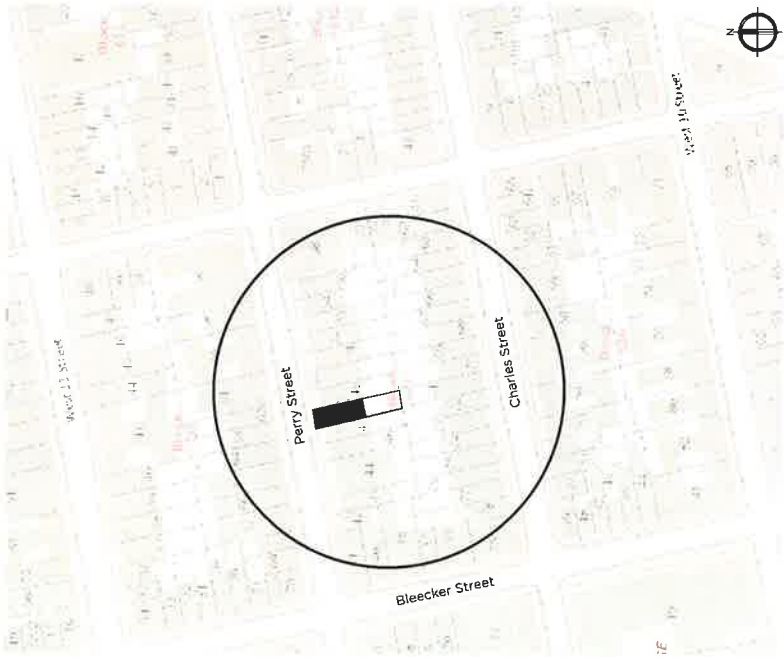


74 Perry Street LLC  
Townhouse Renovation

*74 Perry Street, New York, NY 10014*

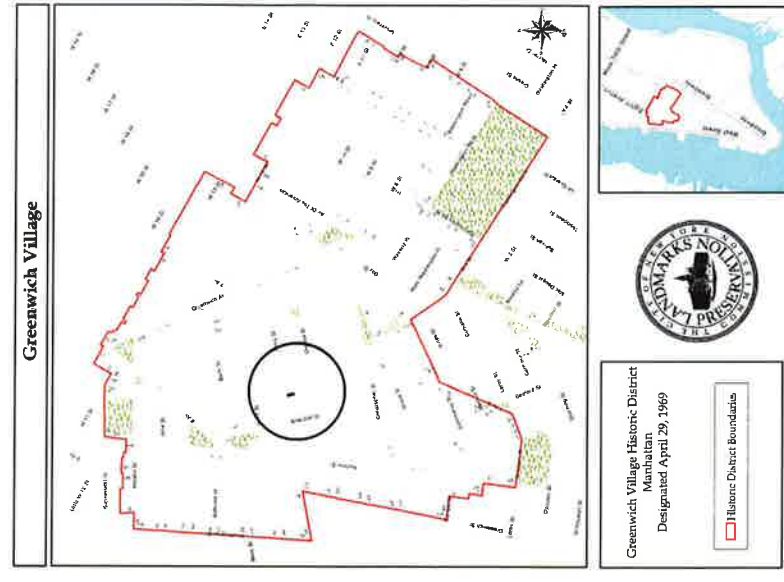


Oasis Map

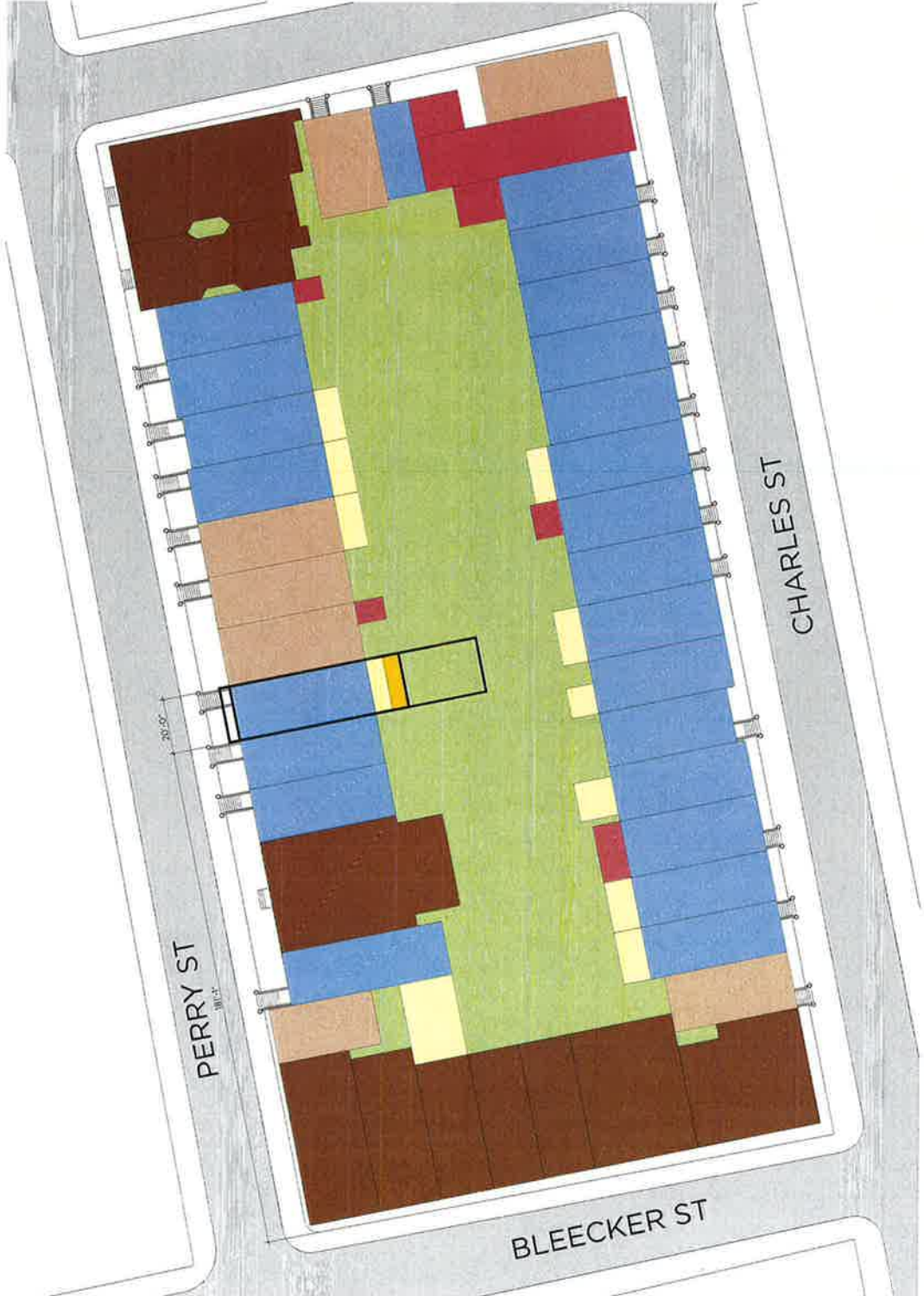
Block 621 - Lot 48



Existing Street Elevation

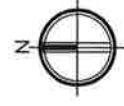


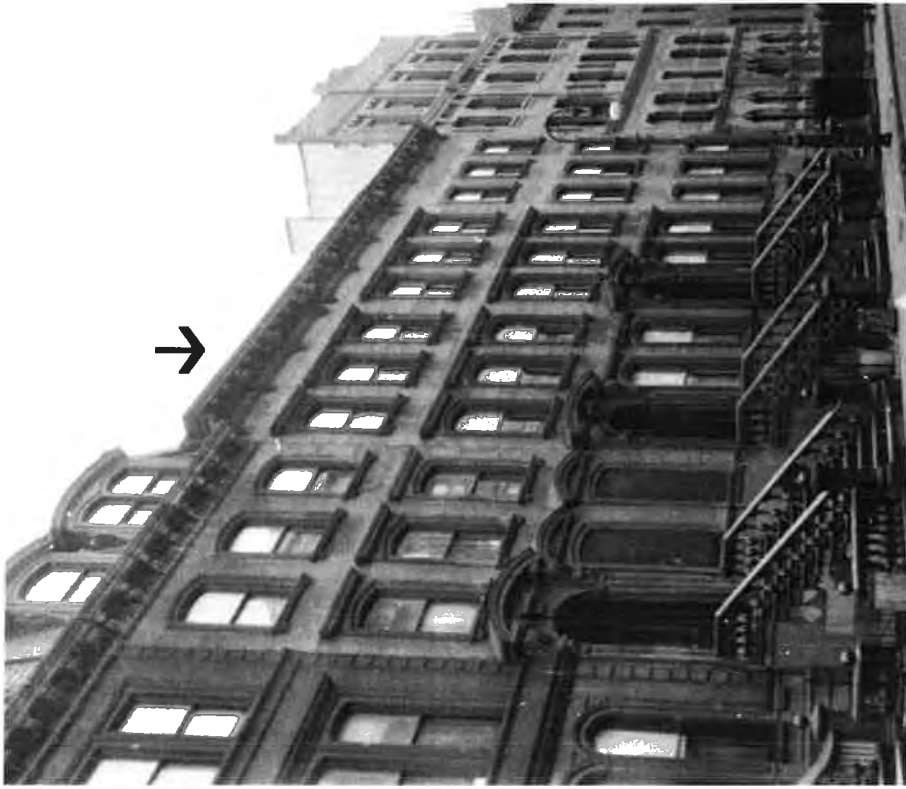
Greenwich Village Historic Map



**LEGEND**

- Porch
- 1 Story
- 2 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- Open Space





