILS

1
A501

24" X 36" STONE PAVERS SET ON PEDESTALS
STEPPED CONC. RETAINING WALL W/ STONE CLADDING
STANDING SEAM ZINC CLADDING, TYP. AT MASTER BATH. EXTERIOR
CODE COMPLIANT 42" HIGH PTD. STL. GUARD RAIL
PRECAST CONCRETE CAP AT TOP OF ADDITION WALL
24" X 24" X 1 1/4" THICK STONE PAVERS SET ON ADJUSTABLE PEDESTALS
NEW COPPER GUTTER

PROPERTY LINE
DASHED LINE
IND. EXTENT
OF EXISTING TO REMAIN
MASONRY CHIMNEY, BEFORE EXISTING ROOF
MEMBRANE TO REMAIN
NEW CONC. 'HAUNCH' FOOTING, TYP. AT PERIMETER OF CELLAR, SEE STRUCTURAL DRAWINGS FOR DETAILS
EXISTING FOUNDATION WALLS TO REMAIN, TYP.
T&G HARDWOOD FLOORING AT THIS ROOM ONLY
12" X 12" VCT TILE FLOORING AT STORAGE ROOM
NEW CONC. FOOTING AT NEW EXTENSION, SEE STRUCTURAL DRAWINGS FOR DETAILS
6'-0" HIGH WOOD FENCE, TYP. AT REAR YARD PERIMETER

DASHED LINE

NEW HVAC EQUIPMENT
NEW STL. ROOF HATCH
NEW SKYLIGHT ON NEW CURB
EXISTING PTD. WOOD CORNICE TO REMAIN

8'-7"
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED
PARTITION KEY:

REV. NO. DESCRIPTION DATE
17 APRIL 2018

1
A-504.00
PROPOSED SIDE ELEVATION

1/4"=1'-0"

T.O. EXISTING ROOF AT EL. 40'-10" (54.68')
T.O. 3RD. FLOOR AT EL. 27'-8" (41.51')
T.O. 2ND FLOOR AT EL. 17'-10" (31.67')
BASE PLANE EL. 0'-0" (13.84')
T.O. CEL. FLOOR AT EL. -11'-2 1/2" (2.63')
T.O. BAS. FLOOR AT EL. -1'-11 1/2" (11.88')
T.O. 1ST FLOOR AT EL. 6'-8 1/2" (20.55')
T.O. PARTIAL 3RD FL. EXT. ROOF AT EL. 36'-7 1/2" (50.46')

8'-8" 11'-1 1/4" 9'-10" 13'-0 3/4"

1'-10" 6'-10 1/4" 8'-10 1/4"

40'-1 3/4" EX. BUILDING DEPTH
3'-0" EX. FRONT YARD
10'-0" ADDITION DEPTH
50'-1 3/4"
34'-3 1/4" REAR YARD

EXISTING MASONRY
CHIMNEY TO REMAIN

PROPERTY LINE
EXISTING MASONRY
SIDE WALL TO REMAIN

BRICK CLADDING, TYP. AT ADDITION WALLS
NEW THERMALLY BROKEN STEEL & GLASS WINDOWS/DOORS, TYP. AT ADDITION
CODE COMPLIANT HANDRAIL & GUARDRAIL AT PORCH & STAIR
NEW PTD. STL. & GLASS DECK.
SEE DECK DRAWINGS FOR DETAILS
INTEGRAL BENCH AT REAR DECK.
SEE DECK DRAWINGS FOR DETAILS
C.M.U. WALL W/ STONE CLADDING
STANDING SEAM ZINC CLADDING, TYP. AT MASTER BATH. EXTERIOR
CODE COMPLIANT 42" HIGH PTD. STL. GUARD RAIL
PRECAST CONCRETE CAP AT TOP OF ADDITION WALL
NEW COPPER GUTTER
PROPERTY LINE
EXISTING PTD. STL. GUARDRAIL TO REMAIN
EXISTING PTD. STL. STAIR RAILING TO REMAIN
EXISTING BROWNSTONE STOOP TO REMAIN
EX. METAL GATE AT ADJACENT PROPERTY
EXISTING MASONRY WALL AT ADJACENT PROPERTY
EXISTING STL. DUNNAGE TO REMAIN
NEW HVAC EQUIPMENT
NEW STL. ROOF HATCH
NEW SKYLIGHT ON NEW CURB
EXISTING PTD. WOOD CORNICE TO REMAIN
EXISTING ROOF MEMBRANE TO REMAIN
EXISTING MASONRY WALL AT ADJACENT PROPERTY
RED DASHED LINE INDICATES VIEW ANGLE FROM ACROSS THE STREET OVER THE EXISTING MASONRY WALL AT ADJACENT LOT

