

**LM-00**

Date: 05-12-16

# RENOVATION OF 34 DOMINICK STREET NEW YORK, NY 10013

PRESENTED TO LANDMARKS PRESERVATION COMMISSION  
(DOCKET #: XX-XXXX)

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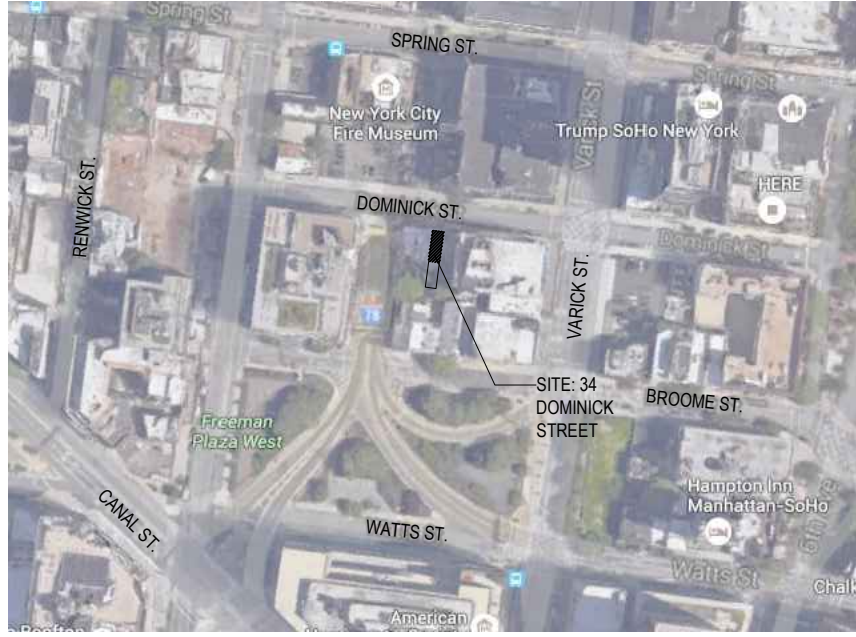
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**TITLE SHEET**

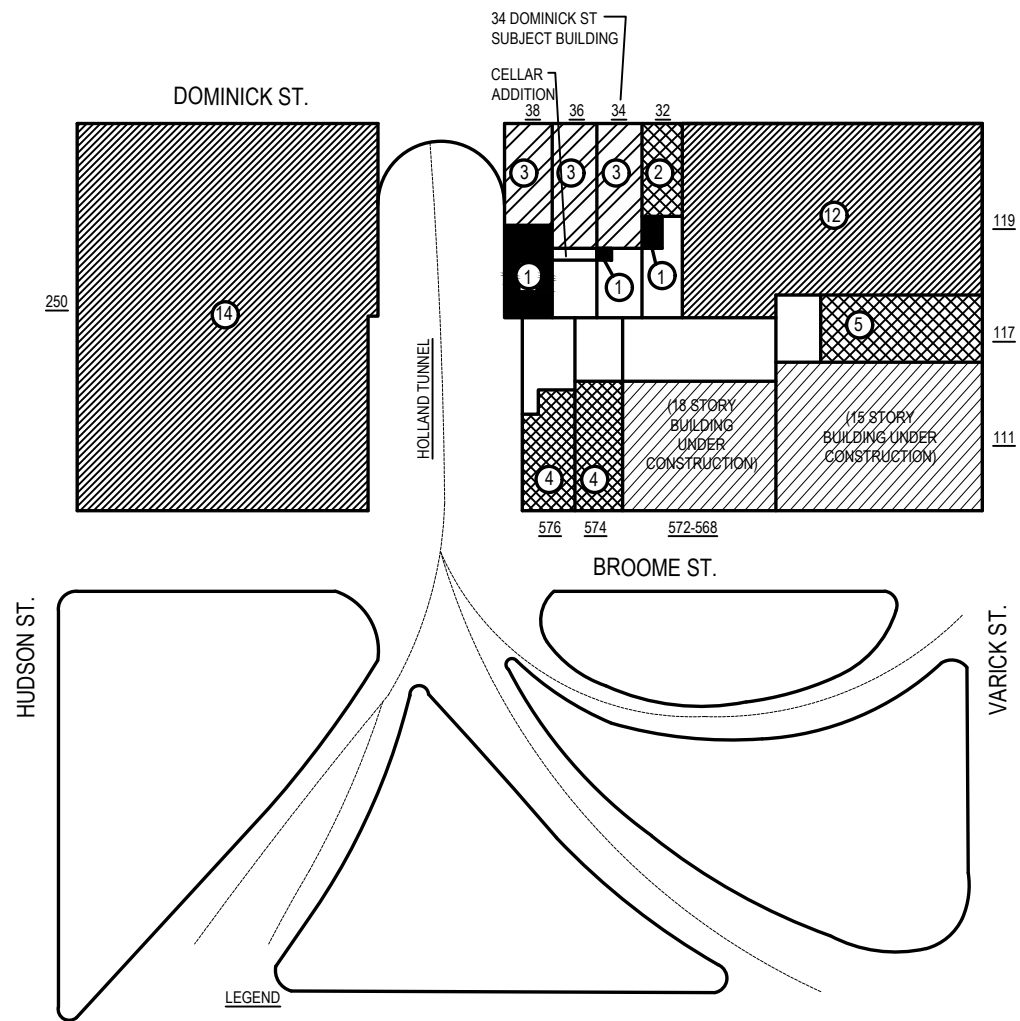
34 DOMINICK STREET, NEW YORK, NY 10013

**BEN HERZOG ARCHITECT, PC**

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ben@herzogarch.com



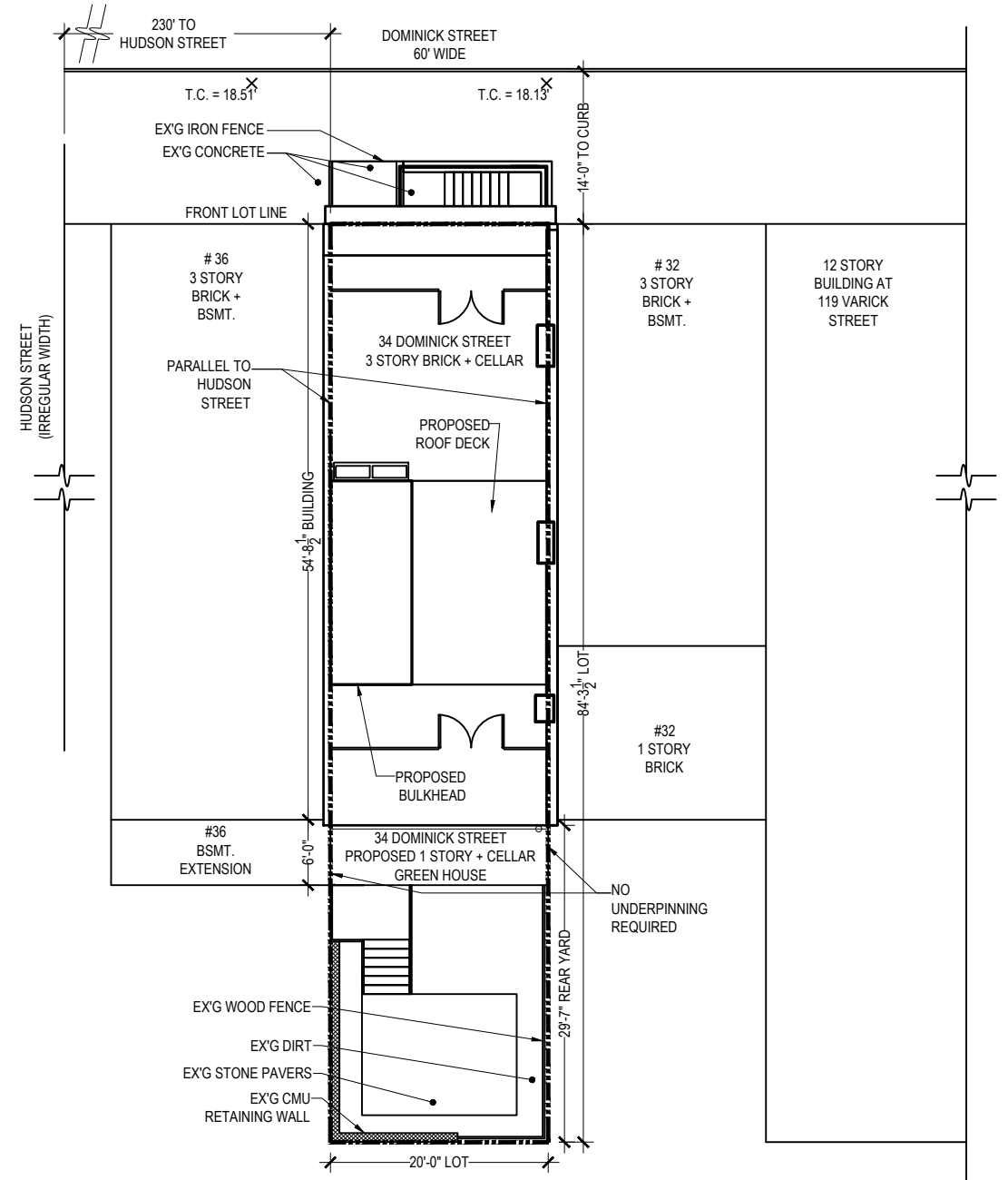
2 BLOCK MAP  
NTS



LEGEND



3 EXISTING BLOCK PLAN DIAGRAM  
NTS



1 LOT PLAN  
1/16"=1'-0"



4 34 DOMINICK ST. REAR FACADE  
3/32" = 1'-0"

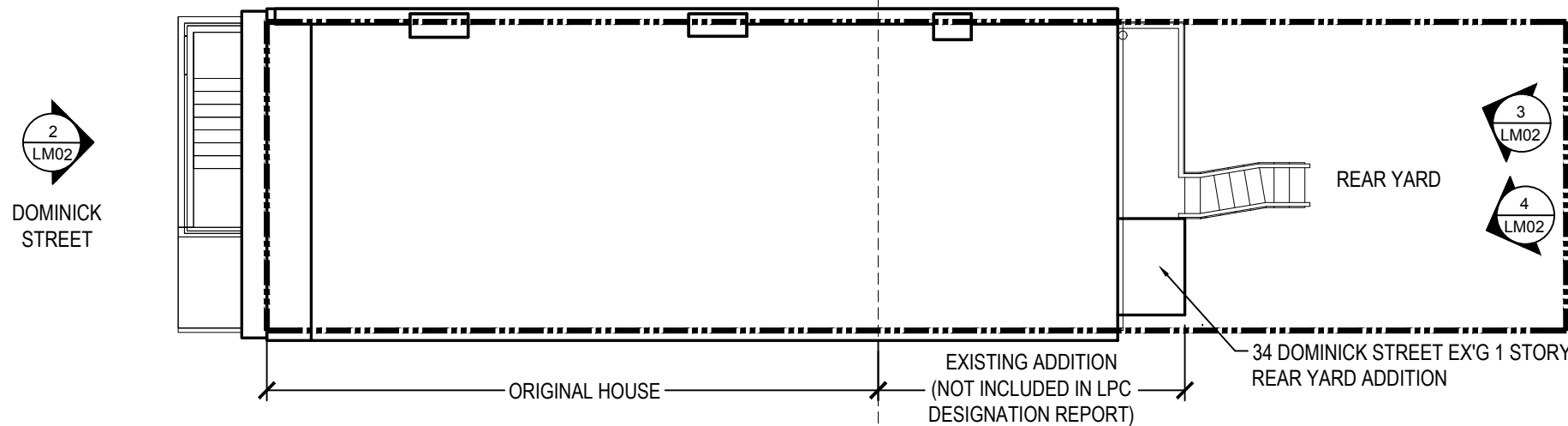
3 34 DOMINICK ST. REAR FACADE  
3/32" = 1'-0"

2 34 DOMINICK ST. FRONT FACADE  
3/32" = 1'-0"