1940

*New York City Tax Photo*

Richard A. Borjes Architect, PLLC  
325 West 38th Street, Suite 204  
New York, New York 10018  
Date: 02/23/2015

74 Perry Street, New York, NY 10014  
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**Historic Photograph**

**3**



72 Perry Street



74 Perry Street

*Present Day*



76 Perry Street

Richard A. Bories Architect, PLLC  
325 West 38th Street Suite 204  
New York, New York 10018  
Date 07/23/2015

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**Existing Front Context**



66 Perry Street



70 Perry Street

*Present Day*



78 Perry Street

Richard A. Borjes Architect, PLLC  
325 West 58th Street Suite 204  
New York, New York 10018  
Date 07/23/2015

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74 Perry Street LLC Townhouse Renovation

**Existing Front Context**



**REMOVE**

Painted 1-over-1 Wood Double Hung Windows with **Straight Horizontal Top Rail** at Upper Sash; Mounted Behind Existing Arched Brownstone Masonry Opening. Brickmold to Remain. **No Change In Existing Masonry Opening**



Window Head Condition: **Straight Horizontal Top Rail** at Upper Sash



**FRONT ELEVATION**

View Looking South



**REMOVE**

Painted 1-over-1 Wood Windows Brickmold to Remain. **No Change In Existing Masonry Opening**



**REMOVE**

Painted 1-over-1 Wood Double Hung Windows with **Straight Horizontal Top Rail** at Upper Sash; Mounted Behind Existing Arched Brownstone Masonry Opening. Brickmold to Remain. **No Change In Existing Masonry Opening**



