

**81 CHARLES STREET
NEW YORK, NY 10014**

LPC PUBLIC HEARING
FEBRUARY 7TH, 2017

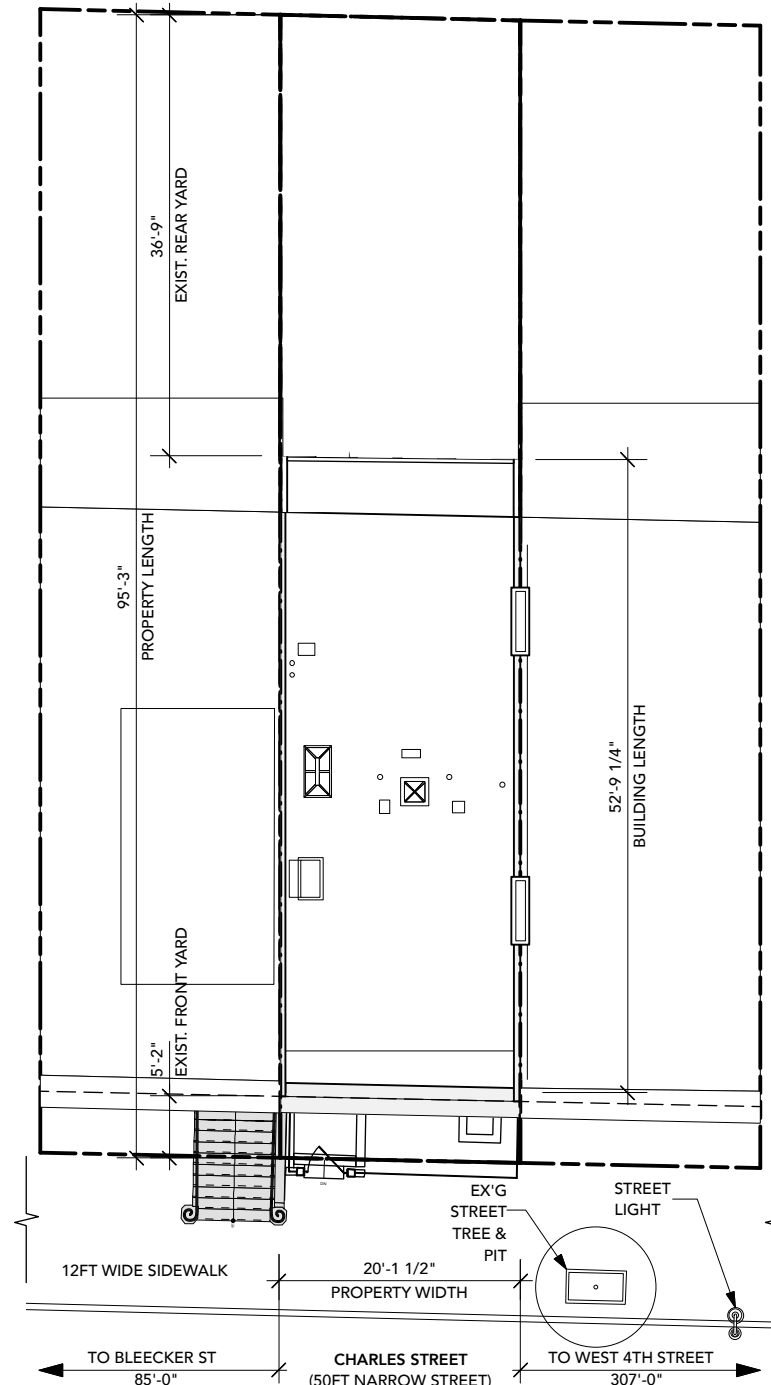
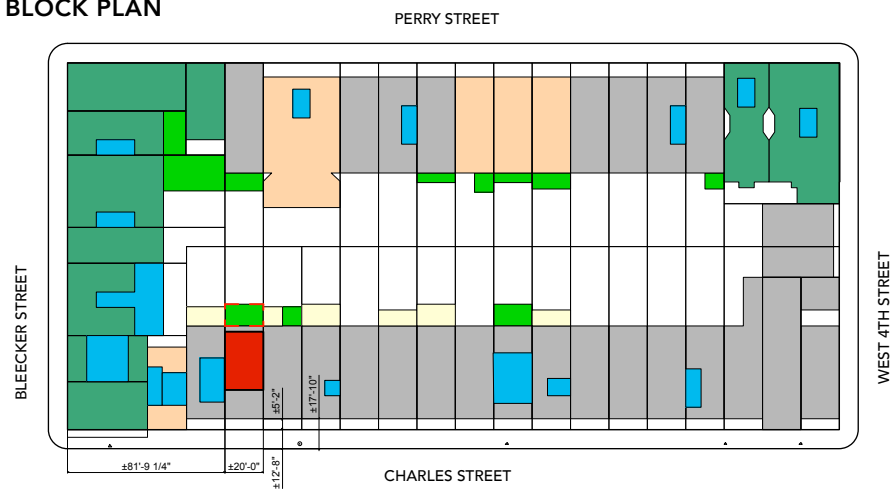




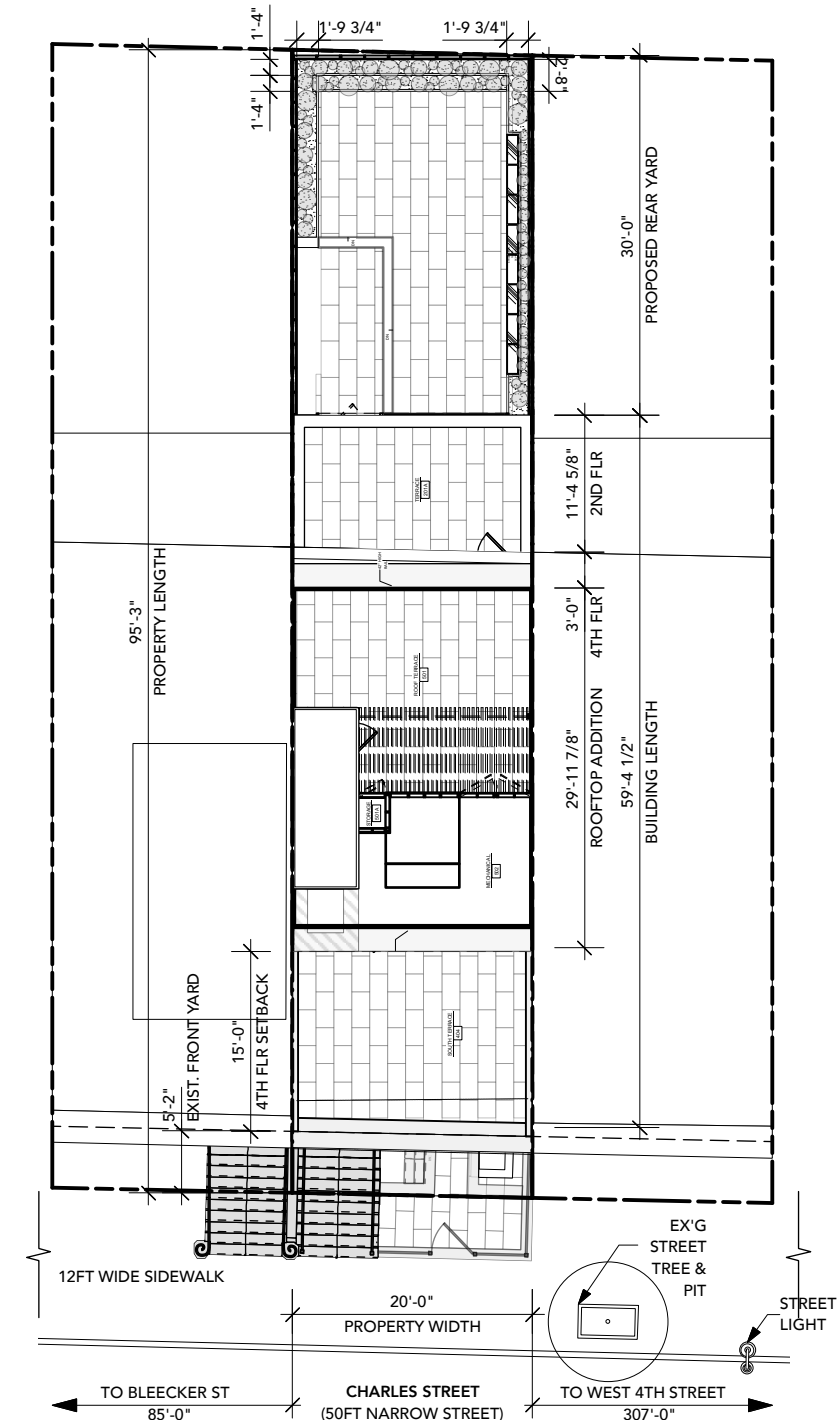
**81 CHARLES STREET
NEW YORK, NY 10014**

ZONING DISTRICT: C1-6 (R7-2), R-6
 MAP: 12A
 BLOCK: 621
 LOT: 76
 COMMUNITY BOARD: #2

BLOCK PLAN



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



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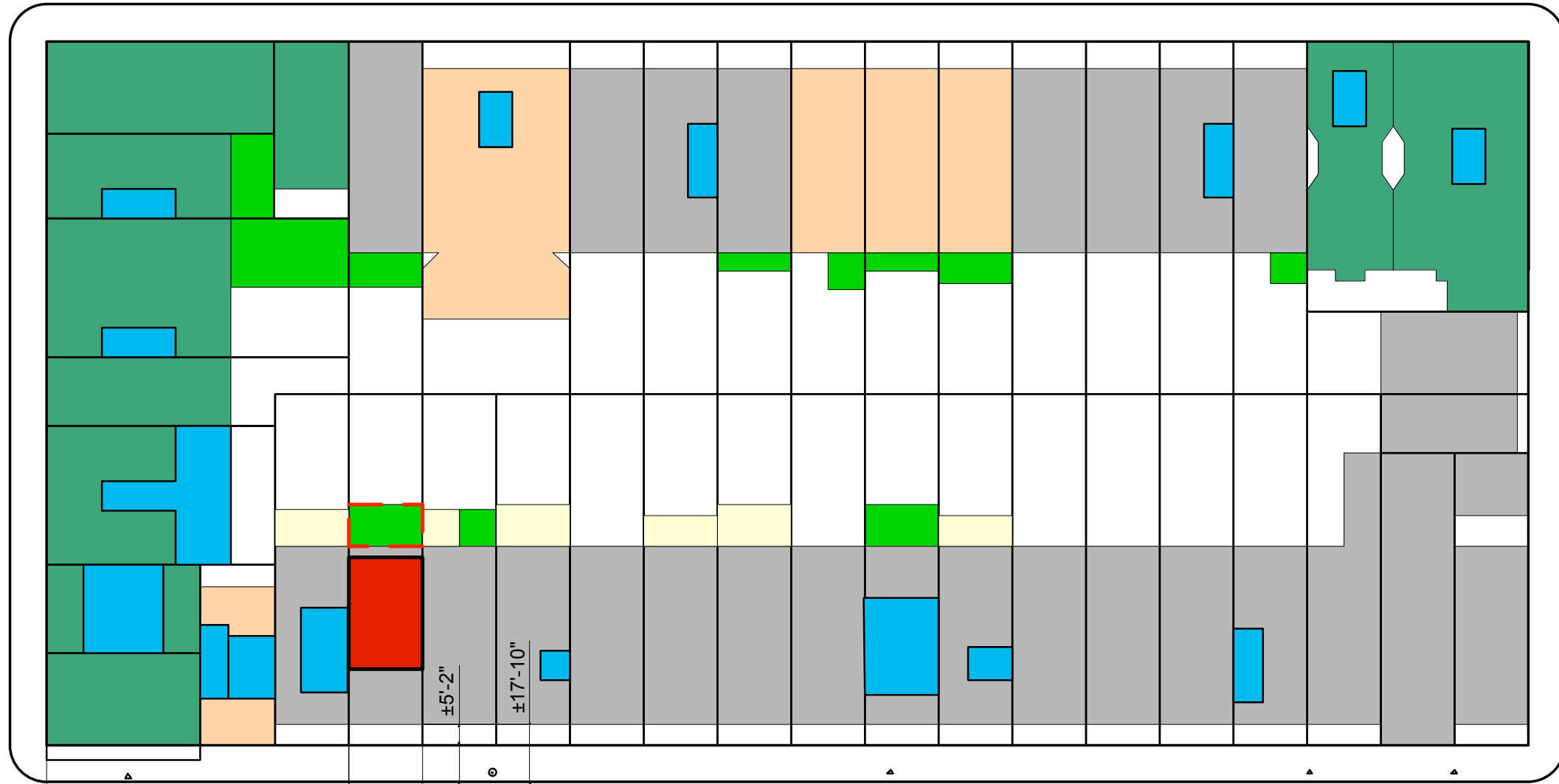
THE TURETT COLLABORATIVE

