

RENOVATION AND ENLARGMENT
83 HORATIO STREET
NEW YORK, NY 10014

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BROOKLYN, NY 11223
718-998-0660 TEL.

PROPERTY SURVEY

HISTORIC DISTRICT MAP



PHOTO 2015 (Union Street Studio)



PHOTO 1980 (NYC Archive)



PHOTO C. 1940 (NYC Archive)

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
LPC-101	LOCATION PLAN, SURVEY, HISTORIC PHOTOS
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LPC-104	EXISTING AND PROPOSED FRONT ELEVATIONS
LPC-105	EXISTING AND PROPOSED REAR ELEVATIONS
LPC-106	BLOCK DIAGRAM, STREET ELEVATION
LPC-107	SECTIONS
LPC-108	DETAILS

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

REVISION	NO.	DESC.
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DRAWING TITLE
**LOCATION PLAN, SURVEY,
HISTORIC PHOTOS**

DATE:	10/29/15
PROJ. NO.:	15009
SCALE:	
DWG. NO.:	LPC-101
SHEET	1 OF 8

NYC DOB NUMBER
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VIEW OF FRONT FACADE FROM SOUTHEAST



VIEW OF FRONT FACADE FROM SOUTHWEST



VIEW OF REAR FROM NORTH EAST



VIEW OF REAR FROM NORTH



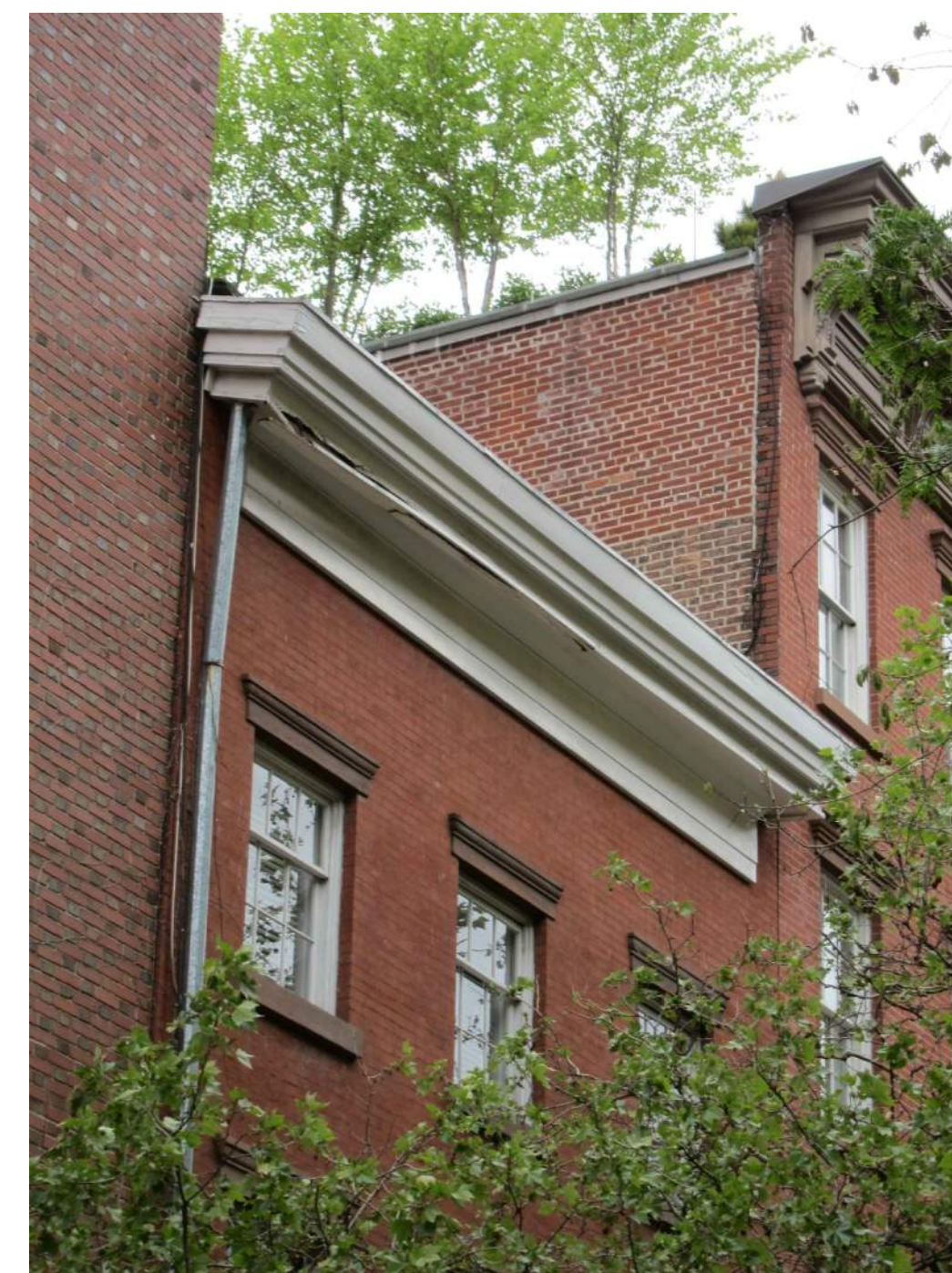
MAIN ENTRANCE ON SOUTH FACADE



'HORSE-WALK' ENTRANCE ON SOUTH FACADE



ENTRANCE STOOP AND RAILING



CORNICE ON SOUTH FACADE



ELEVATION - NORTH SIDE HORATIO STREET

SCALE: 1/8" = 1 FT

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ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
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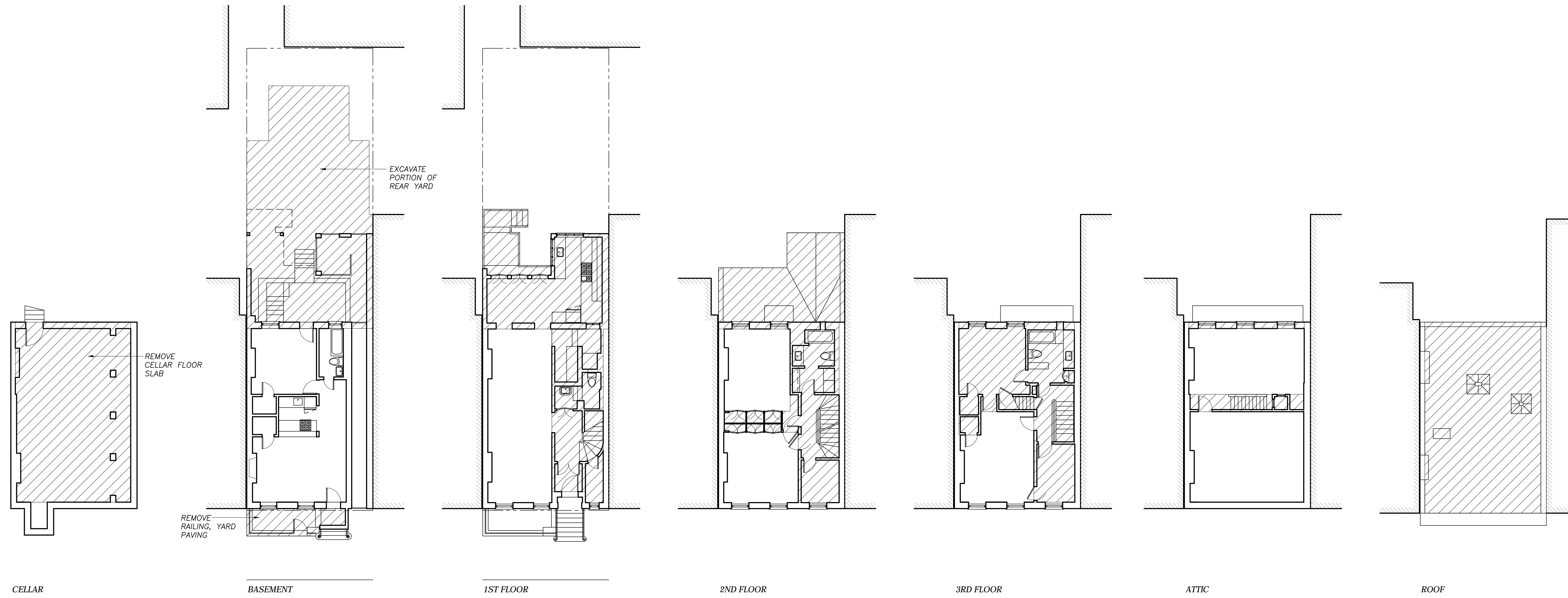
REVISION	NO.	DESC.