### Basement Window and Details





**REMOVE**

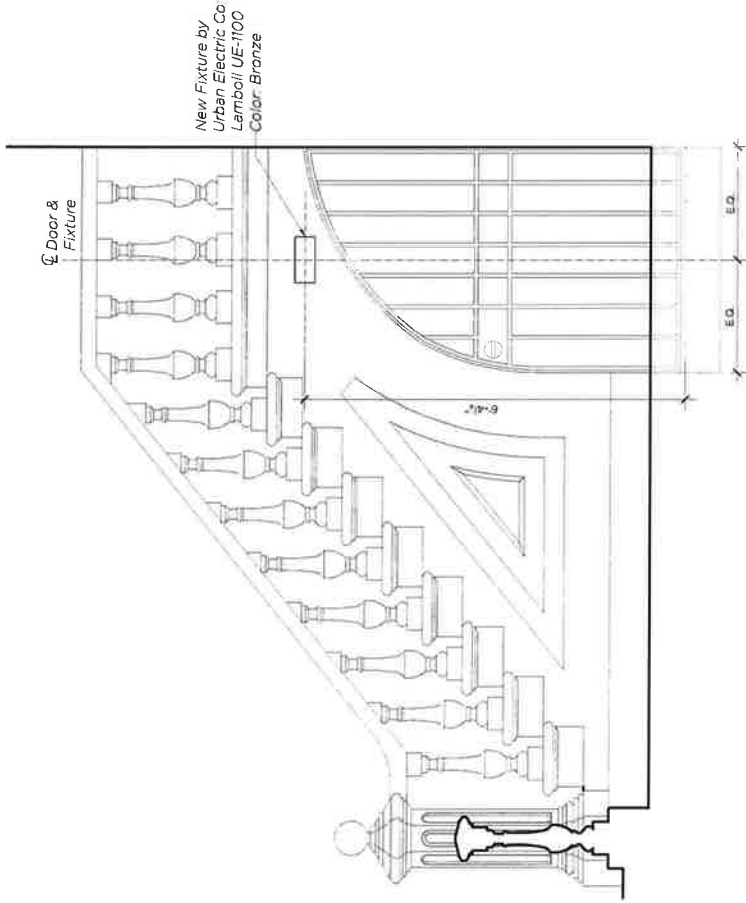
**Side of Stair Looking East**

*Exterior Light Fixture To Be Removed*



**Proposed Light Fixture**

*New Fixture by Urban Electric Co  
Lamboll UE-1100  
Color: Bronze*



**Side of Stair Elevation**

*Looking East*



**REAR ELEVATION**  
*View Looking North*



**REMOVE**  
*Painted 6-Panel Wood Double Casement Windows with 8-Panel Transom and Lower Wood Panel*



**REAR ELEVATION WITH CONTEXT**  
*View Looking North*



**REMOVE**  
*Painted 6-Over-6 Wood Double Hung Windows - No Change In Existing Masonry Opening*



**REMOVE**  
*Painted 6-Panel Wood Fixed Window with Lower Wood Panel*

67 Charles Street: Stucco  
67 Charles Street: Painted Brick



69 Charles Street:  
Painted Brick



71 Charles Street: Painted Brick



Rear Yard and Adjacent Properties  
*Looking South*

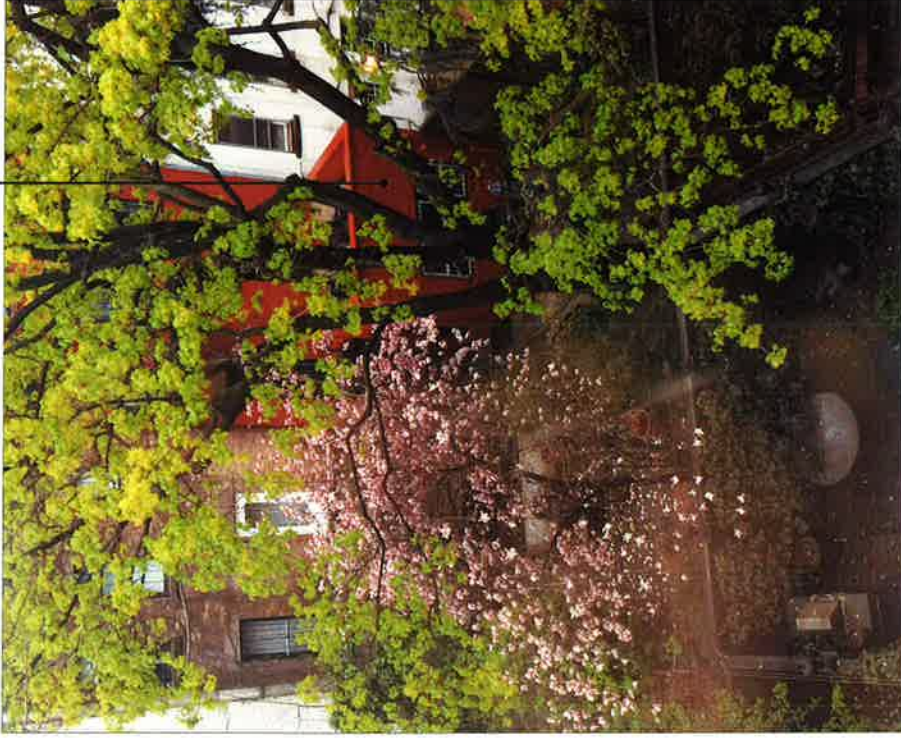


73 Charles Street: Painted Brick  
75 Charles Street: Stucco





72 Perry Street: Stucco



73 Charles Street: Painted Brick

Rear Yard

Aerial Context



Rear Yard

From Roof Looking at First Floor Kitchen



75 Charles Street: Stucco



Roof  
Looking West



Roof  
Looking South



Roof  
Looking South



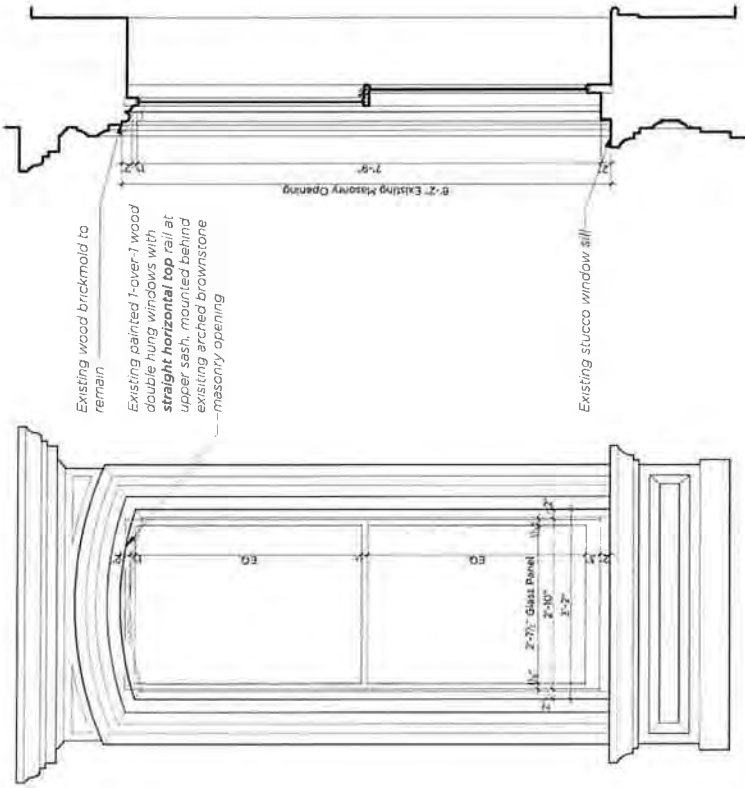
Roof

*Looking South*



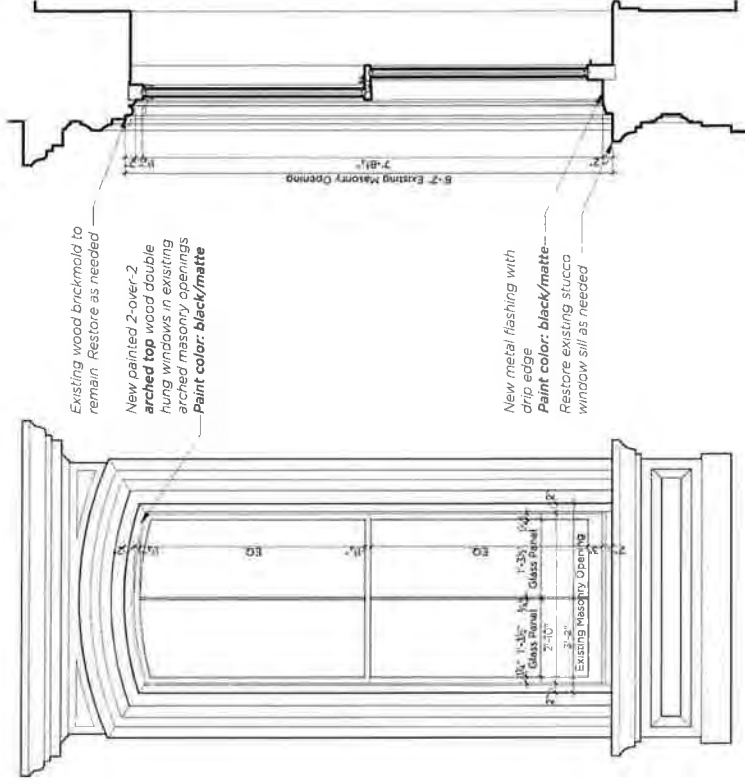
Roof

*Looking East at Stairwell Skylight*



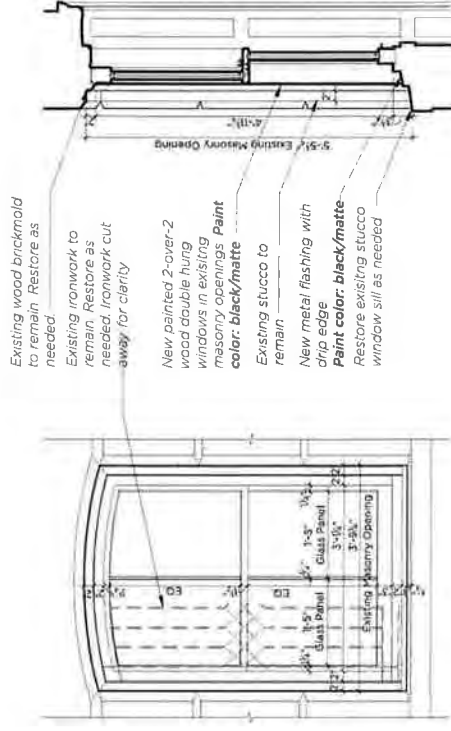
### Existing 1-Over-1 Wood Double Hung Window

First Floor Front: Second and Third Floor Similar



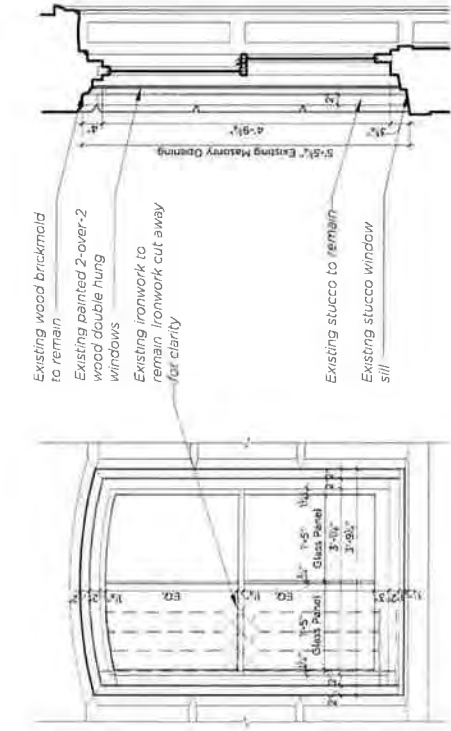
### Proposed 2-Over-2 Wood Double Hung Window

First Floor Front: Second and Third Floor Similar



Proposed 2-Over-2 Wood Double Hung Window

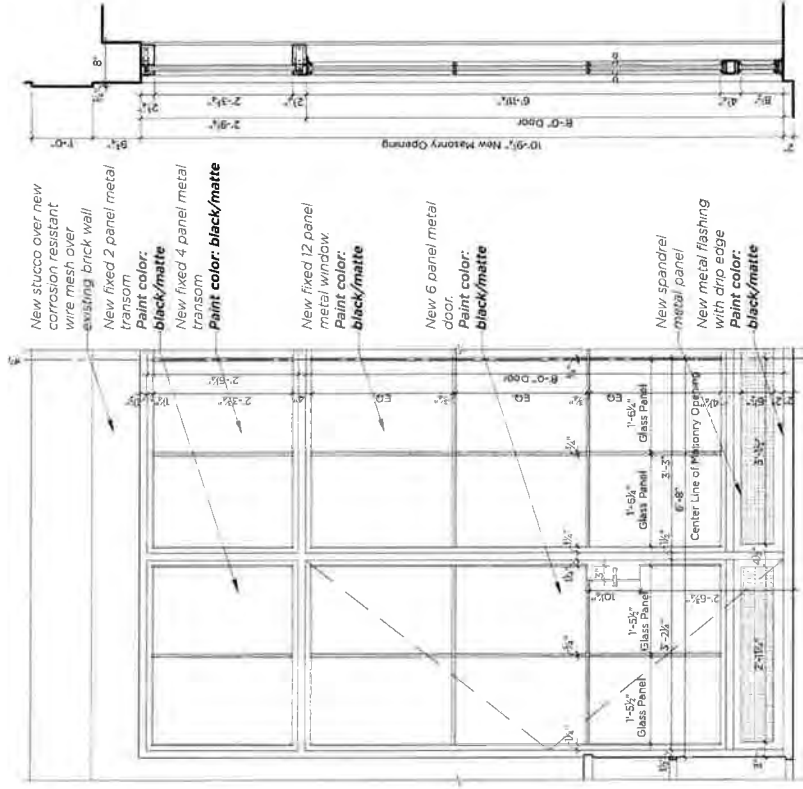
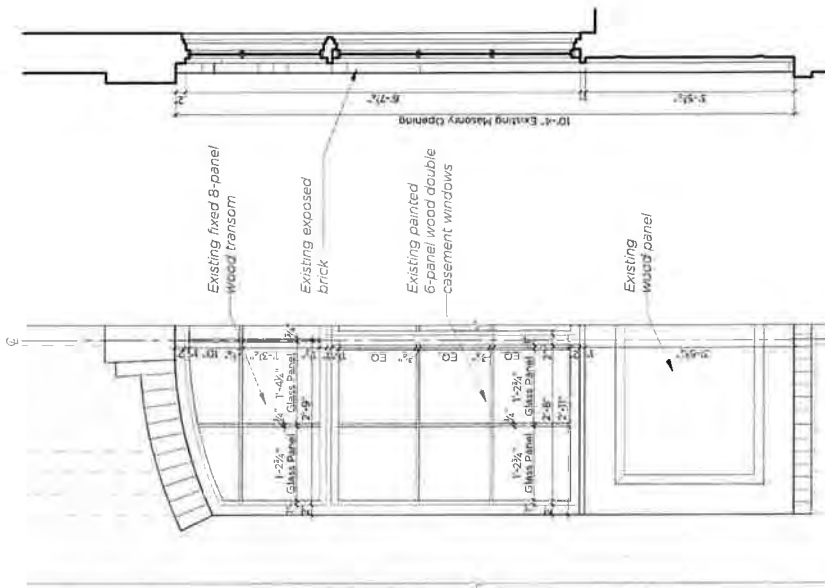
at Front Basement



Existing 2-Over-2 Wood Double Hung Window

at Front Basement



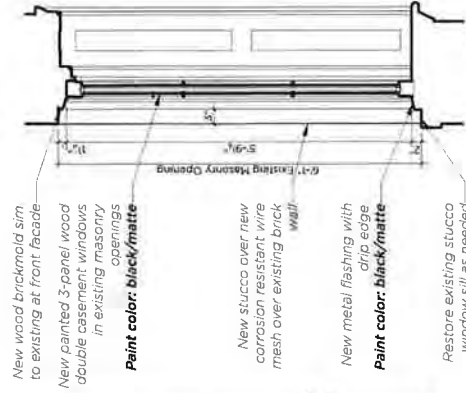
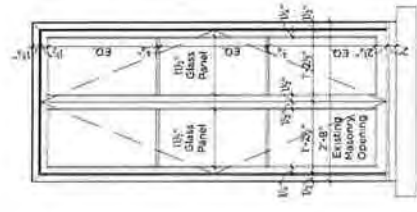
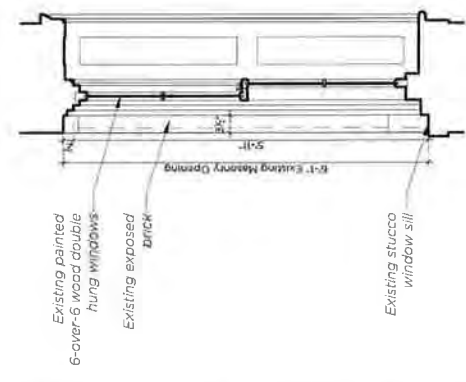
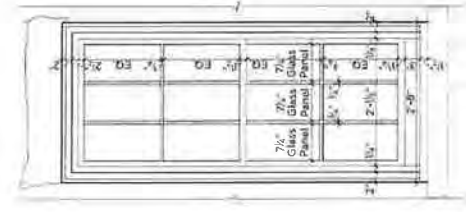