James Cleary Architecture
71 JANE STREET
NEW YORK, NY 10014
1000 DEAN STREET, #315 BROOKLYN, NY 11238
T/F: 718-858-1730
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED

PARTITION KEY:

REV. NO.
DESCRIPTION
DATE

CELLAR CONSTRUCTION PLAN
1/4"=1'-0"

1
A-201

ROOM NO. 001
CEL. ACCESSORY

40'-1 3/4" EX. BUILDING DEPTH
3'-0" EX. FRONT YARD
10'-0" ADDITION DEPTH

50'-1 3/4"
20'-8" LOT WIDTH
20'-11" EX. BUILDING WIDTH

2'-0" 3'-0"
267.55 S.F.

C01
W01
B01
F01

ROOM NO. 002
BATH NO. 1

29.62 S.F.

C01
W01
B01
F01

8'-0" 18'-4 1/8"
5'-11 1/2"

ROOM NO. 003
MECH. ROOM

156.98 S.F.

C01
W01
B01
F01

4'-6 3/4"

ROOM NO. 004
STOR. ROOM

154.14 S.F.

C01
W01
B01
F01

4 7/8" 3'-1 5/8" 7'-3 1/2"

+/- 2" 6 1/8"

ROOM NO. 105
ENTERTAINMENT ROOM

40'-1 3/4" EX. BUILDING DEPTH
3'-0" EX. FRONT YARD
10'-0" ADDITION DEPTH

50'-1 3/4"
20'-8" LOT WIDTH
20'-11" EX. BUILDING WIDTH

1" SEISMIC CLEARANCE
20'-6" ADDITION WIDTH
1" SEISMIC CLEARANCE

1'-3 1/2" 18'-0 3/4"
1'-1 3/4"
4 1/4"

10'-11" 29'-8 7/8" 34'-3 1/4" REAR YARD
5'-9 7/8" PORCH DEPTH

13 R @ 7" 12 T @ 11"
1 1/2"
3'-0" 4 7/8" 6 3/4"
12'-2 7/8" 4 1/4"
489.10 S.F.

C01
W01
B01
F01

ROOM NO. 104
BATH NO. 2

39.94 S.F.

C01
W01
B01
F01

18'-5 7/8"

ROOM NO. 101
BEDROOM NO. 1

133.63 S.F.

C01
W01
B01
F01

ROOM NO. 102
VESTIBULE

69.38 S.F.

C01
W01
B01
F01

11'-3" 6'-6 1/8"
2'-8" 4'-2 3/8" 6'-4 1/4"
4 7/8" 3'-6 1/4" 2'-0" 4 7/8" 2'-0" 5'-8 5/8" 4 7/8" 4 7/8" 4 7/8" 4 7/8"

ROOM NO. 103
STAIR HALL

71.68 S.F.

C01
W01
B01
F01

DN
14 R @ 8"
13 T @ 9"
13 R @ 8"
12 T @ 9"
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED

PARTITION KEY:

REV. NO. | DESCRIPTION | DATE
---------|-------------|------

NOTE:
ALL EXISTING TO REMAIN ELEMENTS ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, AND IF NEEDED, REPAIRED TO RETURN THEM TO THEIR CONDITION PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM DAMAGE AS REQUIRED BY THE 2014 NYC BUILDING CODES, AND BY BEST INDUSTRY PRACTICES.