CIRCA 1866  
ADDITION

CIRCA 1826  
ORIGINAL HOUSE

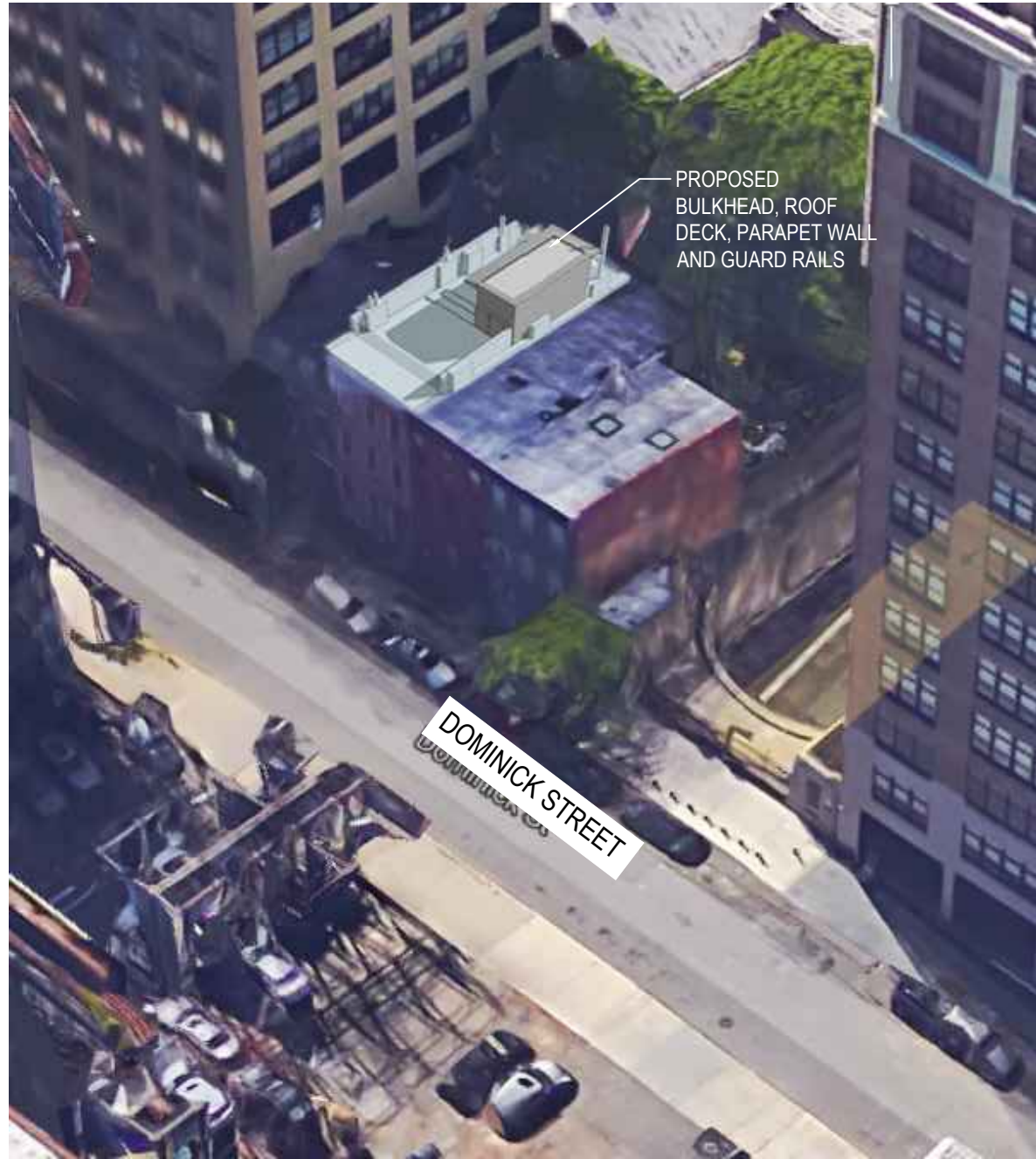
CIRCA 1919-1927  
STREET RAISED  
ABOVE  
BASEMENT FOR  
HOLLAND  
TUNNEL



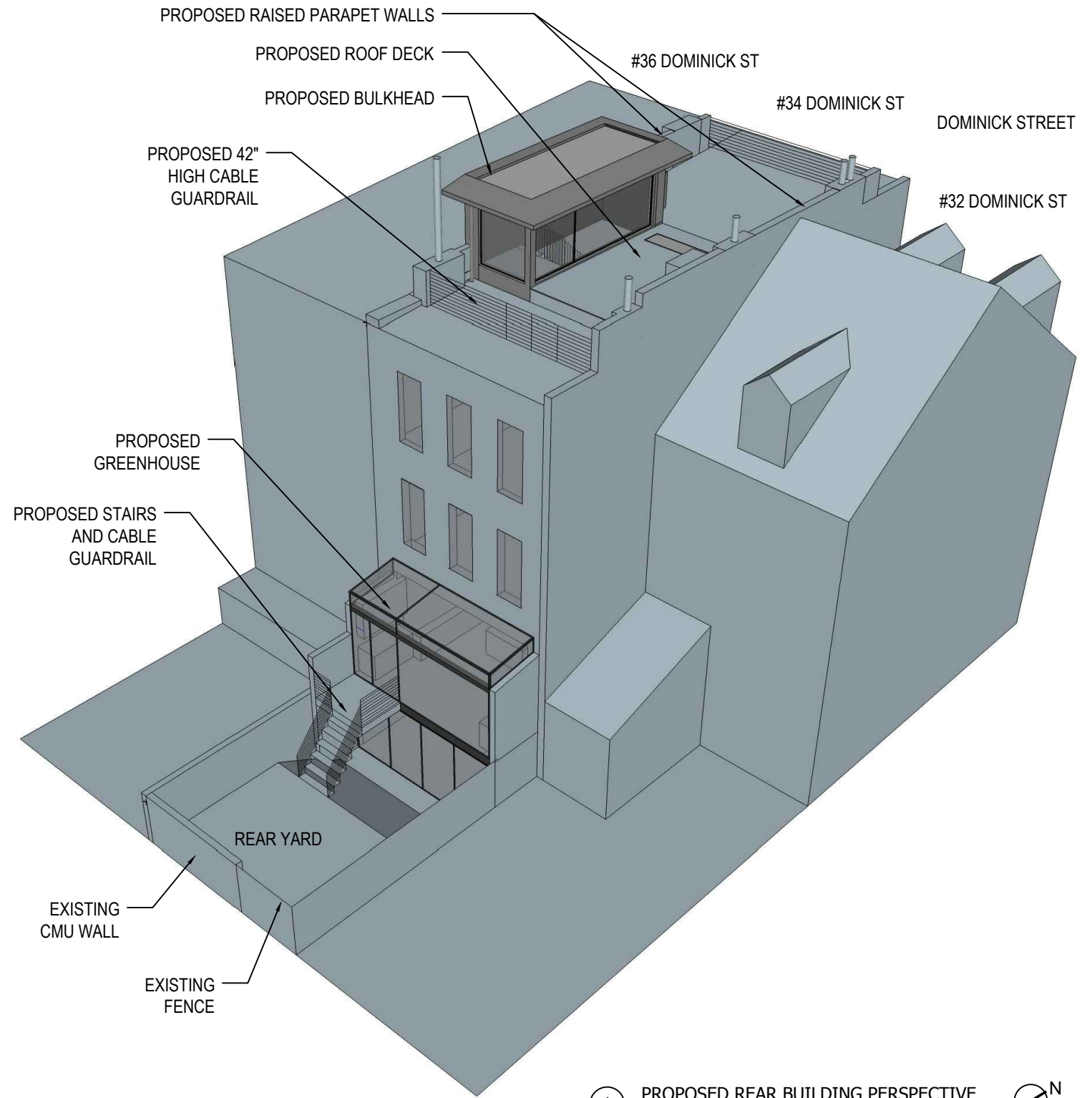
1 KEY PLAN FOR 34 DOMINICK ST. FACADE PHOTOS  
3/32" = 1'-0" N

EXISTING FRONT & REAR FACADE  
PHOTOS

34 DOMINICK STREET, NEW YORK, NY 10013



2 PROPOSED FRONT BUILDING PERSPECTIVE AT 34 DOMINICK ST. NTS N



1 PROPOSED REAR BUILDING PERSPECTIVE NTS N

NOTE:  
PROPOSED  
GREENHOUSE AT  
REAR NOT  
VISIBLE FROM  
ANY PUBLIC WAY

NOTE:  
LPC APPROVED  
ALTERATIONS AND A  
REAR ADDITION TO #32  
(NEXT DOOR) IN 2015,  
NOT YET CONSTRUCTED

PROPOSED BUILDING PERSPECTIVES

34 DOMINICK STREET, NEW YORK, NY 10013



2 PROPOSED EAST WALL PARAPET AT 34 DOMINICK ST.  
NTS

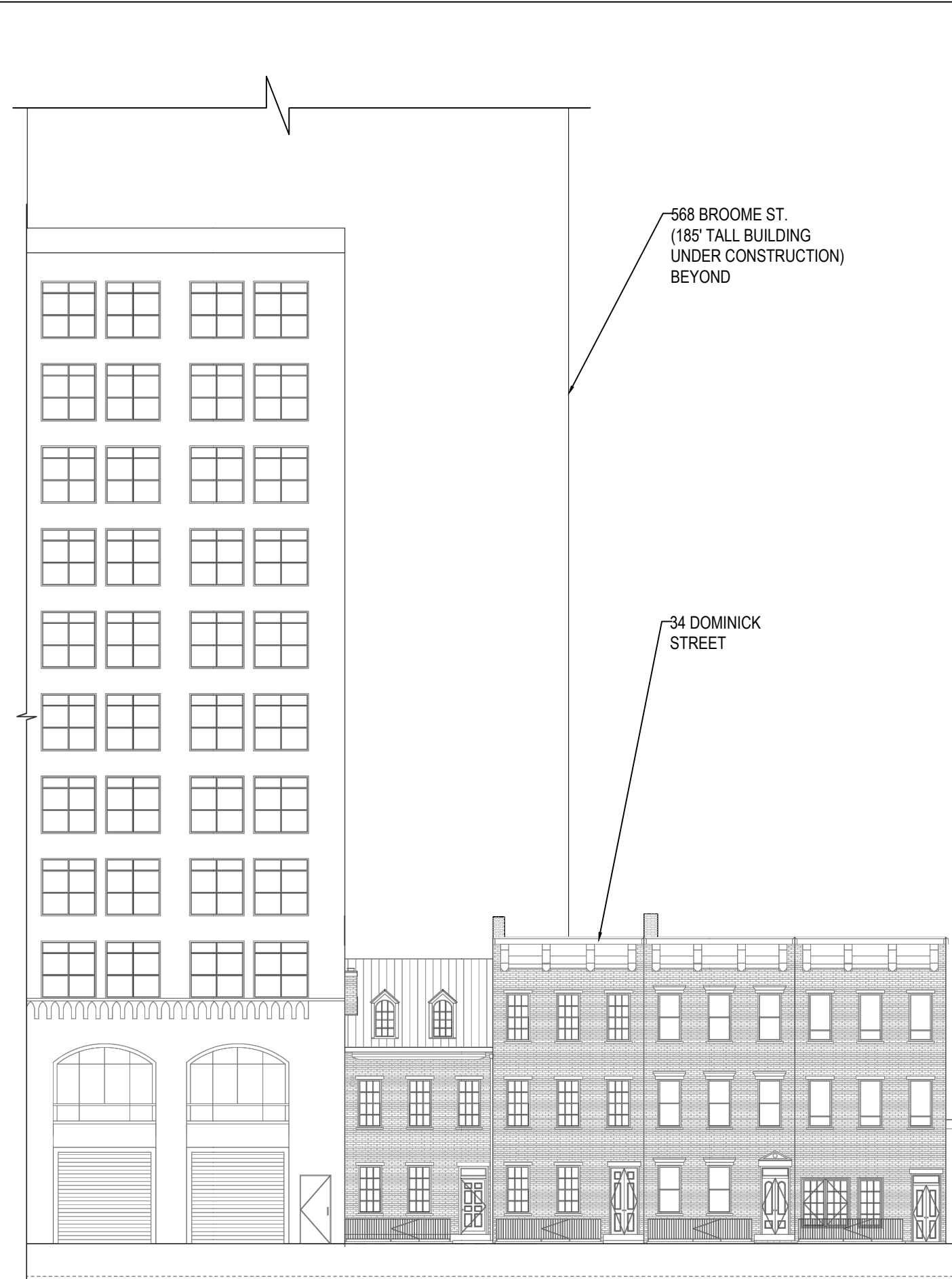
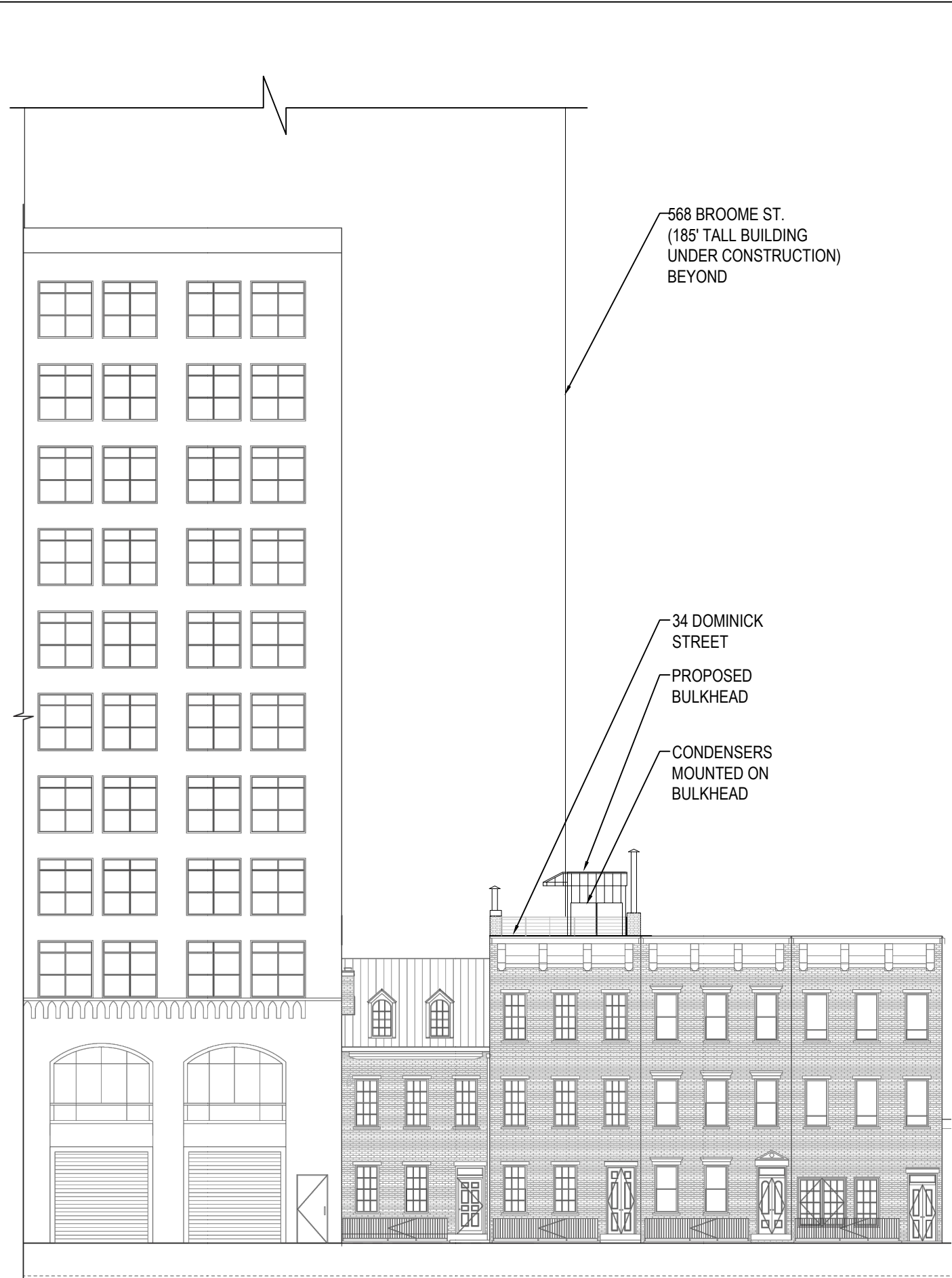