DRAWING TITLE
EXISTING CONDITIONS

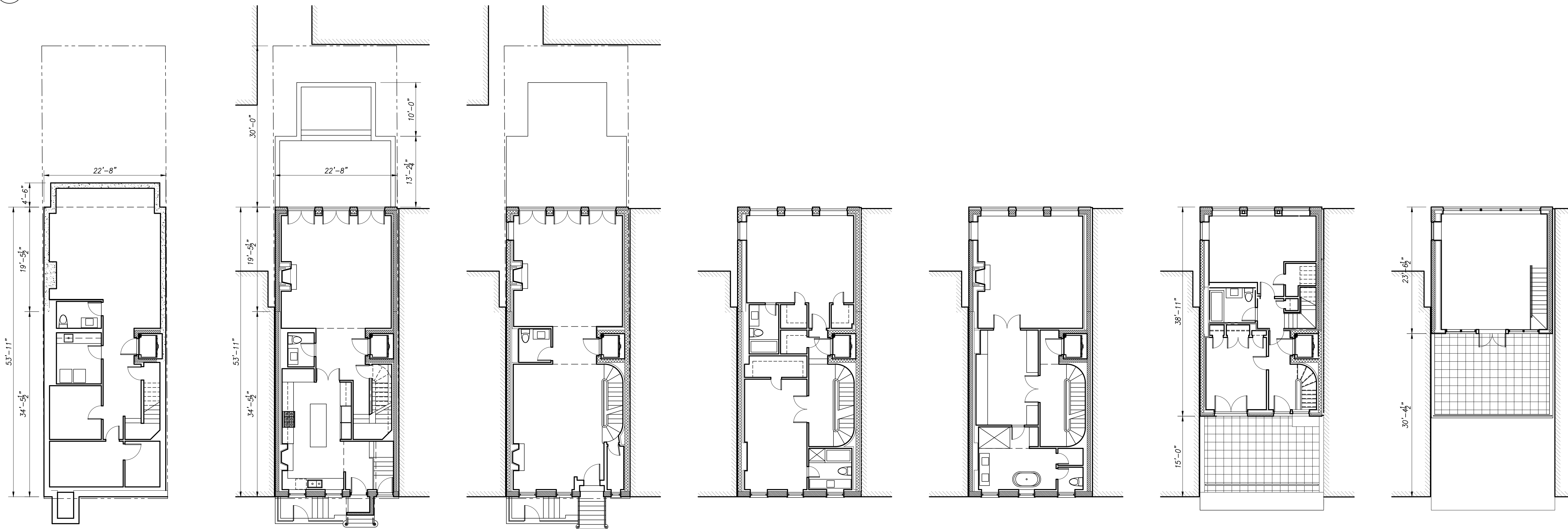
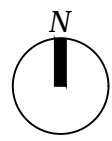
DATE:	10/29/15
PROJ NO.:	15009
SCALE:	LPC-102
DWG NO.:	
SHEET	2 OF 8

NVC DOB NUMBER

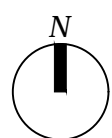
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CELLAR
EXISTING FLOOR PLANS