SITE INFORMATION

PERRY STREET

BLEECKER STREET

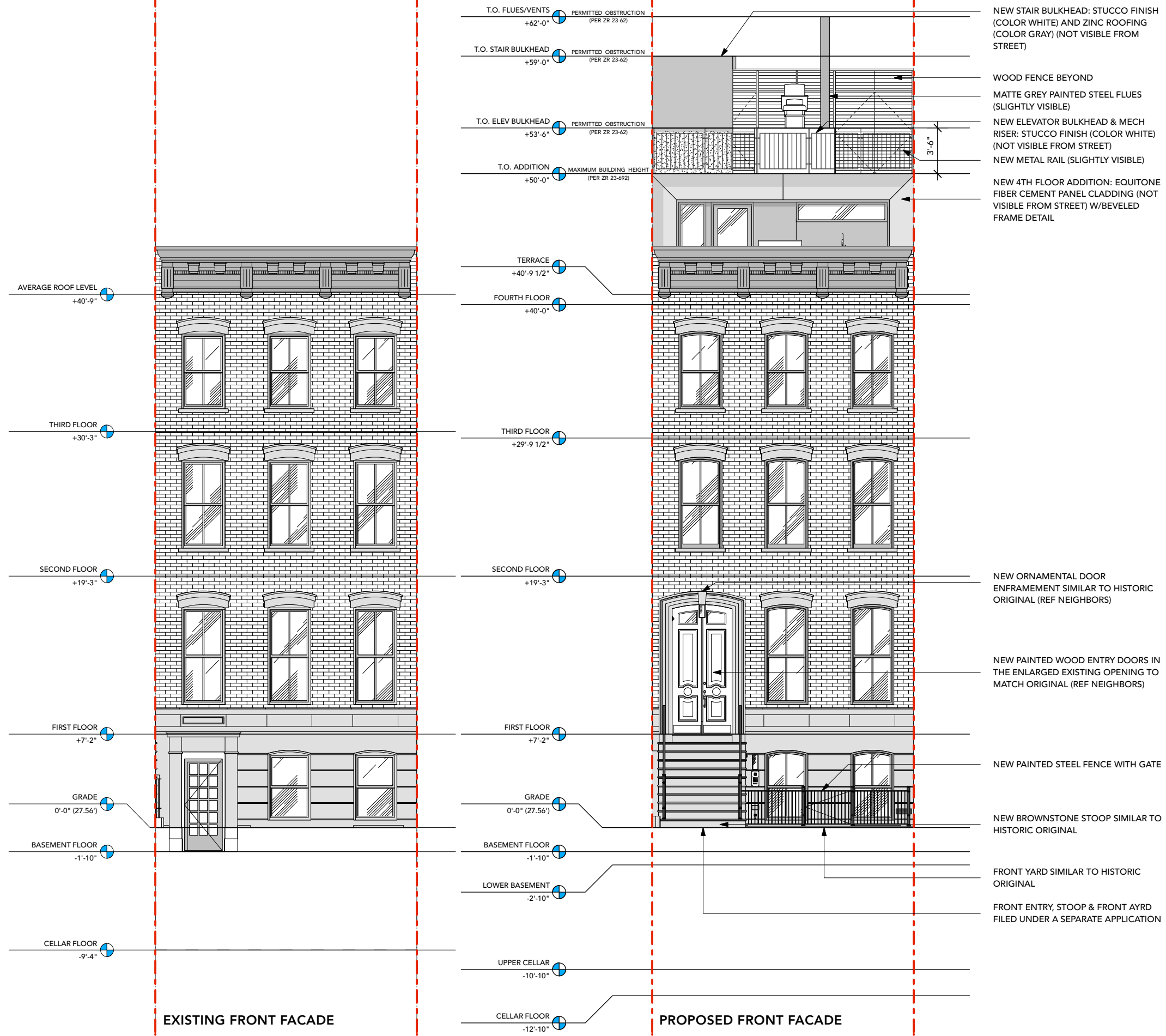
WEST 4TH STREET

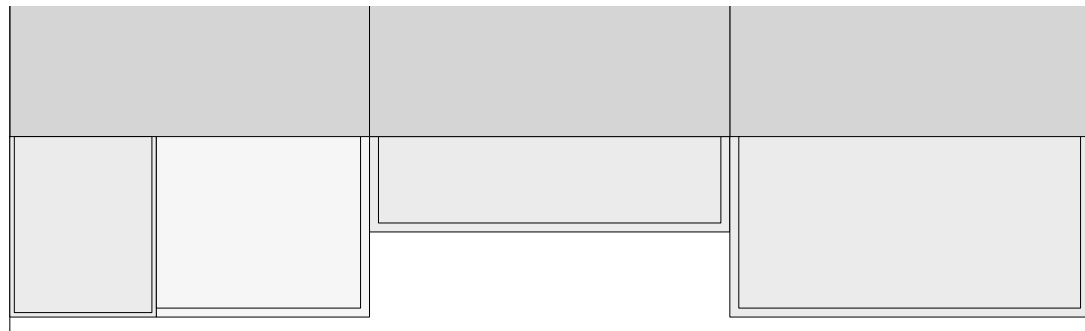


EXISTING SITE PLAN

LEGEND:

- PROPOSED ADDITION
- ROOFTOP ADDITION
- PROPOSED REAR ADDITION
- LOT LINE
- 1 STOREY
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS





79 CHARLES

81 CHARLES

83 CHARLES

EXISTING REAR FACADE PLAN IN CONTEXT
SCALE: 1/16" = 1'-0"



EXISTING REAR FACADE ELEVATION IN CONTEXT
SCALE: 1/16" = 1'-0"



79 CHARLES

81 CHARLES

83 CHARLES

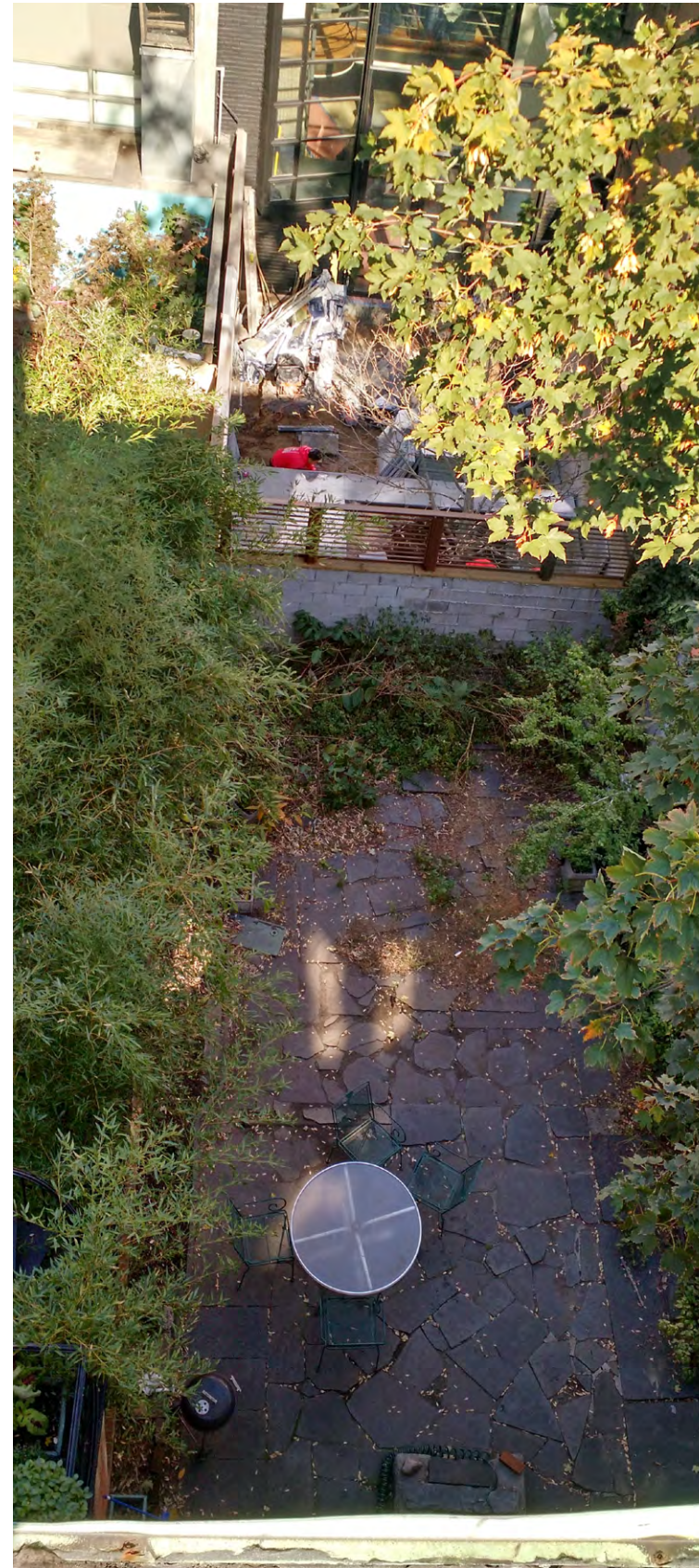
PROPOSED REAR FACADE PLAN IN CONTEXT
SCALE: 1/16" = 1'-0"



PROPOSED REAR FACADE ELEVATION IN CONTEXT
SCALE: 3/32" = 1'-0"