1 EXISTING EAST WALL PARAPET AT 34 DOMINICK ST.  
NTS

**LM-04**  
Date: 05-12-16

**EXISTING & PROPOSED VIEW OF  
EAST PARAPET WALL**  
34 DOMINICK STREET, NEW YORK, NY 10013

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2 CONTEXTUAL FRONT ELEVATION - PROPOSED  
1/16" = 1'-0"

1 CONTEXTUAL FRONT ELEVATION - EXISTING  
1/16" = 1'-0"

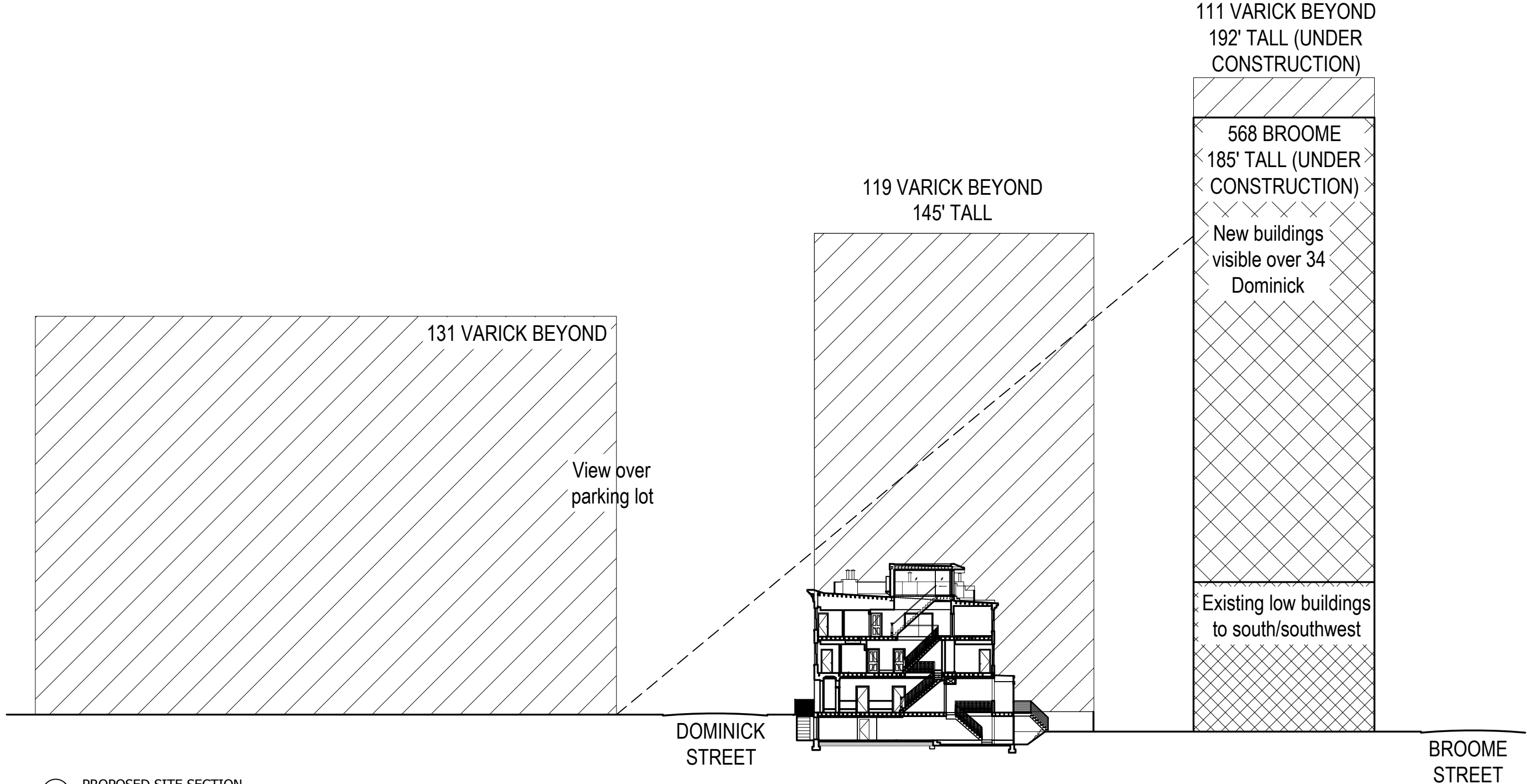
**LM-05**  
Date: 05-12-16

**CONTEXTUAL FRONT ELEVATIONS**  
34 DOMINICK STREET, NEW YORK, NY 10013

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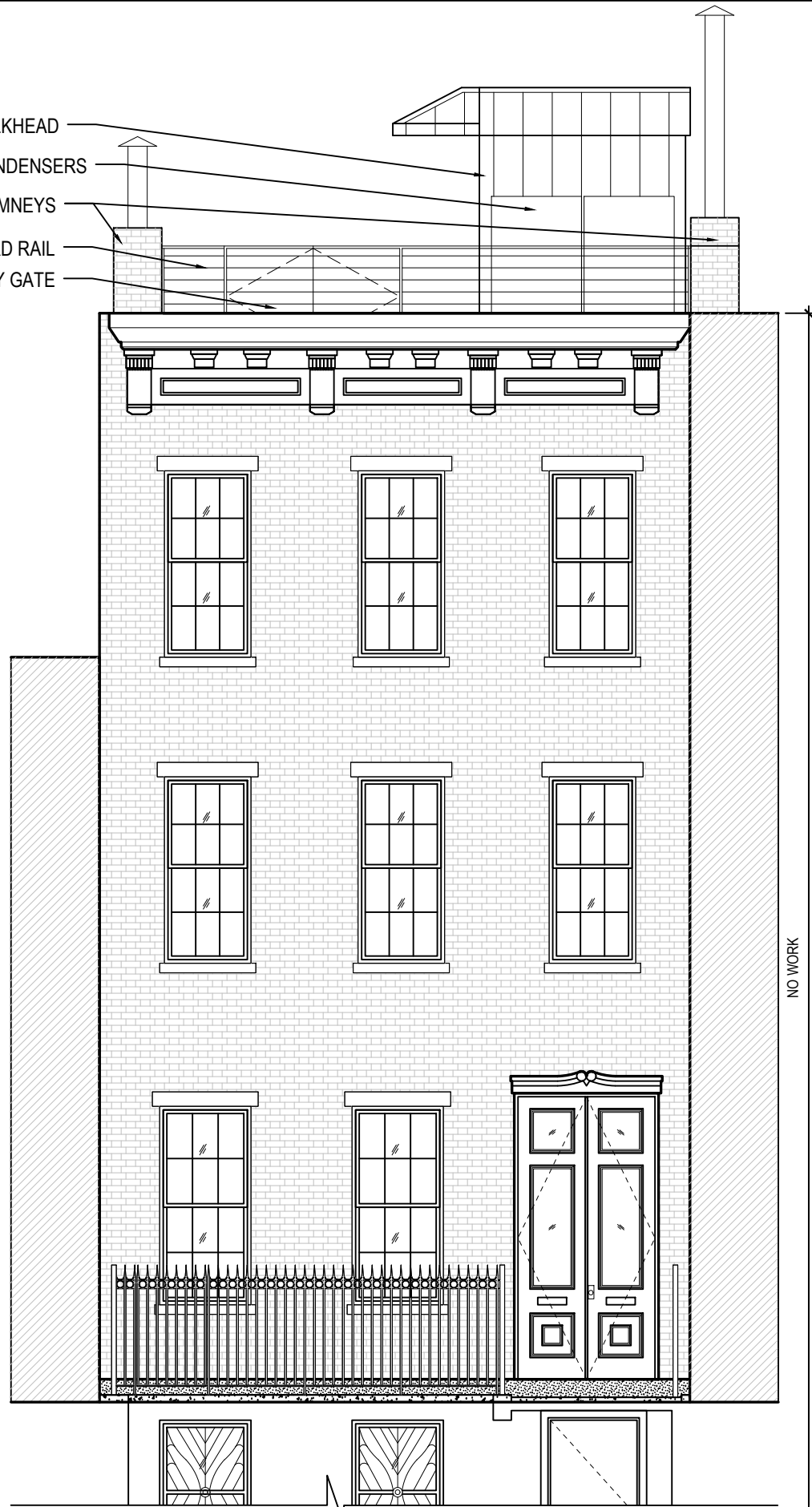
PROPOSED SITE SECTION

34 DOMINICK STREET, NEW YORK, NY 10013



1 PROPOSED SITE SECTION  
1/32"=1'-0"

NEW BULKHEAD  
 NEW CONDENSERS  
 EX'G CHIMNEYS  
 NEW CABLE GUARD RAIL  
 FDNY GATE



1 PROPOSED FRONT ELEVATION  
 3/16" = 1'-0"



2 EXISTING FRONT ELEVATION  
 3/16" = 1'-0"

**LM-07**  
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**EXISTING & PROPOSED FRONT  
 ELEVATIONS**

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LEAD COATED  
COPPER CLADDING  
NEW BULKHEAD  
NEW CABLE GUARD  
RAIL  
FDNY GATE

NEW  
GREENHOUSE  
NEW CABLE  
GUARDRAIL  
NEW REAR YARD  
STAIR IN  
FOREGROUND  
REAR YARD  
GRADE IN  
FOREGROUND

2 PROPOSED REAR ELEVATION

3/16" = 1'-0"