**Existing 6-Panel Wood Double Hung Window**

with 8-Panel Transom at Rear First Floor

**Proposed 12-Panel Fixed Metal Window and 6-Panel Door**

with Transom at Rear First Floor

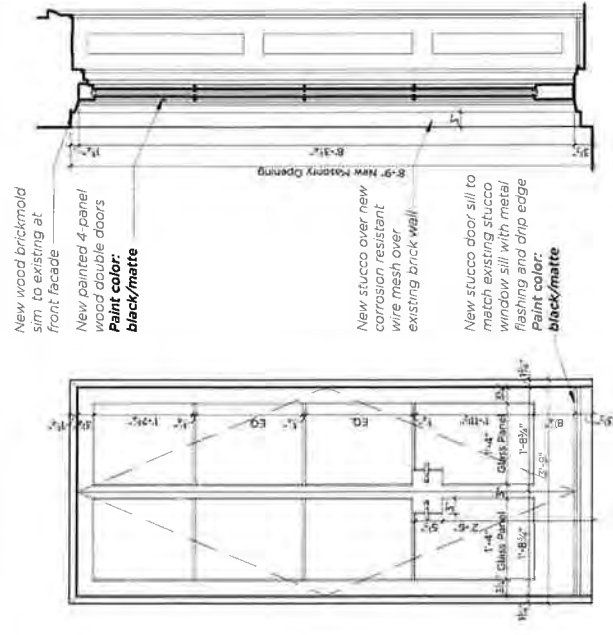


**Existing 6-Panel Wood Double Hung Window**

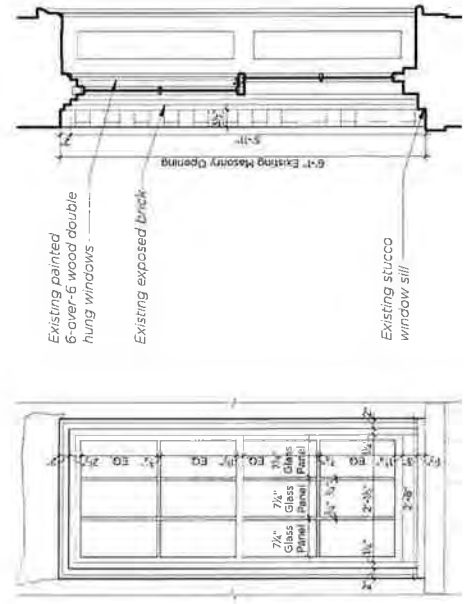
at Rear Second and Third Floor

**Proposed 3 Panel Wood Double Casement Window**

at Rear Second and Third Floor

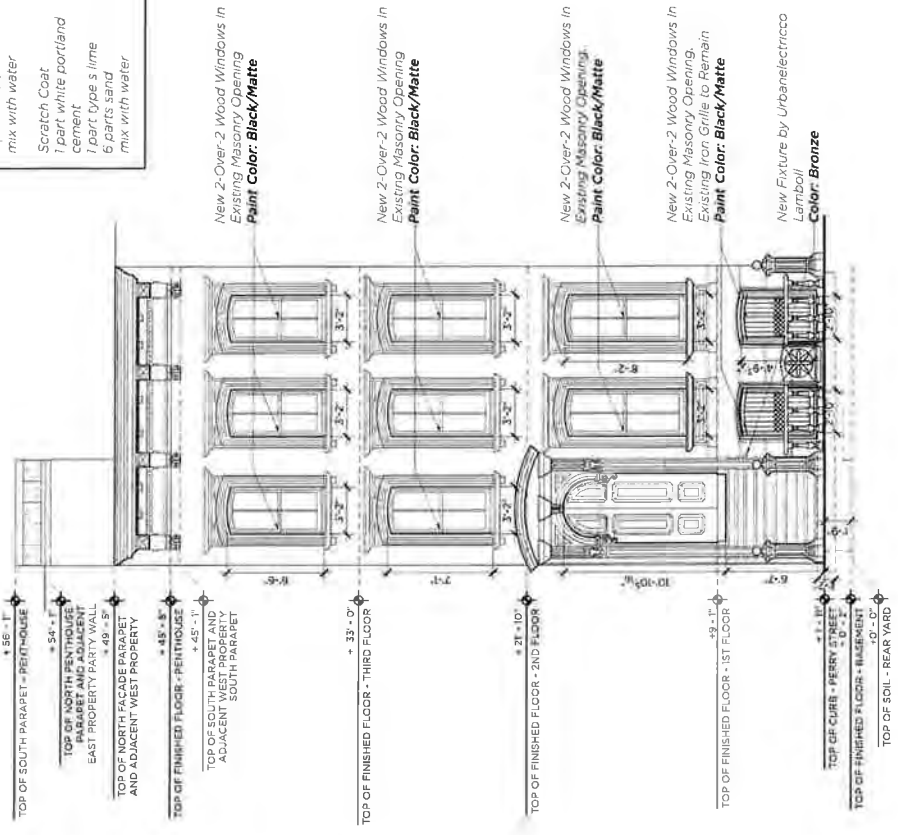


**Proposed 4 Panel Wood Double Door**  
*at Rear Second Floor Bedroom*

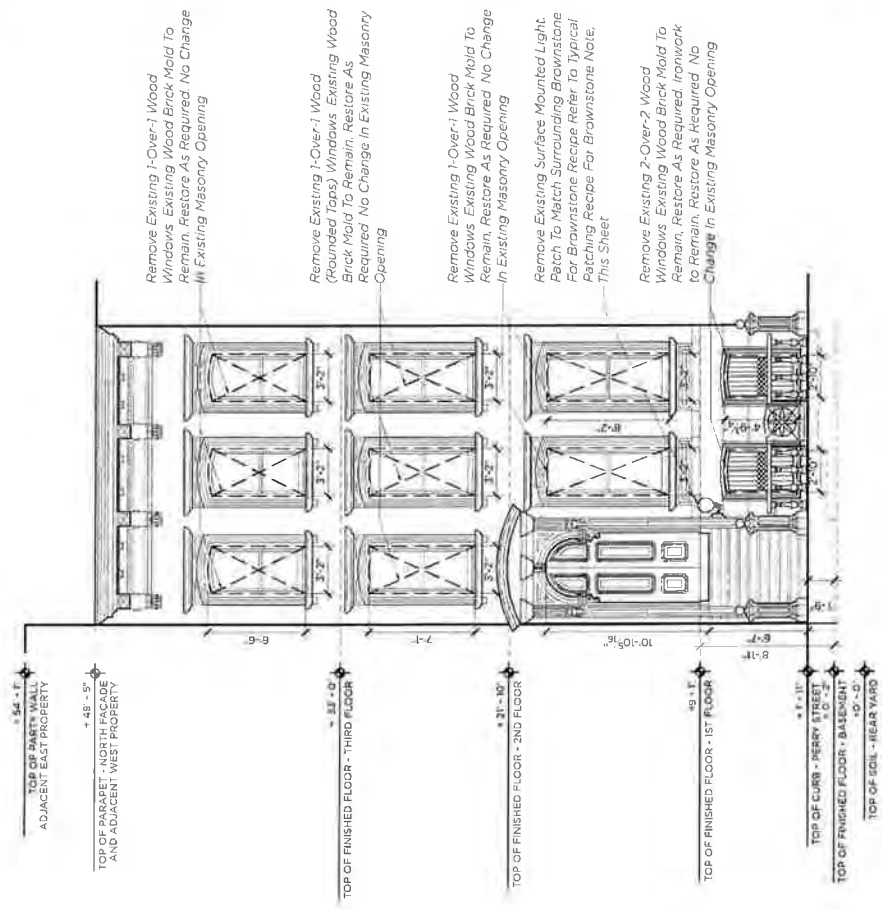


**Existing 6-Panel Wood Double Hung Window**  
*at Rear Second and Third Floor*

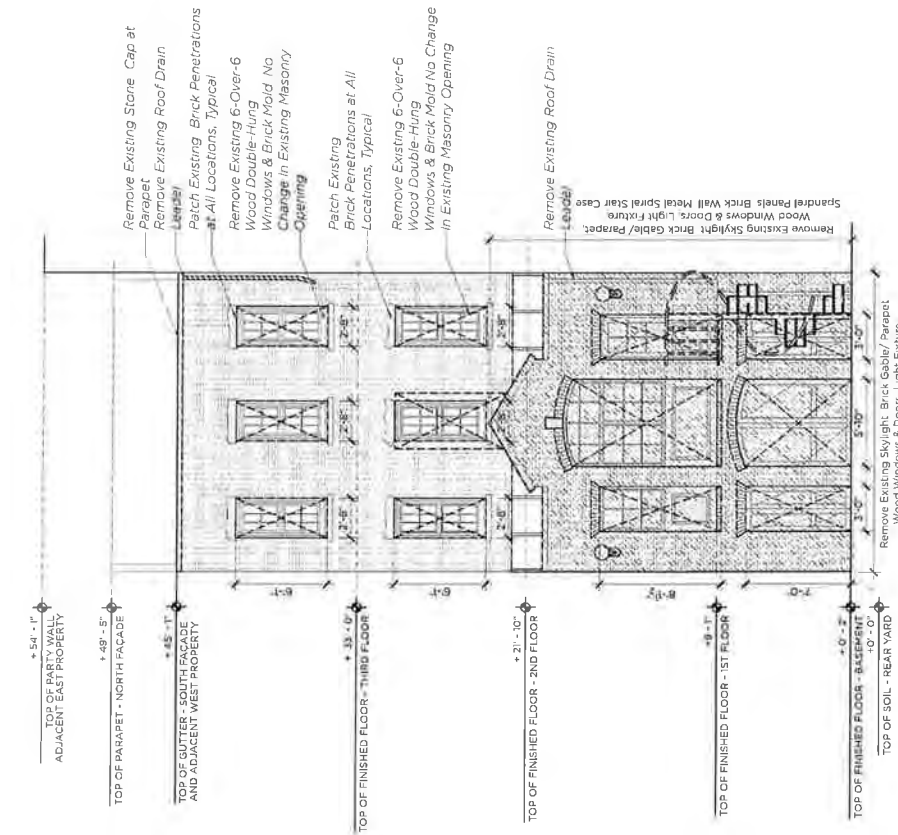
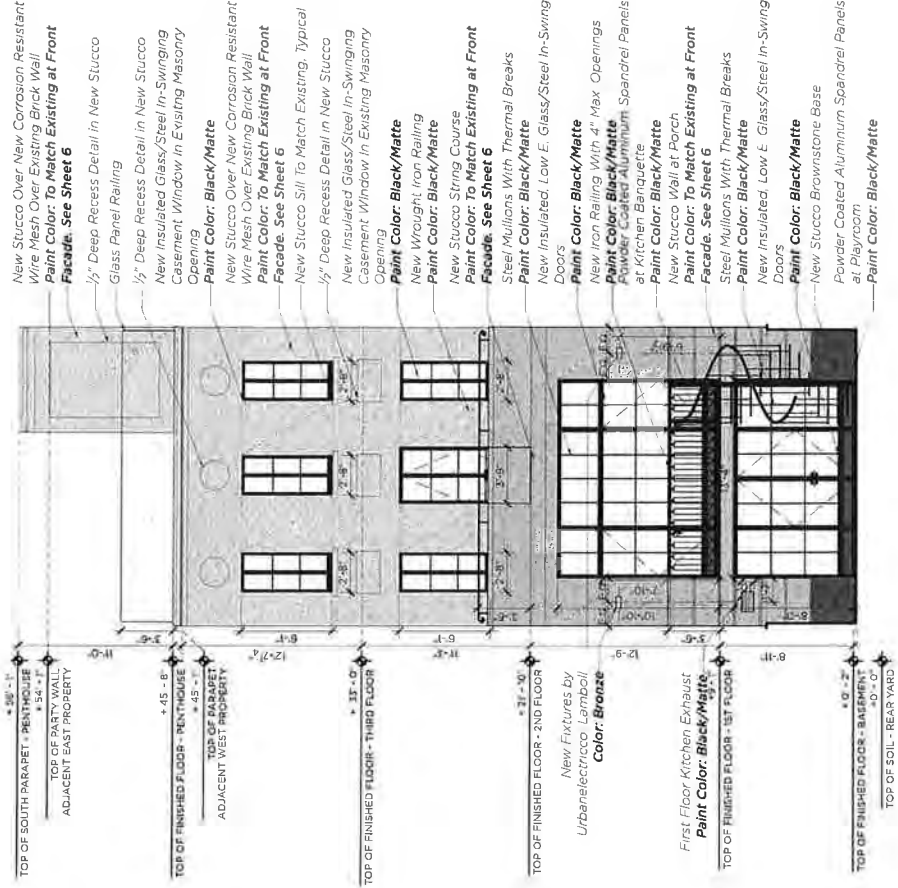
<b>Patching Recipe For Brownstone</b>	
<b>Slurry Coat:</b>	<b>Finish Coat:</b>
1 part white portland cement	1 part white portland cement
2 part type s lime	1 part type s lime
6 parts sand	2-3 parts sand
mix with water	3-4 parts crushed stone
<b>Scratch Coat:</b>	<b>Dry Pigments:</b>
1 part white portland cement	Mix with water