EXISTING REAR FACADE



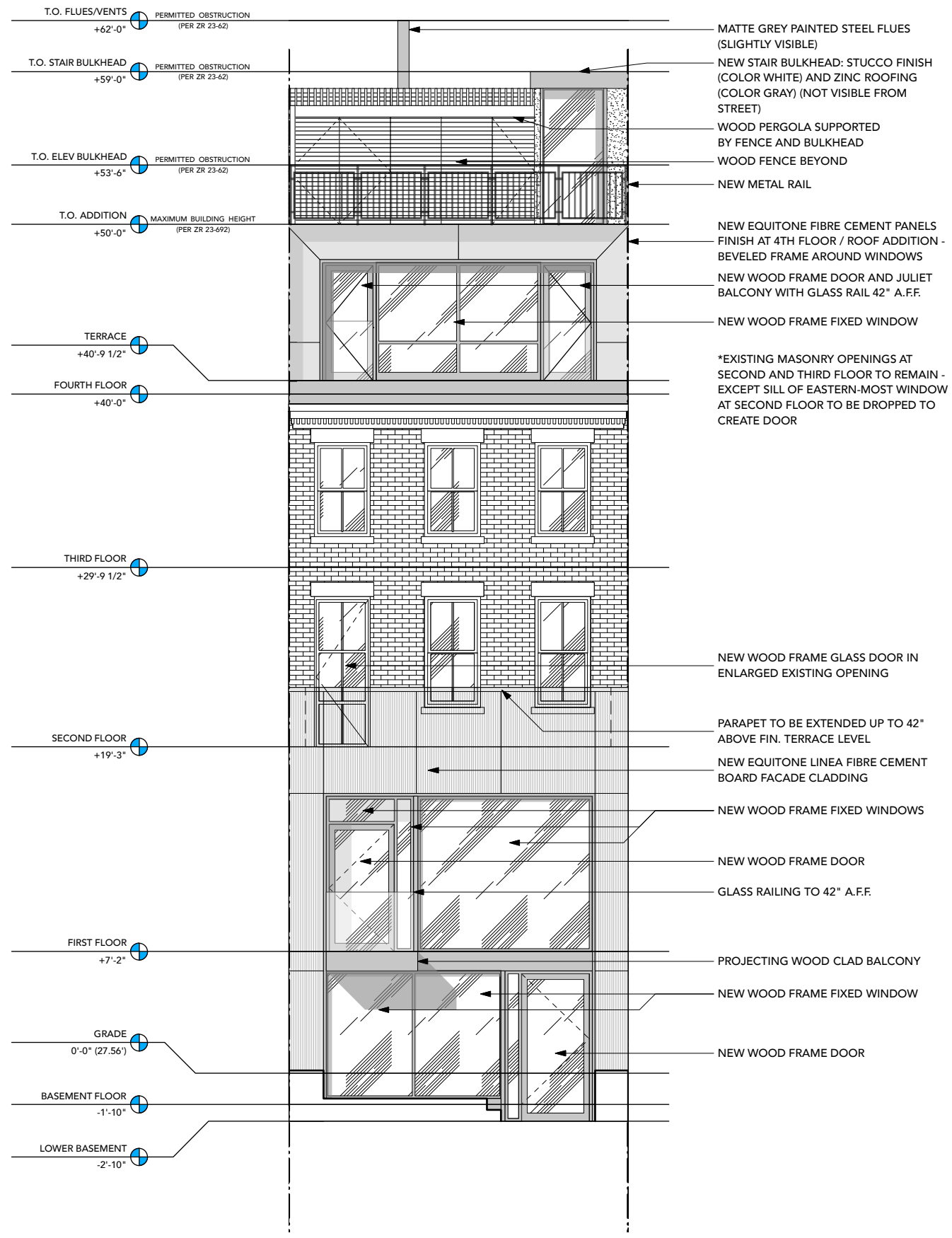
EXISTING REAR YARD



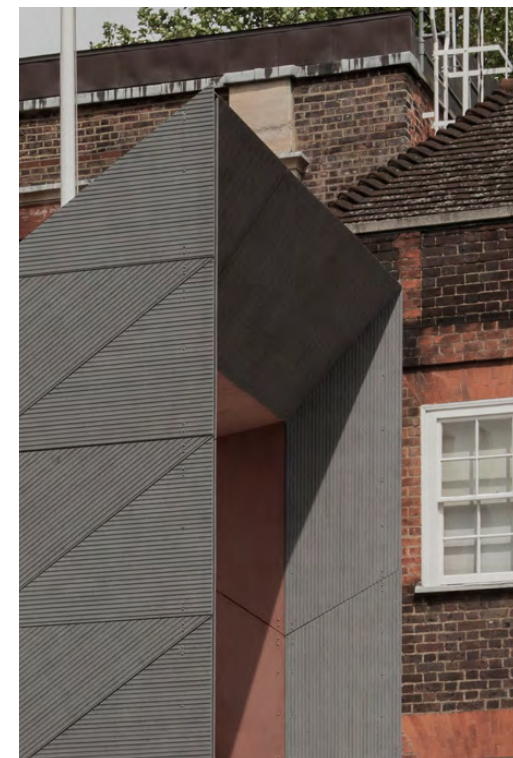
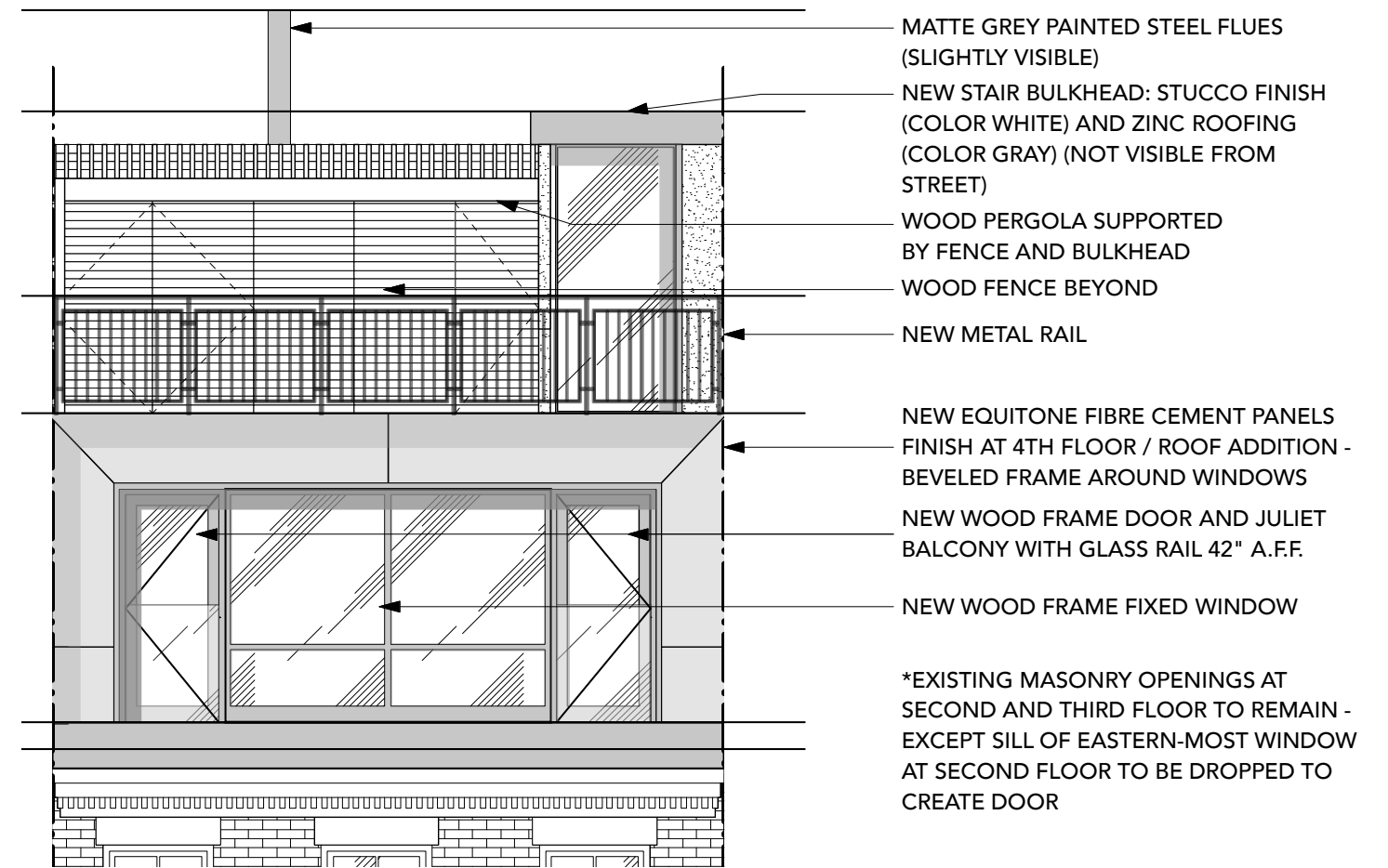
FACADES OF THE INSIDE OF THE BLOCK (NORTH)



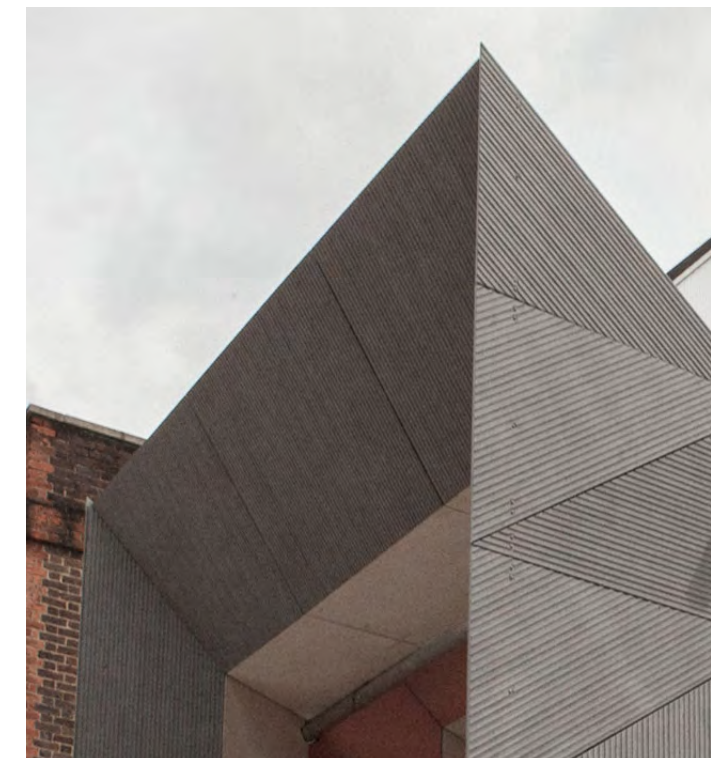
FACADES OF THE INSIDE OF THE BLOCK (SOUTH)

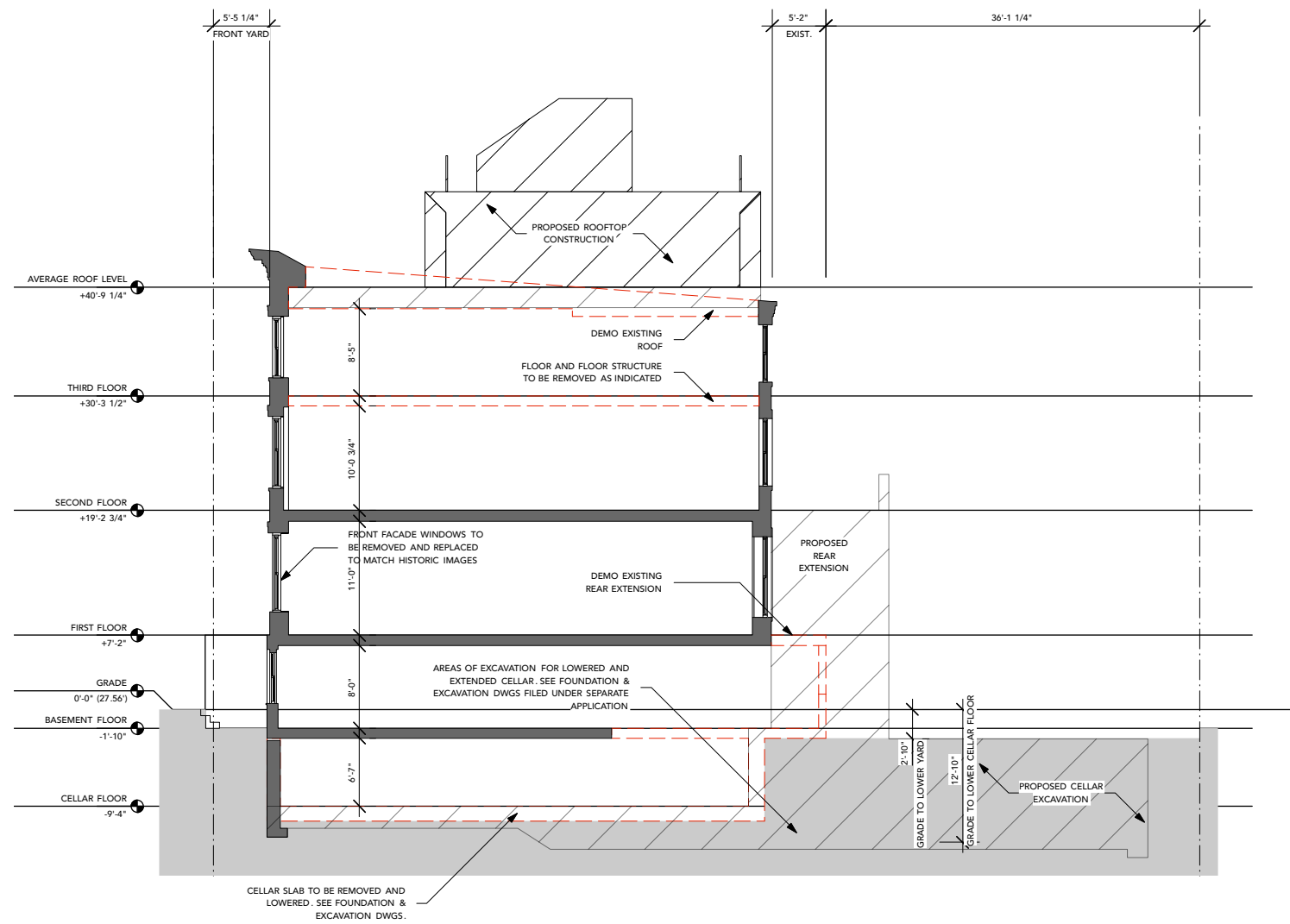


PROPOSED REAR FACADE
SCALE: 1/8" = 1'-0"