CELLAR
PROPOSED FLOOR PLANS



ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL

REVISION	NO.	DESC.
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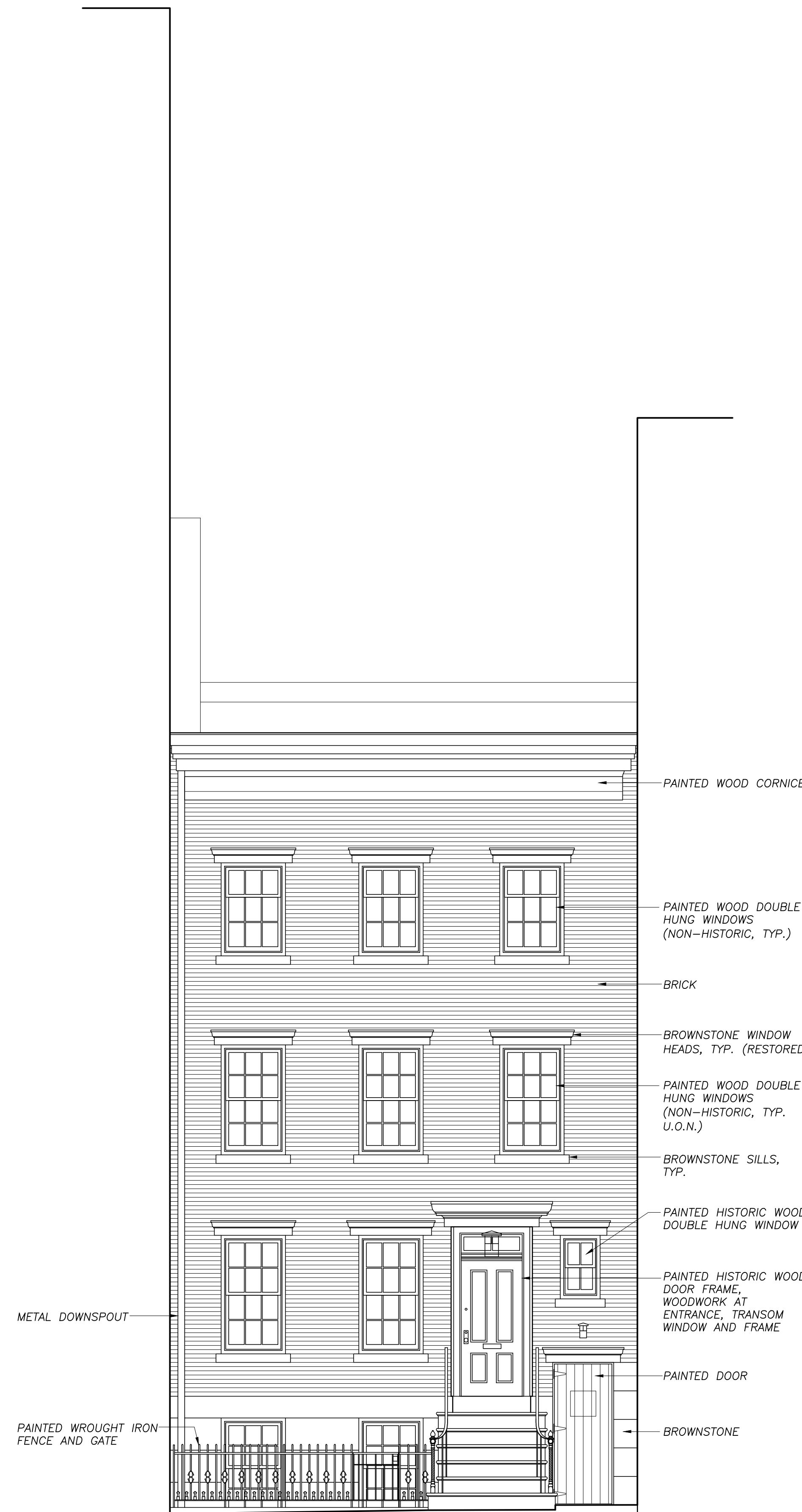
DRAWING TITLE
EXISTING AND PROPOSED FLOOR PLANS

