

41 KING STREET
NEW YORK, NY 10014

LPC DOCKET #
MAY 3, 2017

SHEET 1 OF 24



Workshop Design +
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98 Fourth Street, #316
Brooklyn, NY 11231
P: (646) 863-5853
F: (646) 863-5873
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project title

41 KING STREET

41 KING STREET, NEW YORK, NY 10014
BLOCK 520 LOT 53

COVER PAGE

| | |
|-------------|----------|
| scale | date |
| lpc no | MAY 2017 |
| project no. | |
| 16-16 | |
| sheet no. | |
| drawing no. | |

01



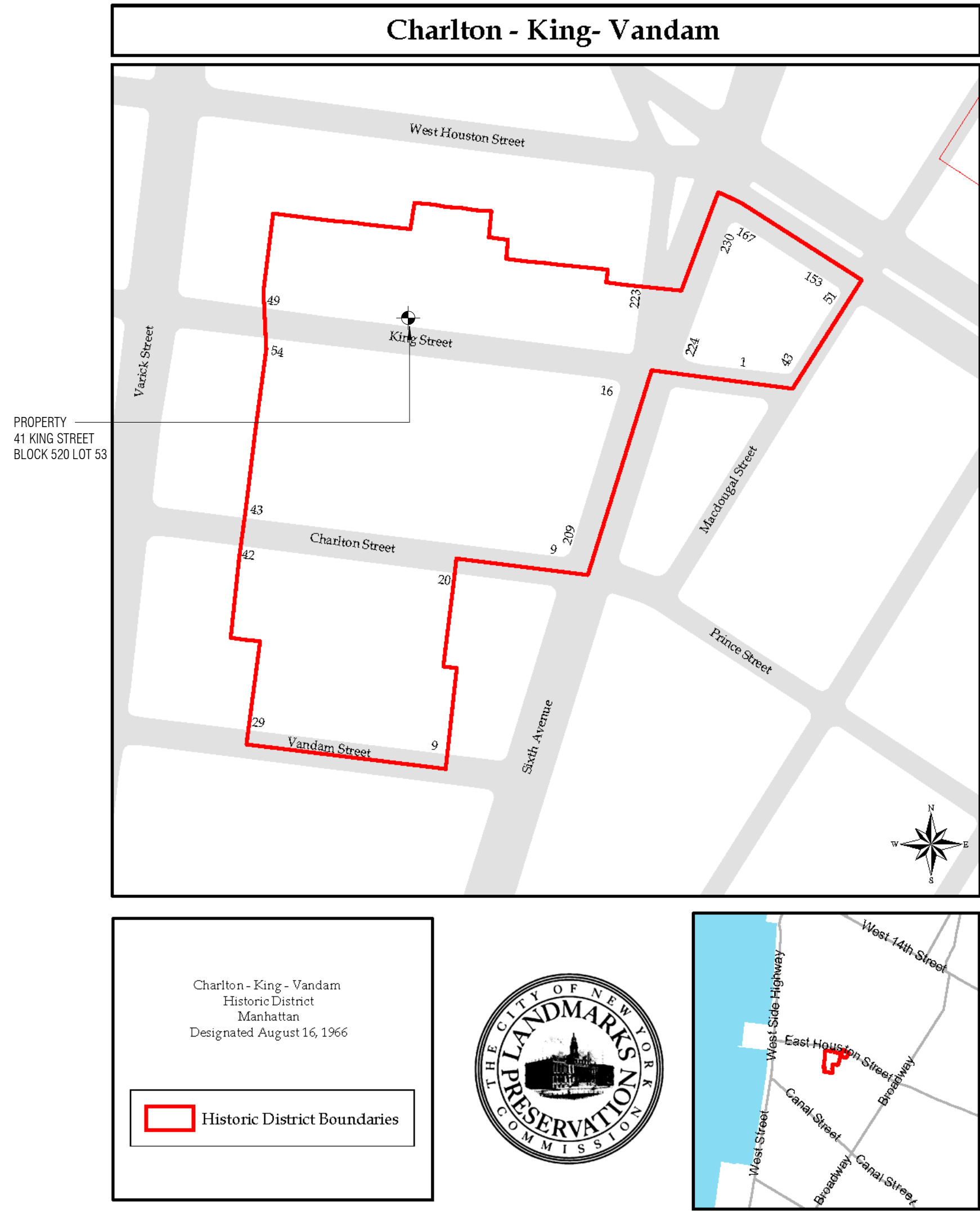
1 TAX PHOTO - C.1940



2 DESIGNATION PHOTO - C.1966



3 CURRENT PHOTO - 2017



1 HISTORIC DISTRICT MAP LPC



2 BLOCK PLAN & BUILDING HEIGHTS



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BLOCK 520 LOT 53

PROJECT LOCATION & BACKGROUND

scale
1" = 1'-0"

date
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1 VIEW FROM KING STREET - NORTH ELEVATION



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BLOCK 520 LOT 53

CURRENT STREET ELEVATION

scale
12" = 1'-0"

date
MAY 2017

project no.
16-16

sheet no.

drawing no.

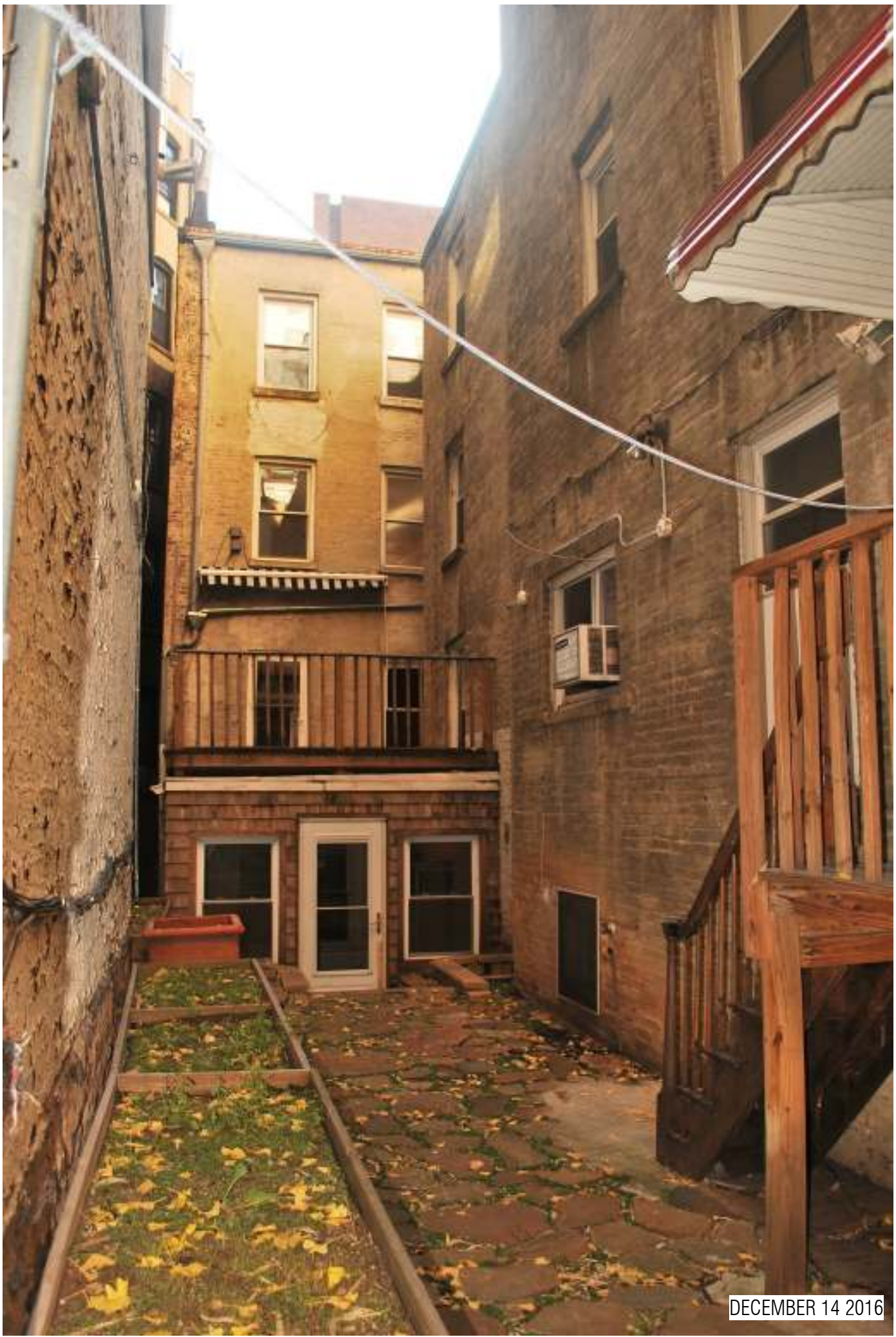
04



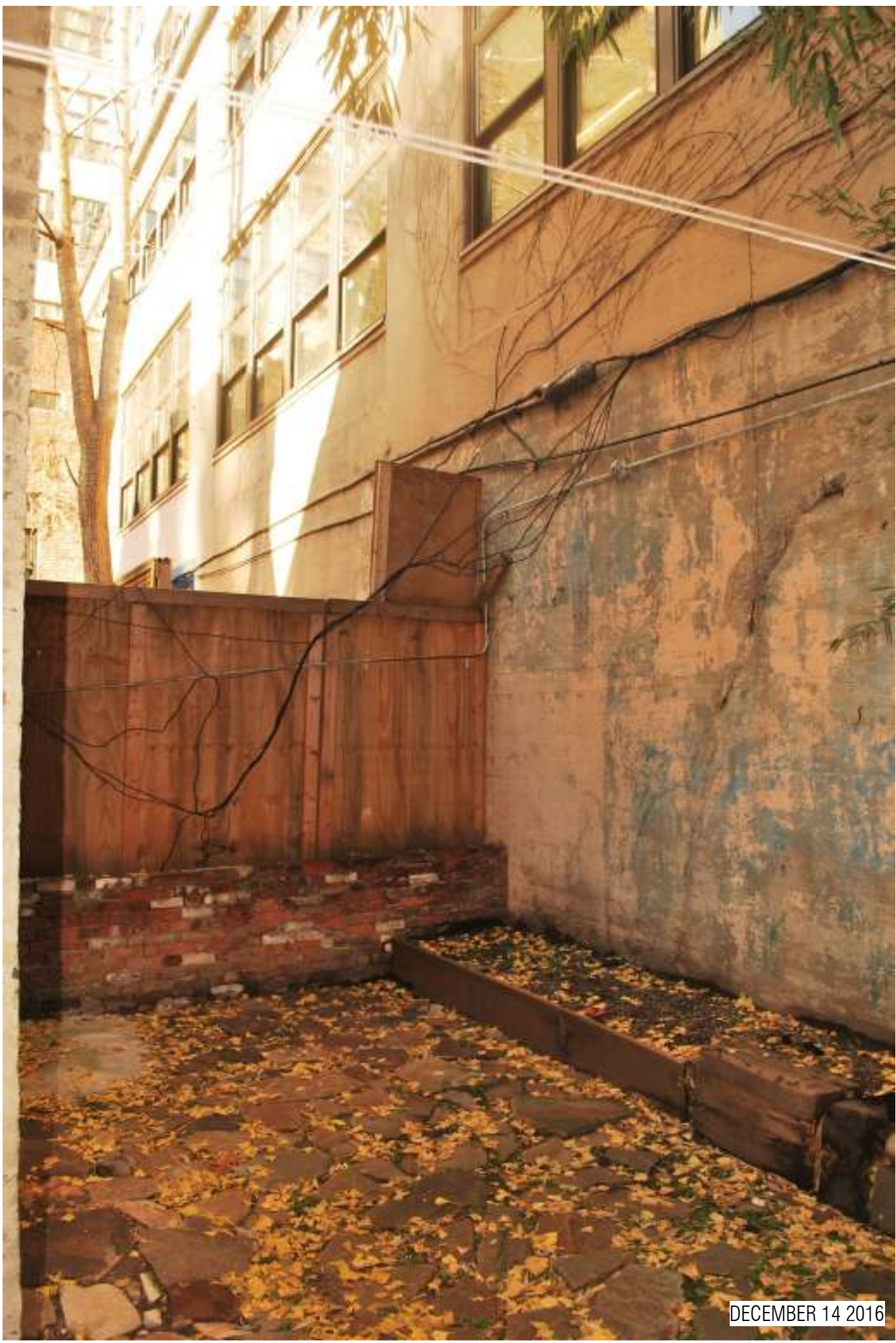
1 REAR YARD LOOKING FROM 41 KING ST. ROOF
SCALE: 3" = 1'-0"



