

69 WASHINGTON PL.

REAR COURTYARD GREENHOUSE

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EXISTING CONDITIONS

- 69 Washington Place is a five-story brick Greek revival apartment house, built in 1842. It is located mid block between 6th Avenue & Washington Square West. It is part of the Greenwich Village Historic District
- Apartment 1F/1R consists of the entire ground floor (except for the entry corridor & stair), including existing extensions in the rear yard.
- Rear courtyard is mixture of brick and stucco, surrounded by brick & concrete garden walls.
- There are existing multi-story extensions on the surrounding townhouse scale buildings and the adjacent lot on the corner of Washington Place & Washington Square West contains a 15-story apartment building.
- The existing extensions on this building and the surrounding buildings, and the masonry walls surrounding the courtyard almost completely block any view of the proposed greenhouse except from above.

EXISTING COURTYARD WINDOWS



EXISTING TERRACE & REAR FAÇADE ABOVE

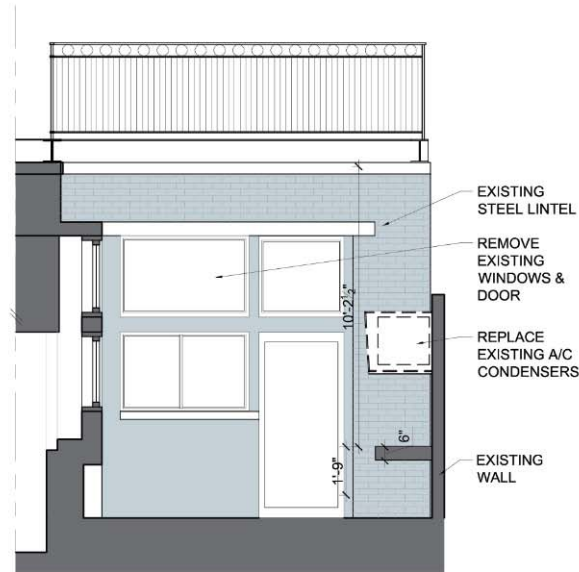


ADJACENT BUILDING TO THE WEST



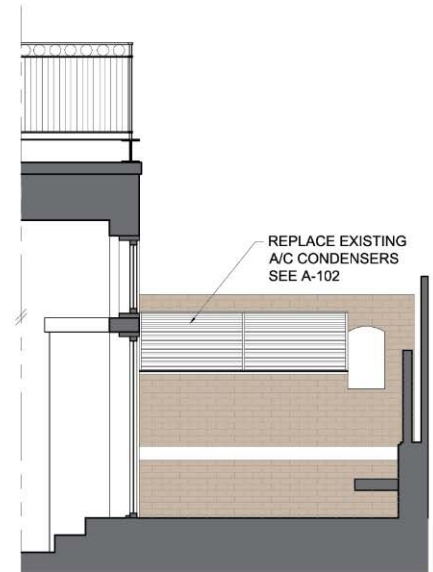
ADJACENT BUILDING TO THE NORTH





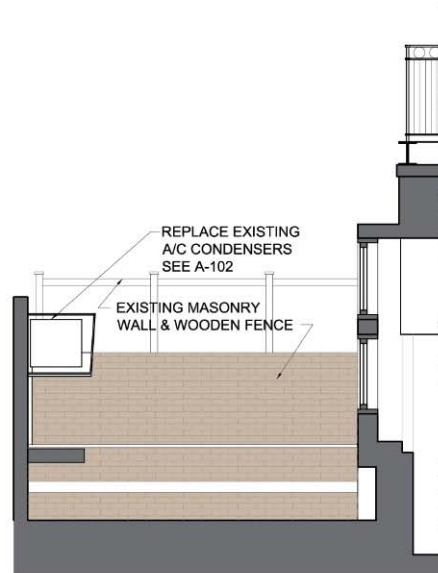
SOUTH ELEVATION

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



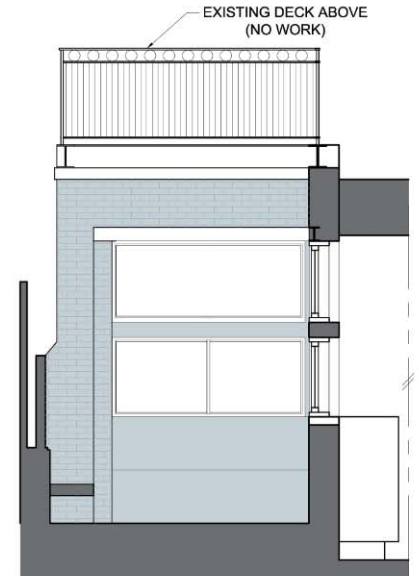
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

