APPLICATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION FOR THE TWO STORY ADDITION OF A SINGLE FAMILY RESIDENCE
16 LEROY ST, NEW YORK, NY 10014

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ADDRESS: 16 LEROY ST
LOT: 15
BLOCK: 586
ZONE: R6
ZONING MAP NUMBER: 12A
HEIGHT: CELLAR + 4 STORIES
CONSTRUCTION CLASS: 3 NON FIREPROOF
CELLAR FLOOR CALLED 5'-11.5"
BASEMENT FLOOR CALLED 12'-8" (proposed 12'-7.5")
AVERAGE GRADE, SIDEWALK CALLED 16'-10.5"
1ST FLOOR CALLED 20'-9"
SECOND FLOOR CALLED +31'-10.5"
THIRD FLOOR CALLED +42'-7"
CEILING PEAK CALLED +57'-6"

REAR GRADE CALLED 16'-0"

PROPOSED TWO STORY ADDITION
NEW 20'-3"
4" x 16'-9"
SLOPED TRIPLE GLAZED SKYLIGHT MADE FROM 15 FIXED PANELS AND ELECTRONICALLY VENTING OPERABLE SKYLIGHTS WITH SCREENS - FRAME PAINTED HC-27 MONTERREY WHITE

41'-9" EXISTING BUILDING HEIGHT FROM LEGAL GRADE AT CURB LEVEL

EXISTING STONE SILL TO REMAIN UNDISTURBED
EXISTING AIR CONDITIONER UNIT TO BE REMOVED (TYP)
EXISTING WINDOW UNIT TO BE REMOVED AND REPLACED. REFER TO ELEVATIONS FOR MORE INFORMATION ON WINDOW SPECIFICATION. NOTE: EXISTING WOOD HEAD TRIM TO BE REPAINTED (TYP)
SUBJECT PROPERTY EXISTING DOOR TO REMAIN. NOTE: EXISTING WOOD HEAD TRIM TO BE REPAINTED (TYP)
EXISTING BUILDING EXTENSION TO BE REMOVED AND REPLACED. REFER TO ELEVATIONS FOR MORE INFORMATION (TYP)
EXISTING WINDOW UNIT TO BE REMOVED AND REPLACED. REFER TO ELEVATIONS FOR MORE INFORMATION ON WINDOW SPECIFICATION. NOTE: EXISTING WOOD HEAD TRIM TO BE REPAINTED (TYP)
EXISTING BUILDING EXTENSION FACADE STRUCTURE IS DETERIORATING BEHIND IN MULTIPLE PLACES AS SHOWN BY THE BULGING IN THE VINYL SIDING FINISH (TYP)
EXISTING BUILDING EXTENSION TERRACE RAILING AND STRUCTURE IS FAILING AND DETERIORATING IN MULTIPLE PLACES (TYP)
EXISTING BUILDING EXTENSION FACADE APPEARS TO HAVE BEEN DAMAGED DUE TO NEGLECT AND HEAT FROM AS SHOWN BY THE WARPING AND DEFORMATION IN THE VINYL SIDING FINISH (TYP)

WE HAVE OBSERVED THAT THE EXISTING BUILDING EXTENSION FACADE STRUCTURE IS DETERIORATING BEHIND THE VINYL SIDING IN MULTIPLE LOCATIONS AS NOTED ON THE PHOTO. WE HAVE ALSO OBSERVED DETERIORATION ISSUES AT THE TERRACE AND FLOOR STRUCTURES AT EACH LEVEL ON THE INTERIOR OF THE EXTENSION

EXISTING SOUTH PHOTO FROM CARMINE ST
EXISTING SOUTH FACADE BUILDING PHOTO
EXISTING NORTH FACADE BUILDING PHOTO
16 LEROY ST. EXISTING NORTH BUILDING FACADE
16 LEROY ST. EXISTING NORTH ROOF EDGE AND GUTTER
16 LEROY ST. SKYLIGHT TOP (DOTTED) HIDDEN BELOW VISIBILITY LINE OF SITE - NOTE THAT PROPOSED SKYLIGHT EXTENDS 4" MAX. ABOVE EXISTING ROOF LINE

(chan ascher architecture pllc
131 third avenue, pelham ny 10803
212.803.3329

PROJECT:
SEAL & SIGNATURE:
DATE:
SCALE:
PROJ. NO:
DRAWN BY:
CHK BY:
DWG NO:

16 LEROY ST. ADAMS/YAKHNIS RESIDENCE FROM PUBLIC VIEW EXISTING EXTERIOR PHOTOS 2 FROM STREET CORNERS

EXISTING EXTERIOR PHOTOS 2 FROM PUBLIC VIEW STREET CORNERS

EXISTING NORTH FACADE BUILDING PHOTO FROM BEDFORD STREET END
EXISTING NORTH FACADE BUILDING PHOTO FROM BLEECKER STREET END