NOTE: NEW  
GREENHOUSE  
AT REAR NOT  
VISIBLE FROM  
ANY PUBLIC  
WAY

GLASS ROOF OF  
GREENHOUSE  
METAL ROOF AT  
SIDES OF  
GREENHOUSE  
BRICK AT SIDES  
OF GREENHOUSE  
METAL CLADDING

AREA OF NEW  
OPENING  
EXISTING  
BUILDING  
ADDITION TO  
BE REMOVED  
EXISTING  
STAIRS, DECK,  
AND  
GUARDRAIL TO  
BE REMOVED  
REAR YARD  
GRADE IN  
FOREGROUND

1 EXISTING FRONT ELEVATION

3/16" = 1'-0"

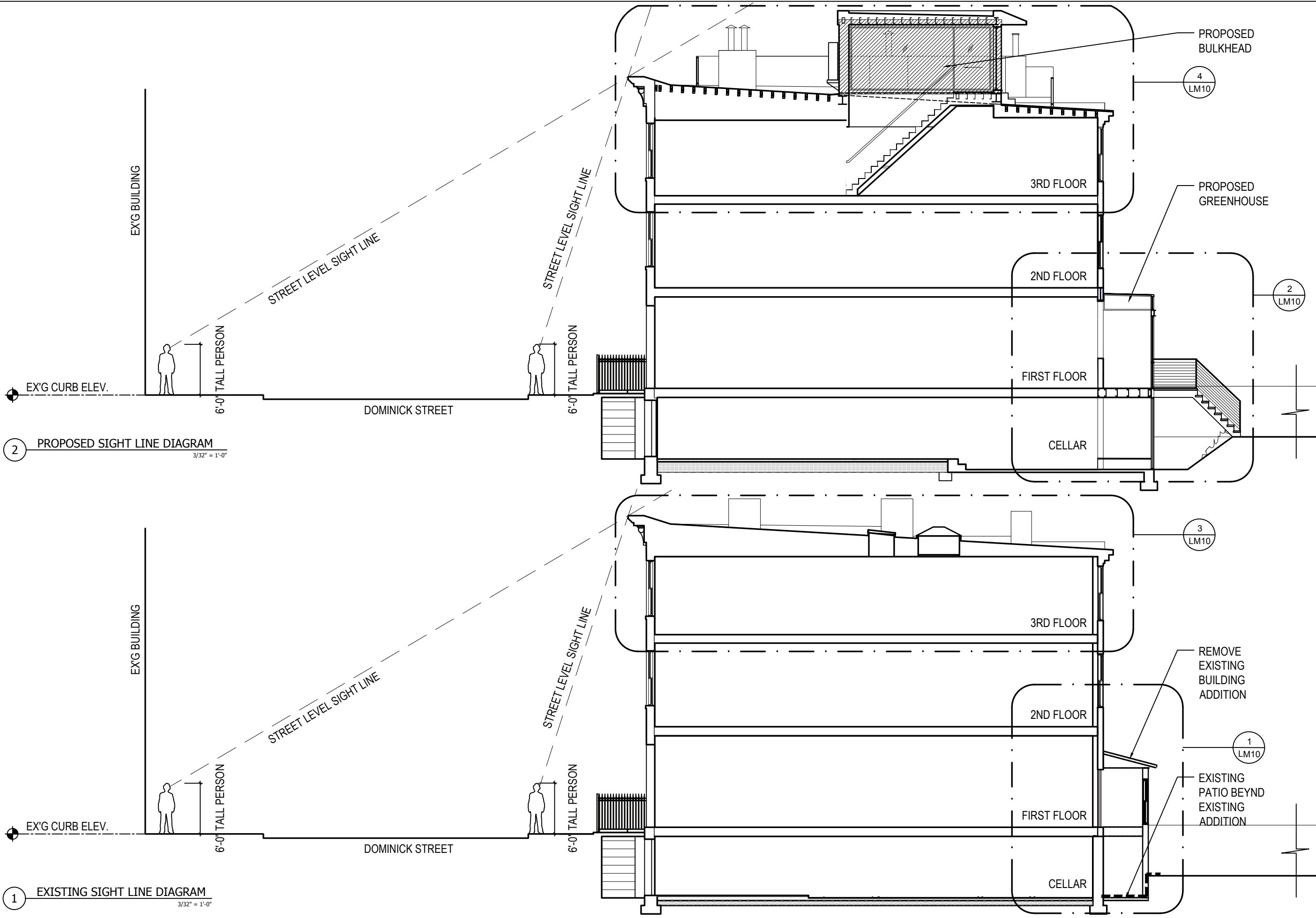
LM-08  
Date: 05-12-16

EXISTING & PROPOSED REAR  
ELEVATIONS

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2 PROPOSED SIGHT LINE DIAGRAM  
3/32" = 1'-0"

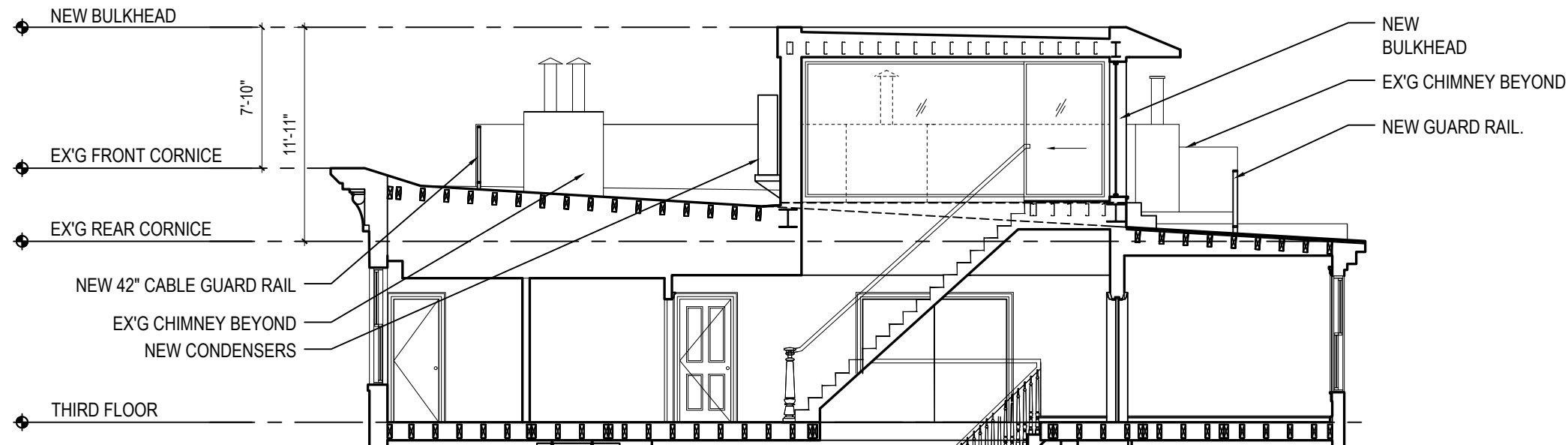
1 EXISTING SIGHT LINE DIAGRAM  
3/32" = 1'-0"

**LM-09**  
Date: 05-12-16

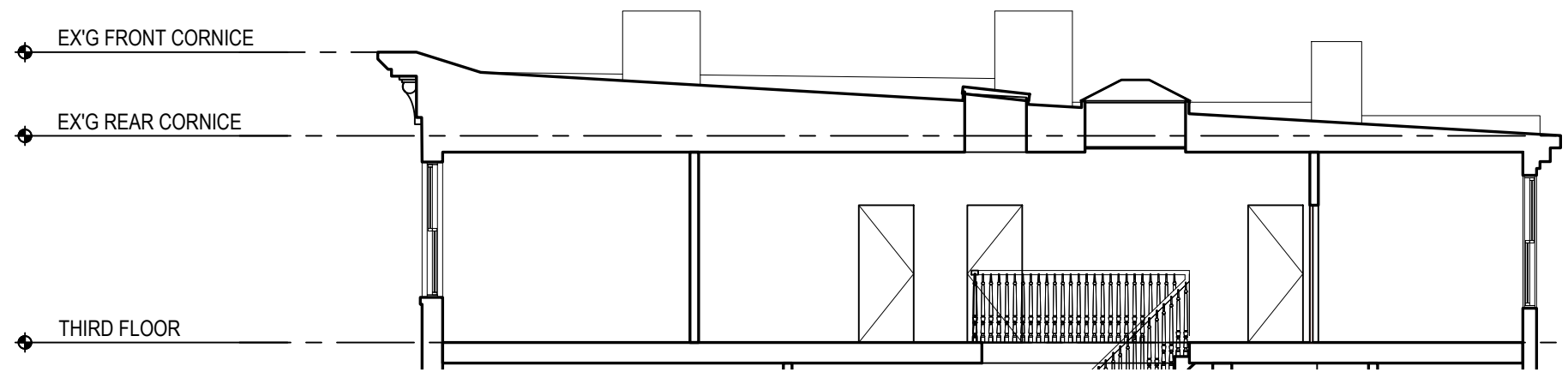
**EXISTING AND PROPOSED SIGHT  
LINE DIAGRAMS**

34 DOMINICK STREET, NEW YORK, NY 10013

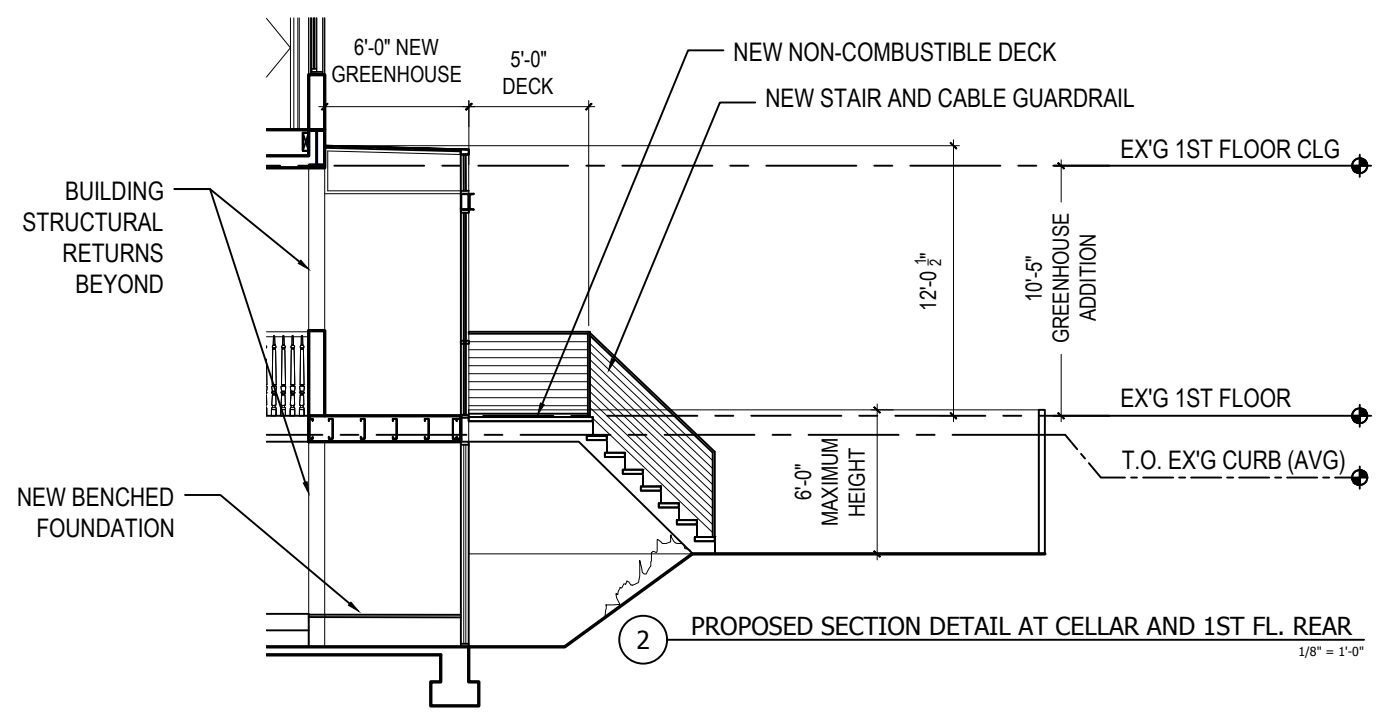
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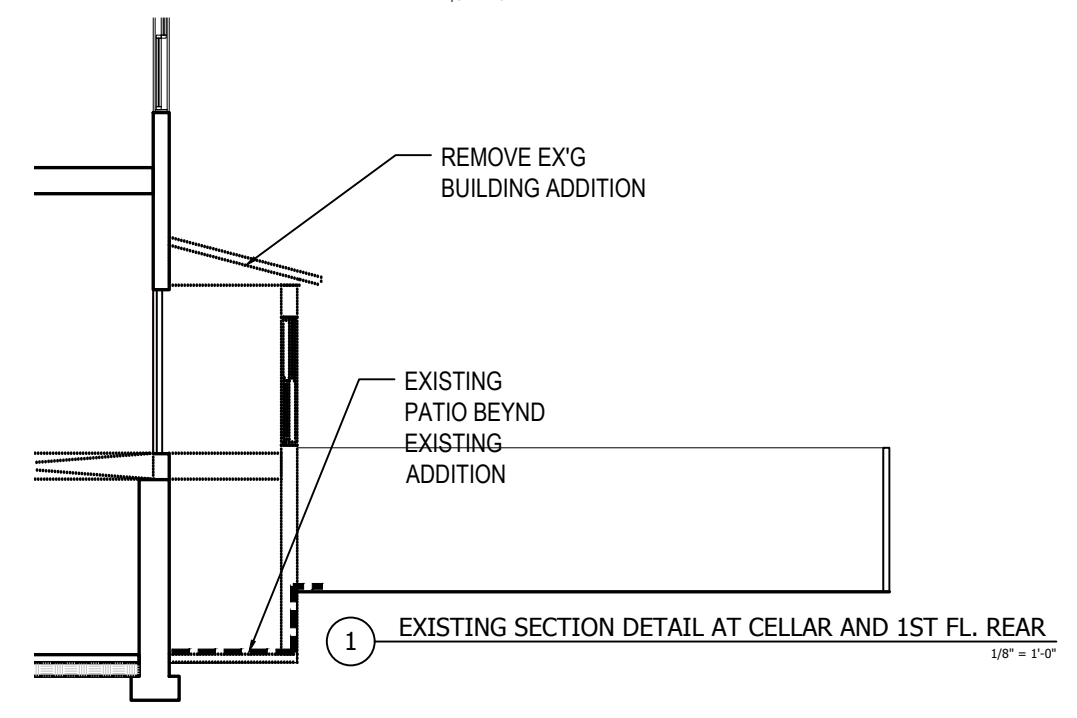
4 PROPOSED SECTION DETAIL AT THIRD FLOOR AND ROOF  
1/8" = 1'-0"