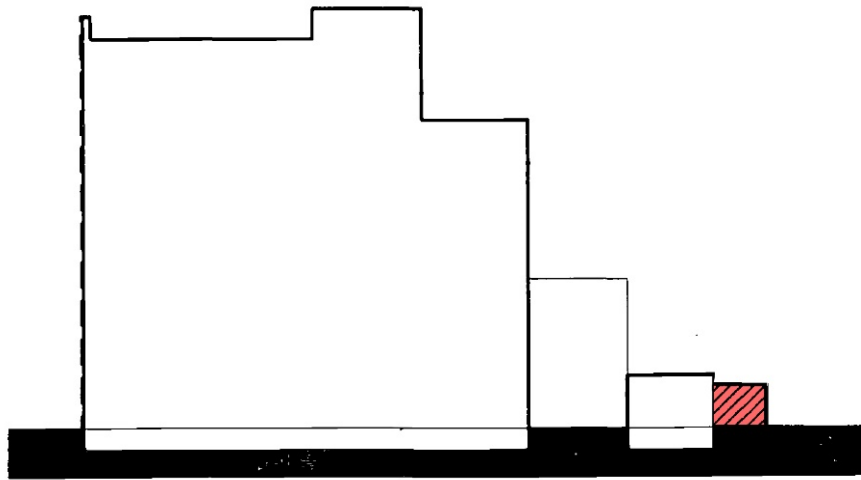
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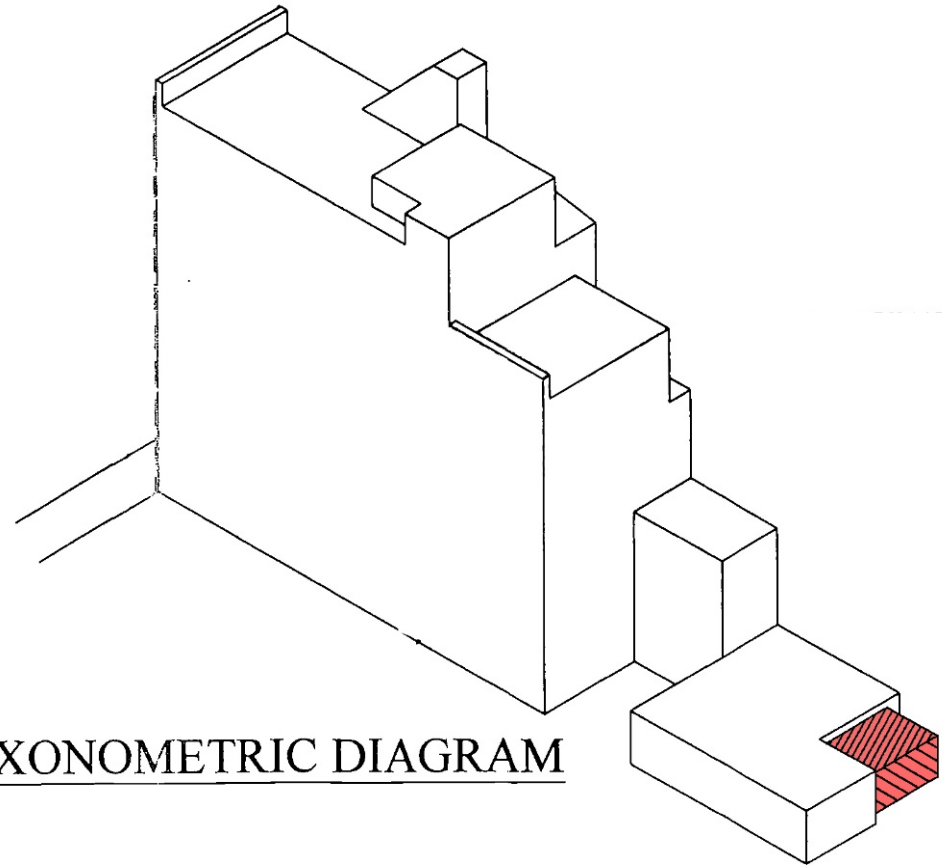
EXISTING COURTYARD ELEVATIONS

PROPOSED WORK

- Install an accessory greenhouse in the rear courtyard off the kitchen and living room.
- Proposed greenhouse will be set in from masonry perimeter garden walls by approximately 2'-0"
- Relocate AC condensers to ledge above kitchen opening to greenhouse from adjacent property's garden wall. Top of condensers will sit below floor level of deck above.
- Existing masonry openings, steel lintels, façade, terraces and railings above will remain.
- No portion of the greenhouse will be visible from the surrounding streets.