1 part type s lime	All measurements are parts by volume
6 parts sand	
mix with water	



**Proposed North Elevation**



**Existing North Elevation**  
*Showing Demolition*



Proposed South Elevation

Existing South Elevation

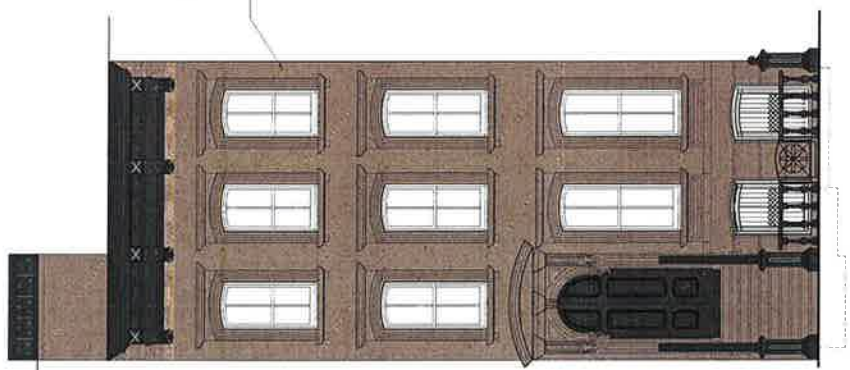
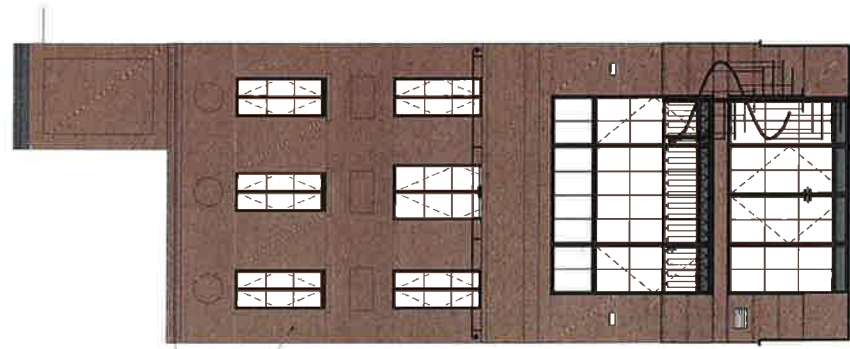
Showing Demo

Elevations 20  
1/8" = 1'-0"

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74 Perry Street LLC Townhouse Renovation

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New York, New York 10018  
Date: 07/23/2015

Recipe For Brownstone	
<b>Slurry Coat:</b>	<b>Finish Coat:</b>
1 part white portland cement	1 part white portland cement
2 part type s lime	1 part type s lime
6 parts sand	2-3 parts sand
mix with water	3-4 parts crushed stone
<b>Scratch Coat:</b>	<b>Dry pigments</b>
1 part white portland cement	Mix with water
5 parts sand	
mix with water	
	All measurements are parts-by volume

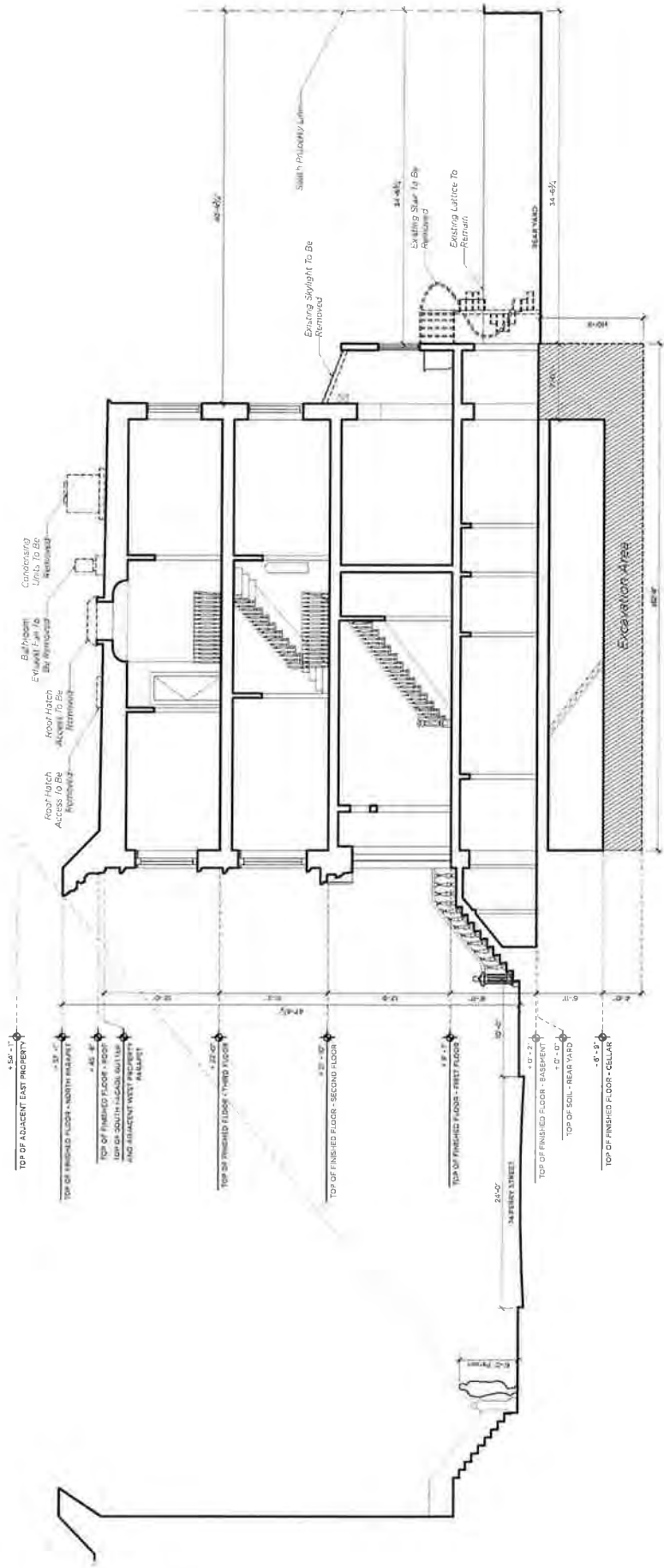


New Stucco Brownstone To Match Existing at Front Facade. For Brownstone Recipe Refer To Typical Recipe For Brownstone Note: This Sheet