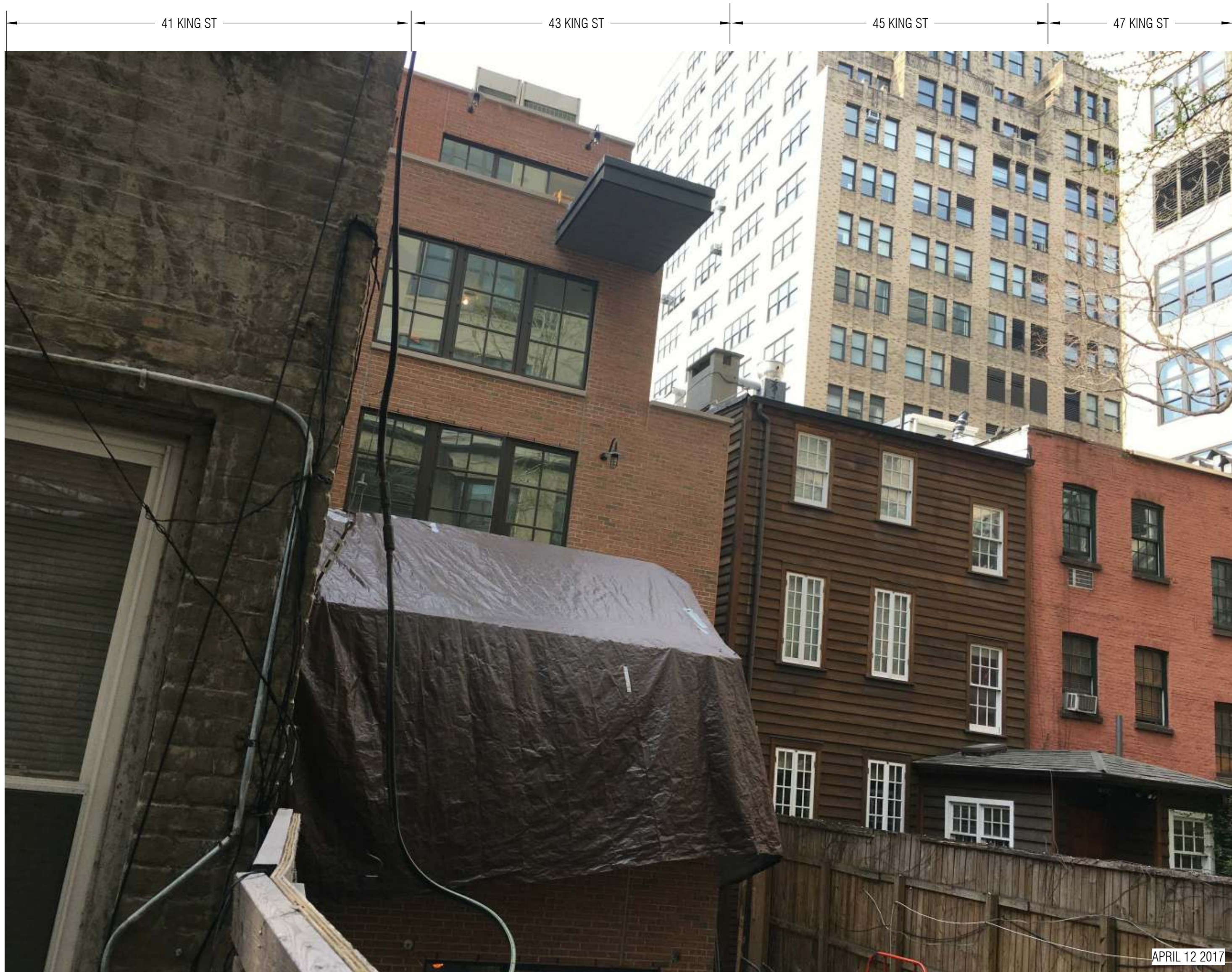
2 REAR LOT LINE LOOKING NE
SCALE: 12" = 1'-0"



3 REAR YARD LOOKING SOUTH
SCALE: 12" = 1'-0"



4 REAR LOT LINE LOOKING NW
SCALE: 12" = 1'-0"



1 NEIGHBORS REAR FACADE



CURRENT NEIGHBORS REAR ELEVATION



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41 KING STREET

41 KING STREET, NEW YORK, NY 10014
BLOCK 520 LOT 53

scale
1/2" = 1'-0"

date
MAY 2017

project no.
16-16

sheet no.

drawing no.

06



1 EXISTING STREET ELEVATION.
SCALE: 1/4" = 1'-0" (REF: 1/ 15)



2 PROPOSED STREET ELEVATION
SCALE: 1/4" = 1'-0" (REF: 2/ 15)

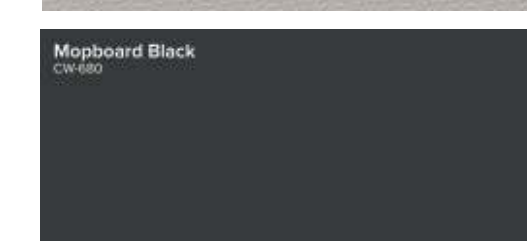
NEW FACADE MATERIAL LEGEND:



STANDING SEAM ZINC: NATURAL FINISH
MANF: VMZINC



STUCCO COLOR & FINISH
MANF: STO CORP. LIMSTONE FINISH.
COLOR 331351=T



STEEL (REAR) & ALUMINUM WINDOW/
DOOR (FRONT @ 4TH FL) FRAME; METAL
RAILING; LADDER COLOR
BENJAMIN MOORE: MOPBOARD BLACK
CW-680



MECHANICAL ENCLOSURE: IPE SLAT
FENCE: NATURAL FINISH



CLADDING ON ROOF TERRACE FIREPLACE;
MANF: NEMOTILE RUSTIC CLADDING -
SILVER QUARTZITIC SLAGE



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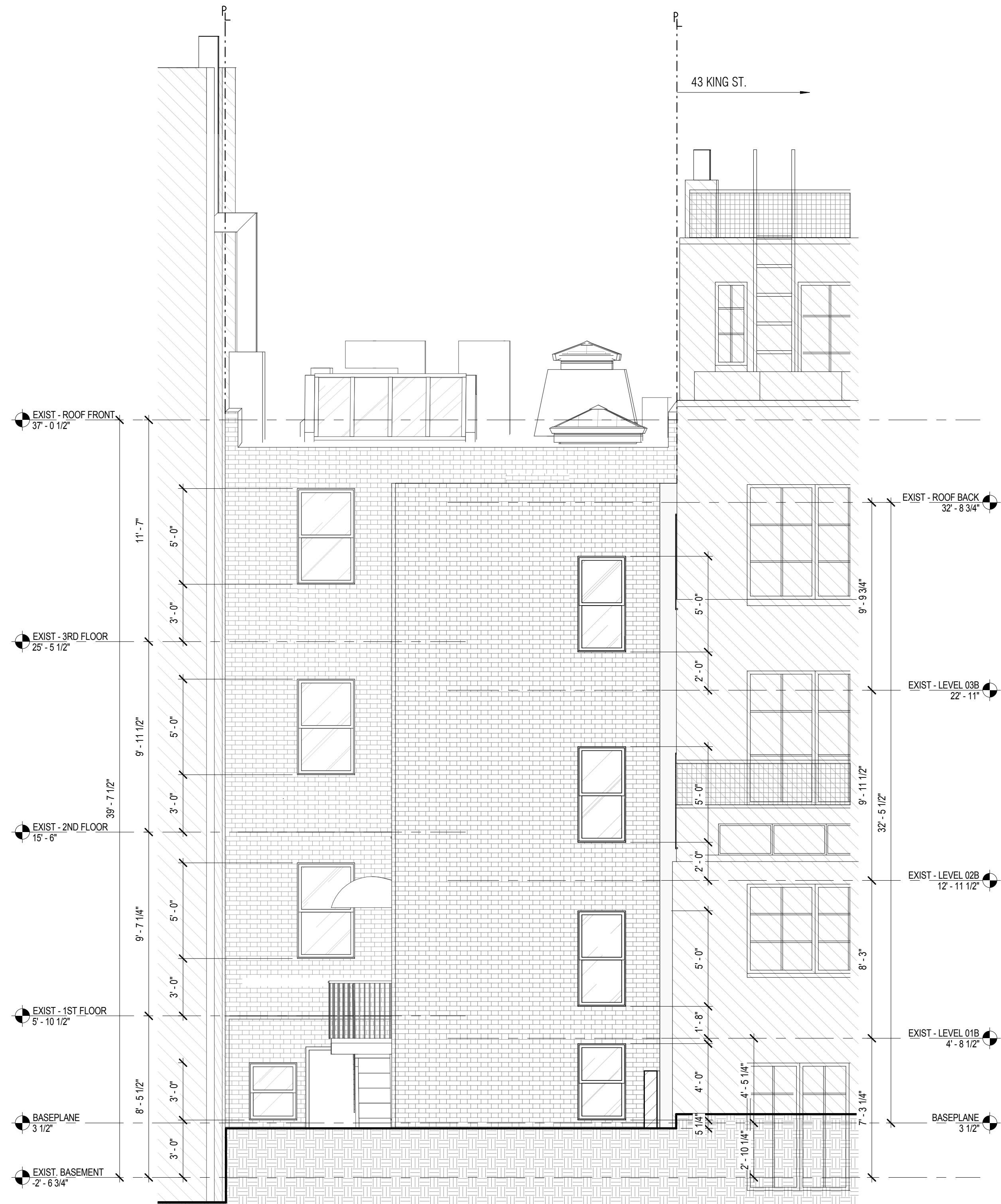
41 KING STREET