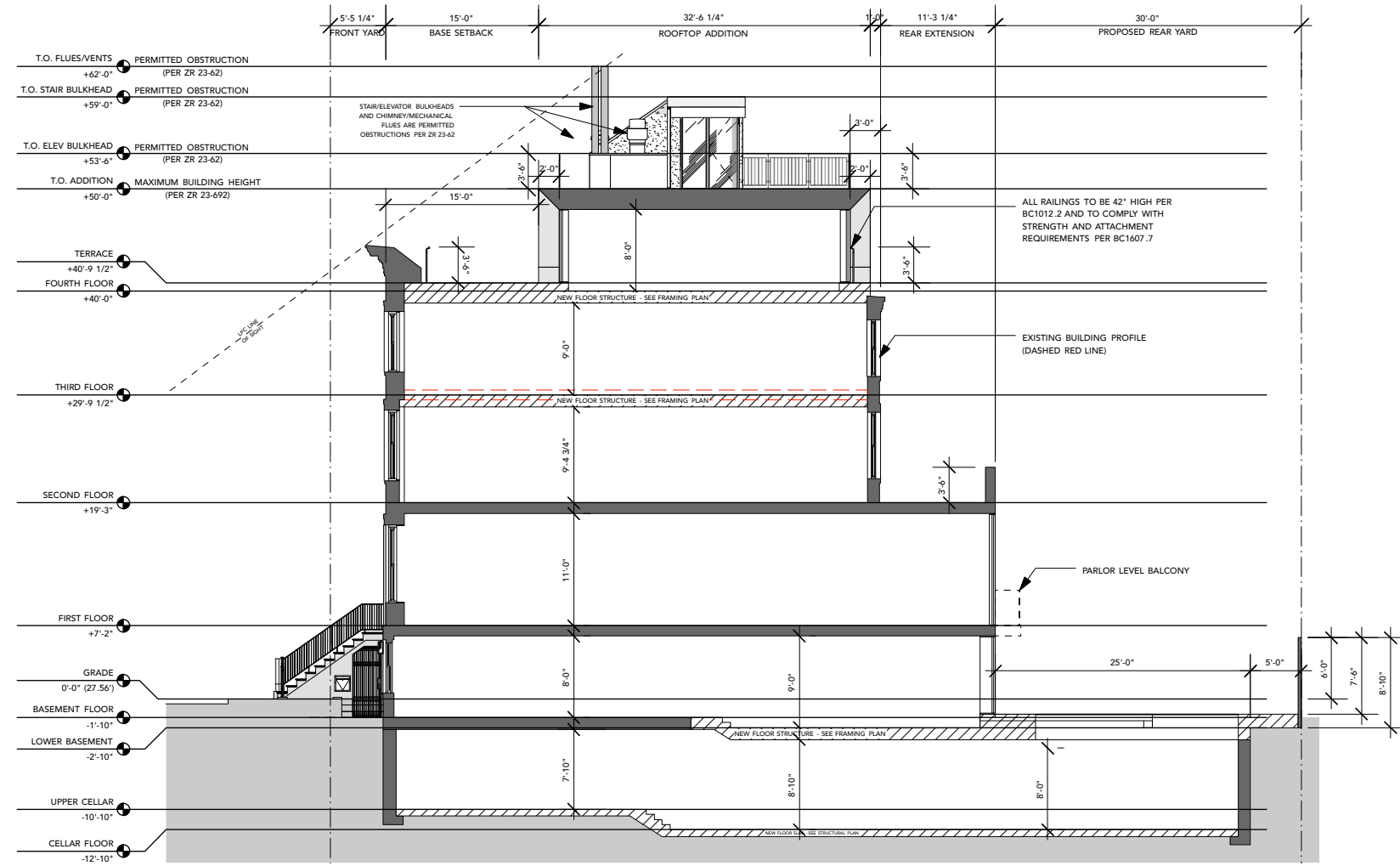


EXAMPLE OF BEVELED FRAME DETAIL

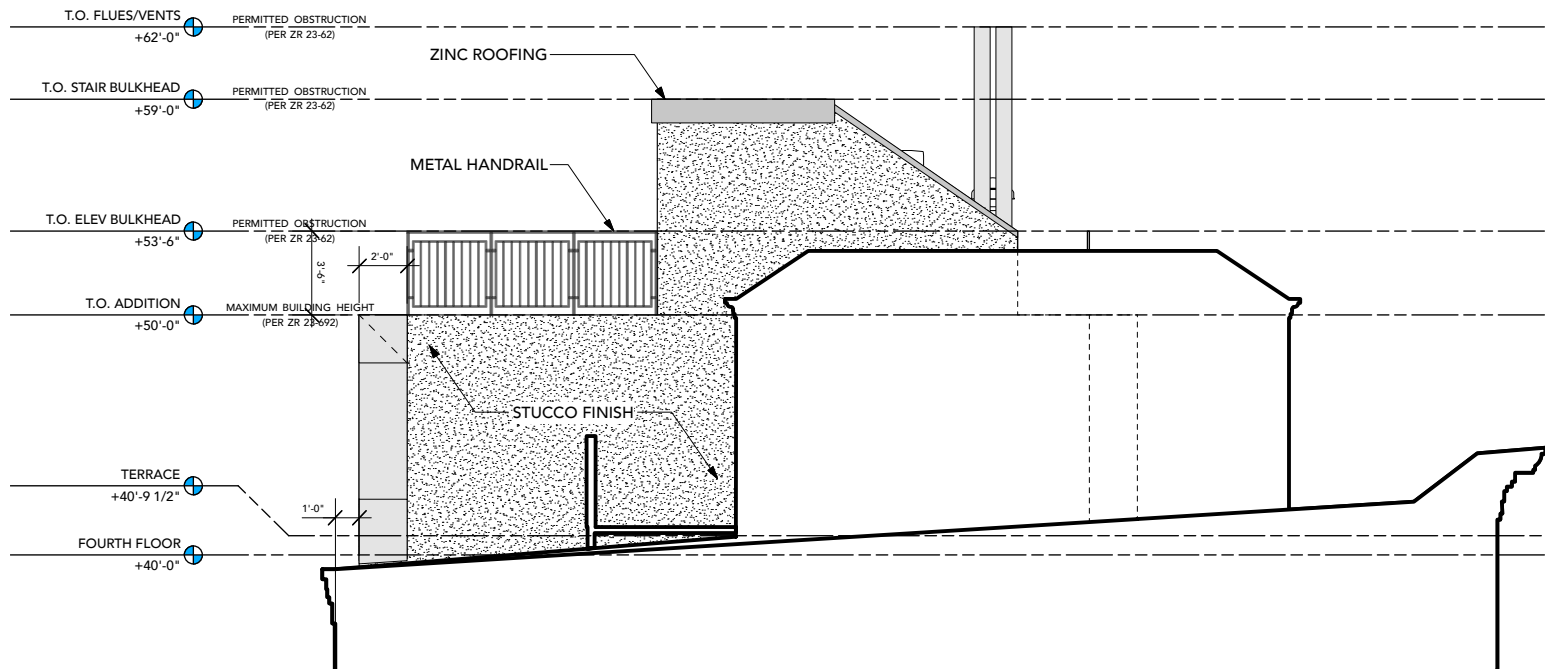




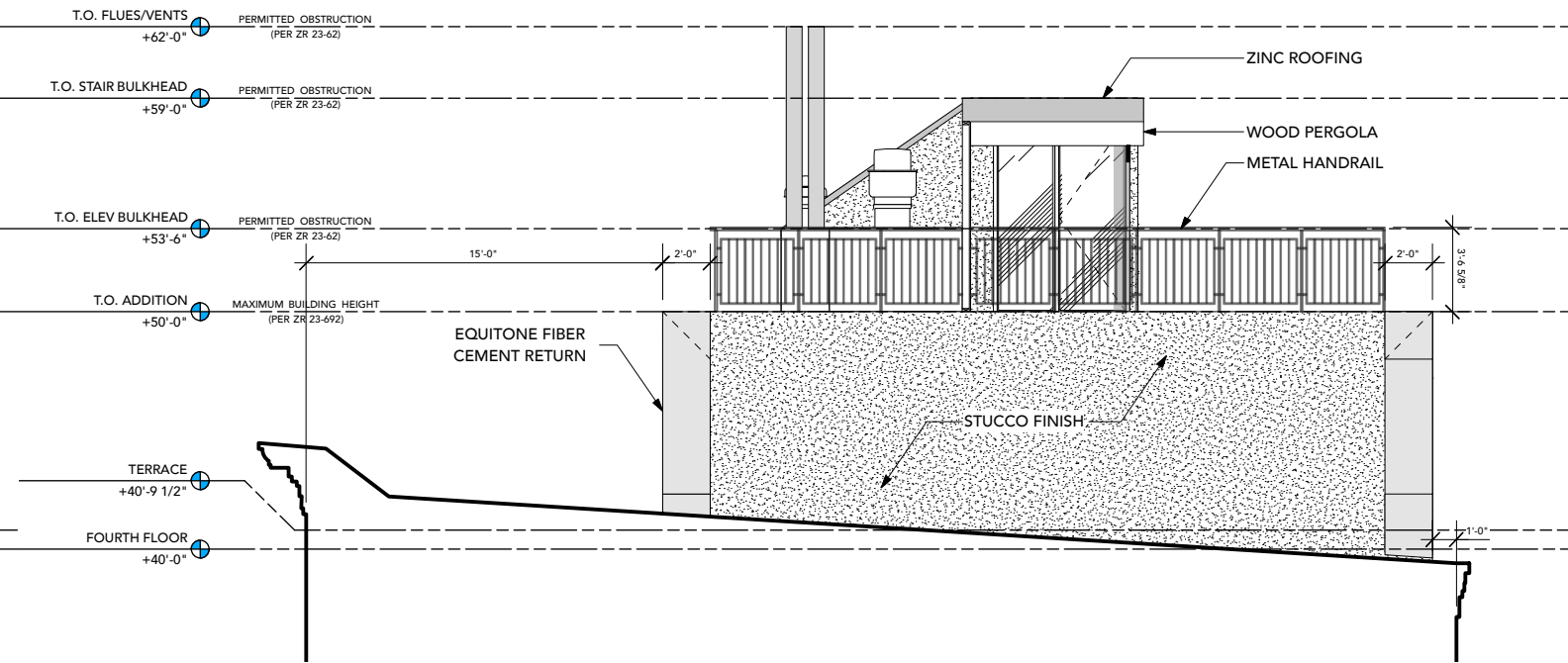
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



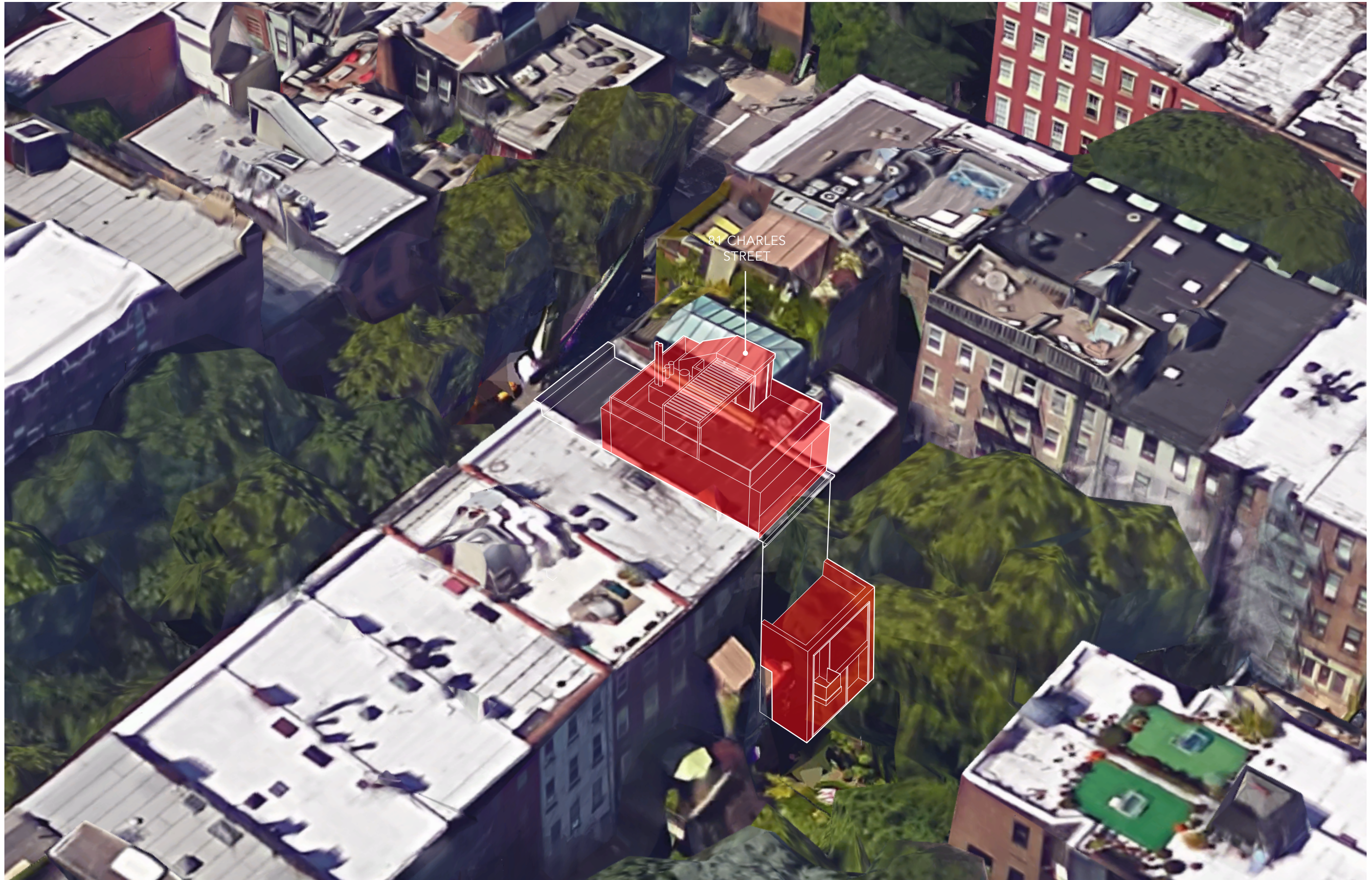
PROPOSED BUILDING SECTION
SCALE: 1/16" = 1'-0"



BULKHEAD EAST ELEVATION (83 CHARLES)
SCALE: 1/8" = 1'-0"



BULKHEAD WEST ELEVATION (79 CHARLES)
SCALE: 1/8" = 1'-0"