DATE: 10/29/15
PROJ NO: 15009
SCALE: 1" = 10'
DWG NO: LPC-103
SHEET 3 OF 8

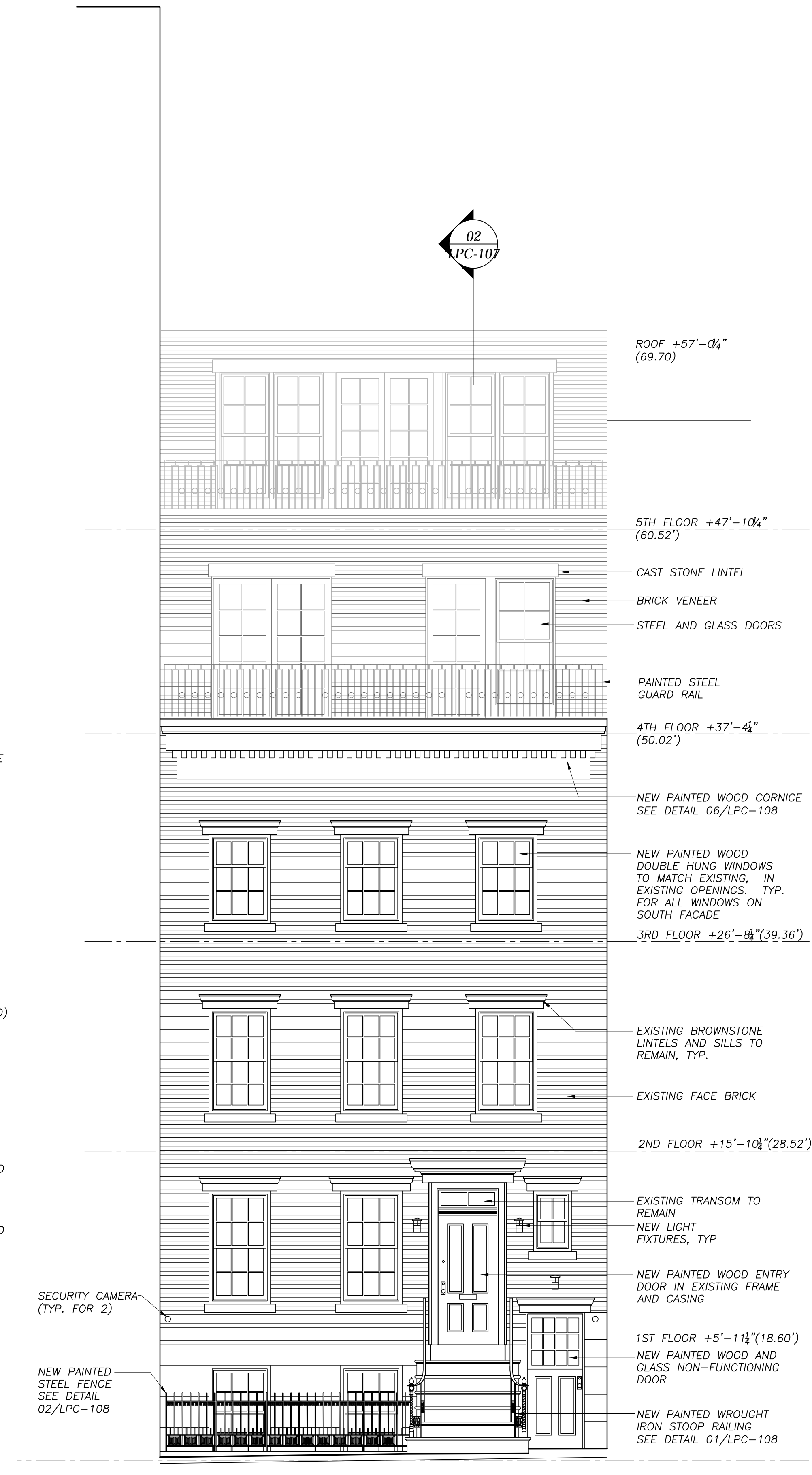
NVC DOB NUMBER

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6/13/2016 3:49:40 PM z:\15009 83 horatio enlargement\drawings\lpc\sheet\lpc-104 existing and proposed front elevations.dwg