41 KING STREET, NEW YORK, NY 10014
BLOCK 520 LOT 53

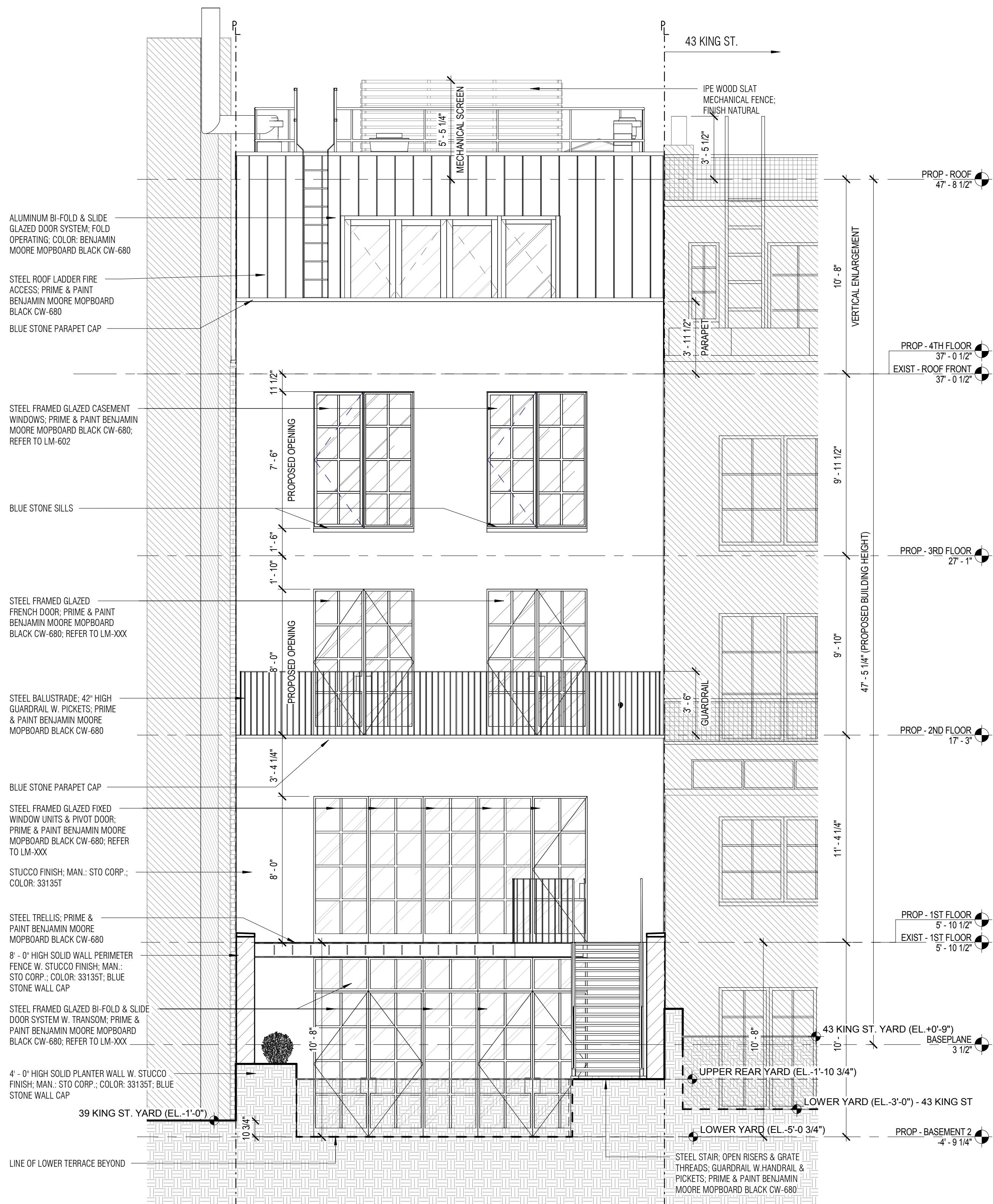
EXISTING & PROPOSED STREET ELEVATIONS

scale
1/4" = 1'-0"
project no.
16-16
sheet no.
drawing no.

date
MAY 2017



2 EXISTING REAR ELEVATION - FAR.
SCALE: 1/4" = 1'-0" (REF: 1/15)



3 PROPOSED REAR ELEVATION.
SCALE: 1/4" = 1'-0"

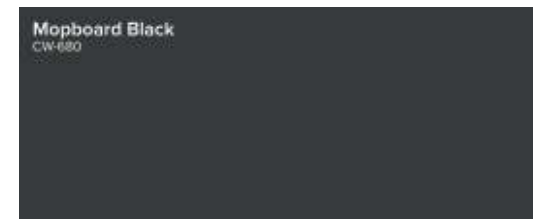
NEW FACADE MATERIAL LEGEND:



STANDING SEAM ZINC: NATURAL FINISH
MANF: VMZINC



STUCCO COLOR & FINISH
MANF: STO CORP, LIMSTONE FINISH.
COLOR 331351=1



STEEL (REAR) & ALUMINUM WINDOW/
DOOR (FRONT @ 4TH FL) FRAME; METAL
RAILING; LADDER COLOR
BENJAMIN MOORE: MOPBOARD BLACK
CW-680



MECHANICAL ENCLOSURE: IPE SLAT
FENCE: NATURAL FINISH



CLADDING ON ROOF TERRACE FIREPLACE:
MANF: NEMOTILE RUSTIC CLADDING -
SILVER QUARTZITIC SLAGE



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EXISTING & PROPOSED REAR ELEVATIONS

scale
1/4" = 1'-0"
date
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project no.
16-16
sheet no.
drawing no.

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1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0" (REF: 1/15)



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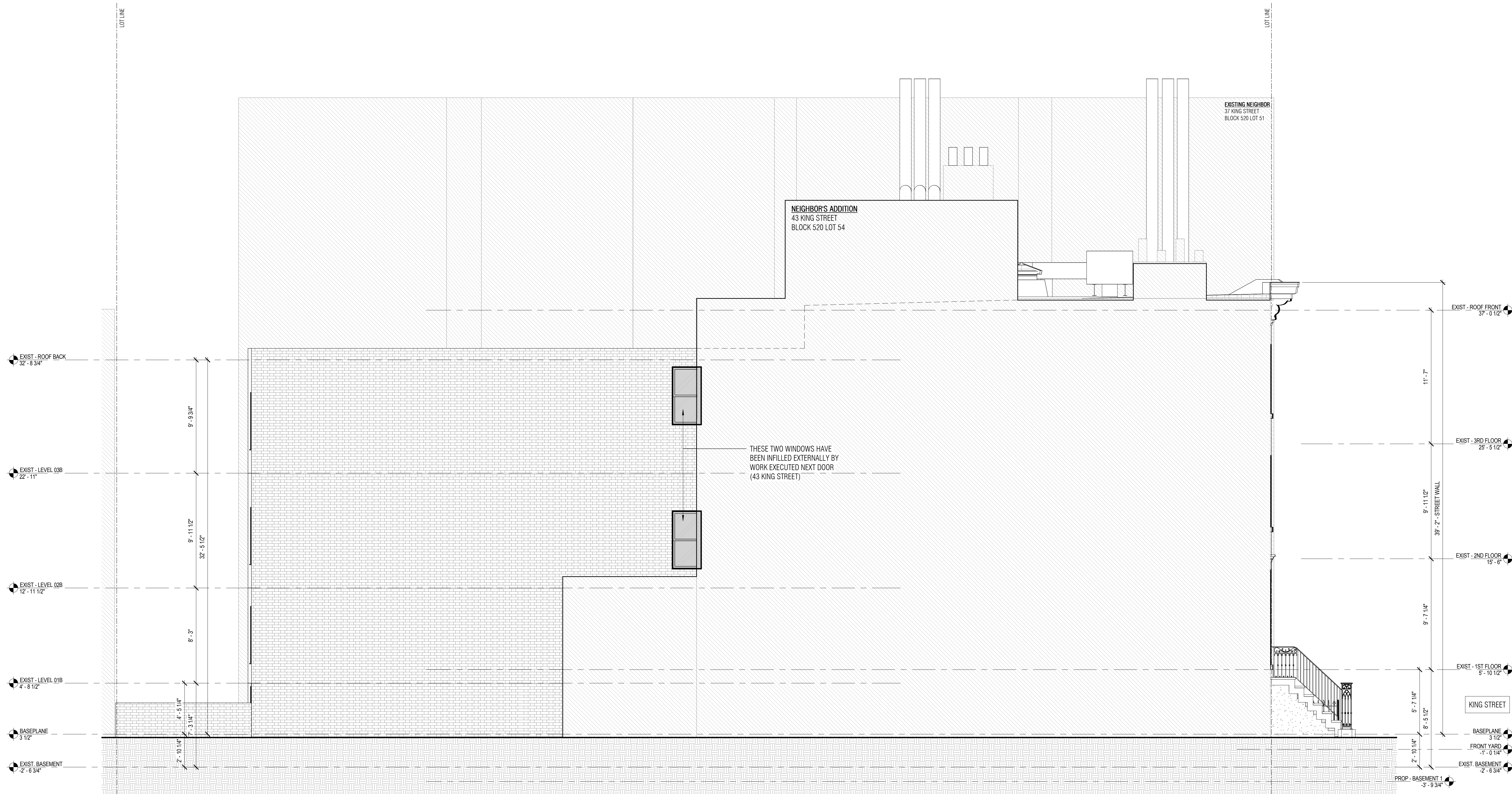
41 KING STREET, NEW YORK, NY 10014
BLOCK 520 LOT 53

EXISTING EAST ELEVATION

scale
1/4" = 1'-0"
project no.
16-16
sheet no.
drawing no.

date
MAY 2017

09



1 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0" (REF: 1/15)



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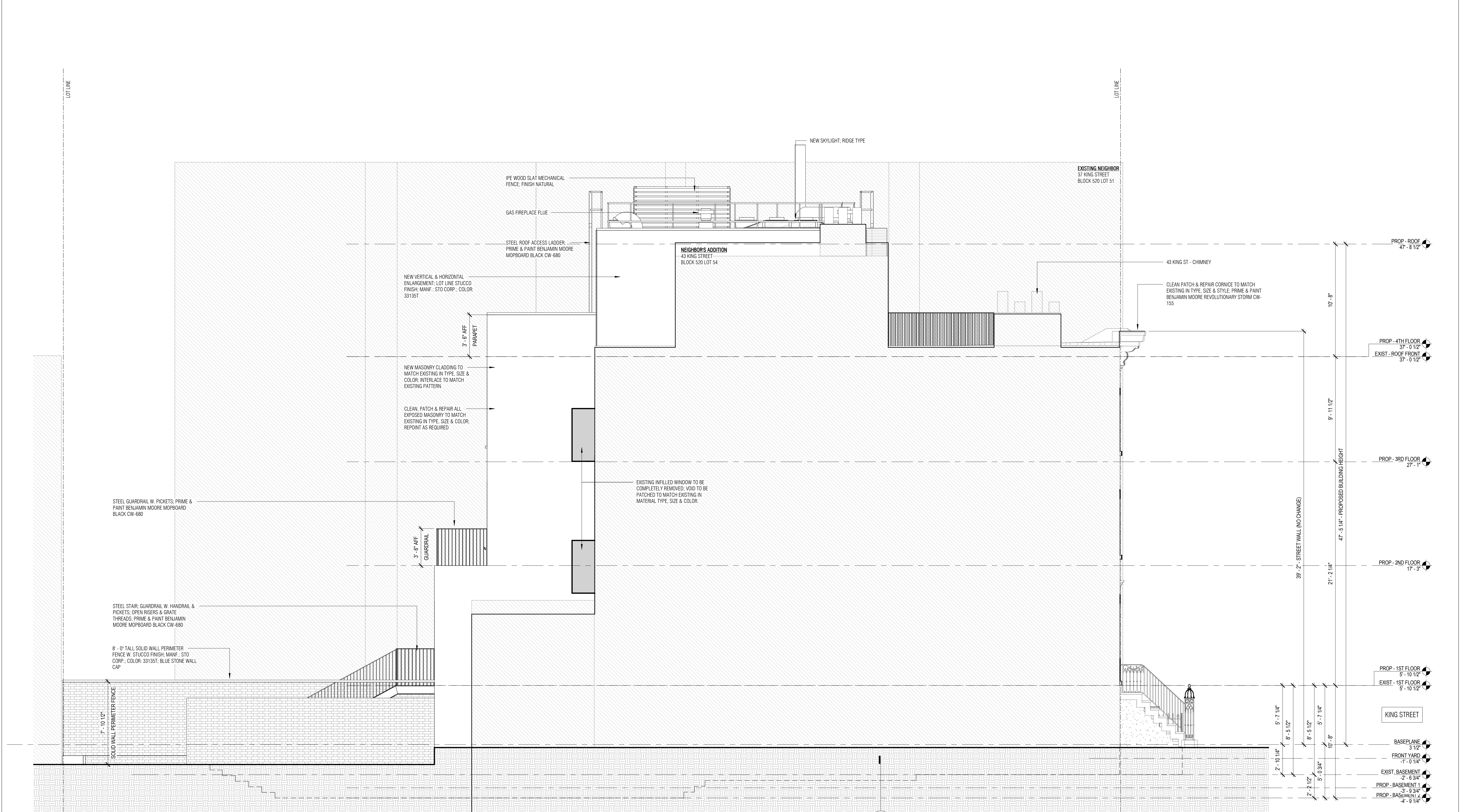
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BLOCK 520 LOT 53