AERIAL PERSPECTIVE - FROM THE NORTHEAST

81 CHARLES ST

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THE TURETT COLLABORATIVE



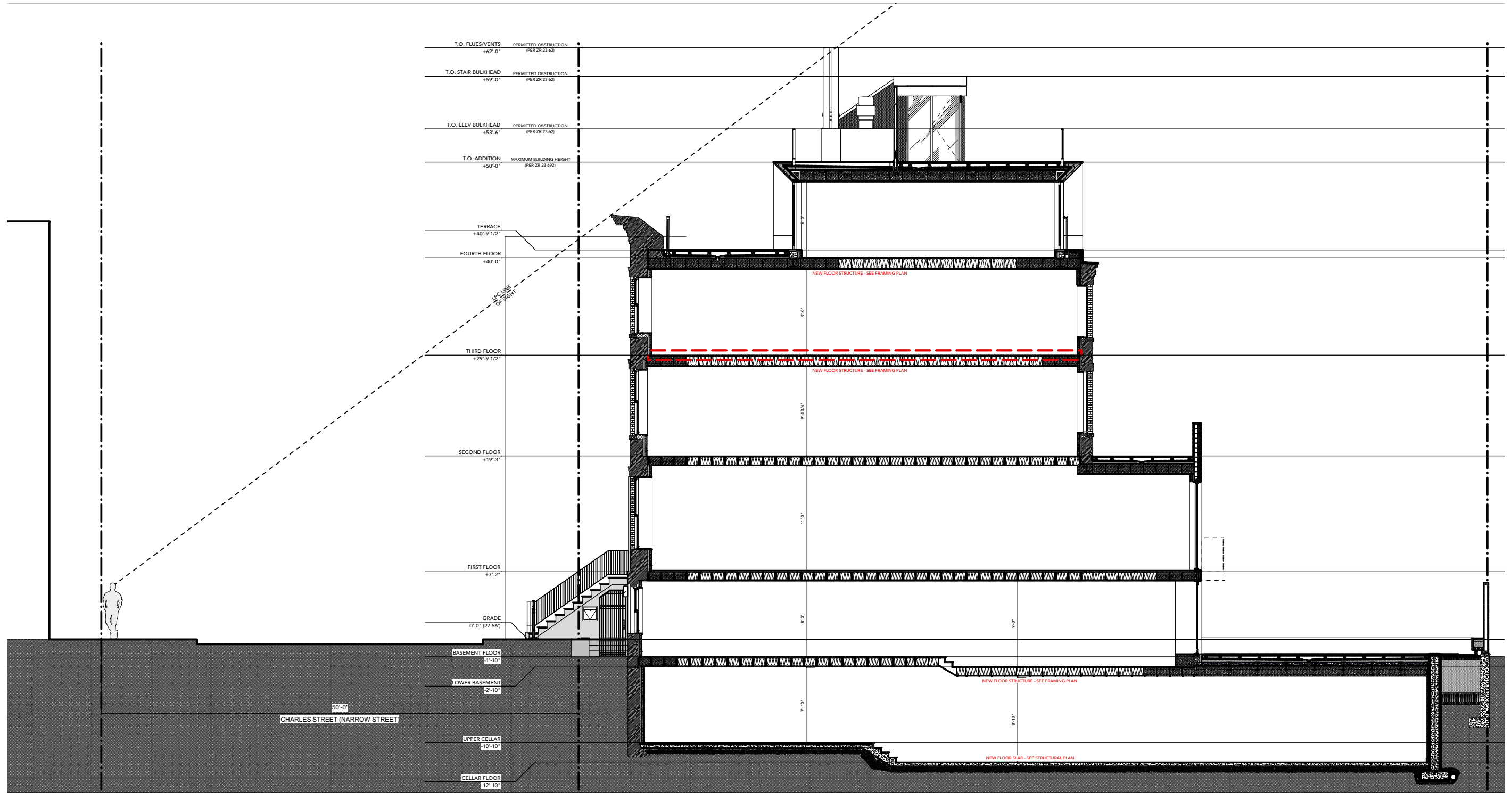
PROPOSED MASSING DIAGRAM



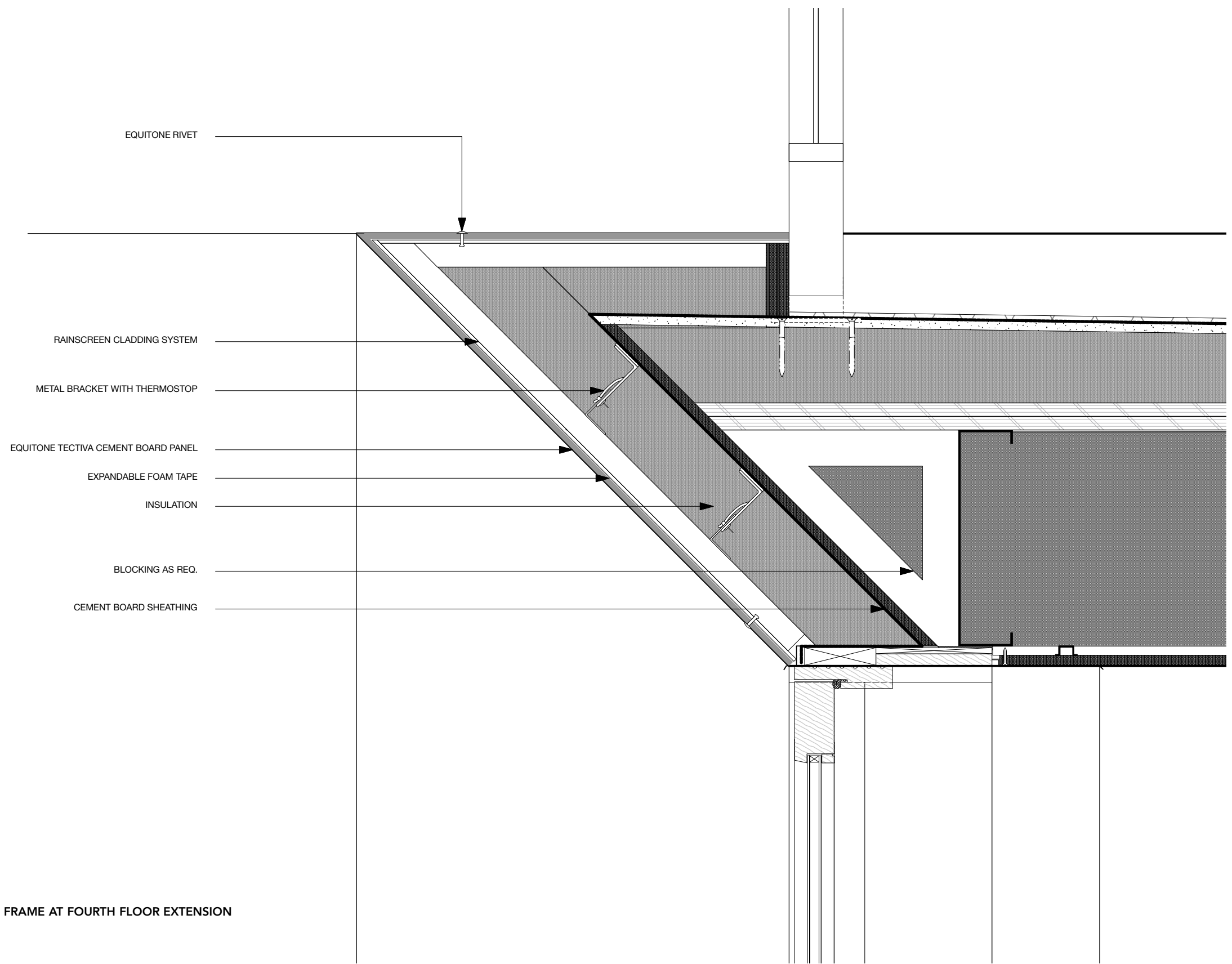
AERIAL RENDERING (FRONT) - LOOKING NORTHWEST



AERIAL RENDERING (REAR) - LOOKING SOUTHEAST



PROPOSED BUILDING SECTION
SCALE: 3/32" = 1'-0"



DETAILED OF BEVELED FRAME AT FOURTH FLOOR EXTENSION
 SCALE: 2" = 1'-0"



81 CHARLES ST - MOCK UP - ROOF VIEW 1 (LOOKING NORTH WEST @ RAILING, ADDITION & STAIR BULKHEAD)



81 CHARLES ST - MOCK UP - ROOF VIEW 2 (LOOKING SOUTH @ STAIR BULKHEAD + RAILING)



81 CHARLES ST - MOCK UP - ROOF VIEW 3 (LOOKING NORTH WEST @ EXTENT OF MOCK UP + FLUES)



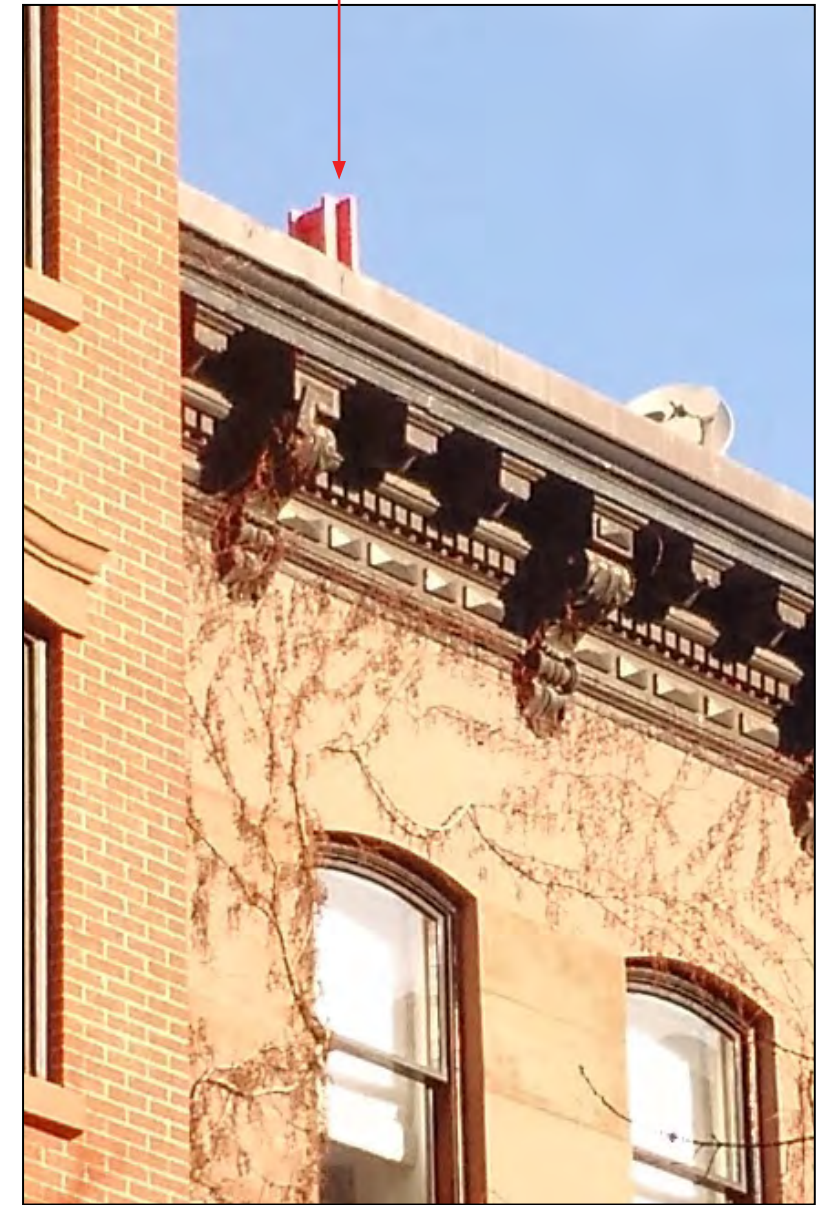
81 CHARLES ST - MOCK UP - ROOF VIEW 4 (LOOKING NORTH @ FLUES, RAILING AND STAIR BULKHEAD)



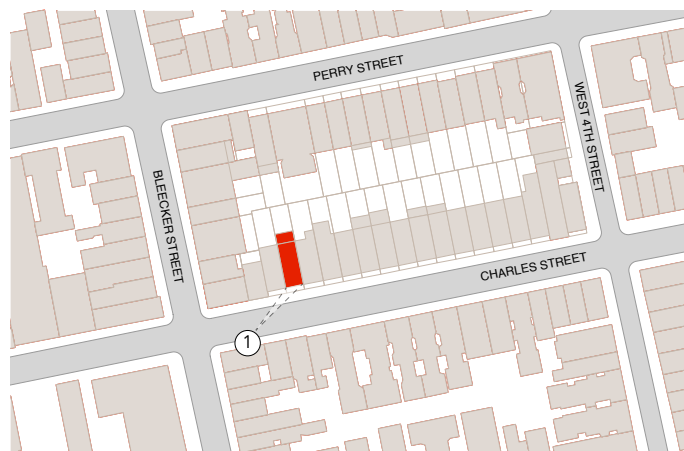
SLIGHTLY VISILE TOPS OF FLUES



SLIGHTLY VISILE TOPS OF FLUES



1 - 81 CHARLES ST - MOCK UP STREET VIEW



81 CHARLES ST - MOCK UP - BLOCK PLAN

81 CHARLES ST

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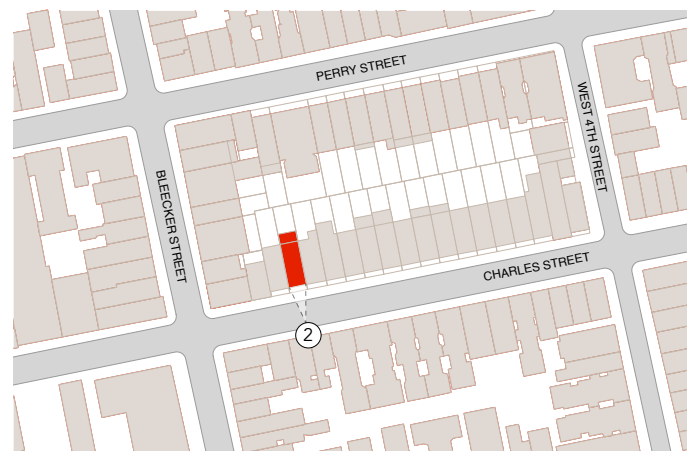
THE TURETT COLLABORATIVE