3 EXISTING SECTION DETAIL AT THIRD FLOOR AND ROOF  
1/8" = 1'-0"



2 PROPOSED SECTION DETAIL AT CELLAR AND 1ST FL. REAR  
1/8" = 1'-0"



1 EXISTING SECTION DETAIL AT CELLAR AND 1ST FL. REAR  
1/8" = 1'-0"

**LM-10**  
Date: 05-12-16

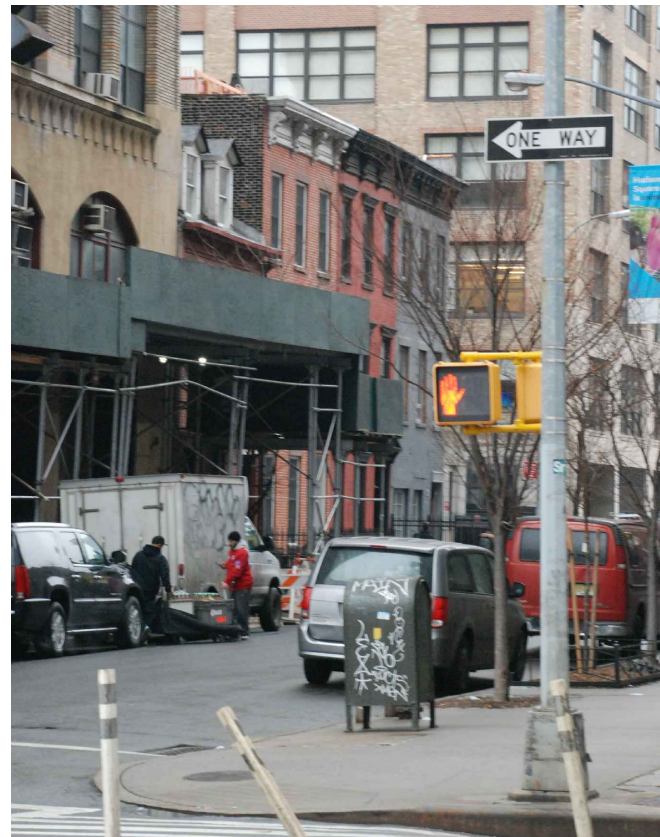
**EXISTING AND PROPOSED SECTION DETAILS**

34 DOMINICK STREET, NEW YORK, NY 10013

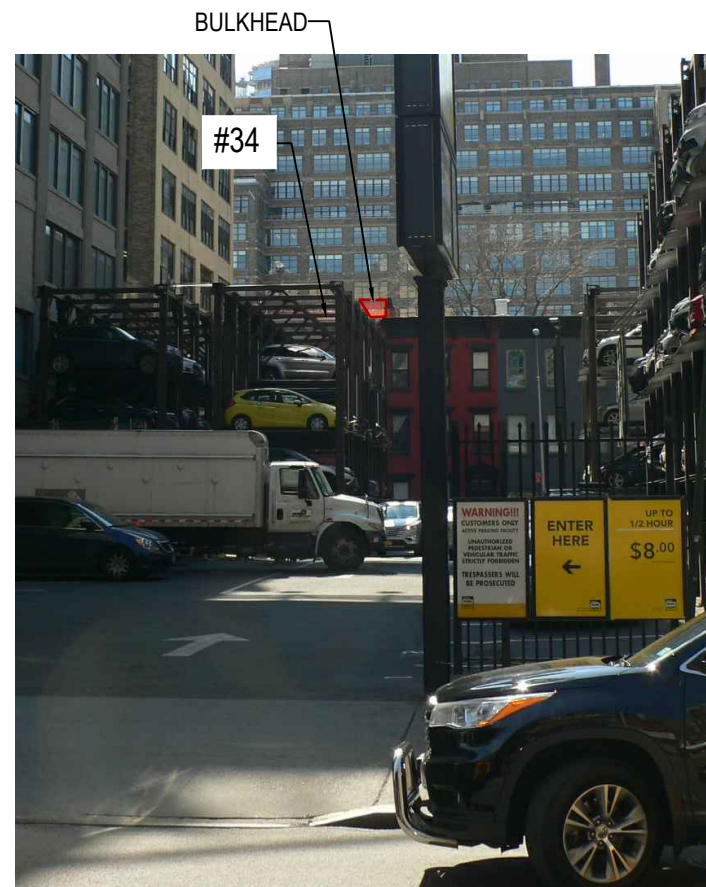
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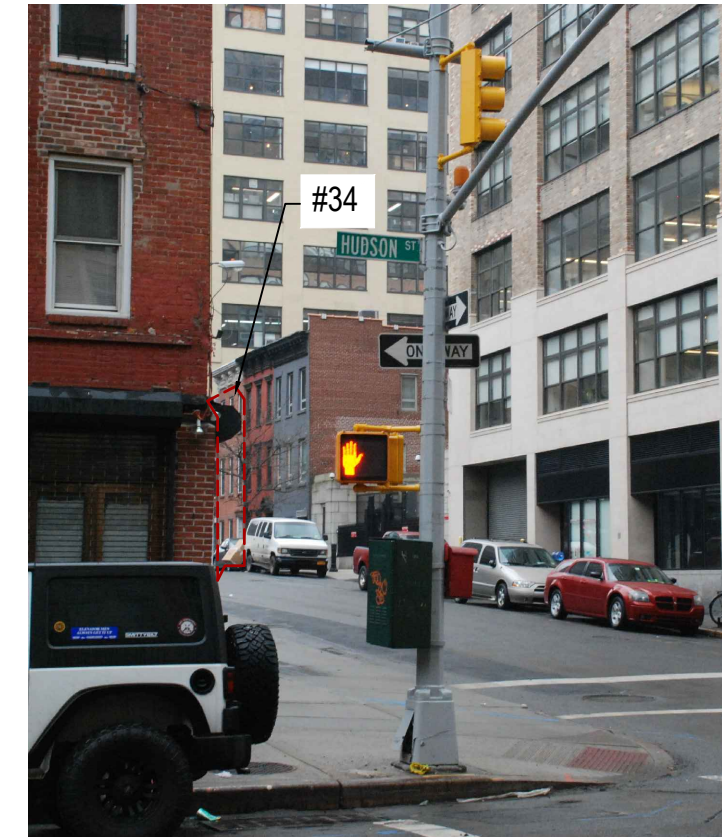
**A** DOMINICK ST. SIGHT LINE PHOTO  
NTS



**B** DOMINICK ST. & VARICK ST. SIGHT LINE PHOTO  
NTS



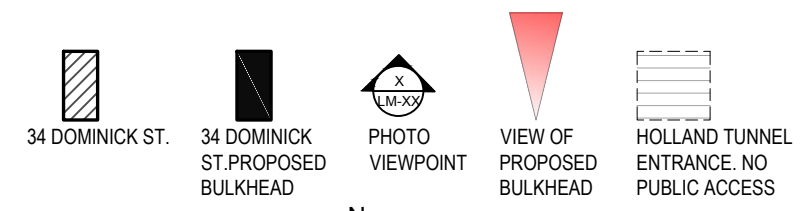
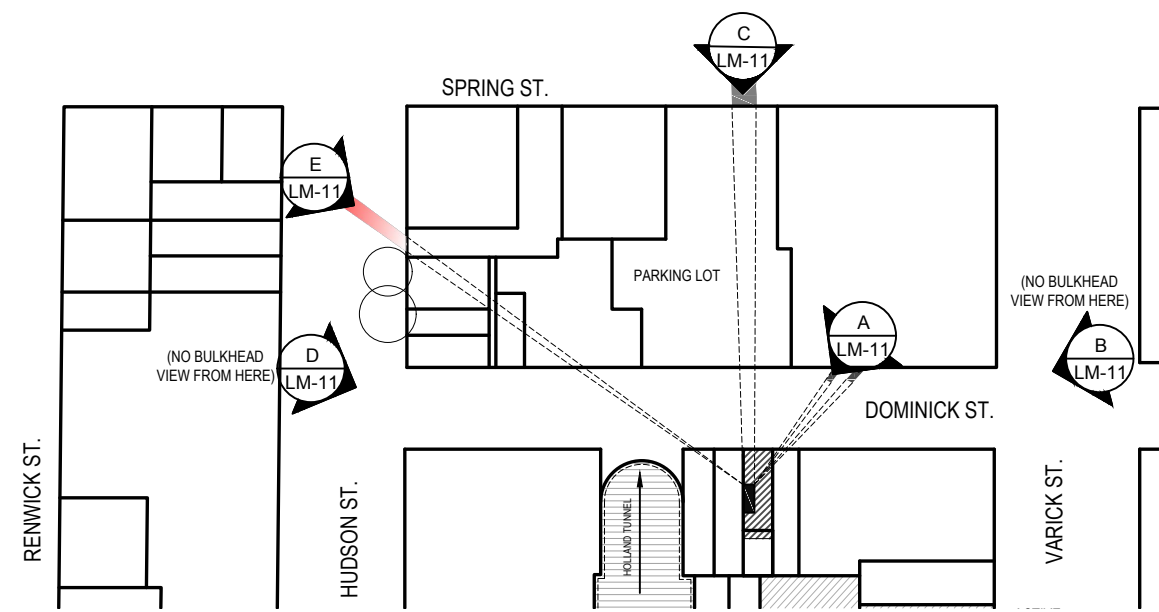
**C** SPRING ST. SIGHT LINE PHOTO  
NTS