EXISTING WEST ELEVATION

| | | | |
|-------------|--------------|------|----------|
| scale | 1/4" = 1'-0" | date | MAY 2017 |
| lps no | | | |
| project no. | 16-16 | | |
| sheet no. | | | |
| drawing no. | | | |

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1 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0" (REF: 2/ 15)



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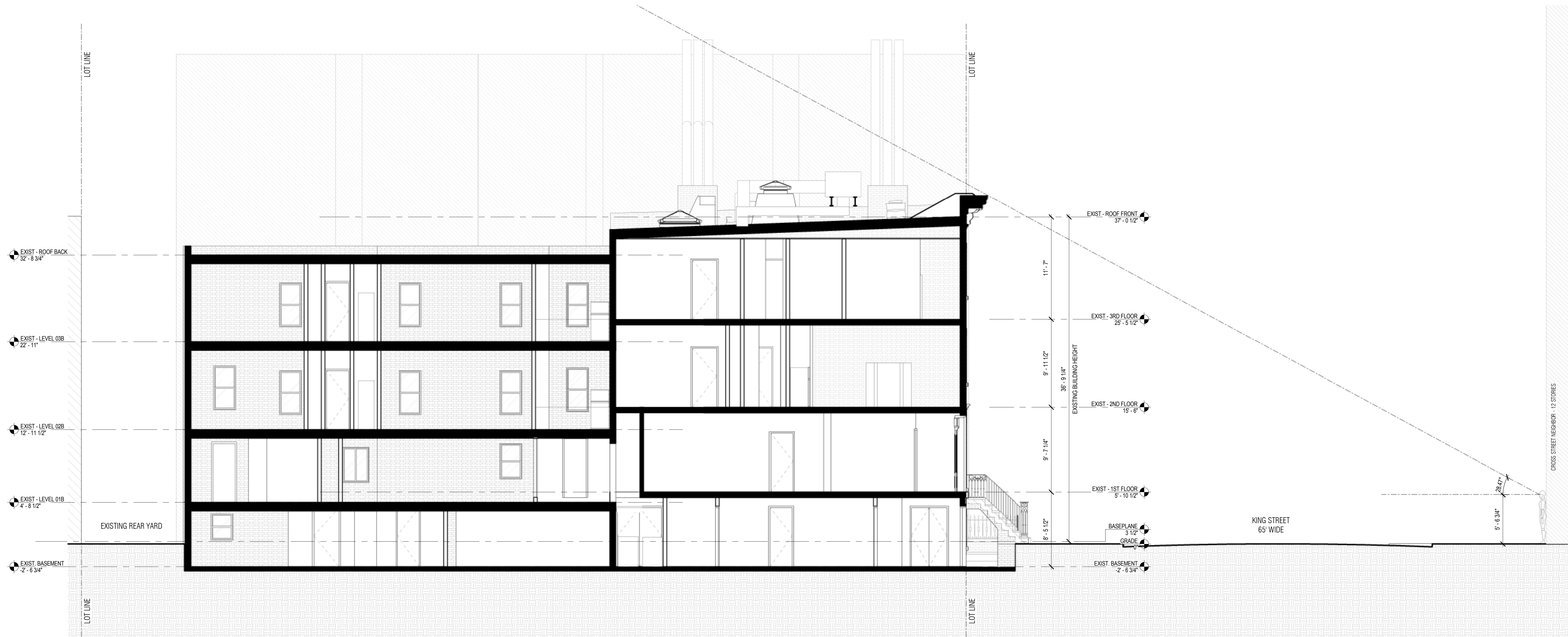
project title

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BLOCK 520 LOT 53

PROPOSED WEST ELEVATION

| | | | |
|-------------|--------------|------|----------|
| scale | 1/4" = 1'-0" | date | MAY 2017 |
| lps no | | | |
| project no. | 16-16 | | |
| sheet no. | | | |
| drawing no. | | | |



1 EXISTING BUILDING SECTION
SCALE: 3/16" = 1'-0"



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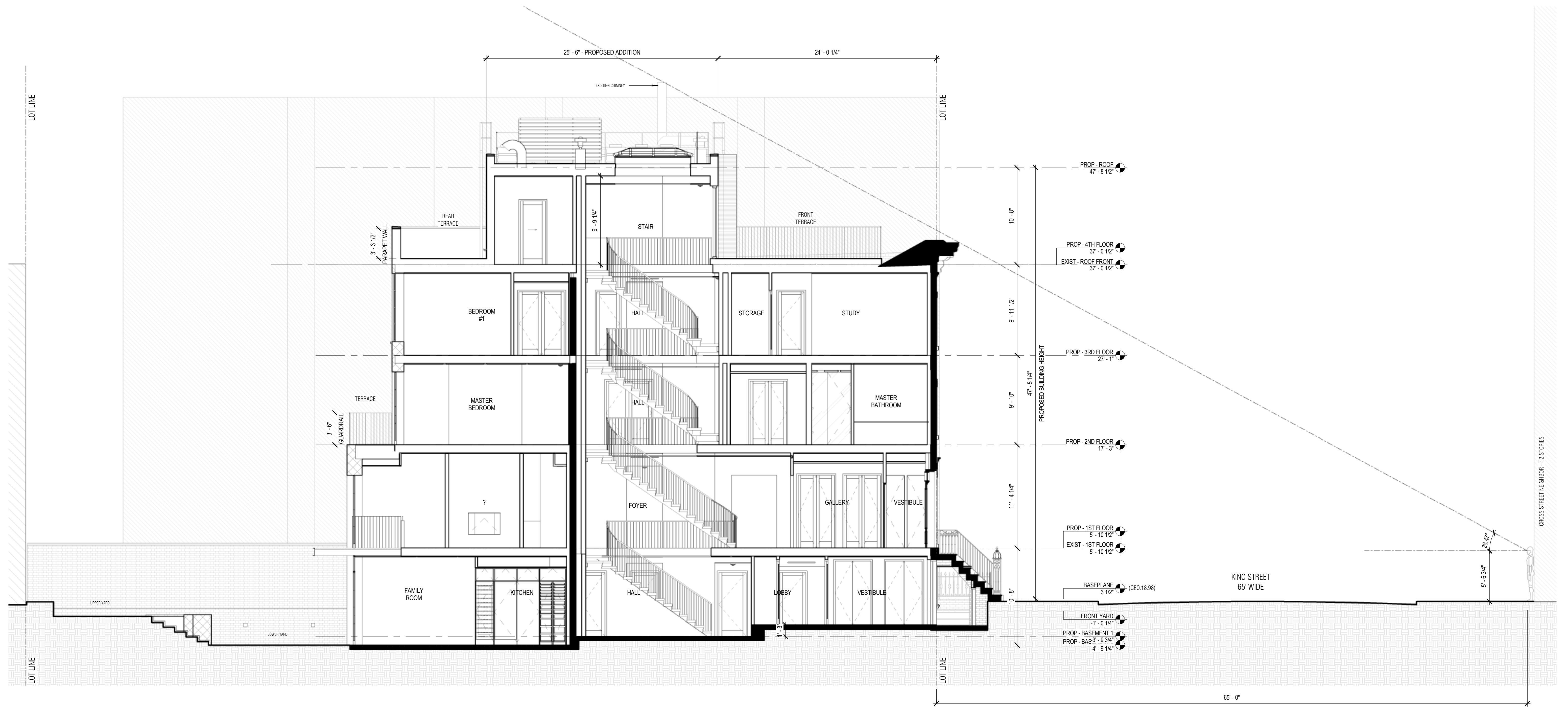
project title

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BLOCK 520 LOT 53

EXISTING BUILDING SECTION & VIEW PLANE

| | | | |
|-------------|---------------|-----------|----------|
| scale | 3/16" = 1'-0" | date | MAY 2017 |
| project no. | 16-16 | sheet no. | |
| drawing no. | 13 | | |



1 PROPOSED BUILDING SECTION

SCALE: 3/16" = 1'-0"



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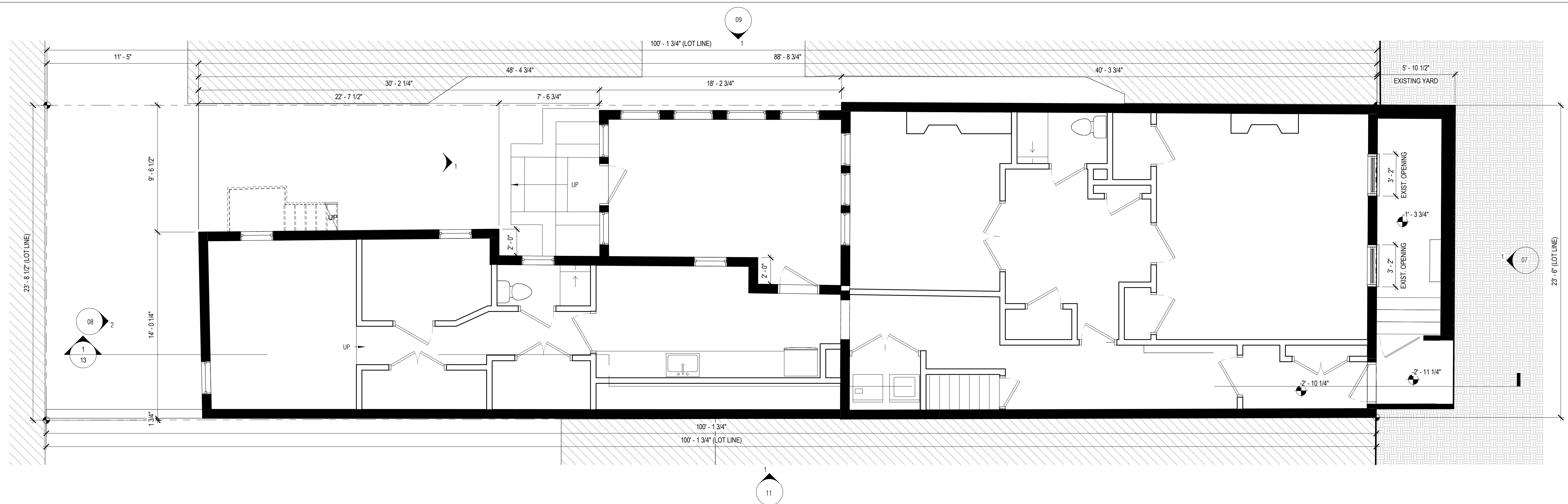
project title