ELEVATION - EXISTING SOUTH (FRONT) FACADE
SCALE: 1/4" = 1 FT



ELEVATION - PROPOSED SOUTH (FRONT) FACADE
SCALE: 1/4" = 1 FT

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

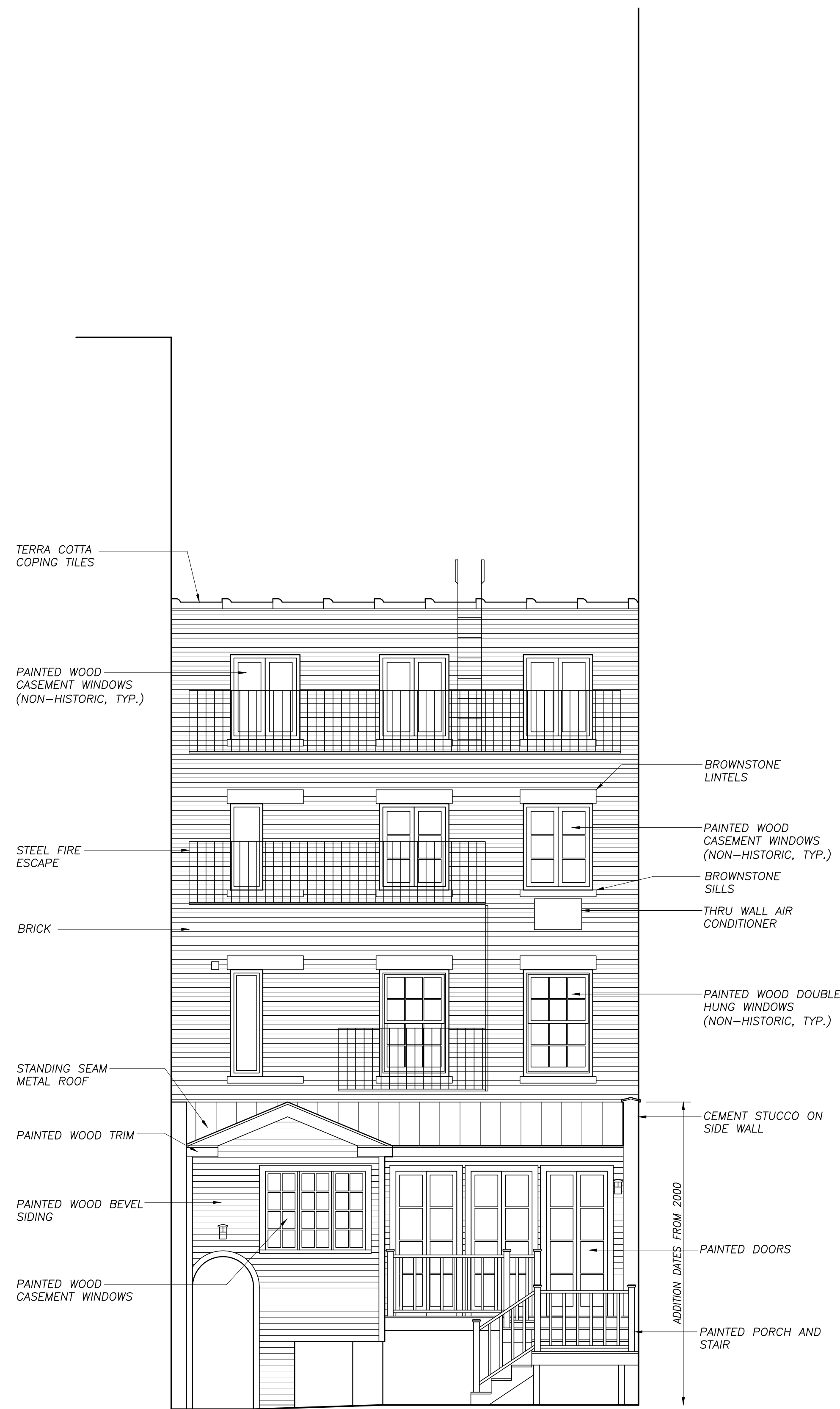
REVISION	NO.	DESC.