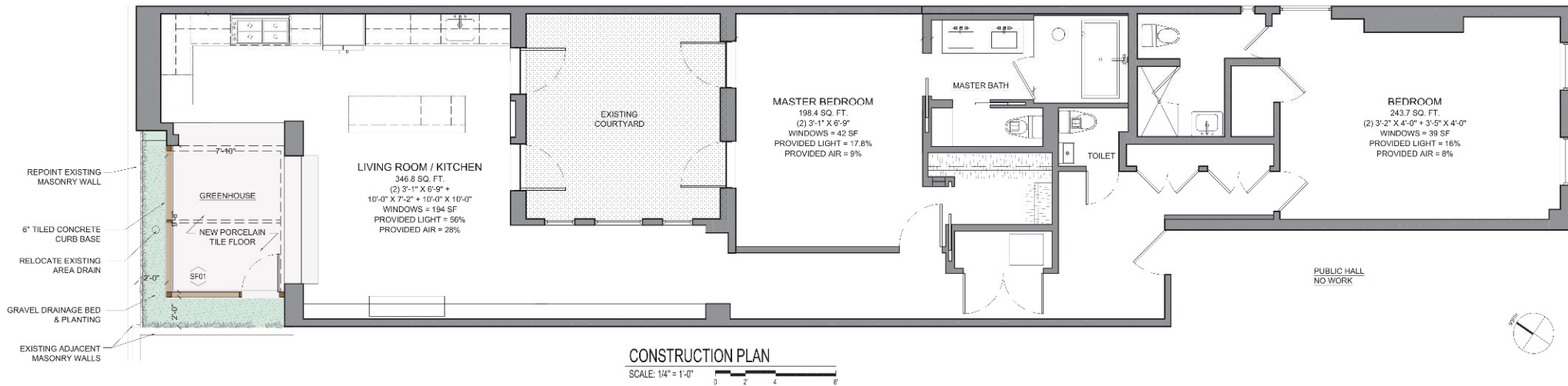
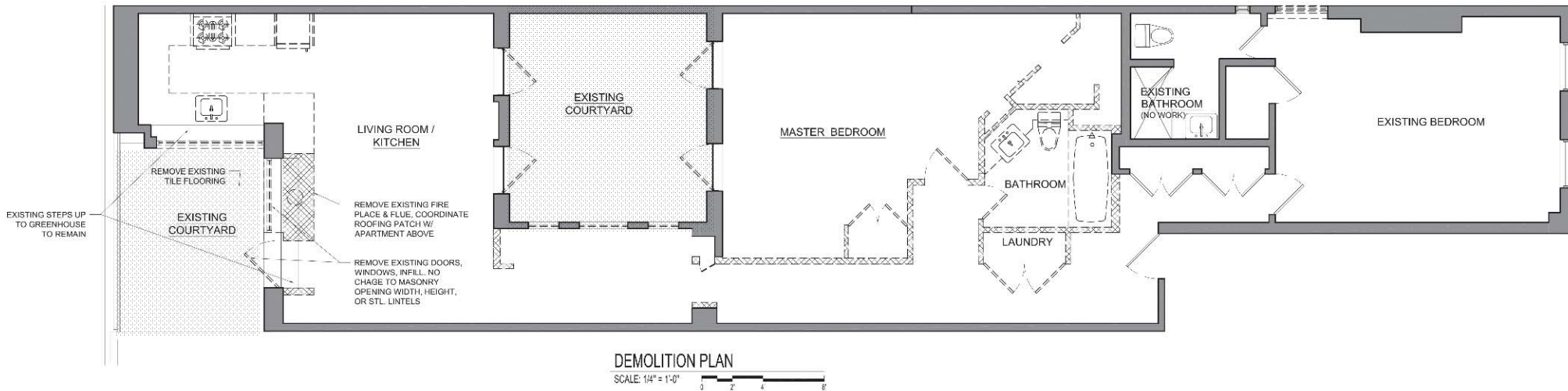