NOT TO SCALE
FEB 5, 2020
RESIDENCE
16 LEROY ST.
NEW YORK, NY

Scale: NTS
EXISTING NORTH FACADE BUILDING PHOTO FROM BEDFORD STREET END
EXISTING NORTH FACADE BUILDING PHOTO FROM BLEECKER STREET END

4 OF 9
4/25/2019

STREET CORNERS

LPC-101.00
ADJOINING ABUTTOR'S EXISTING BUILDING 14 LEROY ST

TWO STORY EXTENSION WITH VINYL SIDING OVER ORIGINAL BRICK TO BE REMOVED

WOOD GUARD RAIL AND SCREEN TO BE REMOVED

THRU WALL AIR CONDITIONER TO BE REMOVED AND PATCHED WITH NEW BRICK

3'-4" 3'-4" 3'-4" 3'-4"

EXISTING LIGHT FIXTURE TO BE REMOVED AND REPLACED (TYP)
EXISTING WINDOW TO BE REPLACED (TYP)
EXISTING VENT PIPE TO BE REMOVED (TYP)
EXISTING MULTI-UNIT DOORBELL TO BE REMOVED AND REPLACED WITH SMALLER DOORBELL (TYP)

Scale: 3/8" = 1'-0"

EXISTING NORTH BUILDING ELEVATION

EXISTING SOUTH BUILDING ELEVATION

1/4" = 1'-0"
1. All new windows shall be of the same style and规格 as the existing windows.
2. All new exterior doors shall be made of the same type and finish as the existing doors.
3. New windows and doors shall match the existing windows and doors.
4. New glass and copper bronze shall be installed.
5. New Low E coated argon shall be installed.
6. New 4"x4" HC-27 Monterrey white shall be installed.
7. New solar panel system shall be installed.
8. New insulation shall be installed.
9. New wiring shall be installed.
10. New electrical system shall be installed.

Third Floor:
- New Low E coated argon shall be installed.
- New 4"x4" HC-27 Monterrey white shall be installed.
- New solar panel system shall be installed.
- New insulation shall be installed.
- New wiring shall be installed.
- New electrical system shall be installed.

Second Floor:
- New Low E coated argon shall be installed.
- New 4"x4" HC-27 Monterrey white shall be installed.
- New solar panel system shall be installed.
- New insulation shall be installed.
- New wiring shall be installed.
- New electrical system shall be installed.

First Floor:
- New Low E coated argon shall be installed.
- New 4"x4" HC-27 Monterrey white shall be installed.
- New solar panel system shall be installed.
- New insulation shall be installed.
- New wiring shall be installed.
- New electrical system shall be installed.

Basement:
- New Low E coated argon shall be installed.
- New 4"x4" HC-27 Monterrey white shall be installed.
- New solar panel system shall be installed.
- New insulation shall be installed.
- New wiring shall be installed.
- New electrical system shall be installed.

Materials:
- New Low E coated argon
- New 4"x4" HC-27 Monterrey white
- New solar panel system
- New insulation
- New wiring
- New electrical system

NOT TO SCALE
FEB 5, 2020
PROJECT:
RESIDENCE
16 LEROY ST.
NEW YORK, NY
PROPOSED AND EXISTING REAR ELEVATIONS

ARCHITECT:
chan ascher architecture PLLC
131 Third Avenue, Pelham NY 10803
212.803.3329

SEAL & SIGNATURE:
DATE: 4/25/2019
REVIEWED:
DRAWN BY:
CHECK BY:
PROJ. NO:
SCALE:
DWG NO:
PROPOSED SOUTH BUILDING ELEVATION FROM PUBLIC VIEW ZOOMED IN

EXISTING SOUTH BUILDING ELEVATION FROM PUBLIC VIEW ZOOMED IN

PROJECT:
16 LEROY ST.
ADAMS/YAKHNIS RESIDENCE
REAR ADDITION PHOTO
COLOR RENDERING OF PROPOSED & EXISTING REAR ADDITION PHOTO FROM PUBLIC VIEW

PROPOSED SOUTH BUILDING ELEVATION FROM PUBLIC VIEW ZOOMED IN

EXISTING SOUTH BUILDING ELEVATION FROM PUBLIC VIEW ZOOMED IN

FEB 5, 2020
NOT TO SCALE
PROPOSED SOUTH BUILDING ELEVATION FROM PUBLIC VIEW
EXISTING SOUTH BUILDING ELEVATION FROM PUBLIC VIEW

NOT TO SCALE
FEB 5, 2020

PROJECT:
RESIDENCE
16 LEROY ST.
NEW YORK, NY

COLOR RENDERING OF PROPOSED & EXISTING REAR ADDITION PHOTO FROM PUBLIC VIEW

SEAL & SIGNATURE:
DATE: 4/25/2019

LPC-113.00 7 OF 8
NOT TO SCALE

RESIDENCE
16 LEROY ST.
NEW YORK, NY

CELLAR, BASEMENT,
1ST & 2ND FLOOR
DEMOLITION PLANS

SEAL & SIGNATURE:

DATE: 1/13/2019
ORDER NO: 31601
MEASUREMENT: D-100.00
DRAWN BY: 3 of 16
1. All work shall comply with the rules and regulations of the Division of Industrial Safety and all other local, state and federal agencies.