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BLOCK 520 LOT 53

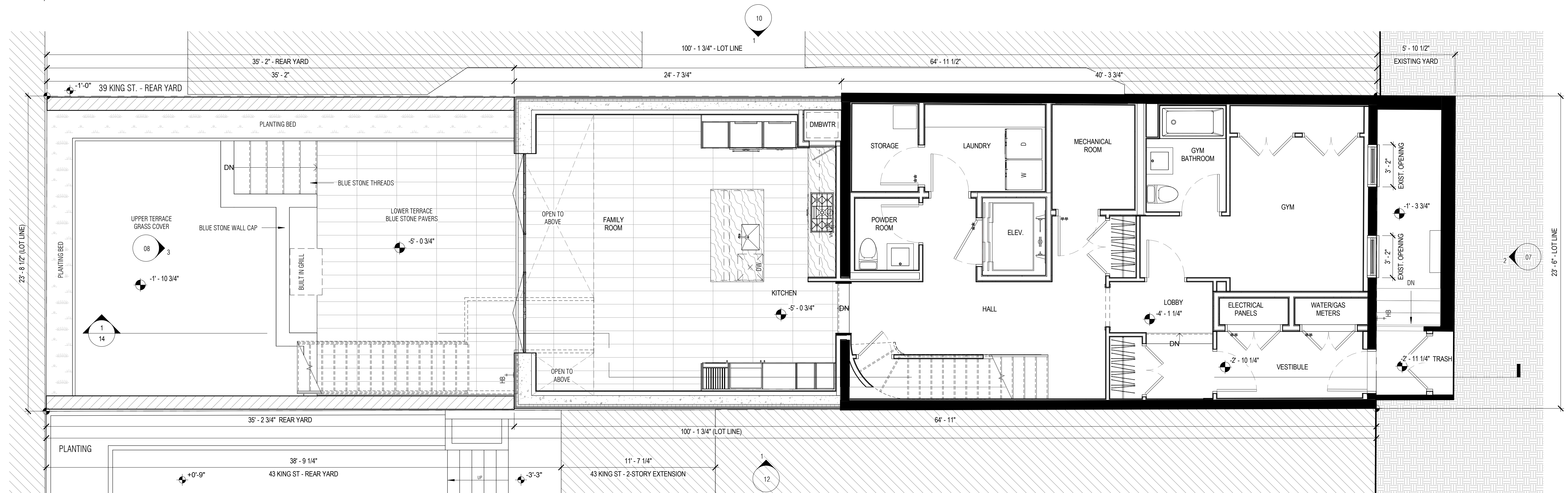
PROPOSED BUILDING SECTION & VIEW PLANE

scale 3/16" = 1'-0"
date MAY 2017
project no. 16-16
sheet no.
drawing no.



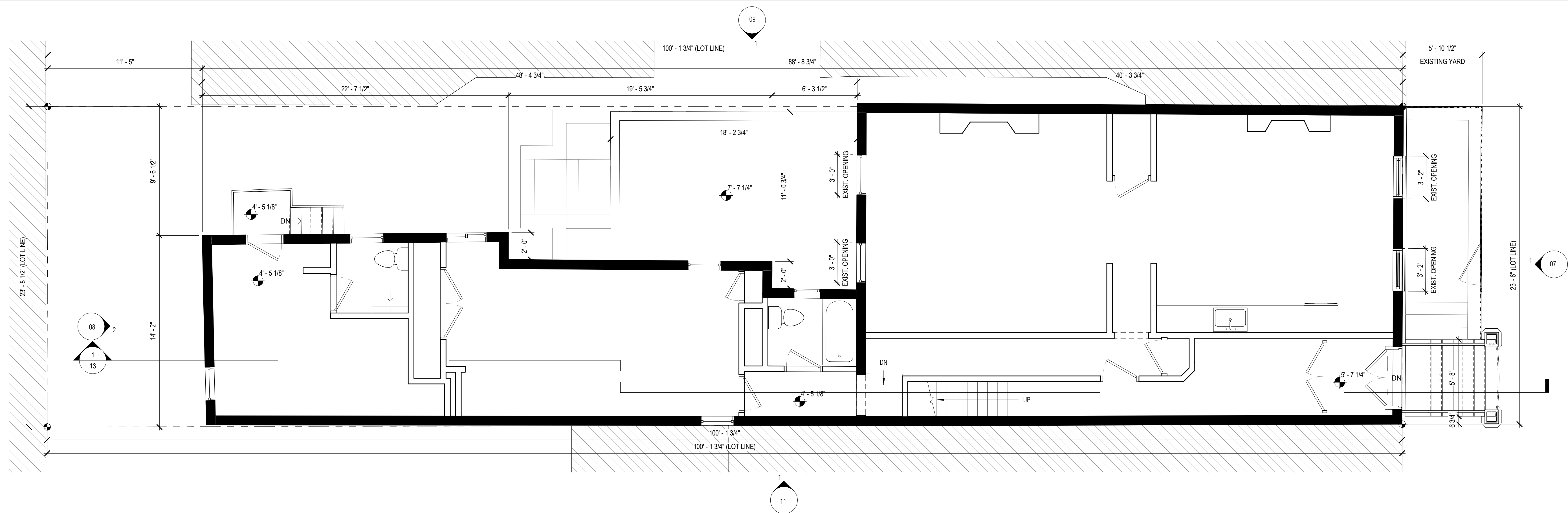
1 EXISTING FLOOR PLAN - BASEMENT

SCALE: 1/4" = 1'-0"



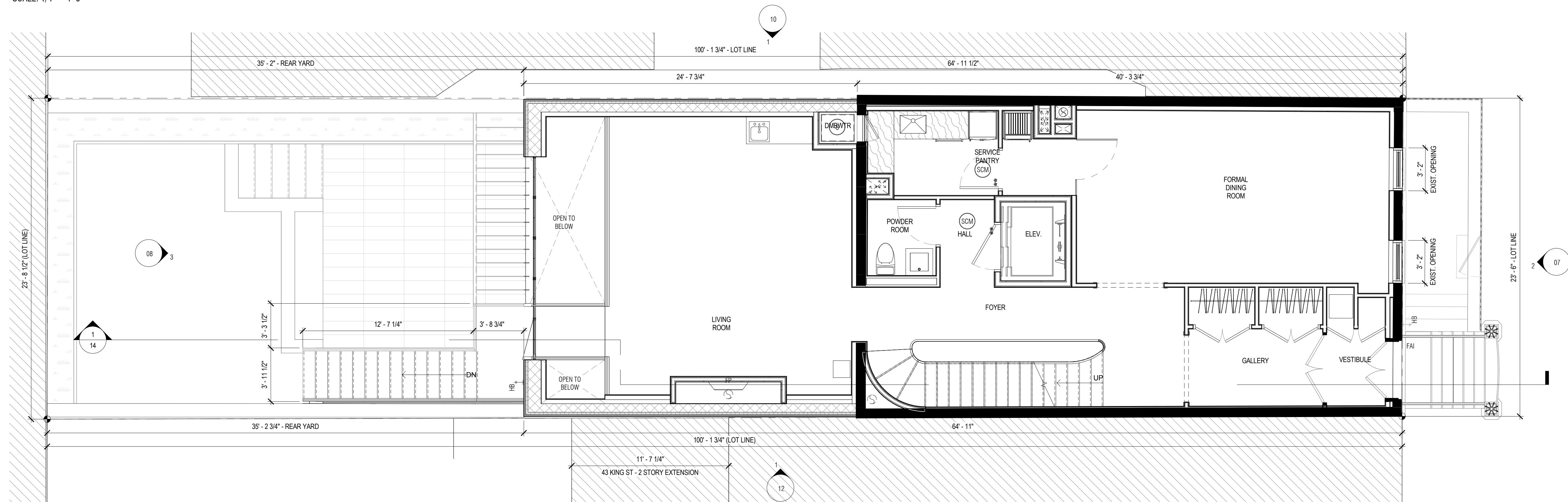
2 PROPOSED FLOOR PLAN - BASEMENT

SCALE: 1/4" = 1'-0"



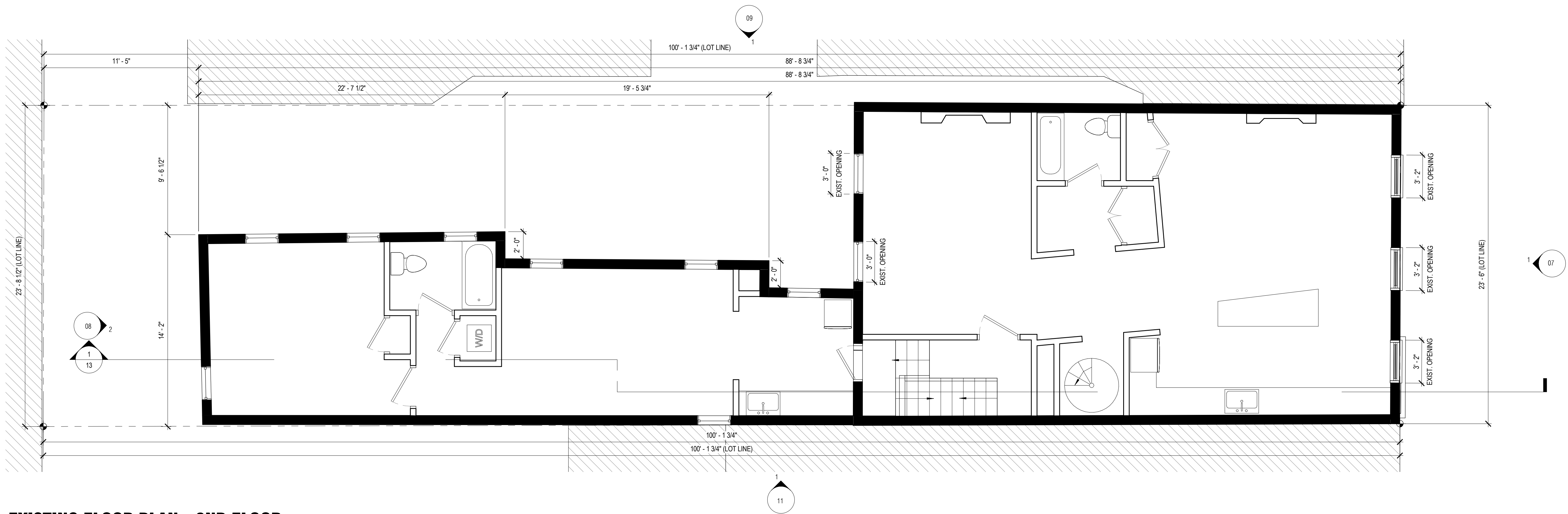
1 EXISTING FLOOR PLAN - 1ST FLOOR

SCALE: 1/4" = 1'-0"