MOCK-UP PHOTO

02/07/17

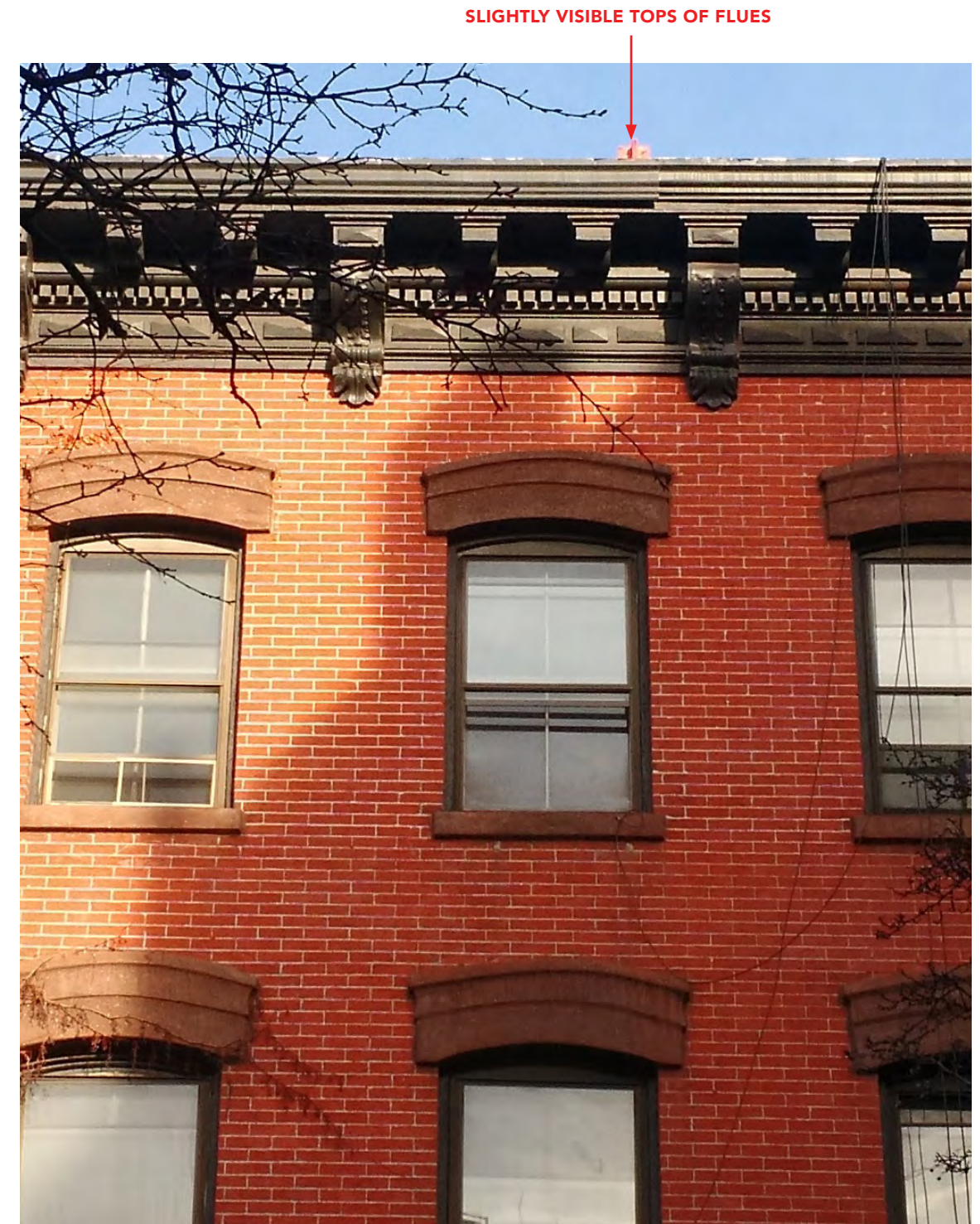
15
15 OF 27



81 CHARLES ST - MOCK UP - BLOCK PLAN



2 - 81 CHARLES ST - MOCK UP STREET VIEW



2 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)



81 CHARLES ST - MOCK UP - BLOCK PLAN

SLIGHTLY VISIBLE TOPS OF FLUES



3 - 81 CHARLES ST - MOCK UP STREET VIEW

SLIGHTLY VISIBLE TOPS OF FLUES



3 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)

VISIBLE FLUES OF NEIGHBORING BUILDINGS



81 CHARLES ST - MOCK UP - BLOCK PLAN

SLIGHTLY VISIBLE TOPS OF FLUES



4 - 81 CHARLES ST - MOCK UP STREET VIEW

SLIGHTLY VISIBLE TOPS OF FLUES



4 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)

81 CHARLES ST

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THE TURETT COLLABORATIVE



MOCK-UP PHOTO

02/07/17

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18 OF 27

VISIBLE FLUES OF NEIGHBORING BUILDINGS

VISIBLE FLUES OF NEIGHBORING BUILDINGS



81 CHARLES ST - MOCK UP - BLOCK PLAN

5 - 81 CHARLES ST - MOCK UP STREET VIEW (NOT VISIBLE)

6 - 81 CHARLES ST - MOCK UP STREET VIEW (NOT VISIBLE)

81 CHARLES ST

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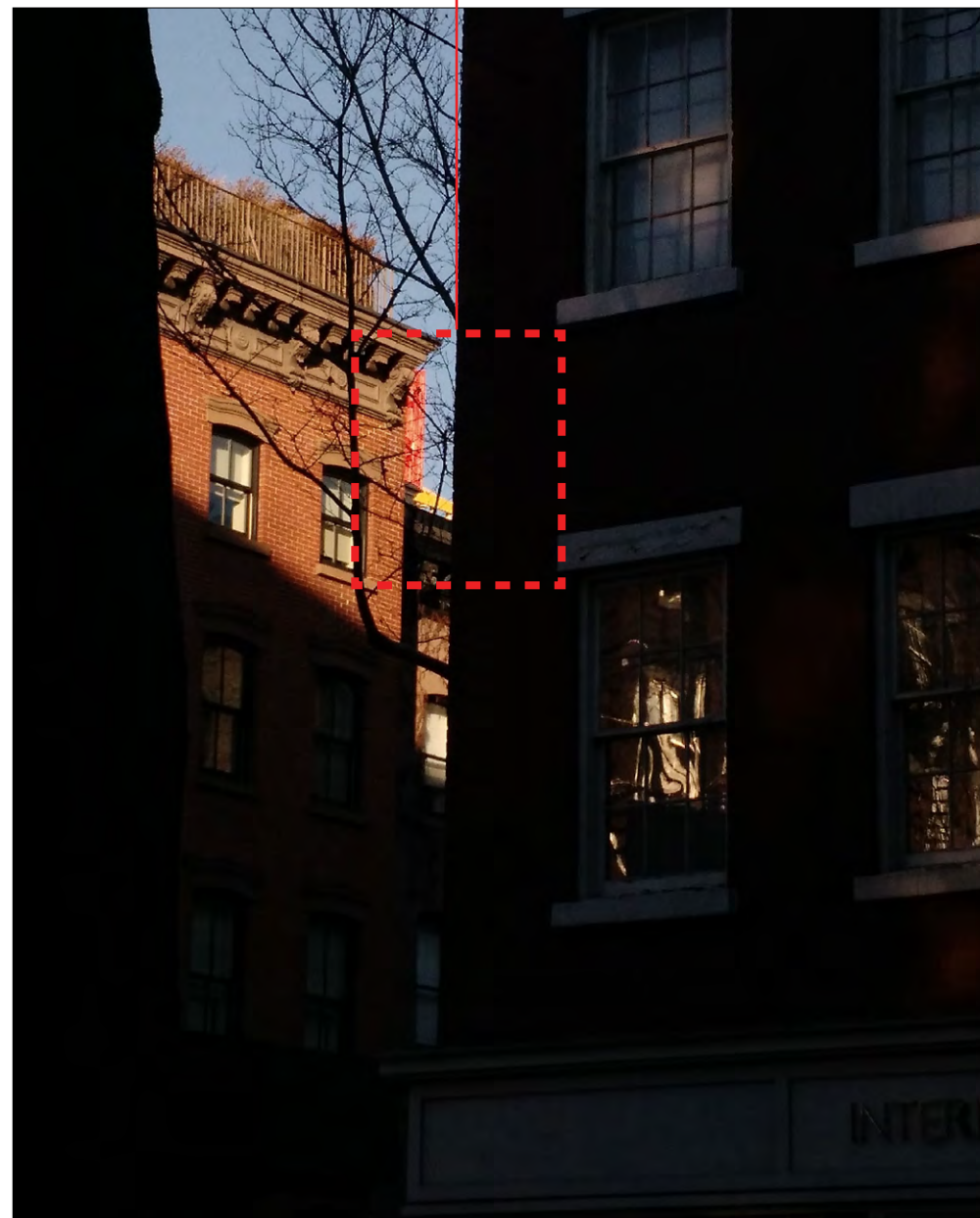
THE TURETT COLLABORATIVE



MOCK-UP PHOTO

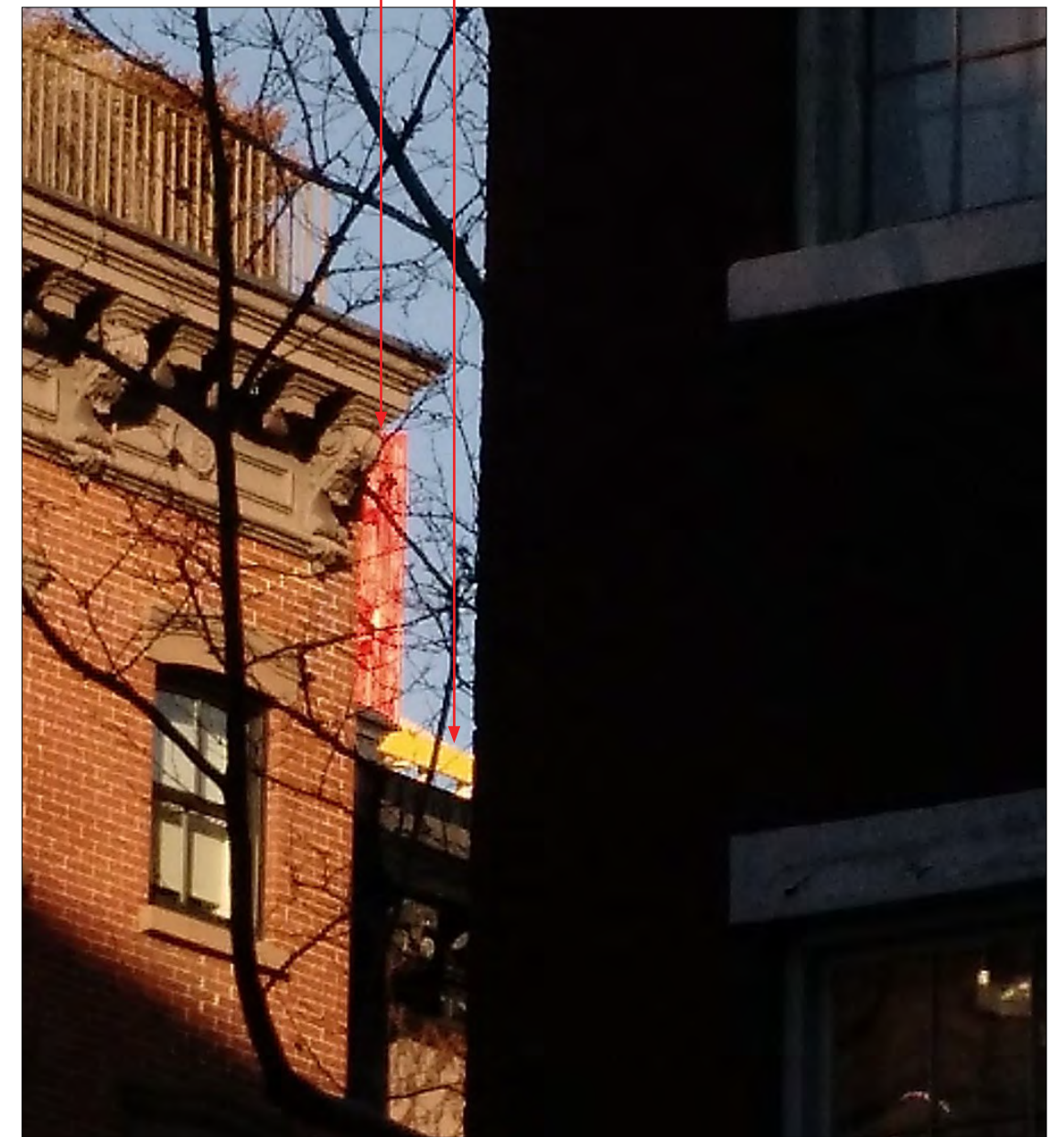


81 CHARLES ST - MOCK UP - BLOCK PLAN



SLIGHTLY VISIBLE
ROOFTOP ADDITION

7 - 81 CHARLES ST - MOCK UP STREET VIEW



VISIBLE FLUES

BULKHEAD
ROOF RAILING

7 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)