THE CONTRACTOR SHALL PROVIDE PROTECTION FOR PASSERS-BY ON THE SIDEWALK AND STREET, AND FOR OCCUPANTS OF ADJACENT PROPERTIES, AS REQUIRED BY THE 2014 NYC BUILDING CODES, AND BY BEST INDUSTRY PRACTICES.
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED

PARTITION KEY:

REV. NO.
DATE
DESCRIPTION

17 APRIL 2018
BUILDING ELEVATIONS
DM-201.00
AS NOTED

DEMOLISH EXISTING HVAC EQUIPMENT AND DUCTWORK
DEMOLISH EXISTING METAL BOILER CHIMNEY
DEMOLISH EXISTING BACKSTABLE MASONRY WALL

SELECTIVELY DEMOLISH EX. MASONRY BOILER CHIMNEY

DEMOLISH EX. STL. STAIRCASE & PORCH
DEMOLISH EXISTING HVAC EQUIPMENT AND DUCTWORK
DEMOLISH EXISTING METAL BOILER CHIMNEY

RED DASHED LINES INDICATE EXTENT OF DEMOLITION AT BUILDING EXTERIOR

71 JANE STREET
NEW YORK, NY 10014
17 APRIL 2020
1000 DEAN STREET, #315
BROOKLYN, NY 11238
T/F: 718-858-1730

James Cleary Architecture

DM-201.00
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED
PARTITION KEY:

<table>
<thead>
<tr>
<th>REV. NO.</th>
<th>DESCRIPTION</th>
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<td>17 APRIL 2018</td>
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CELLAR DEMOLITION PLAN
BASEMENT DEMOLITION PLAN

DEMOLISH EX. WOOD FENCING
EXISTING MASONRY PARTY WALL TO REMAIN
DEMOLISH ALL INTERIOR PARTITIONS
DEMOLISH ALL INTERIOR DOORS, FRAMES, AND TRIM
EXISTING STONE PAVERS TO REMAIN
EXISTING AREAWAY & PTD. STL. COVER TO REMAIN
EXISTING PTD. STL. GATE TO REMAIN
EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING MASONRY SIDE WALL TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
SIDE PROPERTY LINE

DEMOLISH EXISTING TREE (OTHER EXISTING TREES AT REAR OF PROPERTY TO REMAIN
DEMO LISH EXISTING STAIRCASE & PORCH
DASHED LINES AND SHADED AREA INDICATE EXTENT OF SOIL REMOVAL TO +/- 18" BELOW BASEMENT FLOOR ELEVATION
EXISTING MASONRY WALL AT ADJACENT PROPERTY TO REMAIN

DEMOLISH EX. STL. STAIR RAILING TO REMAIN

DEMOLISH ALL INTERIOR PARTITIONS
DEMOLISH ALL INTERIOR DOORS, FRAMES, AND TRIM
EXISTING STONE PAVERS TO REMAIN
EXISTING AREAWAY & PTD. STL. COVER TO REMAIN
EXISTING PTD. STL. GATE TO REMAIN
EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING MASONRY SIDE WALL TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
SIDE PROPERTY LINE

DEMOLISH EXISTING STAIRCASES, TYP.
DEMOLISH BATHROOM FINISHES & PLUMBING FIXTURES
DEMOLISH EXISTING MILLWORK, TYP.
SELECTIVELY DEMOLISH EX. MASONRY BOILER CHIMNEY
DEMOLISH ALL INTERIOR PARTITIONS
DEMOLISH ALL INTERIOR DOORS, FRAMES, AND TRIM
EXISTING STONE PAVERS TO REMAIN
EXISTING AREAWAY & PTD. STL. COVER TO REMAIN
EXISTING PTD. STL. GATE TO REMAIN
EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING MASONRY SIDE WALL TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
SIDE PROPERTY LINE