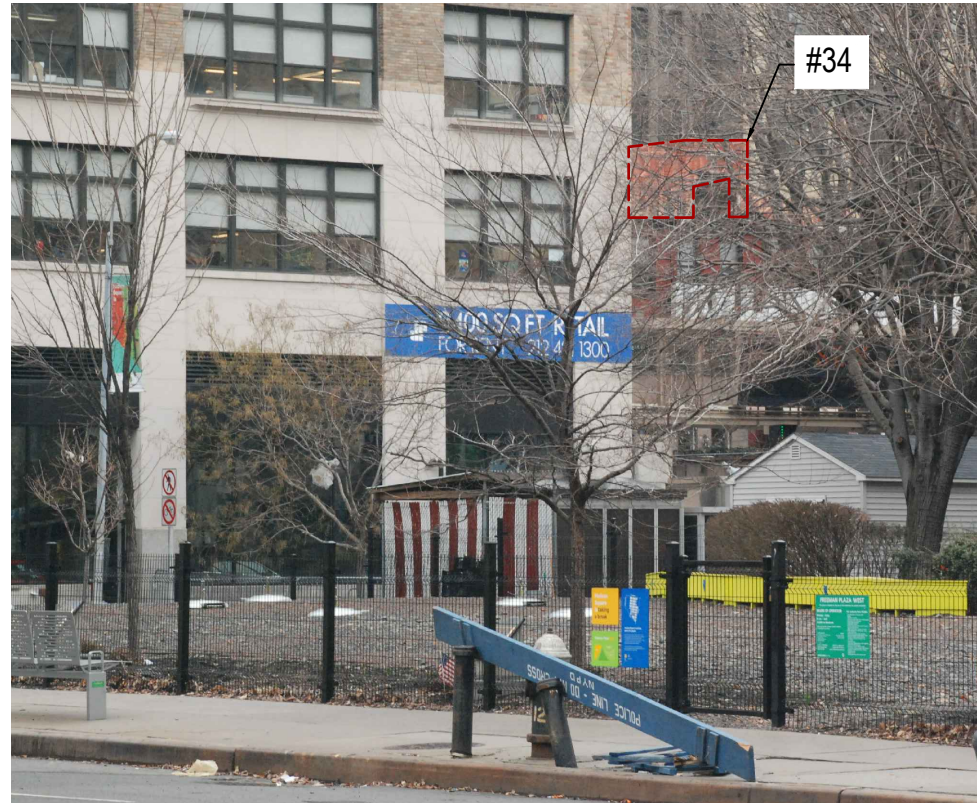
**D** HUDSON ST. & DOMINICK ST. SIGHT LINE PHOTO  
(NO VIEW OF PROPOSED WORK)  
NTS