Facade

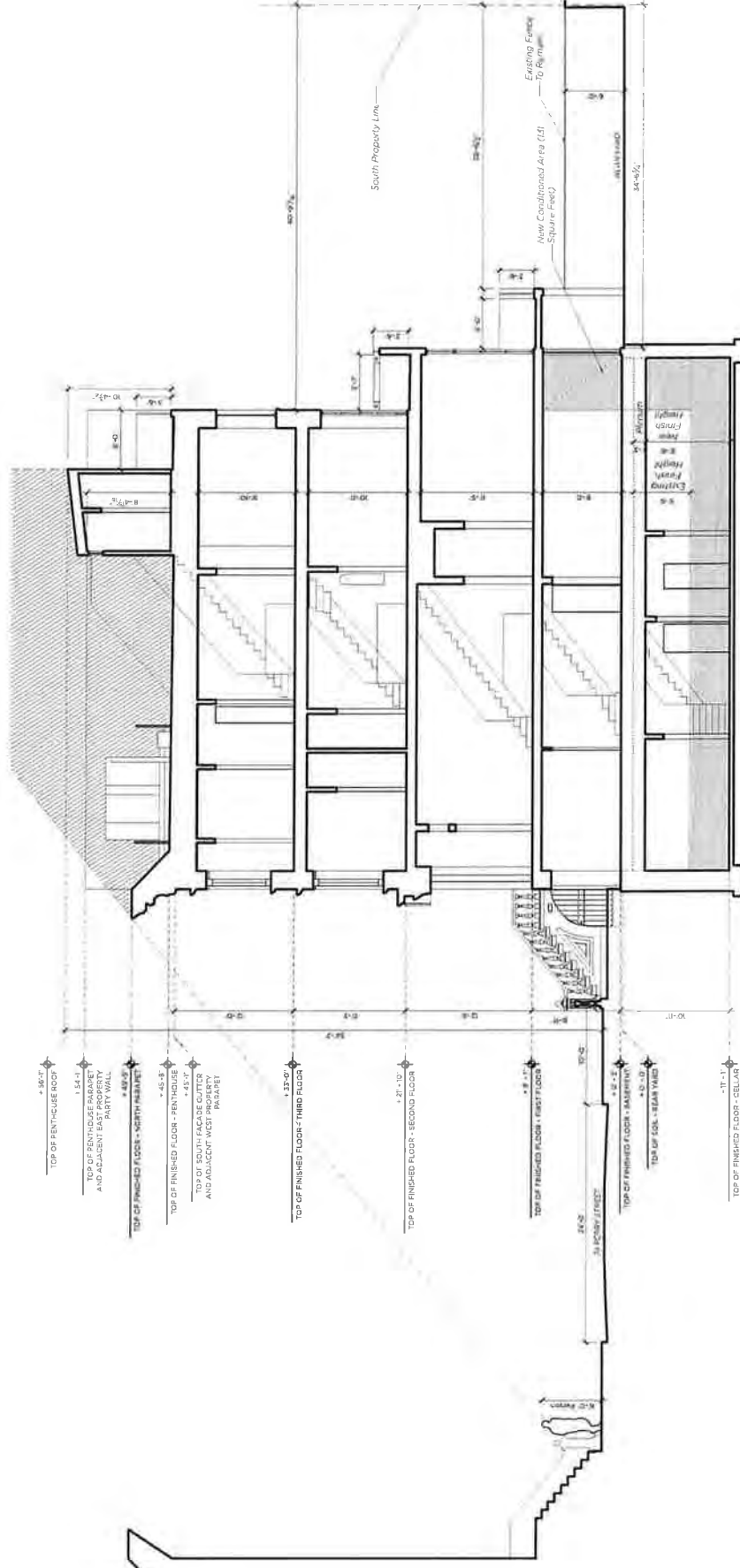
Proposed South Elevation

Proposed North Elevation



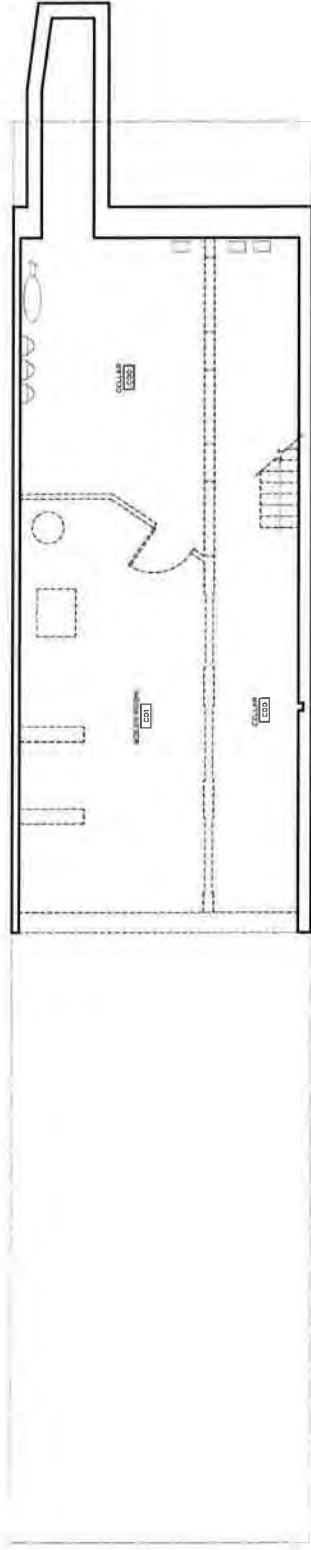
# Existing Longitudinal Section

Looking East - Showing Demo

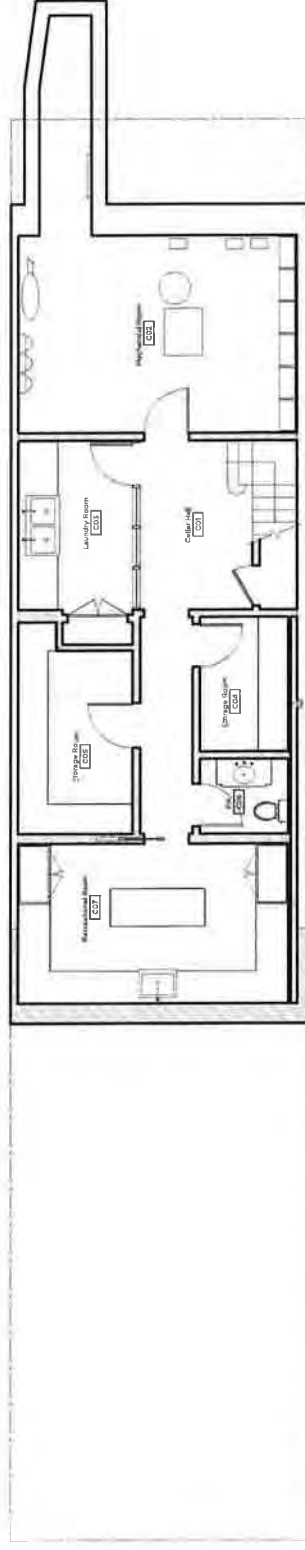


Proposed Longitudinal Section  
Looking East



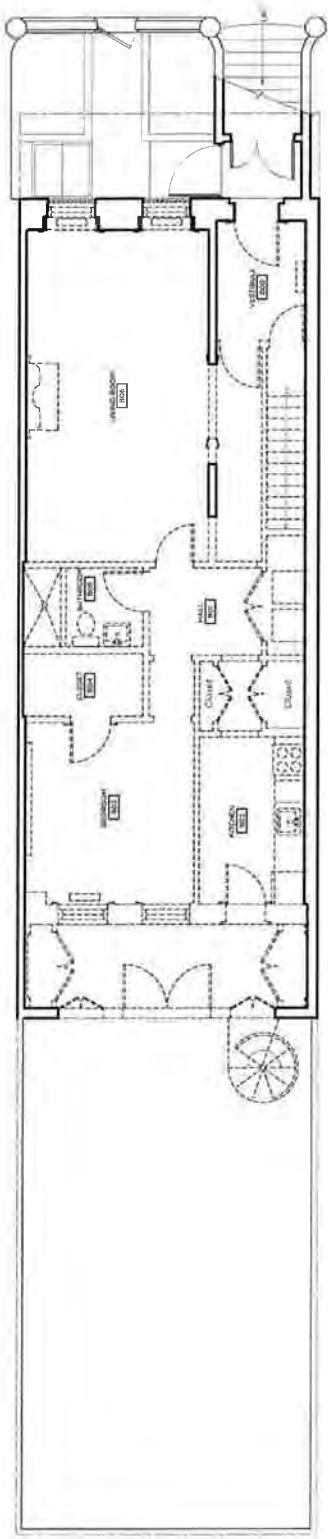


Existing Cellar Plan

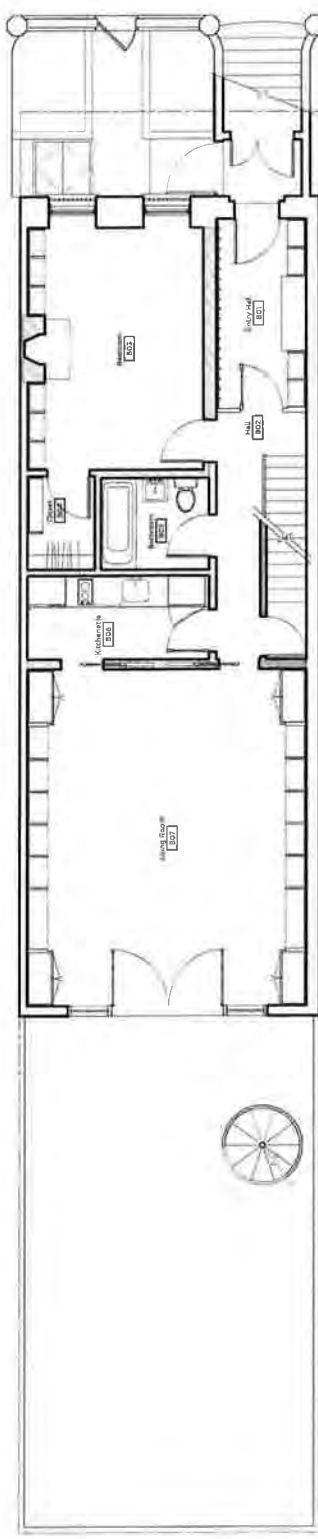