DEMOLISH EXISTING STAIRCASES, TYP.
DEMOLISH BATHROOM FINISHES & PLUMBING FIXTURES
DEMOLISH EXISTING MILLWORK, TYP.
SELECTIVELY DEMOLISH EX. MASONRY BOILER CHIMNEY
DEMOLISH ALL INTERIOR PARTITIONS
DEMOLISH ALL INTERIOR DOORS, FRAMES, AND TRIM
EXISTING STONE PAVERS TO REMAIN
EXISTING AREAWAY & PTD. STL. COVER TO REMAIN
EXISTING PTD. STL. GATE TO REMAIN
EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING MASONRY SIDE WALL TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
SIDE PROPERTY LINE

DASHED LINES AND SHADED AREA INDICATE EXTENT OF SELECTIVE SOIL REMOVAL, REMOVED SOIL TO SLOPE FROM B.O. EXISTING MASONRY WALLS, TO +/- 30" BELOW CELLAR FLOOR ELEVATION. SOIL IS TO BE REMOVED IN STAGES, PER STRUCTURAL AND SOE DRAWINGS.

EL. OF EXCAVATED SOIL AT B.O. FOUNDATION WALL, TYP. AT ALL SIDES
EL. OF EXCAVATED SOIL AT 30" BELOW EX. CELLAR FLOOR LEVEL, TYP. AT ALL SIDES

SELECTIVELY DEMOLISH MASONRY WALL

DEMOLISH EXISTING EX. EXTERIOR STEPS & RETAINING WALLS
SELECTIVELY DEMOLISH EX. FIREPLACE MANTEL
DEMOLISH KITCHEN PLUMBING FIXTURES, APPLIANCES, COUNTERTOPS, AND MILLWORK
EXISTING MASONRY PARTY WALL TO REMAIN

71 JANE STREET
NEW YORK, NY 10014
10 APRIL 2018

ARCHITECTS STAMP:
71 JANE STREET
NEW YORK, NY 10014
718-858-1730

James Cleary Architecture
DM-101.00
6 OF 25
EXISTING WALL TO REMAIN

NEW PARTITION

EXISTING WALL TO BE DEMOLISHED

PARTITION KEY:

REV. NO.
DESCRIPTION
DATE

N
17 APRIL 2018

ARCHITECT'S STAMP:

SHEET TITLE:

SCALE:

NOTES:

EXISTING WALL TO REMAIN

NEW PARTITION

EXISTING WALL TO BE DEMOLISHED

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SCALE:

NOTES:
EXISTING WALL TO REMAIN
NEW PARTITION
EXISTING WALL TO BE DEMOLISHED
PARTITION KEY:

REV. NO.
DESCRIPTION
DATE

EXISTING MASONRY CHIMNEY TO REMAIN
DEMOLISH EXISTING SKYLIGHT AND CURB
EXISTING MASONRY SIDE WALL TO REMAIN
SIDE PROPERTY LINE
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
EXISTING MASONRY PARTY WALL TO REMAIN

DEMOLISH EXISTING HVAC EQUIPMENT AND DUCTWORK
DEMOLISH ALL INTERIOR PARTITIONS
DEMOLISH ALL INTERIOR DOORS, FRAMES, AND TRIM

EXISTING BROWNSTONE & MASONRY FACADE TO REMAIN
EXISTING MASONRY SIDE WALL TO REMAIN
EXISTING WINDOW & TRIM TO REMAIN, TYP. AT FRONT FACADE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
EXISTING MASONRY PARTY WALL TO REMAIN

DEMOLISH EXISTING STAIRCASES, TYP.
SELECTIVELY DEMOLISH EX. MASONRY BOILER CHIMNEY
SELECTIVELY DEMOLISH EX. MASONRY MANTEL

EXISTING MASONRY PARTY WALL TO REMAIN

DEMOLISH BATHROOM FINISHES & PLUMBING FIXTURES
DEMOLISH EXISTING MILLWORK, TYP.