2. Obtain and pay for all permits required to perform the demolition work as required by all agencies and authorities having jurisdiction.

3. Obtain and pay for liability insurance policy that names and holds harmless the building owner.

4. The contractor shall provide a full time site supervisor for the duration of the demolition.

5. The contractor shall notify the building management and adjacent neighbors of demolition start in writing at least 72 hours prior to commencement of demolition.

6. The contractor shall notify and coordinate with the building management in regards to all construction debris removal prior to its removal.

7. Remove and salvage debris from the site as it accumulates. Do not store, sell, burn or otherwise dispose of debris on the site. Remove all materials in such a manner as to prevent spillage. Keep all pavements and areas adjacent to and leading from the site, clean and free of mud, dirt, debris, at all times. All materials shall be disposed of in a legal manner. Sort debris for recycling to the extent possible.

8. Contractor shall coordinate and be responsible for all City of New York requirements for the protection of persons, properties, traffic and its agents in regards to the premises.

9. Cease operation if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be controlled.

10. In company of the engineer and owner, visit the site and verify the extent and location of selective demolition required prior to starting the work. Carefully identify the limits of selective demolition. Mark interface surfaces as required to enable the workmen to also identify the items.

11. Use means necessary to prevent dust from becoming a nuisance to the public, neighboring structures, or any other work being performed.

12. Execute demolition work to ensure the safety of persons and adjacent property against damage by debris.

13. Shore and brace existing conditions as required for removal of existing construction or installation of new work.

14. The contractor shall not perform any channeling of the structural slabs or beams and no exterior wall penetrations shall be permitted.

15. Remove and dispose of carpet, floor tile, mastic, adhesive and all other flooring materials, if any, related to or part of the finished floor.

16. The contractor shall remove and legally dispose of all asbestos containing materials and in doing so shall comply with all applicable OSHA regulations and all other federal, state and local guidelines regarding asbestos containing material removal and disposal.

17. All work shall not impact the required fire ratings of the columns, beams, chases, or other fire rated elements. If fire-proofing is disturbed, it shall be the responsibility of the contractor to adhere to the following:

- All work shall comply with the rules and regulations of the Division of Industrial Safety and all other local, state and federal agencies.
- Obtain and pay for all permits required to perform the demolition work as required by all agencies and authorities having jurisdiction.
- Obtain and pay for liability insurance policy that names and holds harmless the building owner.
- The contractor shall provide a full time site supervisor for the duration of the demolition.
- The contractor shall notify the building management and adjacent neighbors of demolition start in writing at least 72 hours prior to commencement of demolition.
- The contractor shall notify and coordinate with the building management in regards to all construction debris removal prior to its removal.
- Remove and salvage debris from the site as it accumulates. Do not store, sell, burn or otherwise dispose of debris on the site.
- Remove all materials in such a manner as to prevent spillage. Keep all pavements and areas adjacent to and leading from the site, clean and free of mud, dirt, debris, at all times. All materials shall be disposed of in a legal manner. Sort debris for recycling to the extent possible.
- Contractor shall coordinate and be responsible for all City of New York requirements for the protection of persons, properties, traffic and its agents in regards to the premises.
- Cease operation if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be controlled.
- In company of the engineer and owner, visit the site and verify the extent and location of selective demolition required prior to starting the work. Carefully identify the limits of selective demolition. Mark interface surfaces as required to enable the workmen to also identify the items.
- Execute demolition work to ensure the safety of persons and adjacent property against damage by debris.

NOT TO SCALE

FEB 5, 2020

PROJECT:
RESIDENCE
16 LEROY ST.
NEW YORK, NY

3RD FLOOR & ROOF
DEMOLITION PLANS

SEAL & SIGNATURE:

DATE: 11/11/2019
NOTE: VU 117-0

D-110.00
4 OF 16
NEW 42x42 TRIPLE GLAZED WALKABLE SKYLIGHT FLUSH WITH TOP OF DECK (TYP OF 2)

NEW 15'-2 7 8"x16'-9" SLOPED TRIPLE GLAZED SKYLIGHT MADE FROM 10 FIXED PANELS AND 5 MANUAL VENTING OPERABLE SKYLIGHTS WITH SCREENS

10"X36" X1" THICK GLASS TREADS  WITH NONSLIP SURFACE MATERIAL (TYP OF 16)

NOT TO BE USED AS A HABITABLE SPACE