SECTION



AXONOMETRIC DIAGRAM

SECTION & AXONOMETRIC OF EXISTING BUILDING & PROPOSED GREENHOUSE



EXISTING & PROPOSED PLANS

BLOCK PLAN



PROPOSED GREENHOUSE

FULL DEPTH 1-STORY EXTENSION

69 WASHINGTON PLACE
4 STORIES W/
EXISTING
3-STORY &
1-STORY
EXTENSIONS

NOTE: EXISTING REAR YARD
EXTENSIONS SHOWN HATCHED
W/ HEIGHT IN STORIES INDICATED

NOTE: REAR FACADE OR PROPOSED
EXTENSION IS NOT VISIBLE FROM ANY
PUBLIC STREET DUE TO
SURROUNDING BUILDINGS

AERIAL VIEW LOOKING SOUTH

69 WASHINGTON PLACE
4-STORIES W/ EXISTING
3-STORY & 1-STORY
EXTENSIONS

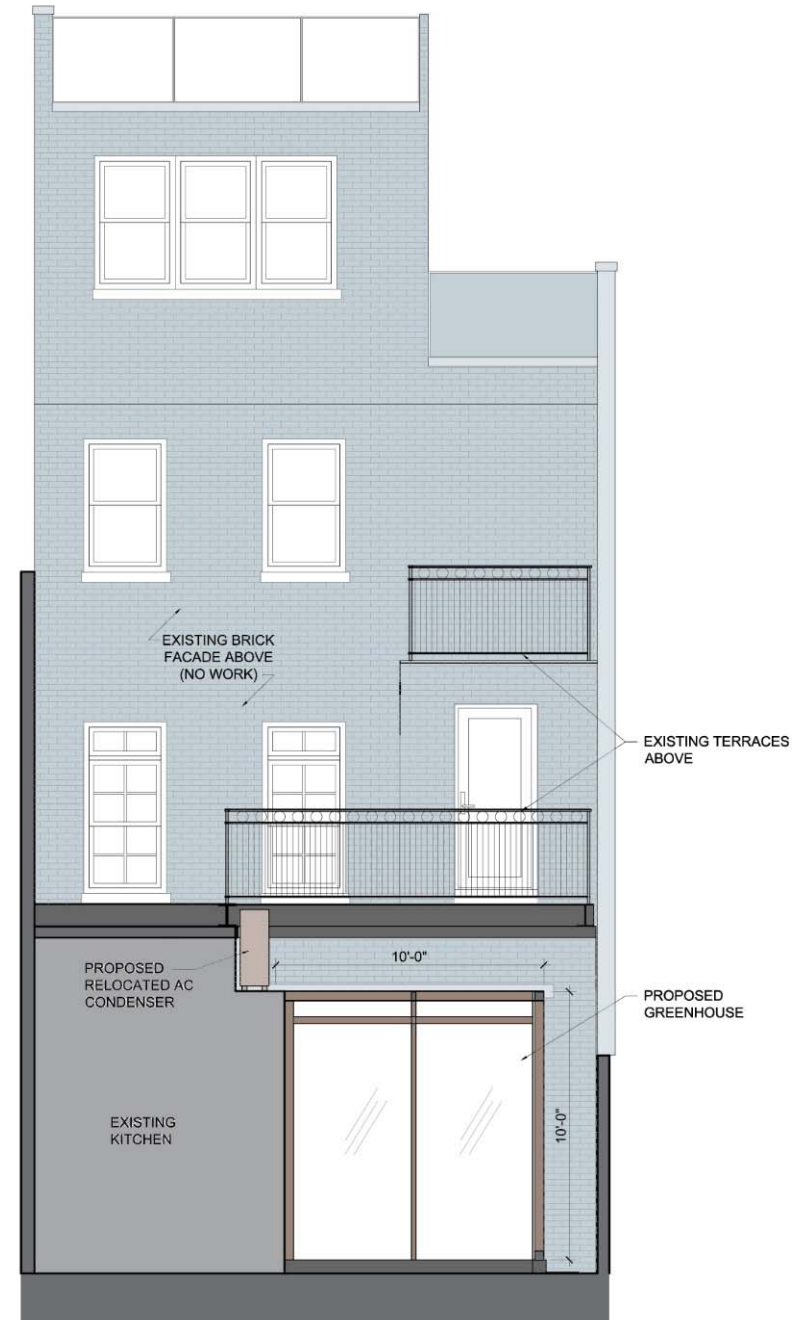
PROPOSED
GREENHOUSE
LOCATION

3 STORY
EXTENSION
2 STORY
EXTENSION
1 STORY
EXTENSION



1 STORY
FULL-DEPTH