**E** HUDSON ST. SIGHT LINE PHOTO  
NTS  
PARTIAL VIEW OF BULKHEAD



**1** SIGHT LINE KEY  
1/128"=1'-0"



F HUDSON ST. & WATTS ST. SIGHT LINE PHOTO  
NTS



G CANAL ST. & WATTS ST. SIGHT LINE PHOTO  
NTS

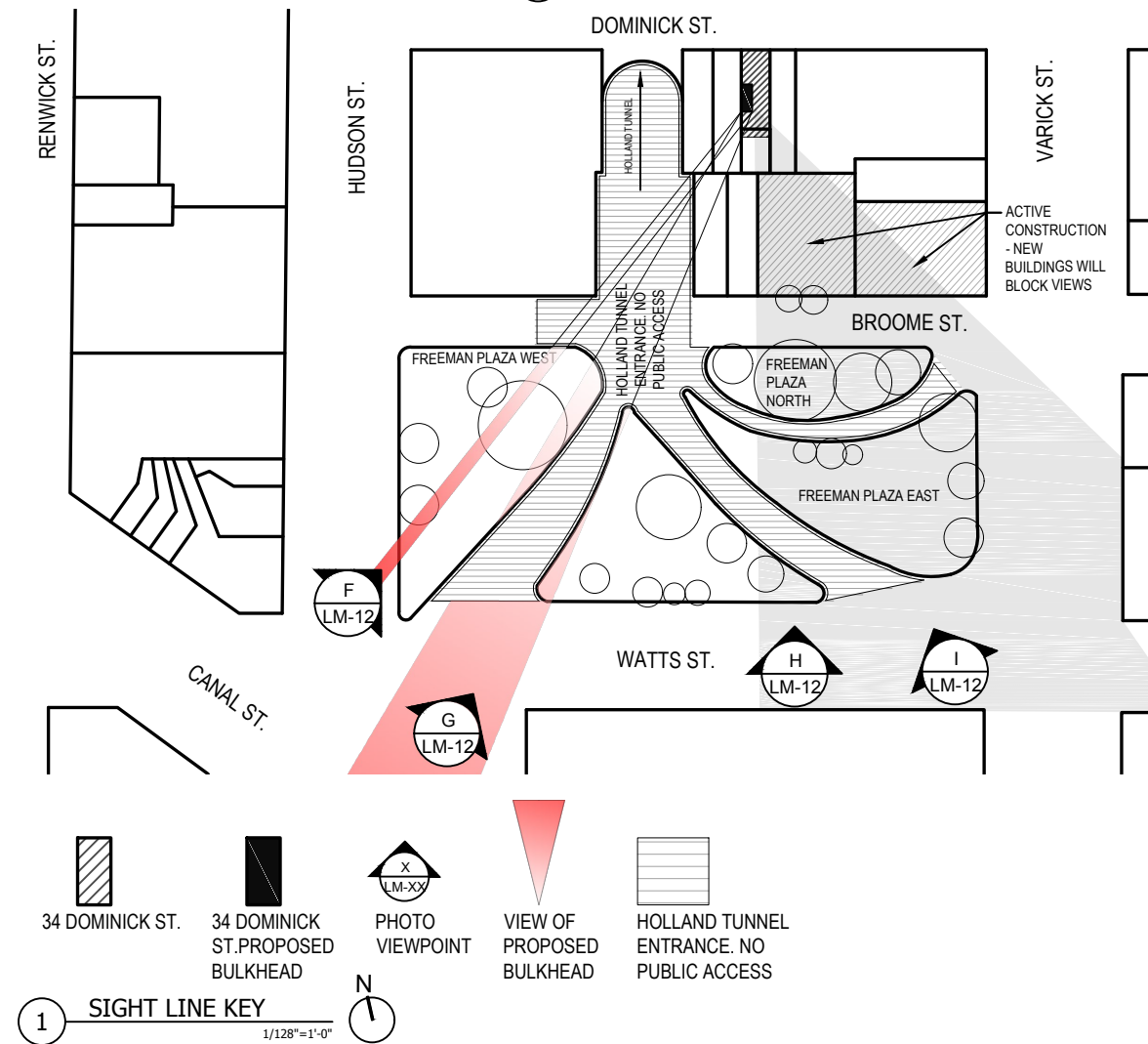


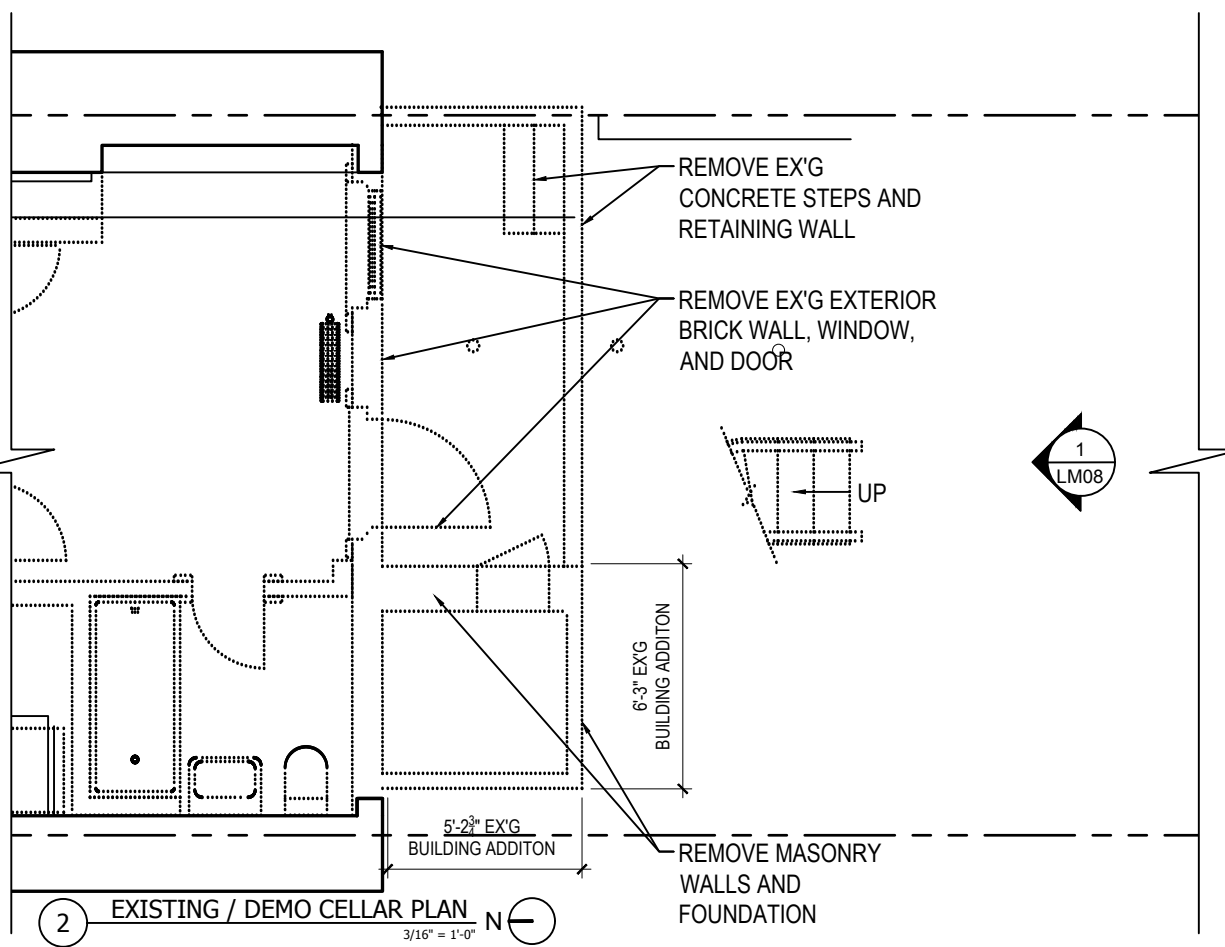
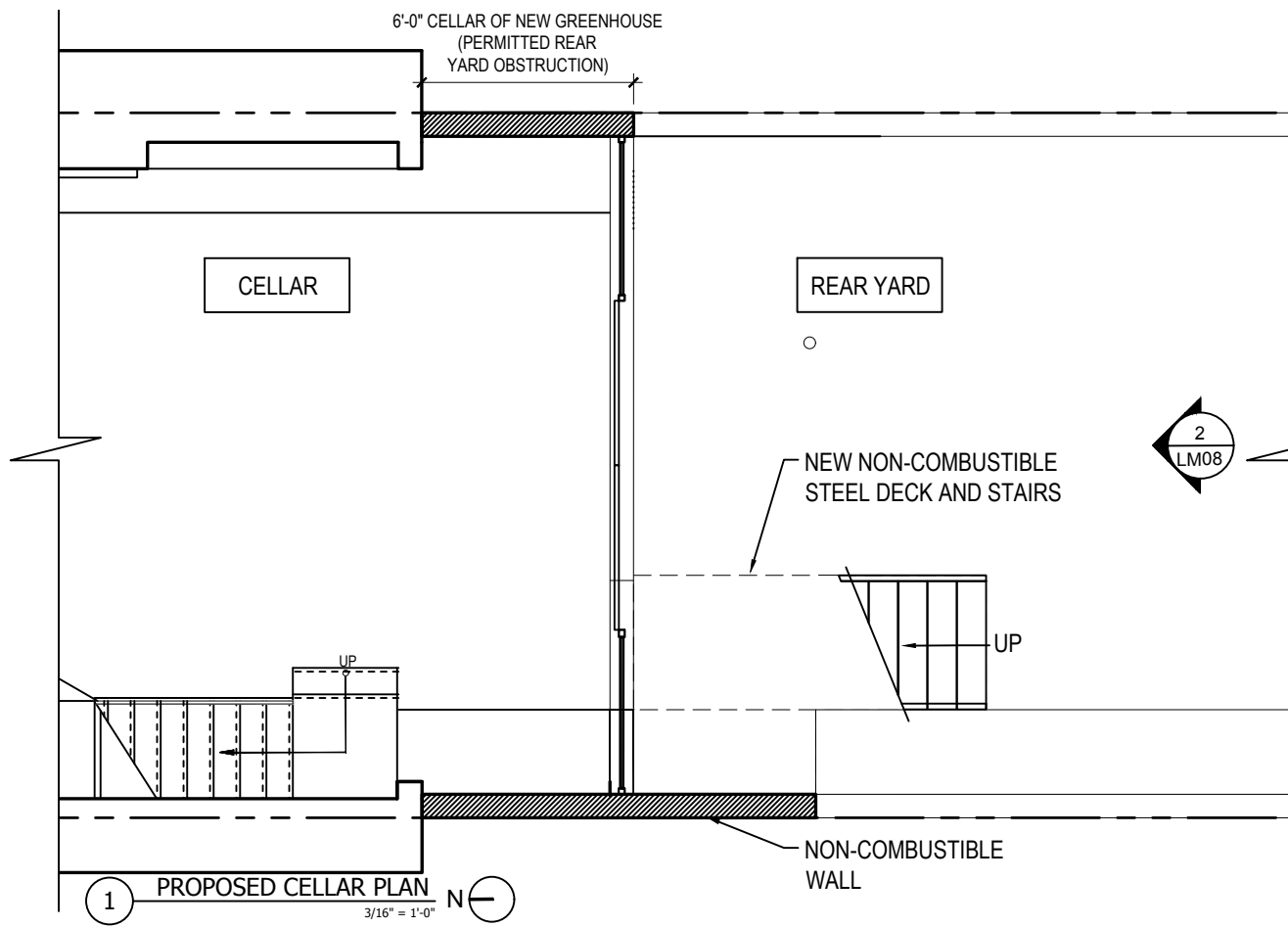
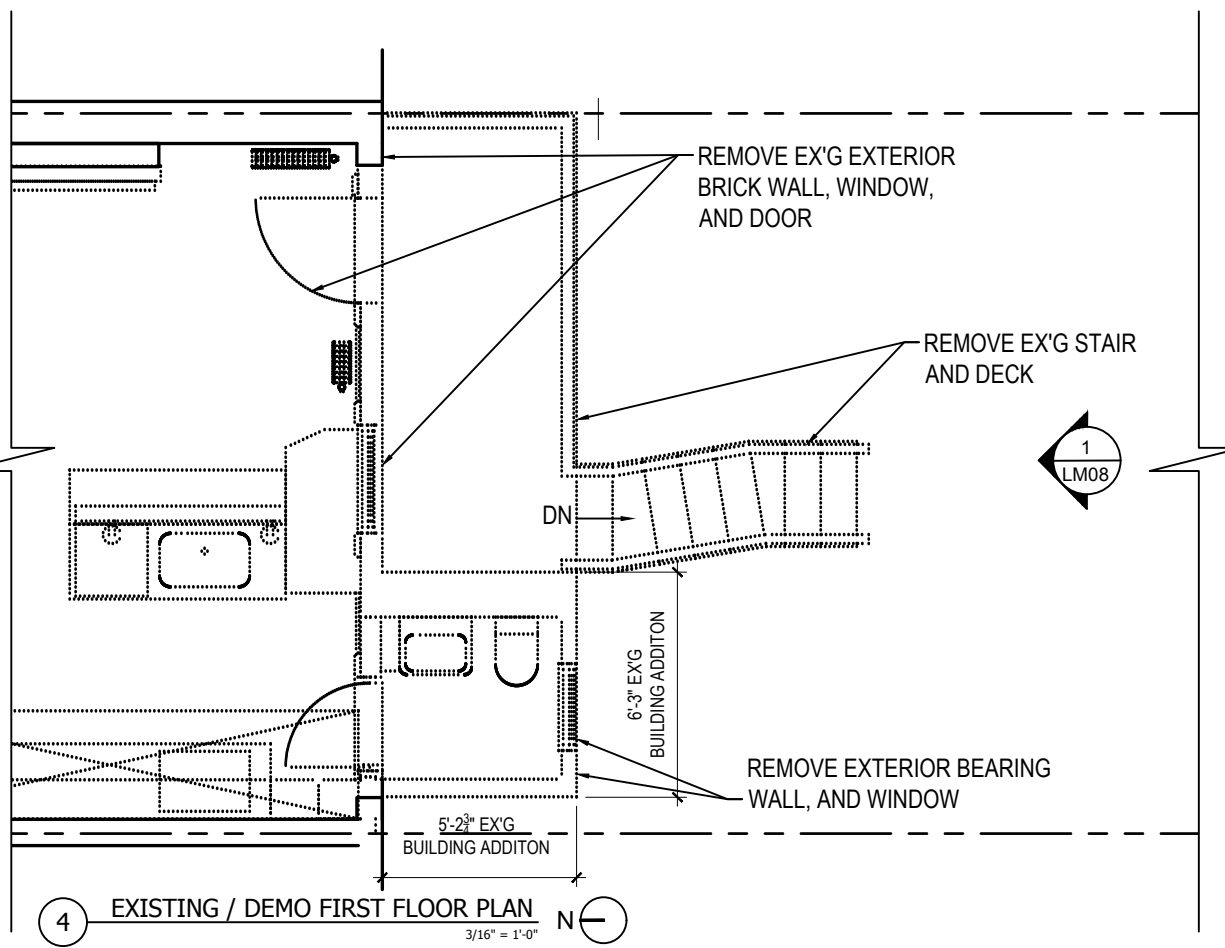
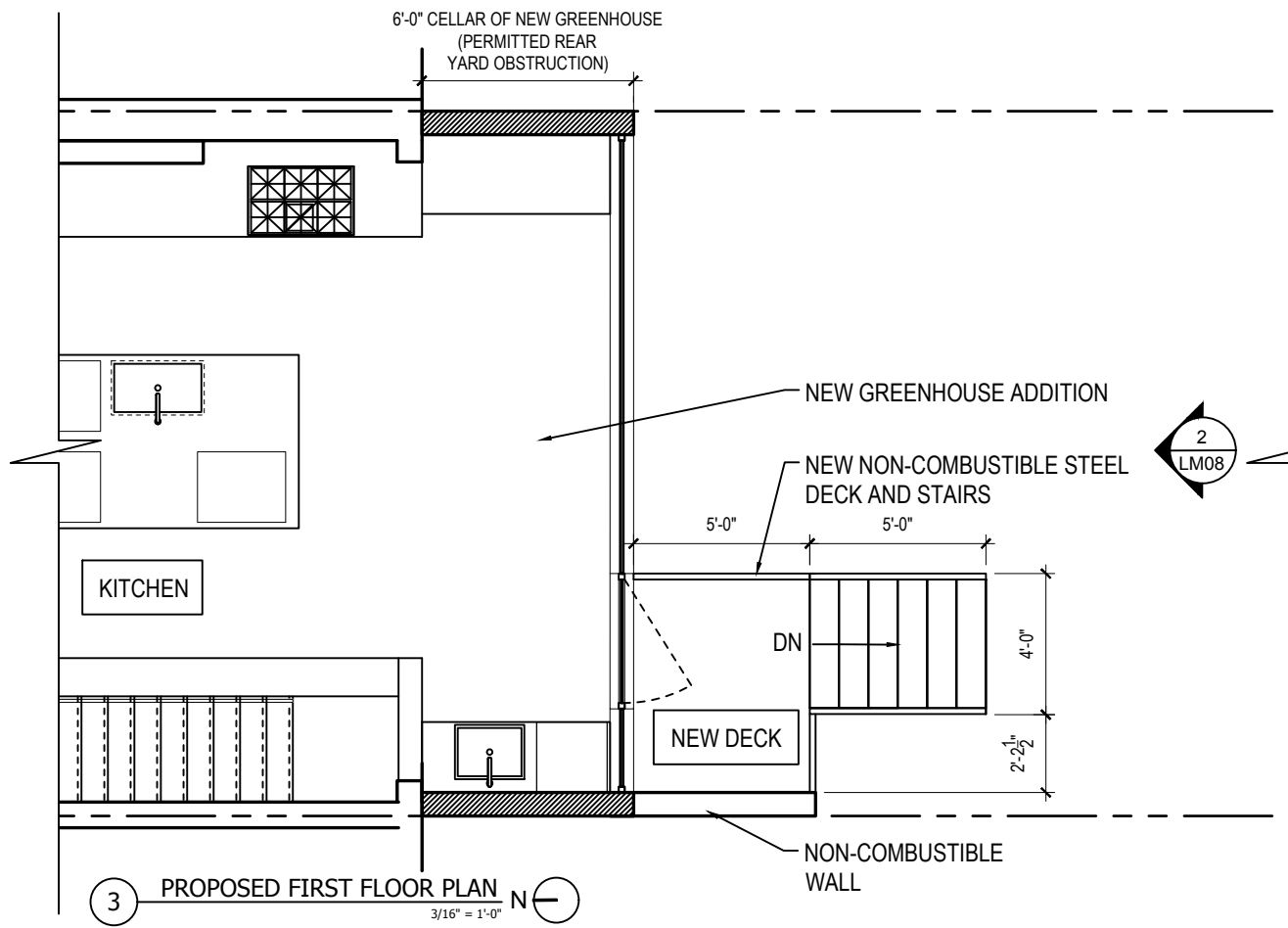
H WATTS ST. SIGHT LINE PHOTO  
NTS  
NOTE: SIGHT LINE WILL BE OBSTRUCTED BY 185' HIGH BUILDING, UNDER CONSTRUCTION