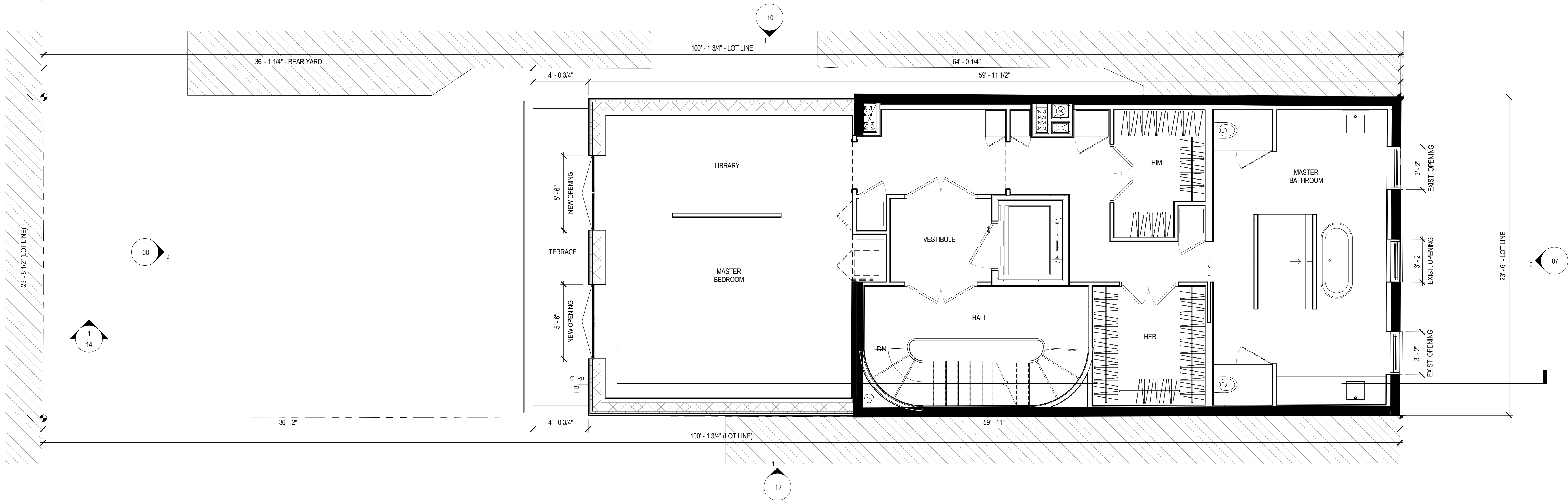


2 PROPOSED FLOOR PLAN - 1ST FLOOR

SCALE: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED 2ND FLOOR PLANS



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BLOCK 520 LOT 53

scale
1/4" = 1'-0"

date
MAY 2017

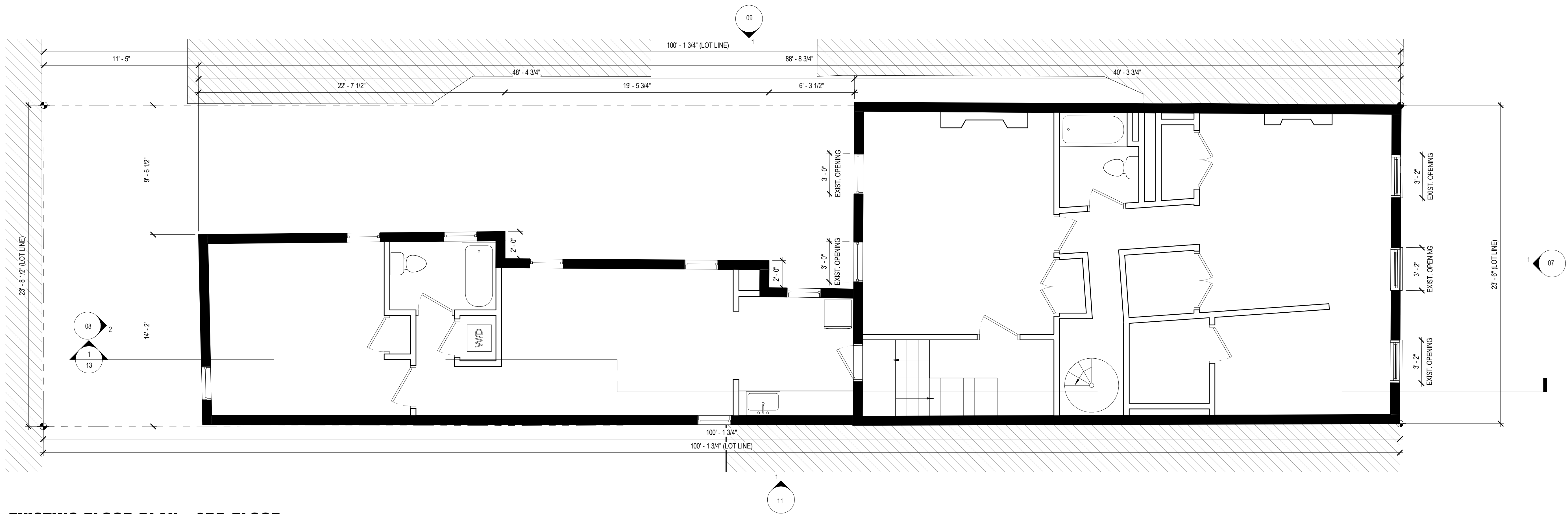
project no.
16-16

sheet no.

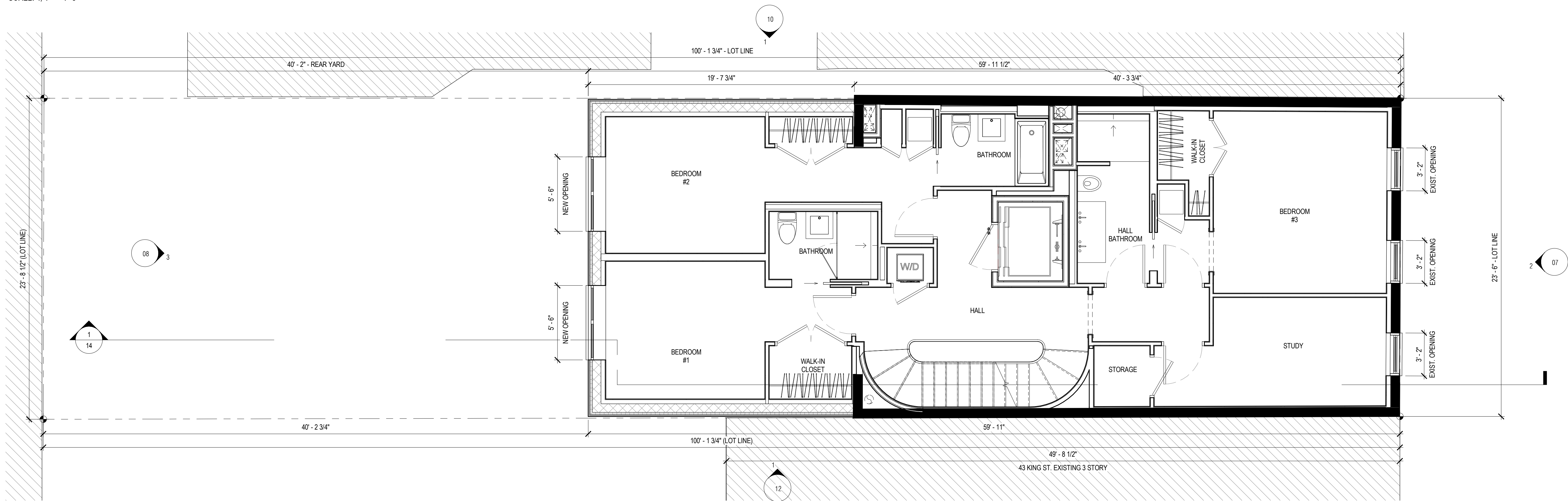
drawing no.



17



1 EXISTING FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED 3RD FLOOR PLANS



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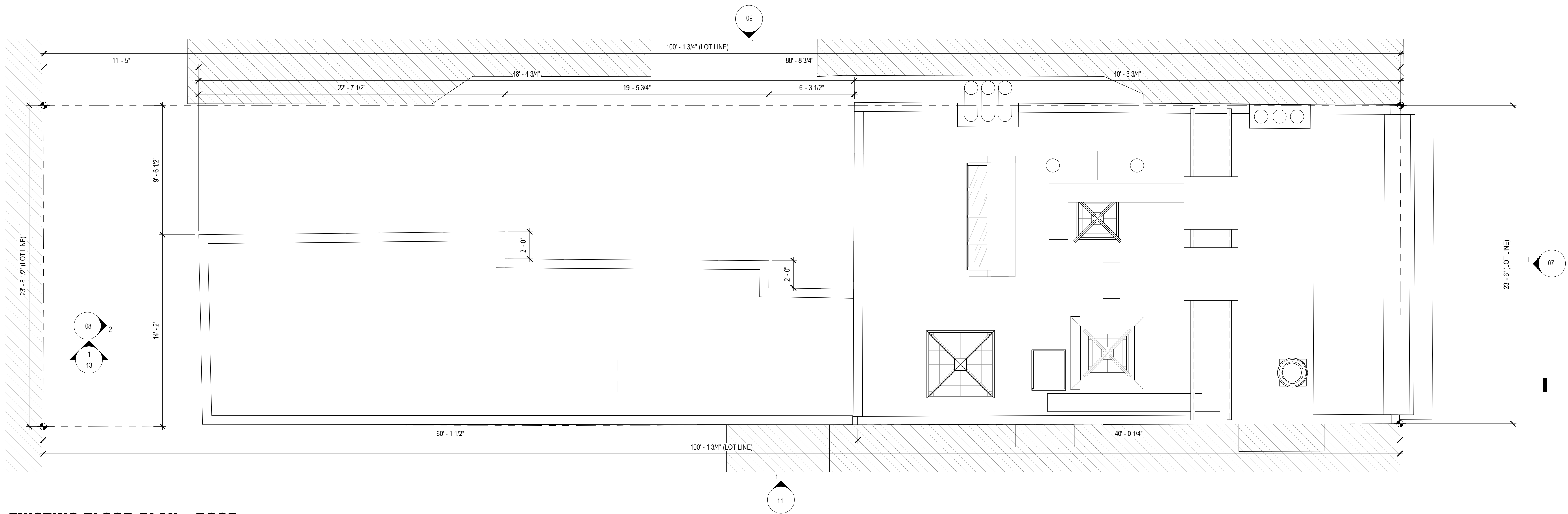
41 KING STREET

41 KING STREET, NEW YORK, NY 10014
BLOCK 520 LOT 53

| | |
|-----------------------|------------------|
| scale 1/4" = 1'-0" | date MAY 2017 |
| project no. 16-16 | |
| sheet no. | |
| drawing no. | |