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MOCK-UP PHOTO

02/07/17

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81 CHARLES ST - MOCK UP - BLOCK PLAN



8 - 81 CHARLES ST - MOCK UP STREET VIEW



8 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)

VISIBLE FLUES OF NEIGHBORING BUILDINGS



81 CHARLES ST - MOCK UP - BLOCK PLAN

SLIGHTLY VISIBLE TOPS OF FLUES



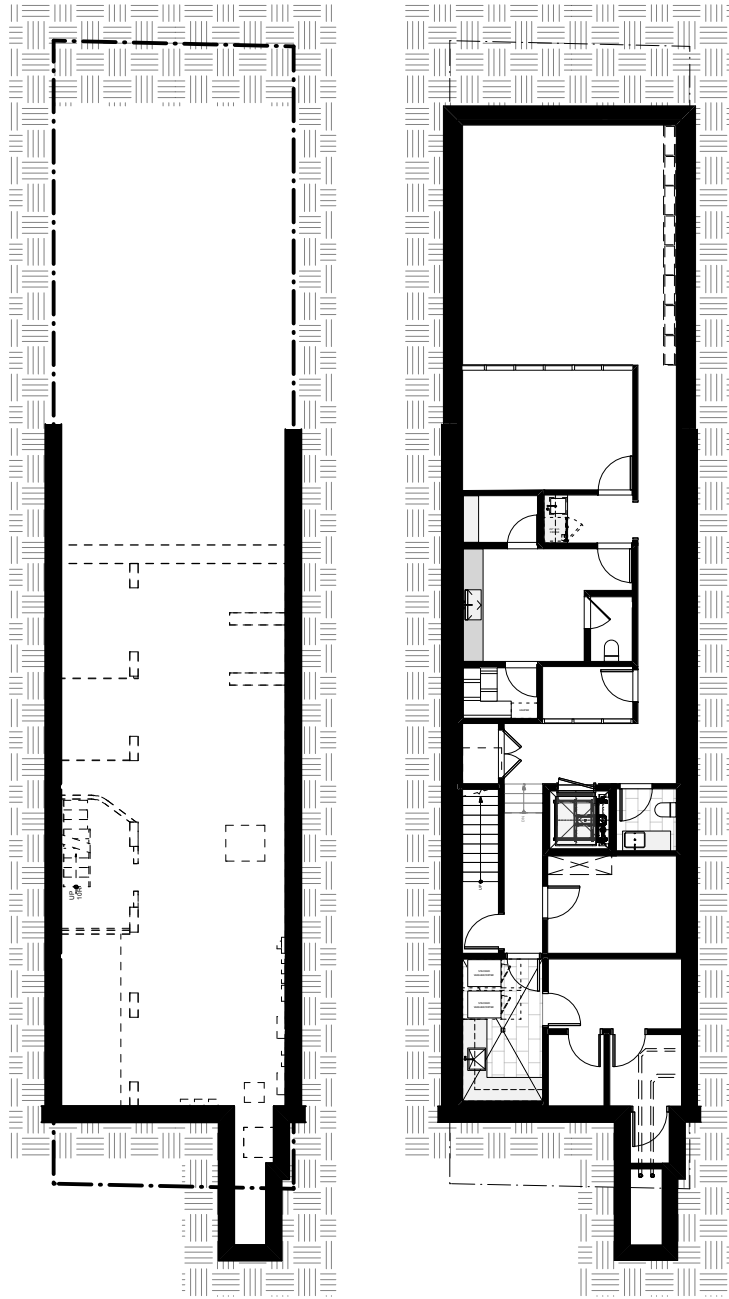
9 - 81 CHARLES ST - MOCK UP STREET VIEW

SLIGHTLY VISIBLE TOPS OF FLUES



9 - 81 CHARLES ST - MOCK UP STREET VIEW (ZOOMED)

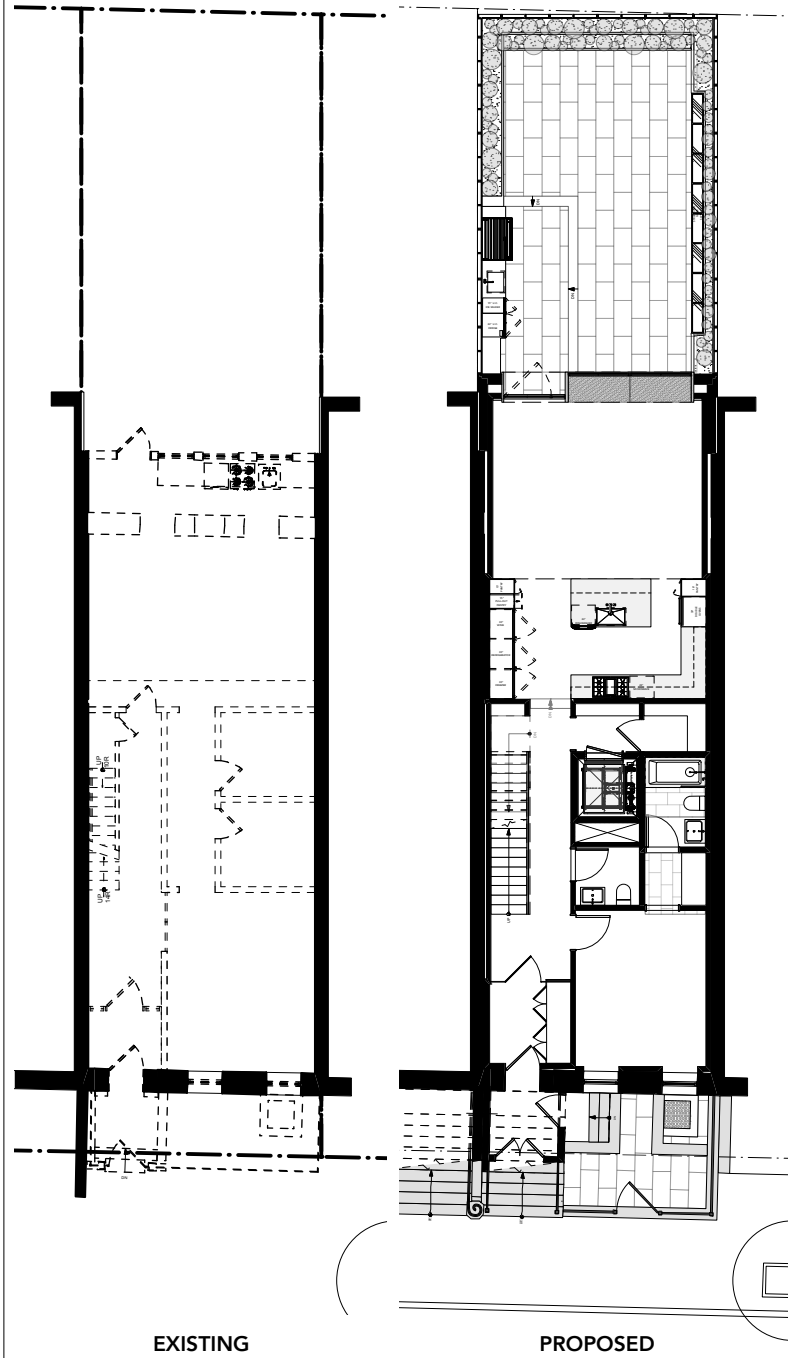
VISIBLE FLUES OF NEIGHBORING BUILDINGS



EXISTING

PROPOSED

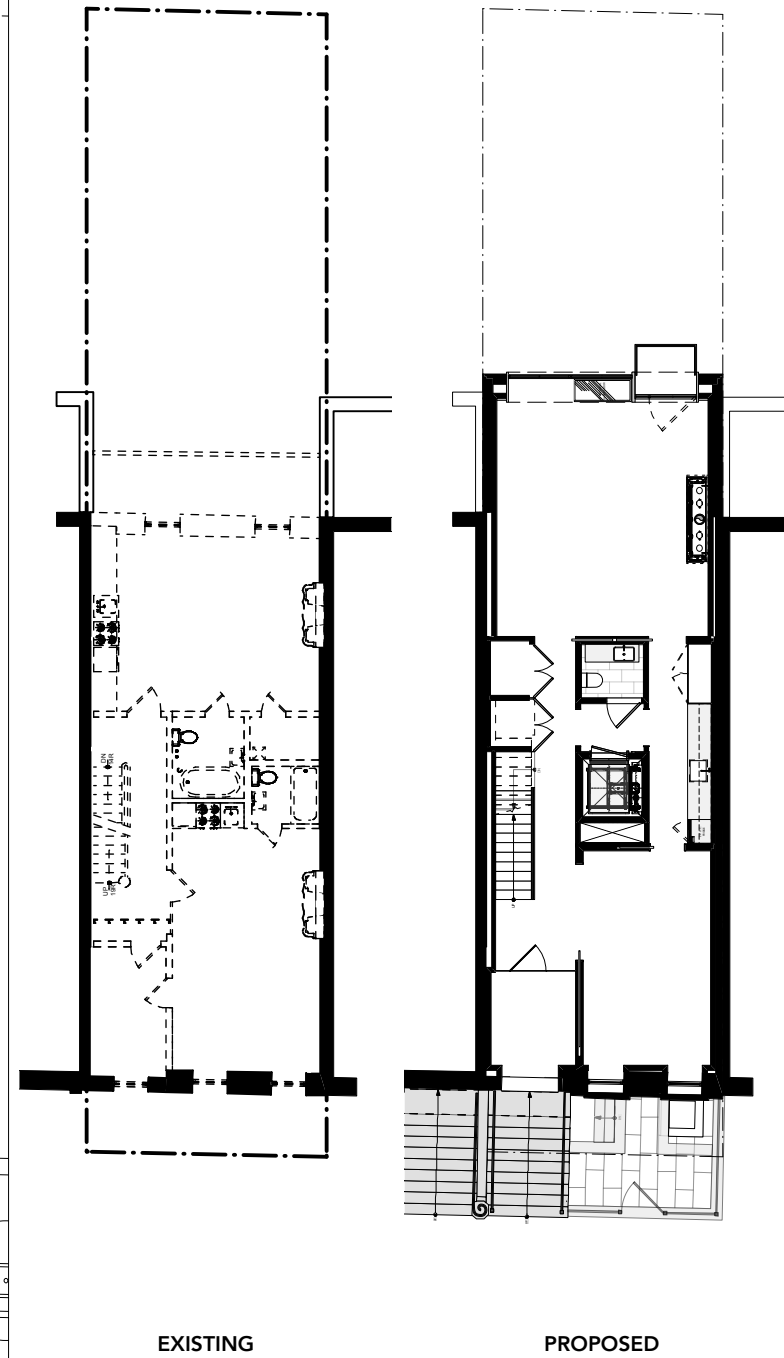
CELLAR FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

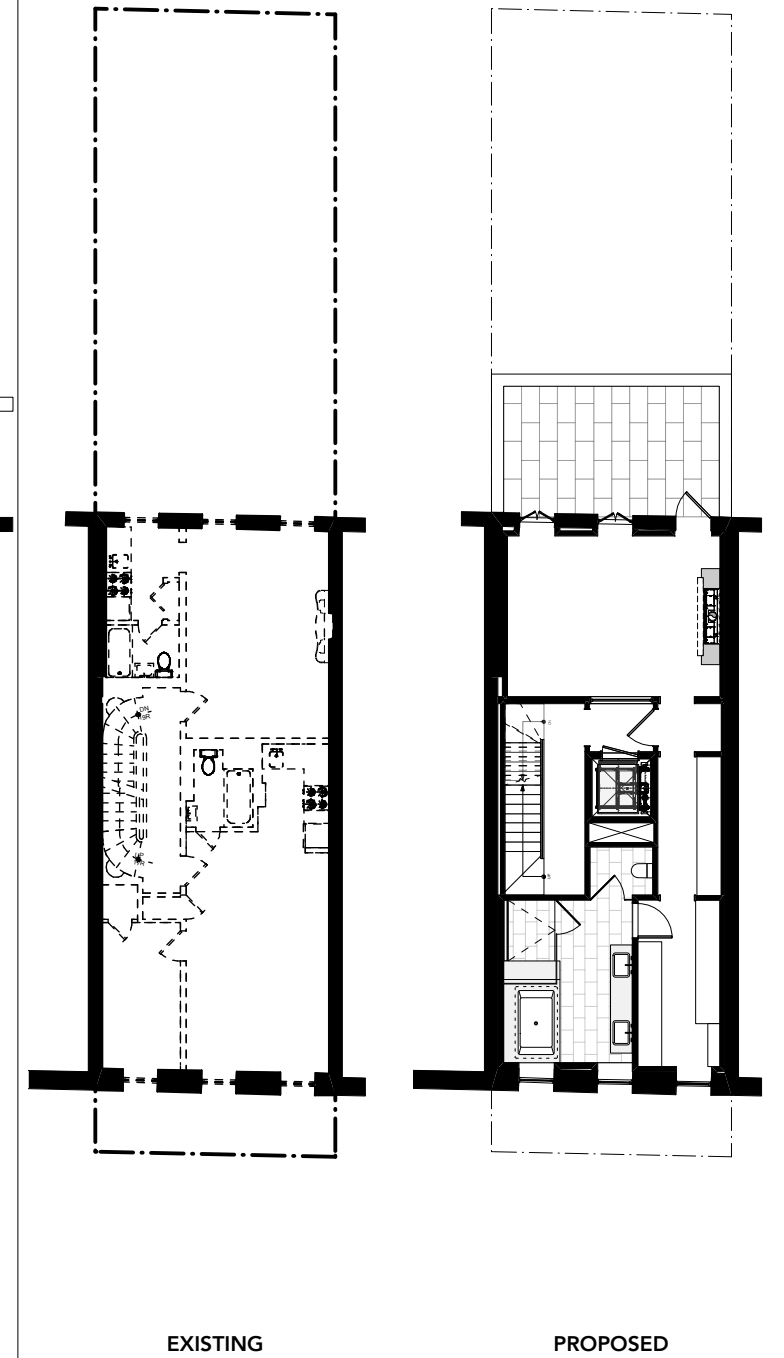
BASEMENT FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