Proposed Cellar Plan



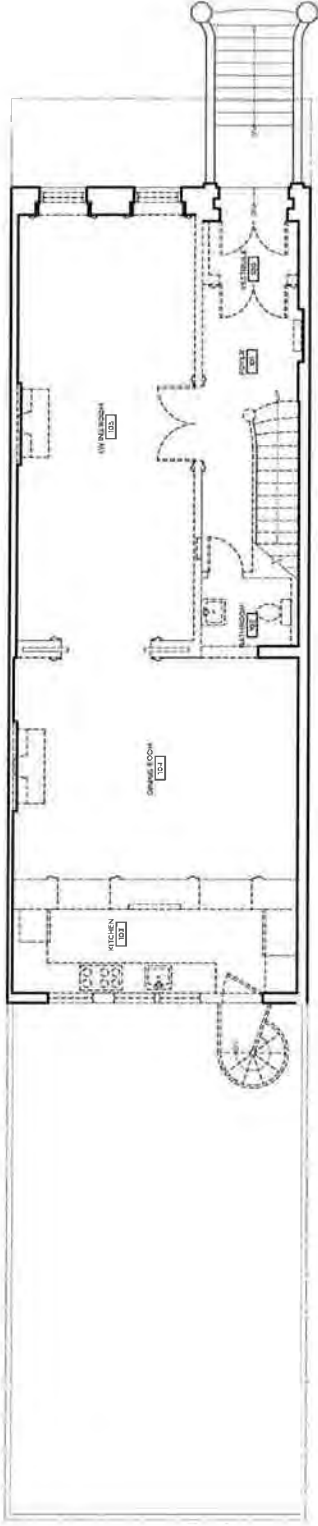


Existing Basement Plan

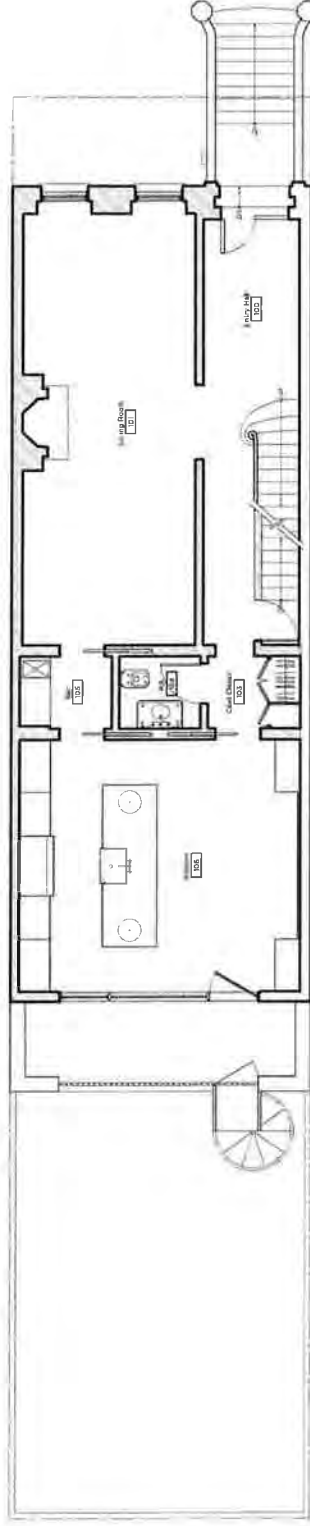


Proposed Basement Plan



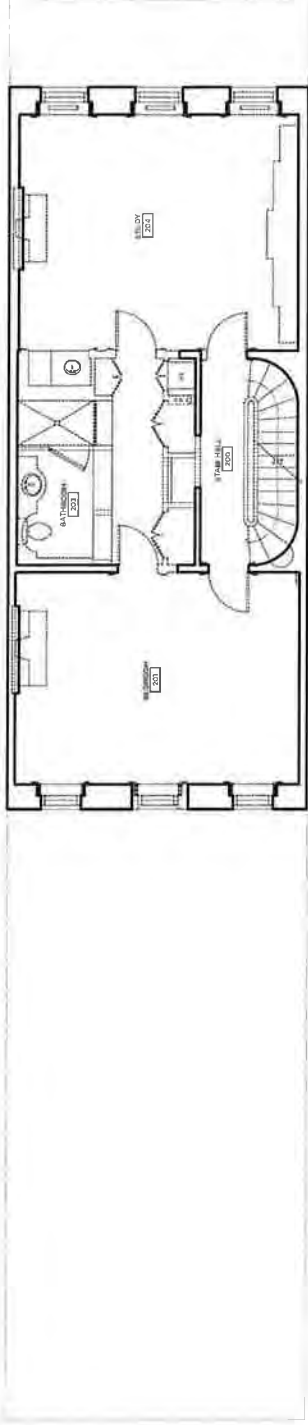


Existing First Floor Plan



Proposed First Floor Plan



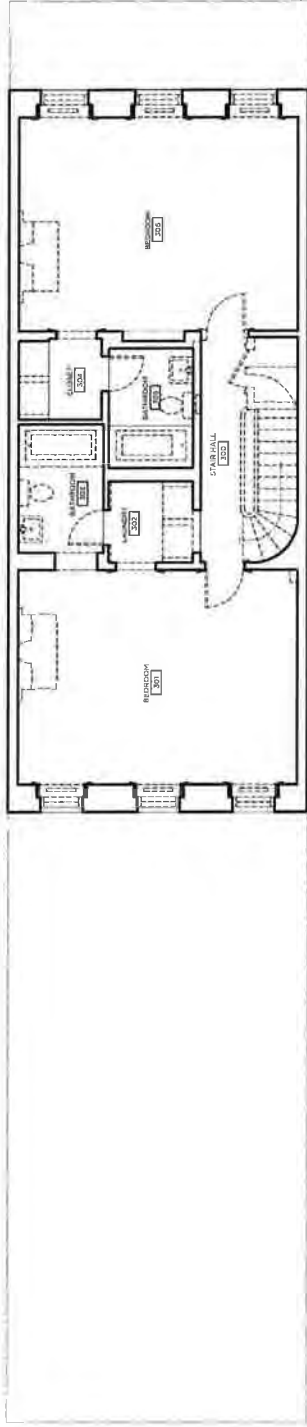


Existing Second Floor Plan

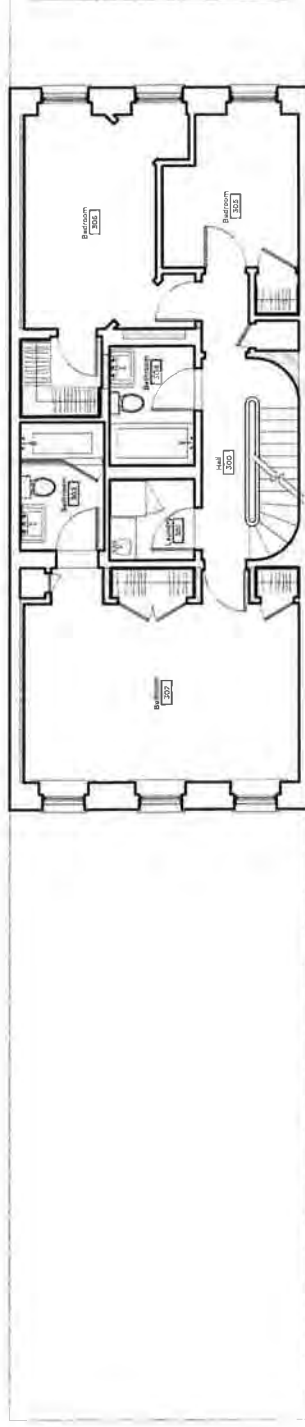