DRAWING TITLE
EXISTING AND PROPOSED FRONT ELEVATIONS

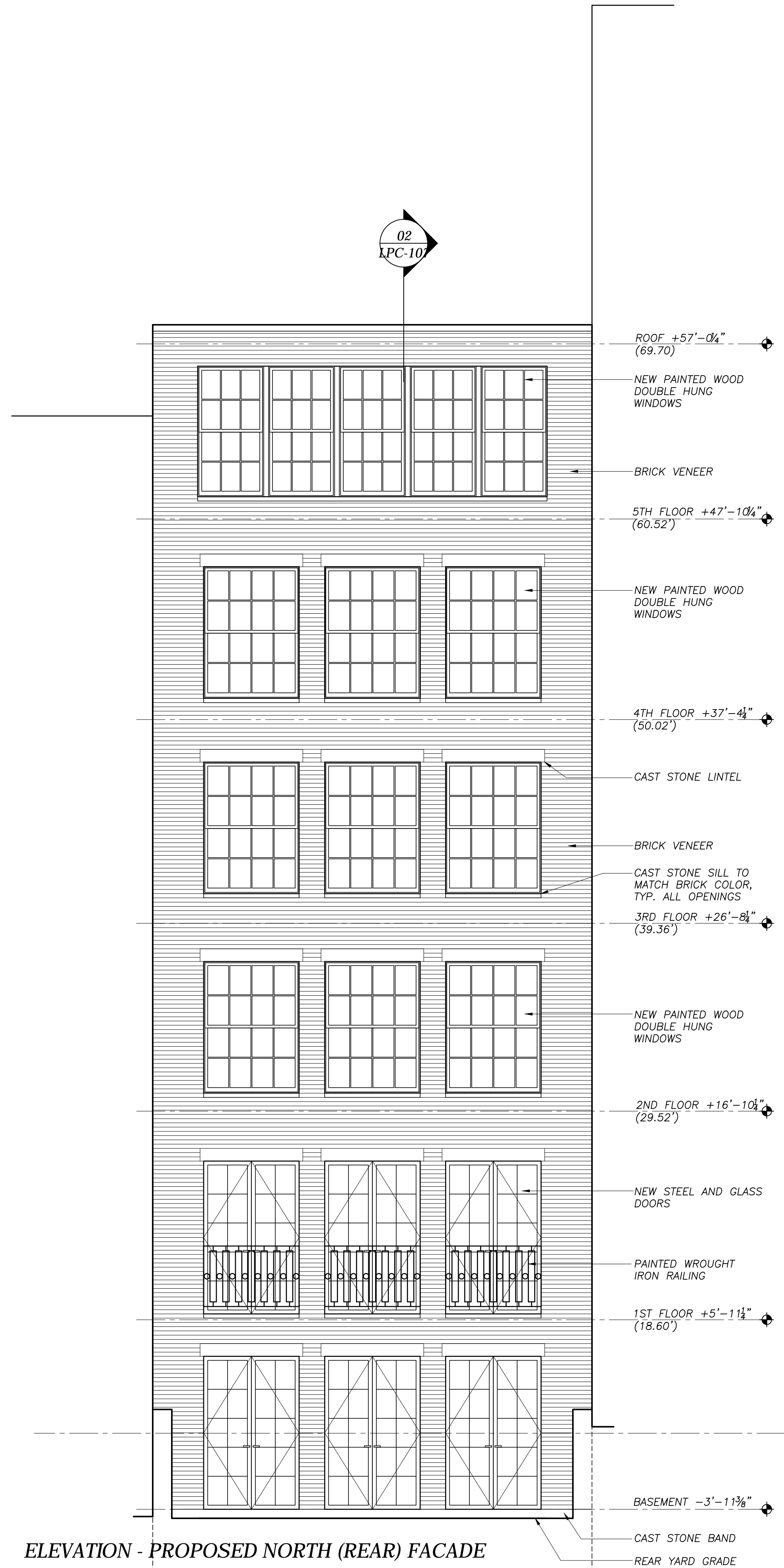
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PROJ NO.:	15009
SCALE:	
DWG NO.:	LPC-104
SHEET	4 OF 8