EXTENSION

1 STORY
EXTENSION OR
BACK BUILDING



EXISTING & PROPOSED REAR FAÇADES

EXISTING REAR ELEVATION

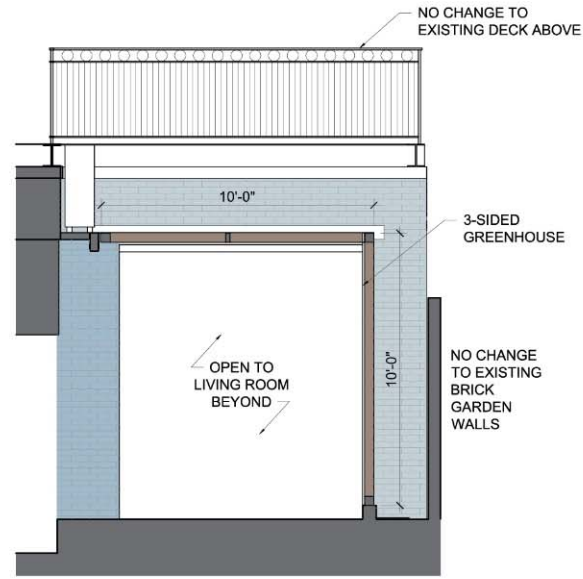
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PROPOSED REAR ELEVATION

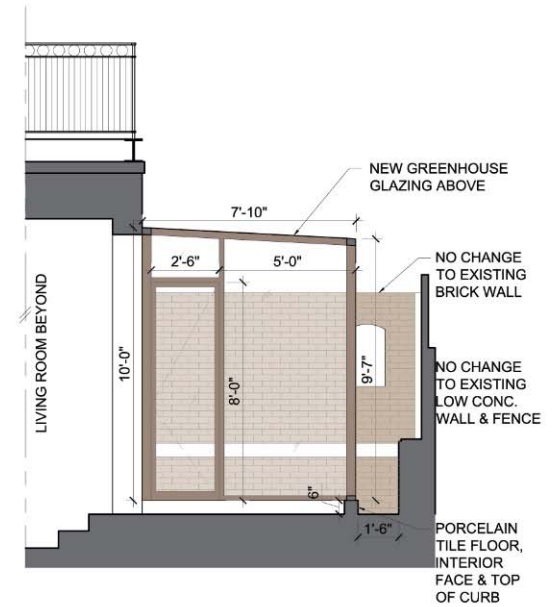
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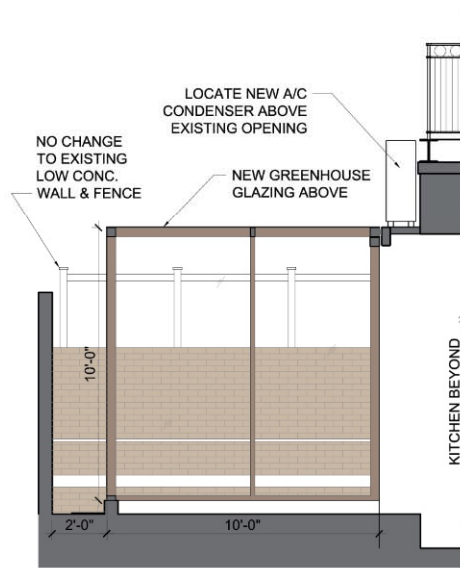
SOUTH PROPOSED ELEVATION

SCALE: 1/4" = 1'-0" 0 2 4 8



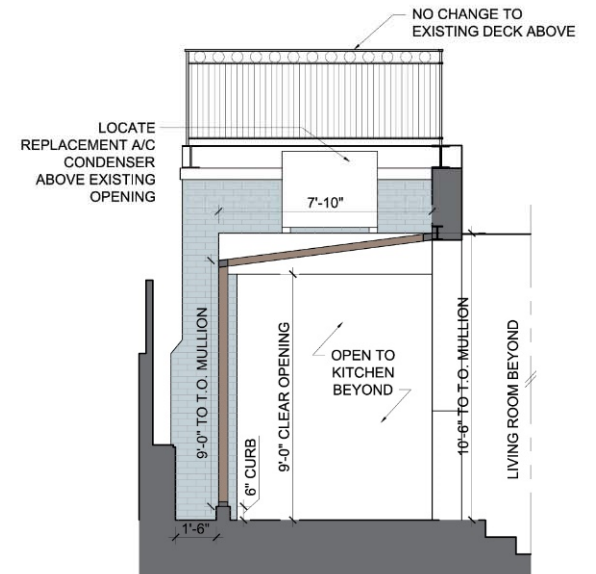
WEST PROPOSED ELEVATION

SCALE: 1/4" = 1'-0" 0 2 4 8



NORTH PROPOSED ELEVATION

SCALE: 1/4" = 1'-0" 0 2 4 8



EAST PROPOSED ELEVATION

SCALE: 1/4" = 1'-0" 0 2 4 8

PROPOSED COURTYARD ELEVATIONS

PROPOSED FINISH:
BRONZE POWDER COATED ALUMINUM