Proposed Second Floor Plan



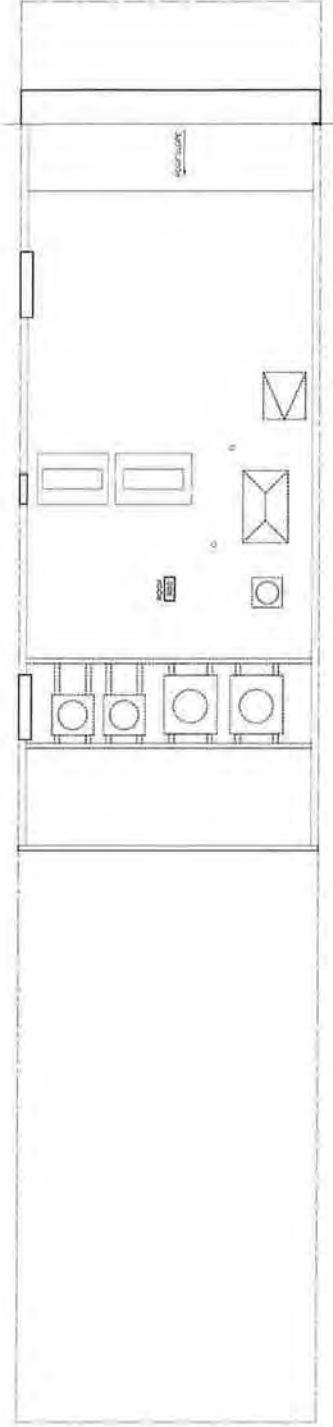


Existing Third Floor Plan

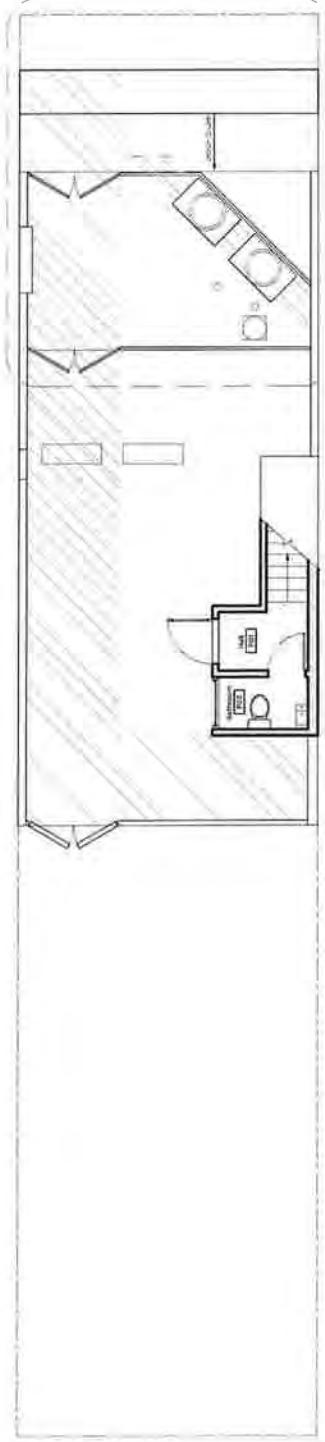


Proposed Third Floor Plan



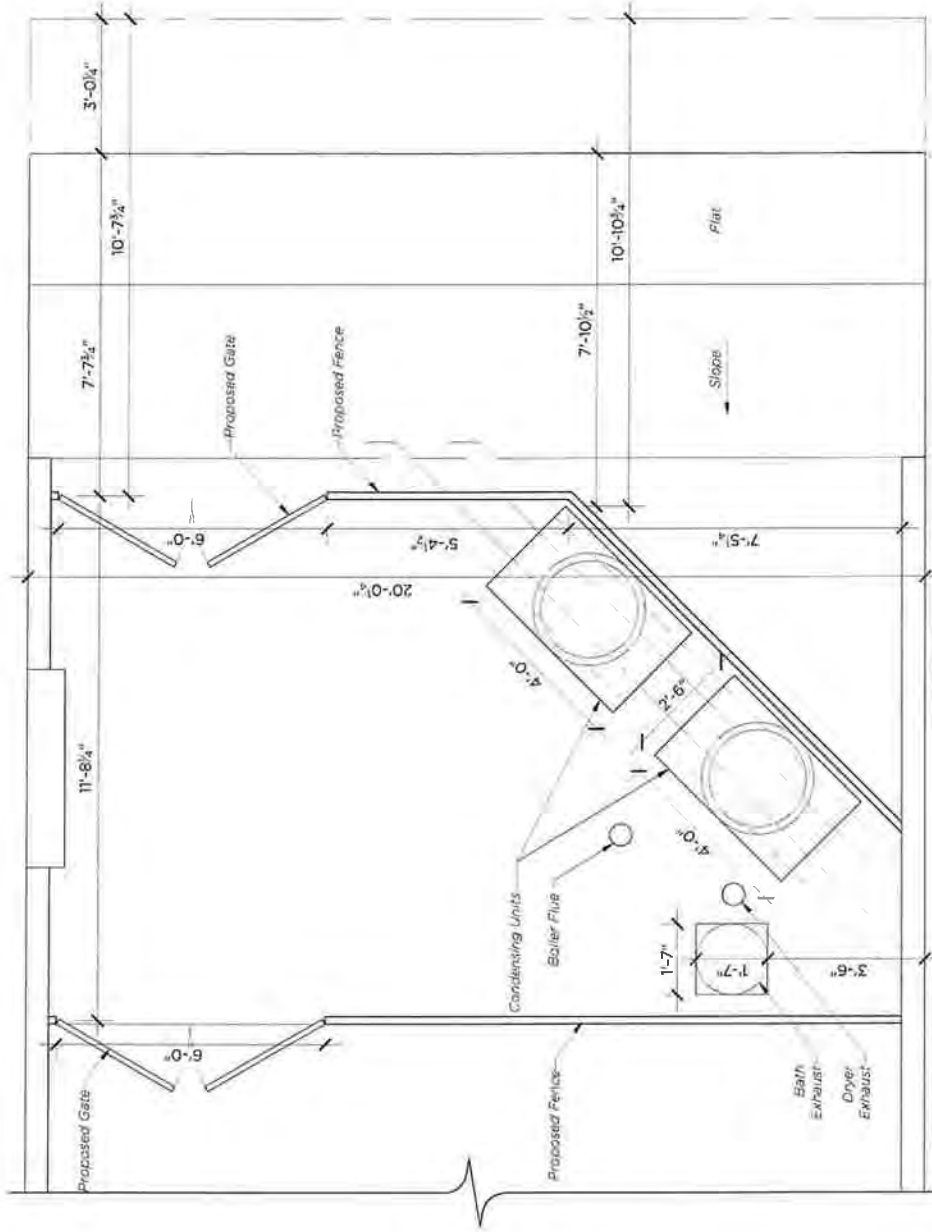


Existing Roof Plan



Proposed Roof Plan





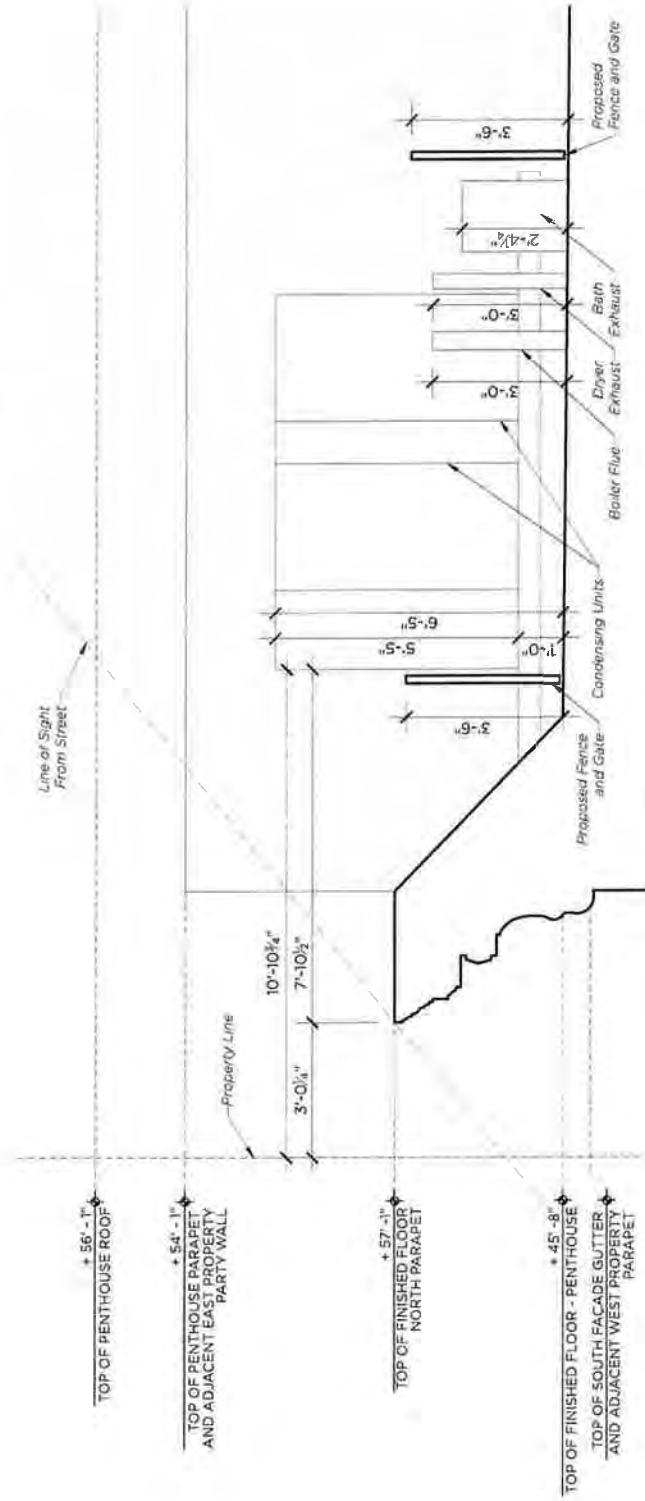
## Proposed Roof Plan

Showing Mechanical Equipment





Key Plan



Proposed Roof Section

Looking East