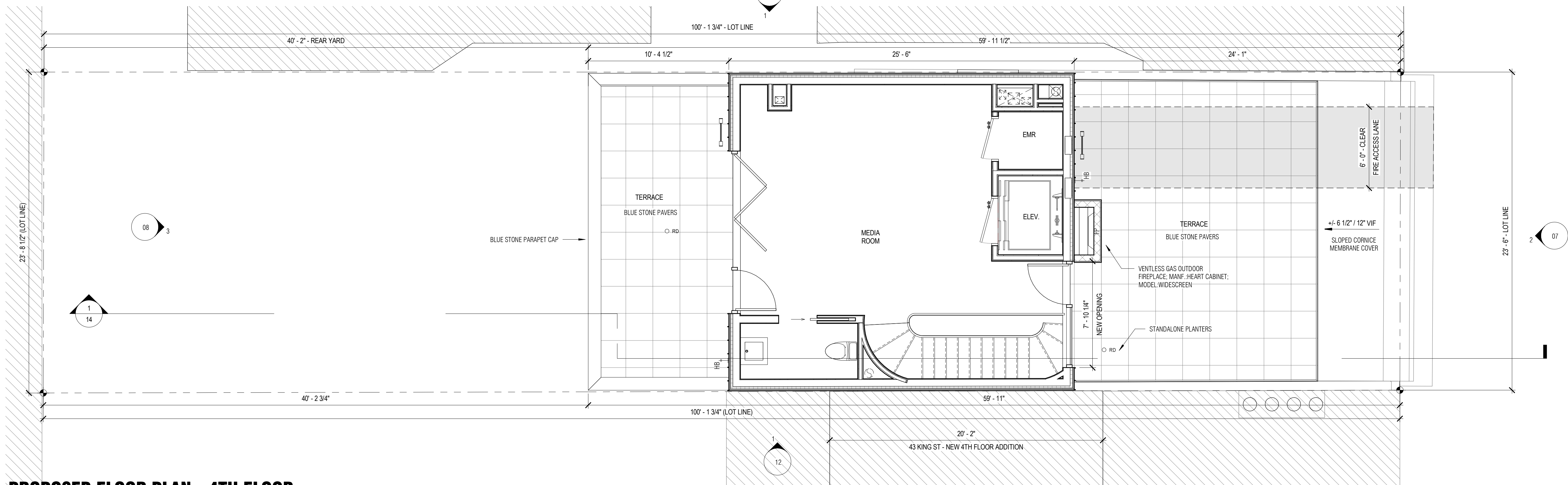


18



1 EXISTING FLOOR PLAN - ROOF

SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - 4TH FLOOR

SCALE: 1/4" = 1'-0"



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BLOCK 520 LOT 53

EXISTING ROOF & PROPOSED 4TH FLOOR PLANS

scale
1/4" = 1'-0"

date
MAY 2017

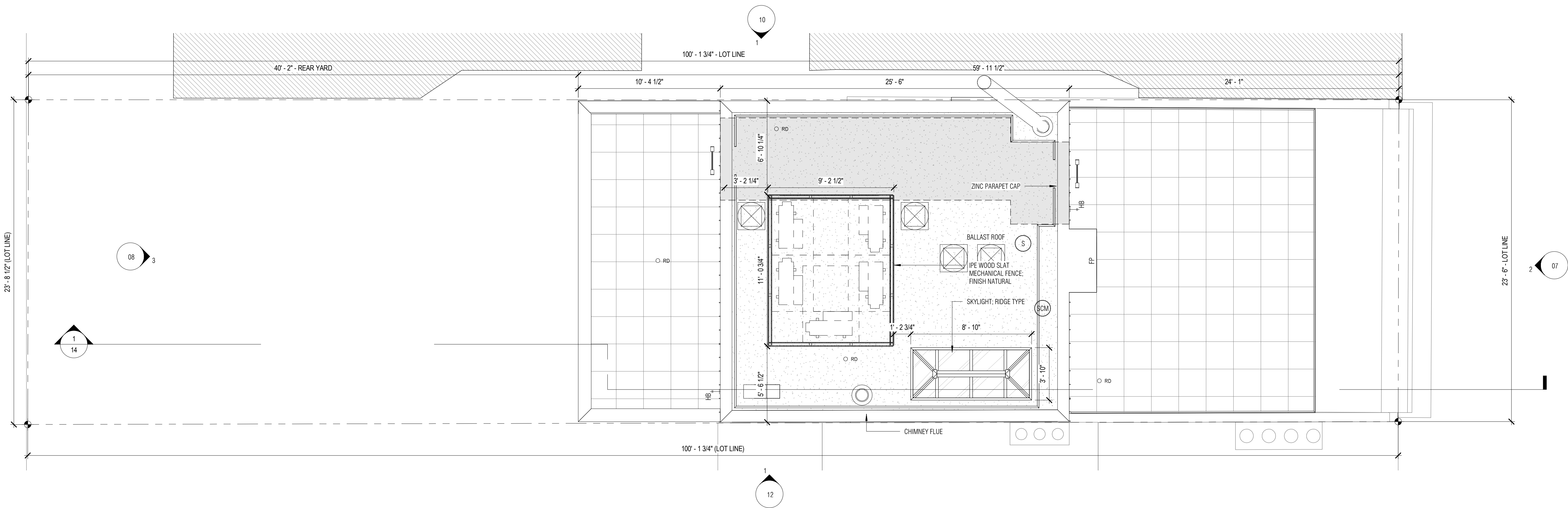
project no.
16-16

sheet no.

drawing no.



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1 PROPOSED FLOOR PLAN - ROOF

SCALE: 1/4" = 1'-0"



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BLOCK 520 LOT 53

PROPOSED ROOF PLAN

| | | | |
|-------------|--------------|------|----------|
| scale | 1/4" = 1'-0" | date | MAY 2017 |
| lps no | | | |
| project no. | 16-16 | | |
| sheet no. | | | |
| drawing no. | | | |



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1 VIEW FROM VARICK ST & KING ST SW CORNER



2 VIEW FROM 54 KING ST



3 VIEW FROM 52 KING ST



4 VIEW FROM VARICK ST



5 VIEW FROM 48 KING ST

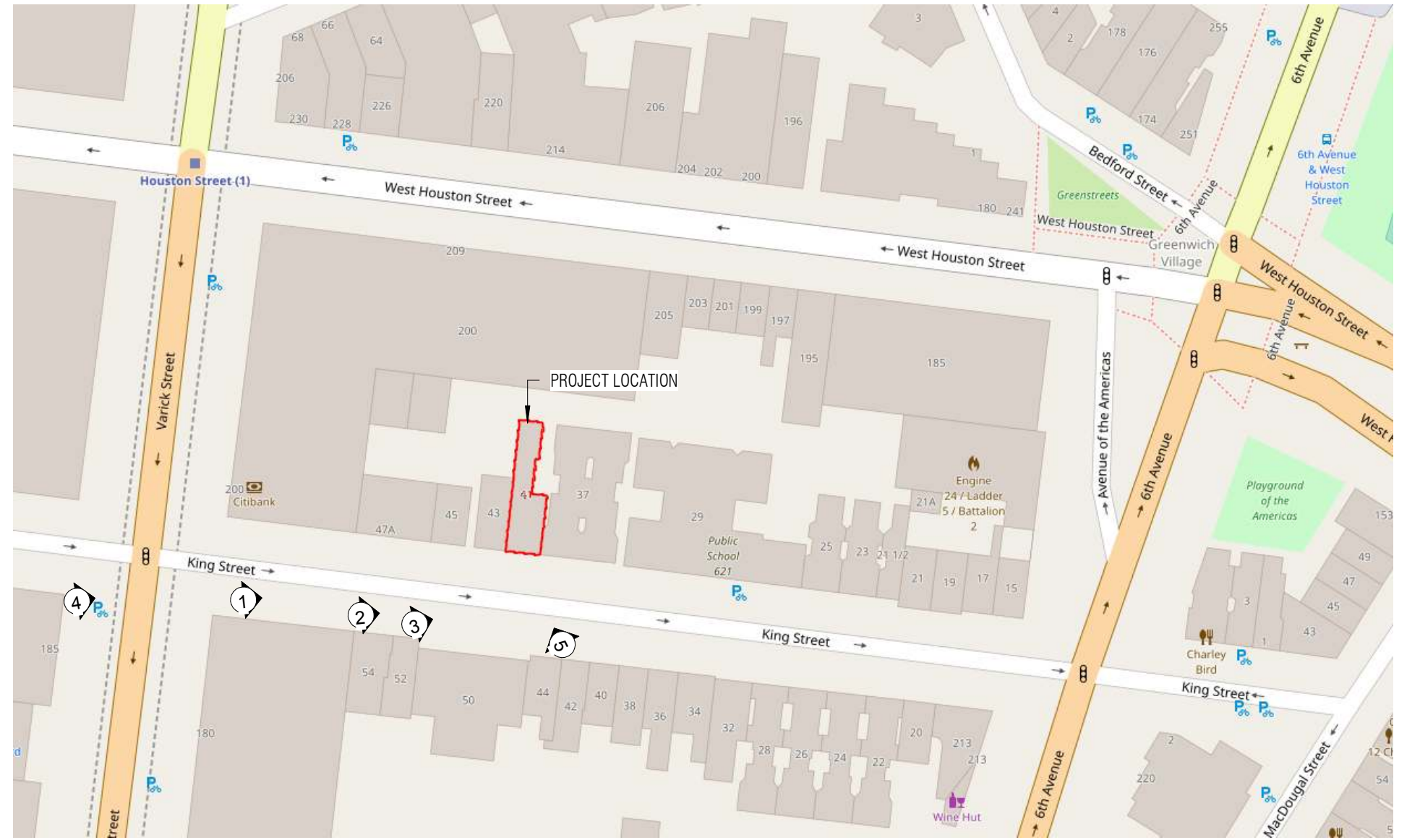


PHOTO LOCATION KEY MAP



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BLOCK 520 LOT 53

MOCK-UP OF 1 STORY ADDITION, MECHANICAL UNIT ENCLOSURE, AND PIPE RAILING
PHOTOGRAPHED ON APRIL 12, 2017

scale 12" = 1'-0"

date MAY 2017

project no. 16-16

sheet no.