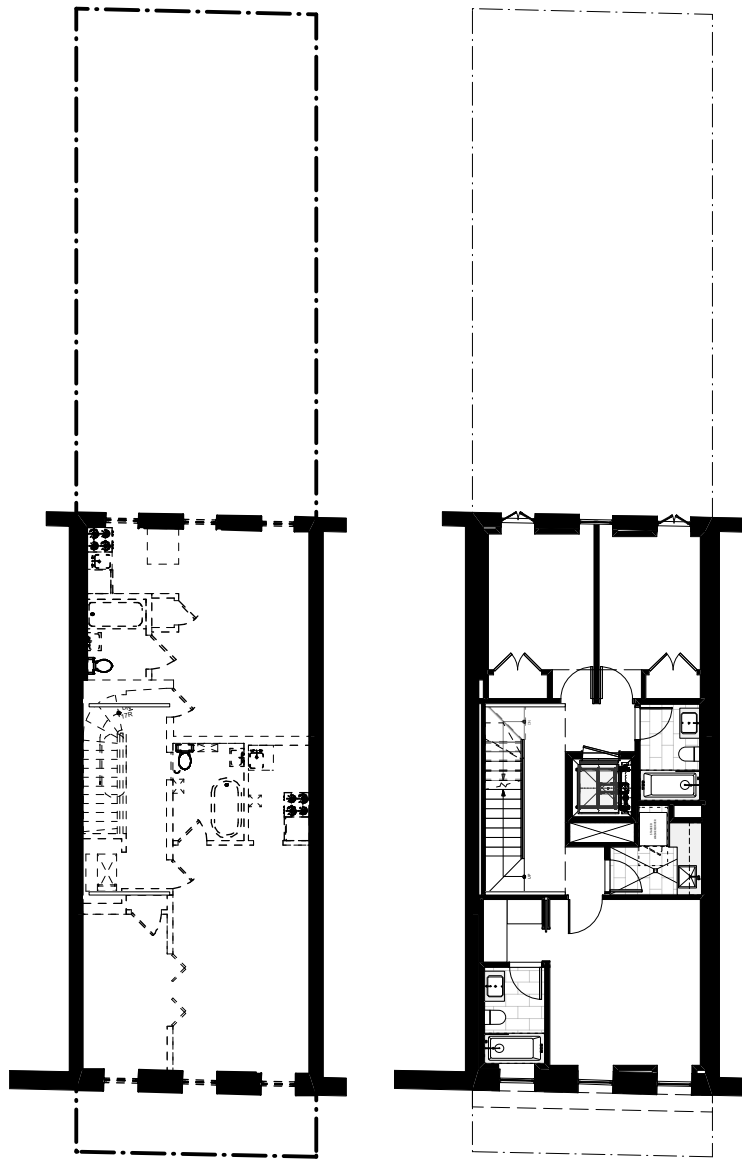
FIRST FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

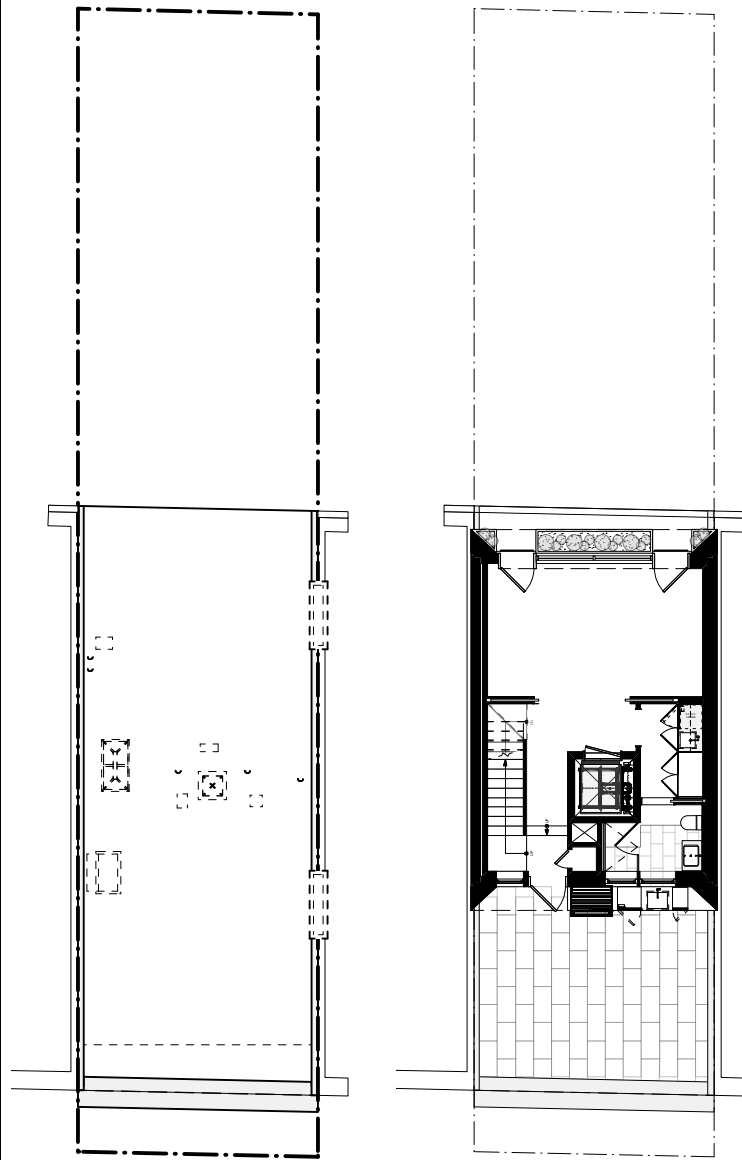
SECOND FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

PROPOSED

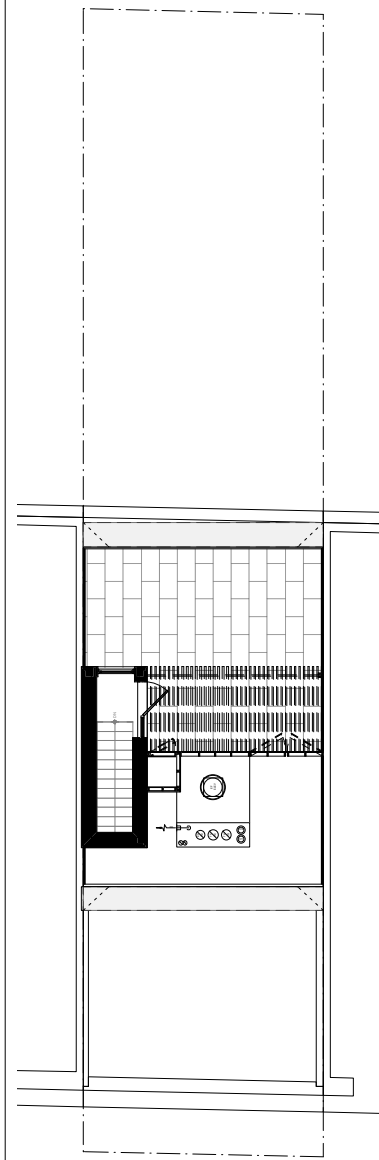
THIRD FLOOR
SCALE: 1/16" = 1'-0"



EXISTING

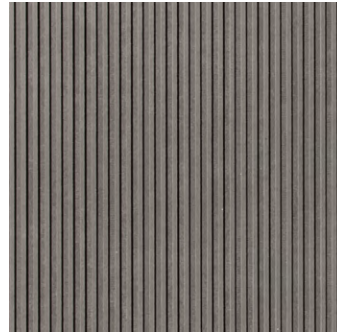
PROPOSED

FOURTH FLOOR
SCALE: 1/16" = 1'-0"

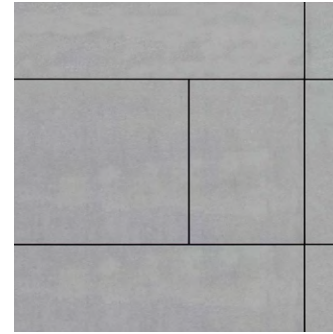


PROPOSED

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



EQUITONE LINEA
CEMENT BOARD AT
REAR ELEVATION
EXTENSION



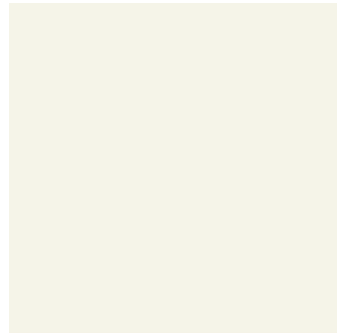
EQUITONE TECTIVA
FIBRE CEMENT BOARD
AT FOURTH FLOOR
EXTENSION



WOOD FRAME WIN-
DOWS FOR REAR
ELEVATION - VERTICAL
GRAIN DOUGLAS FIR



PRECEDENT IMAGE
FOR WOOD FRAME
WINDOWS



STUCCO FINISH AT
STAIR AND ELEVATOR
BULKHEAD AND
FOURTH FLOOR
EXTENSION
STO-36217



WEATHERED GREY
CEDAR FOR REAR
YARD FENCE AND
ROOFTOP FENCE/
PERGOLA



FIREPLACE FLUE
COLOR - 6201 BY
STOVEBRIGHT

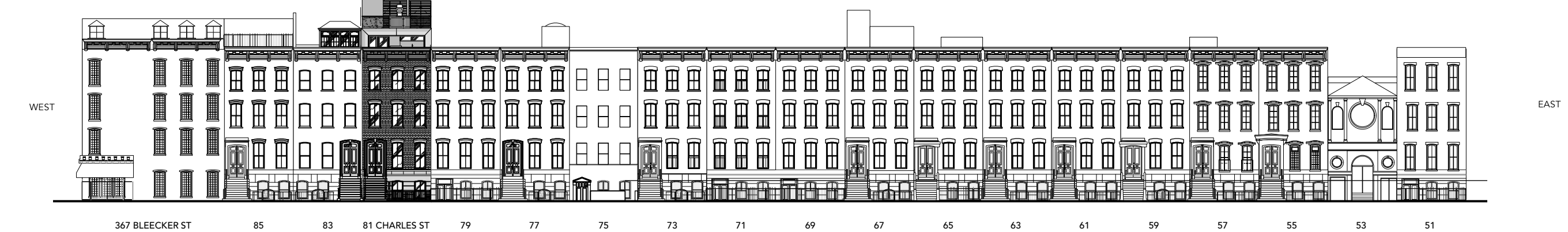
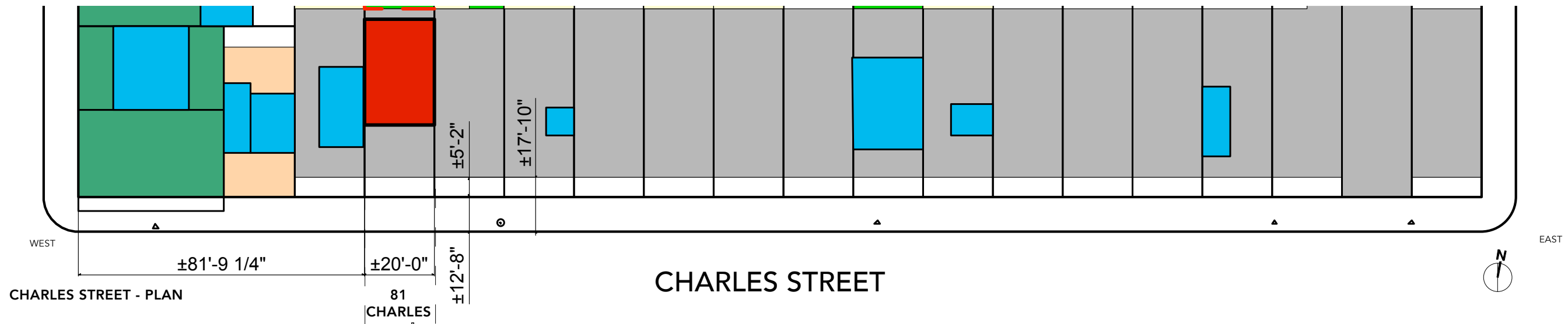




AERIAL RENDERING (FRONT) - LOOKING NORTHWEST



AERIAL RENDERING (REAR) - LOOKING SOUTHEAST



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STREET FACADE ELEVATION