I WATTS ST. & VARICK ST. SIGHT LINE PHOTO  
NTS

NOTE: SIGHT LINE WILL BE OBSTRUCTED BY 185' HIGH BUILDING, UNDER CONSTRUCTION

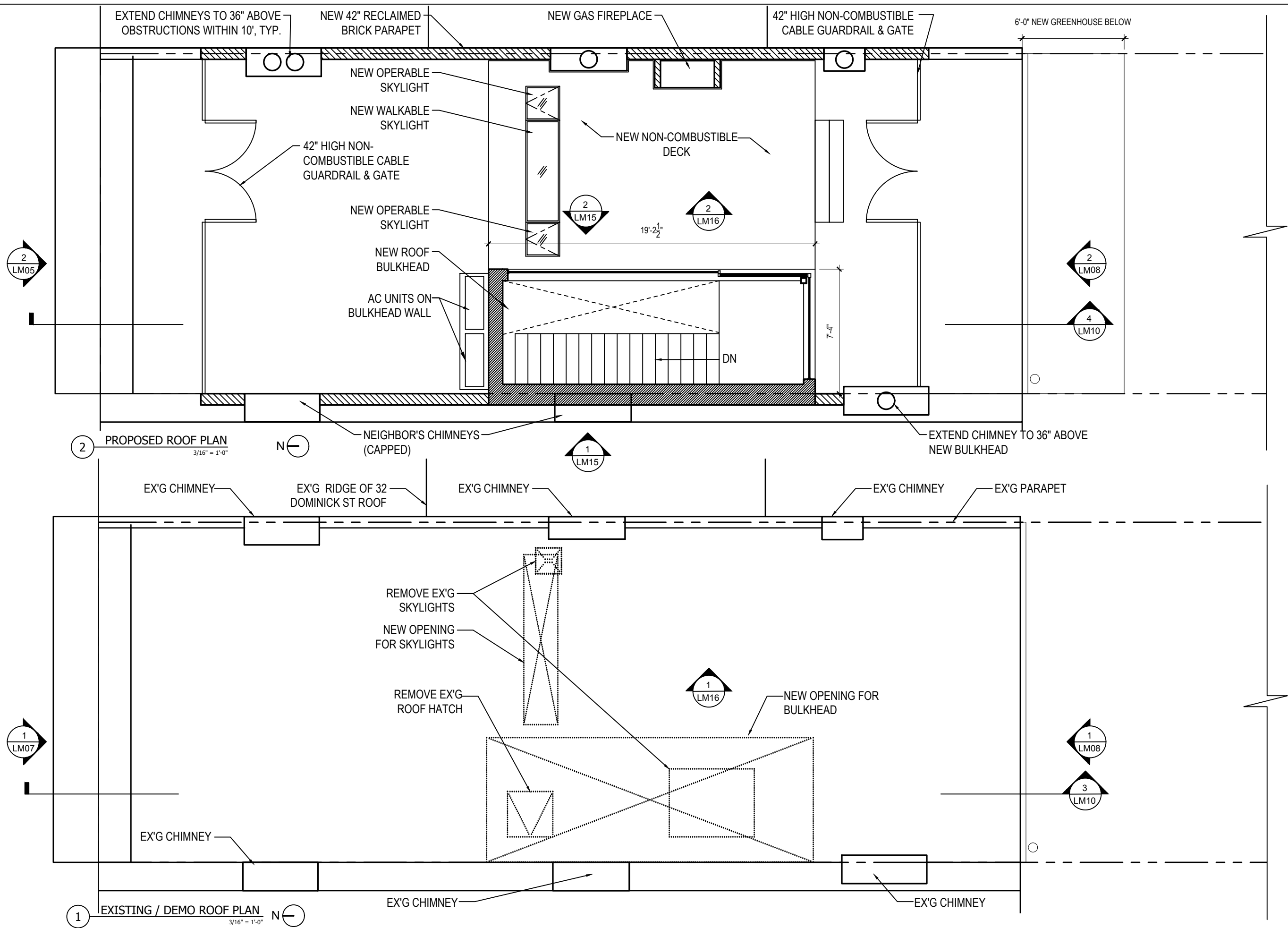




**LM-13**  
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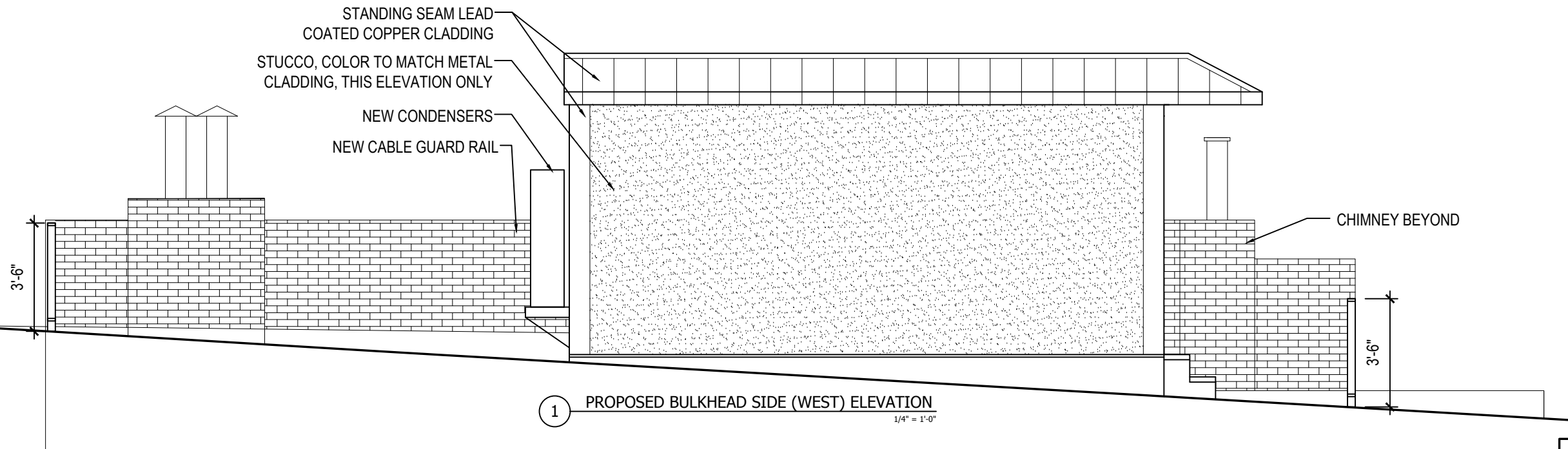
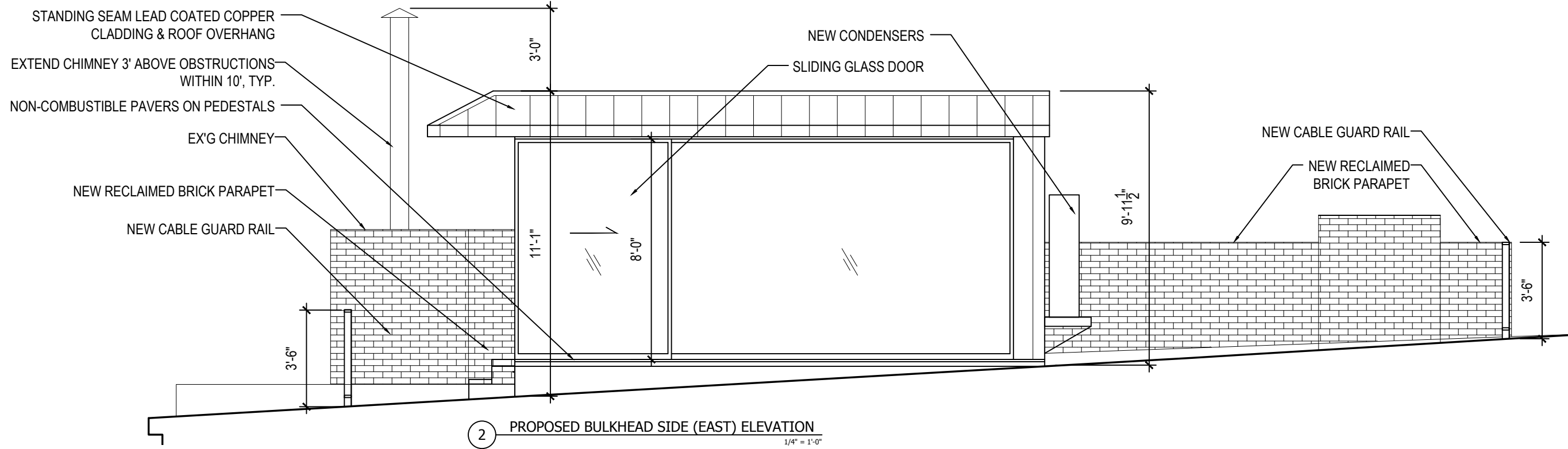
**EXISTING AND PROPOSED  
CELLAR AND FIRST FLOOR PLANS**  
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PROPOSED BULKHEAD ELEVATIONS

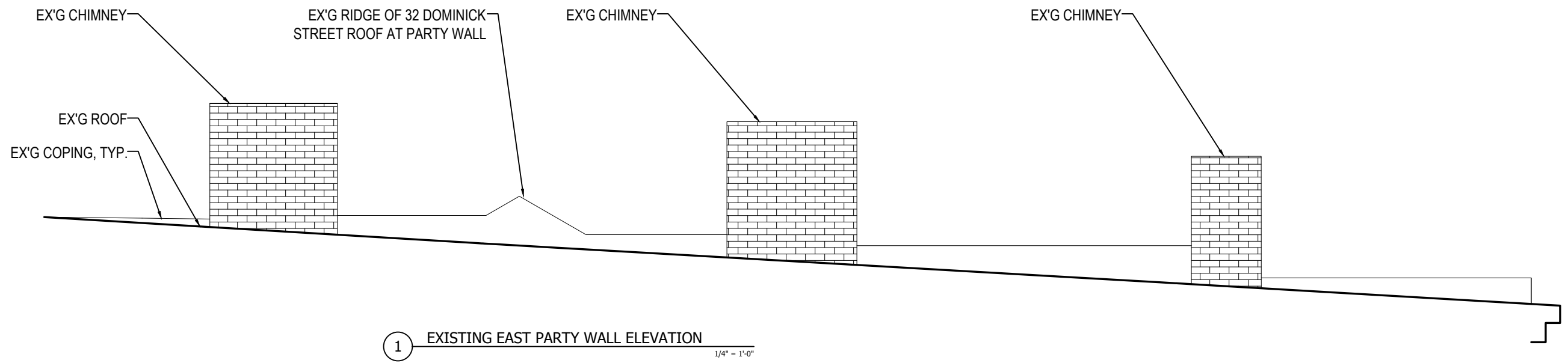
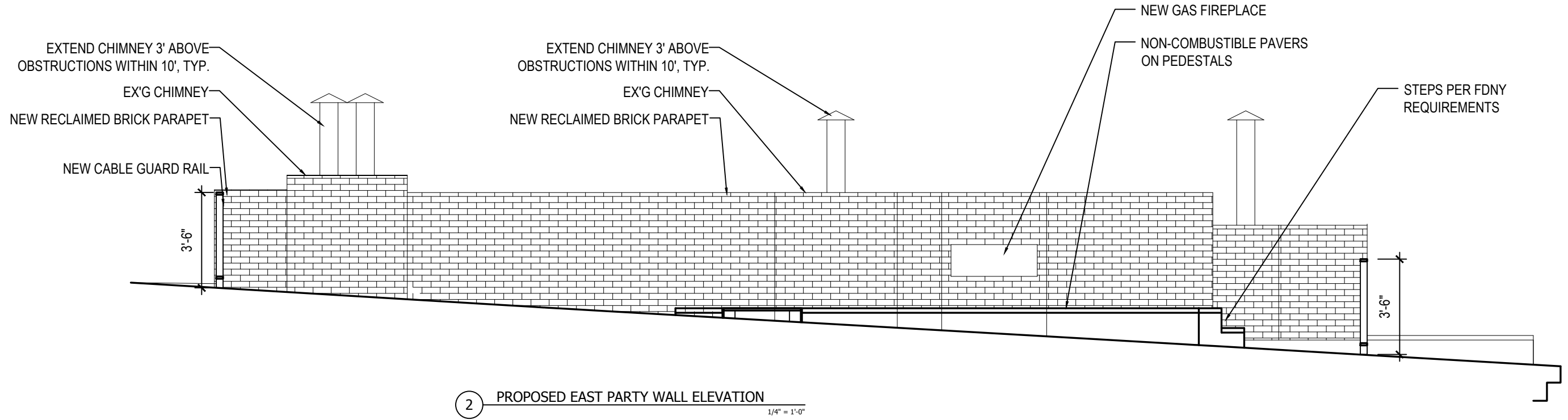
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EAST PARTY WALL ROOF ELEVATIONS

34 DOMINICK STREET, NEW YORK, NY 10013





44-46 HORATIO STREET

4 44-46 HORATIO STREET EXISTING SIGHT LINE PHOTO  
NTS

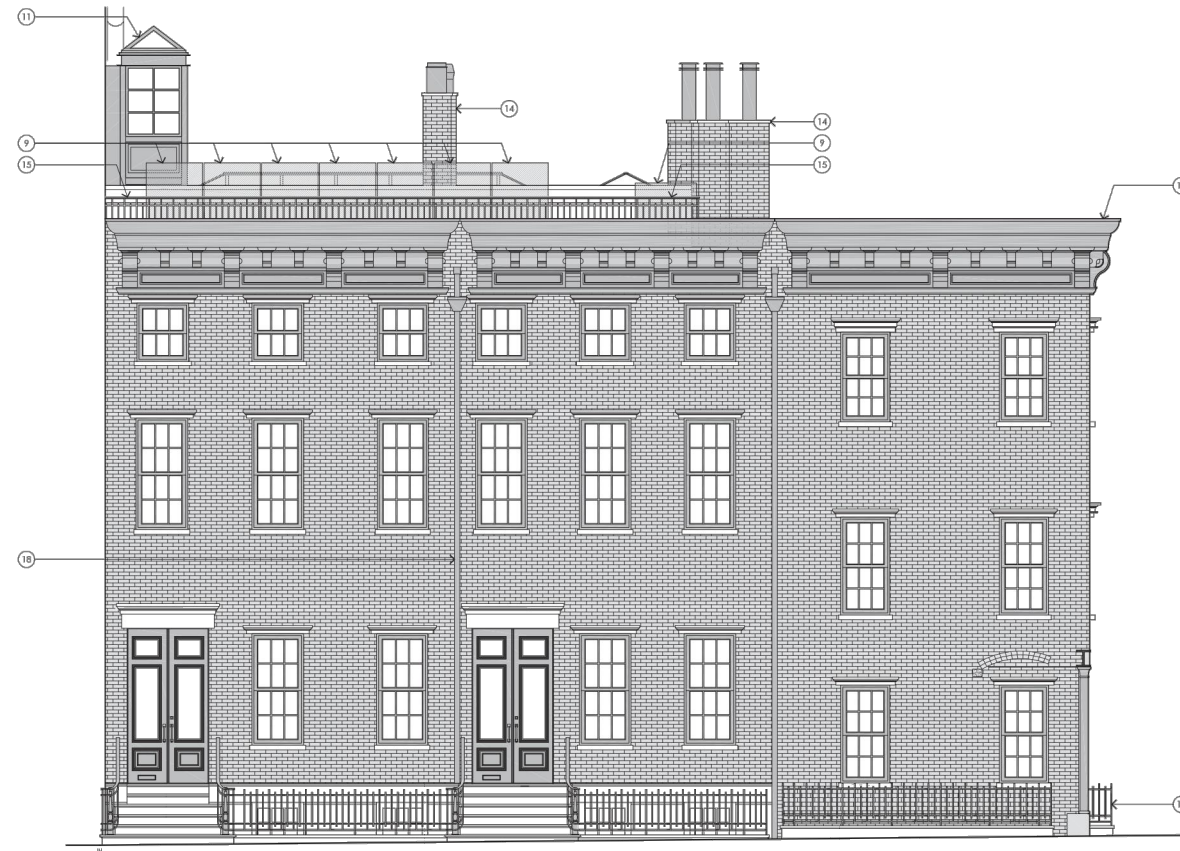


3 44-46 HORATIO STREET PROPOSED BUILDING PERSPECTIVE  
NTS



753, 755, 757  
GREENWICH ST.

2 753, 755, 757 GREENWICH ST. PROPOSED RENDER BUILDING PERSPECTIVE  
NTS



1 753, 755, 757 GREENWICH STREET PROPOSED FRONT ELEVATION  
NTS