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1 MOCK-UP ADDITION: VIEW FROM 50 KING ST
SCALE: 12" = 1'-0"



2 KING STREET - NORTH ELEVATION - PROPOSED
SCALE: 12" = 1'-0"

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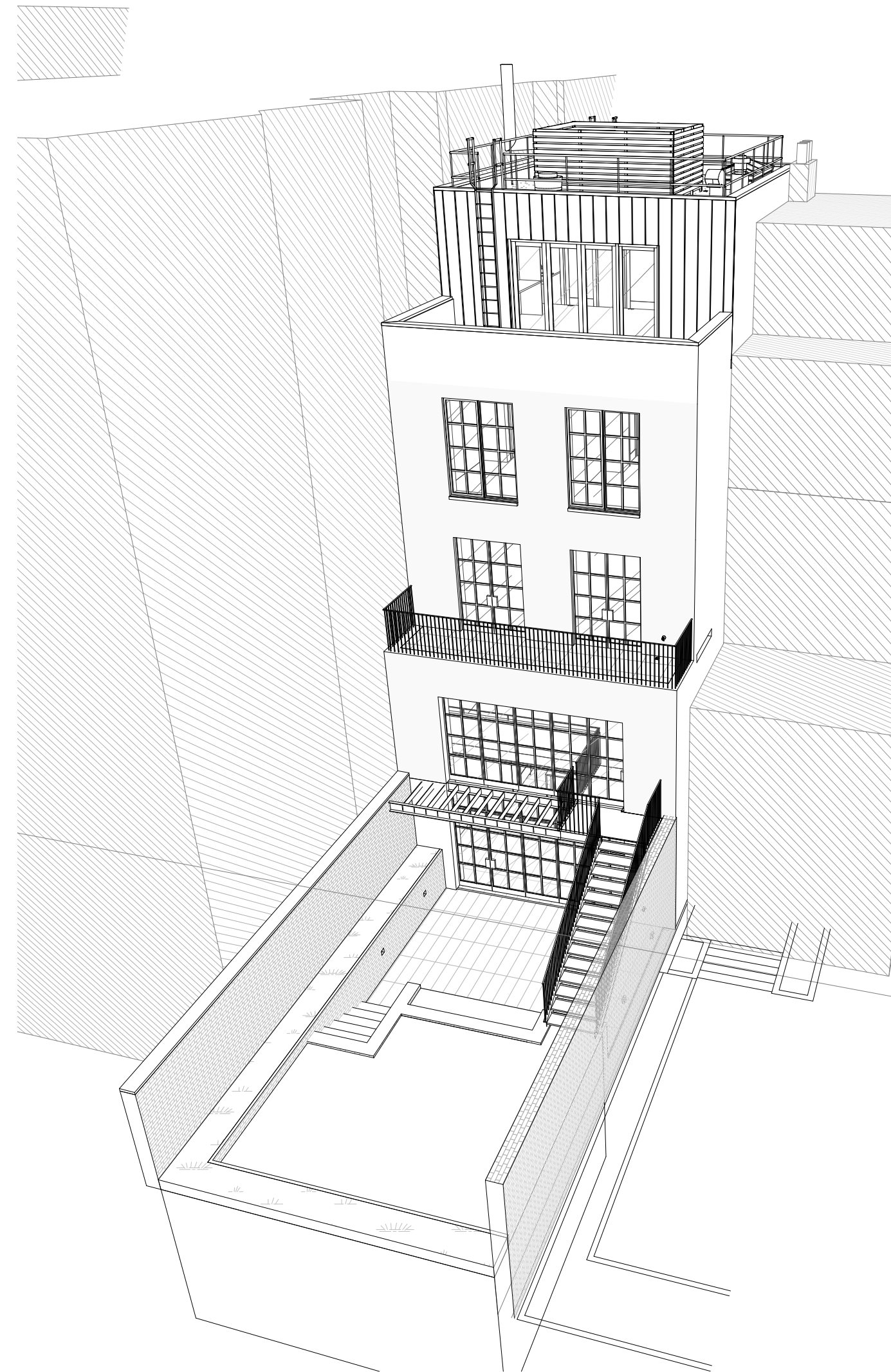
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BLOCK 520 LOT 53

PROPOSED PERSPECTIVES

scale
12" = 1'-0"
date
MAY 2017
project no.
16-16
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1 AXONOMETRIC VIEW - PROPOSED 1-STORY ADDITION
SCALE:



2 AXONOMETRIC VIEW - PROPOSED REAR ELEVATION
SCALE:



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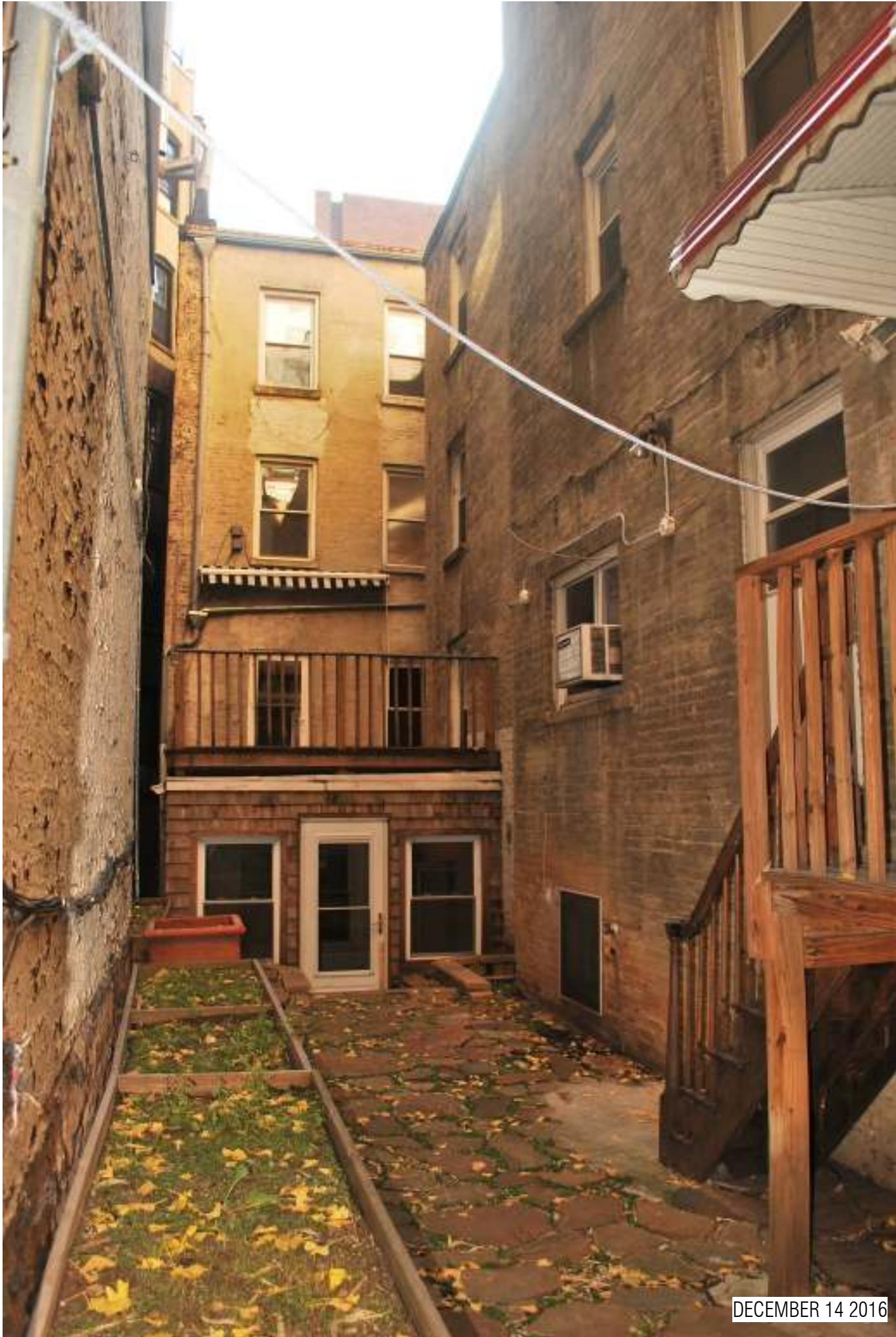
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BLOCK 520 LOT 53

AXONOMETRIC VIEWS

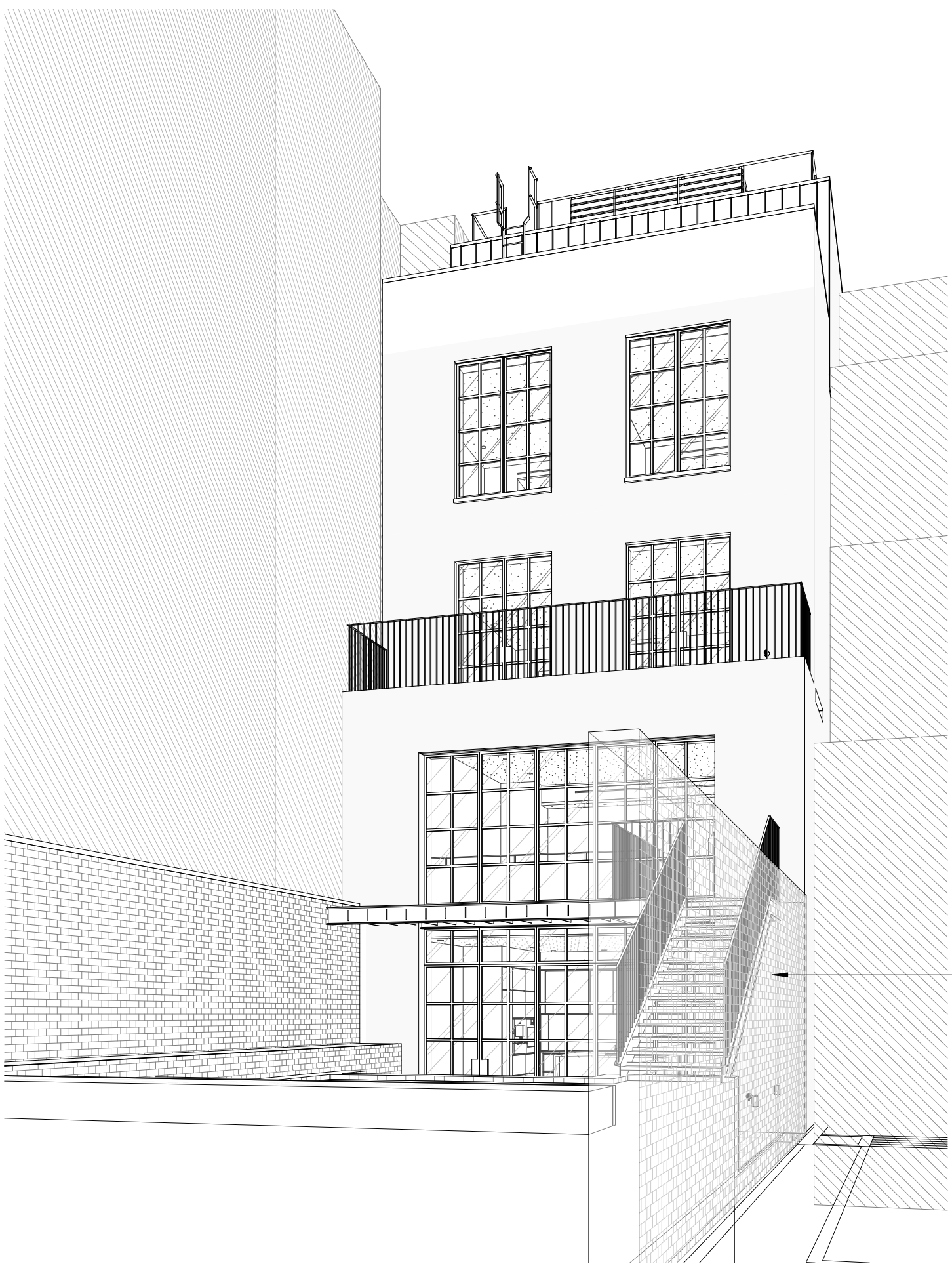
| | |
|-------------|----------|
| scale | date |
| ipc no. | MAY 2017 |
| project no. | |
| 16-16 | |
| sheet no. | |
| drawing no. | |



1 EXISTING REAR YARD LOOKING FROM 41 KING ST. ROOF
SCALE: 3" = 1'-0"



2 EXISTING REAR YARD LOOKING SOUTH
SCALE: 12" = 1'-0"



PROPOSED 6'-0" TALL SOLID PERIMETER WALL FENCE. RENDERED TRANSPARENT FOR VISUAL PURPOSES

3 PERSPECTIVE - REAR YARD LOOKING SE
SCALE:



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PROPOSED PERSPECTION - REAR FACADE

| | |
|--------------|----------|
| scale | date |
| As indicated | MAY 2017 |
| ipc no. | |
| project no. | |
| 16-16 | |
| sheet no. | |
| drawing no. | |