NVC DOB NUMBER

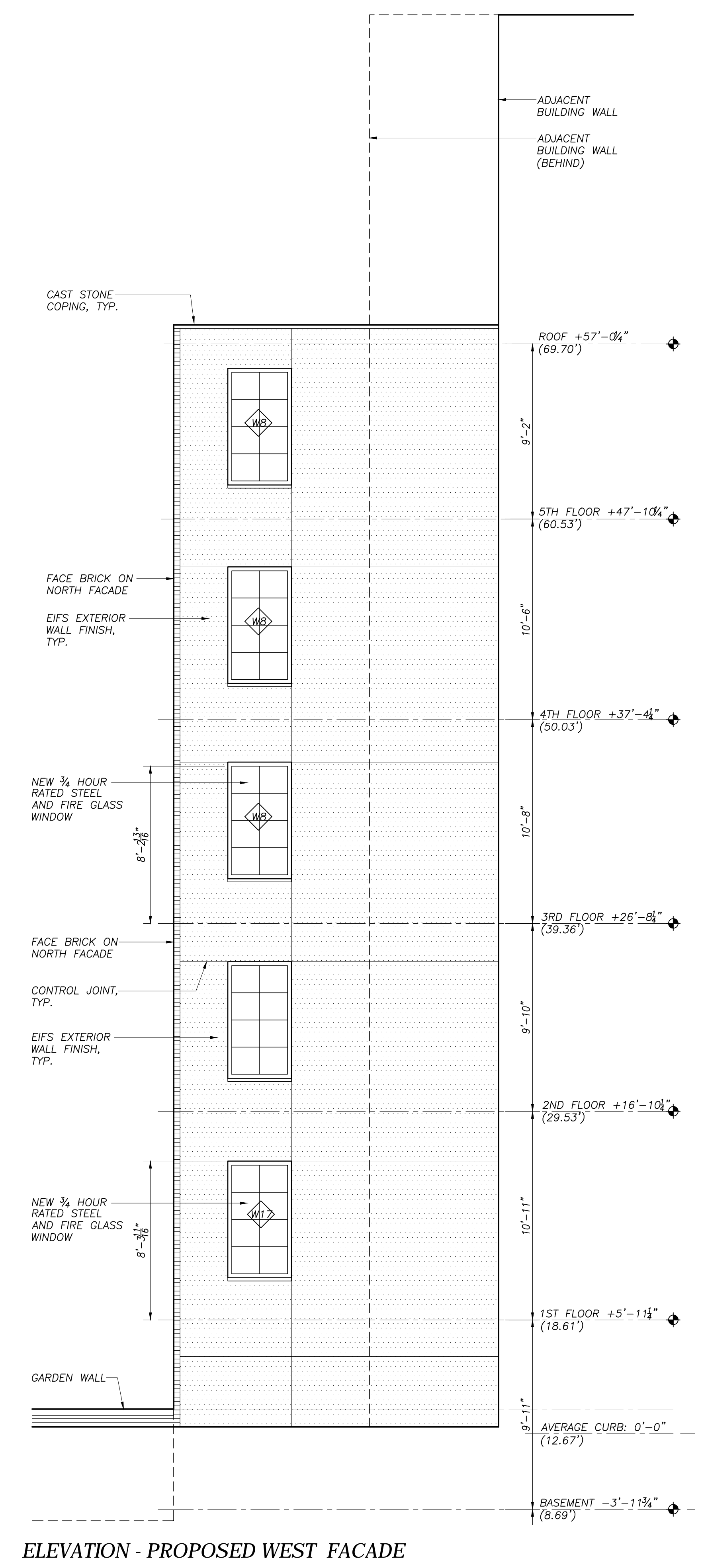
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ELEVATION - EXISTING NORTH (REAR) FACADE
SCALE: 1/4" = 1 FT



ELEVATION - PROPOSED NORTH (REAR) FACADE
SCALE: 1/4" = 1 FT



ELEVATION - PROPOSED WEST FACADE
SCALE: 1/4" = 1 FT

6/13/2016 3:49:46 PM z:\15009 83 horatio enlargement\drawings\pc\sheet\lpc-105 existing and proposed rear elevations.dwg

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE
EXISTING AND PROPOSED REAR
ELEVATIONS

DATE	10/29/15
PROJ NO.	15009
SCALE:	
DWG NO.	LPC-105
SHEET	5 OF 8

NYC DOB NUMBER

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01 BLOCK PLAN
1/64" = 1'-0"

SIGHT LINE NOTES:
FOR SIGHT LINES B & C, VISIBILITY OF ROOF ENLARGEMENT IS
BLOCKED BY ADJACENT TALLER BUILDINGS.

(X) NUMBER OF STORIES



02 NORTH SIDE HORATIO STREET - PROPOSED
1/16" = 1'-0"

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

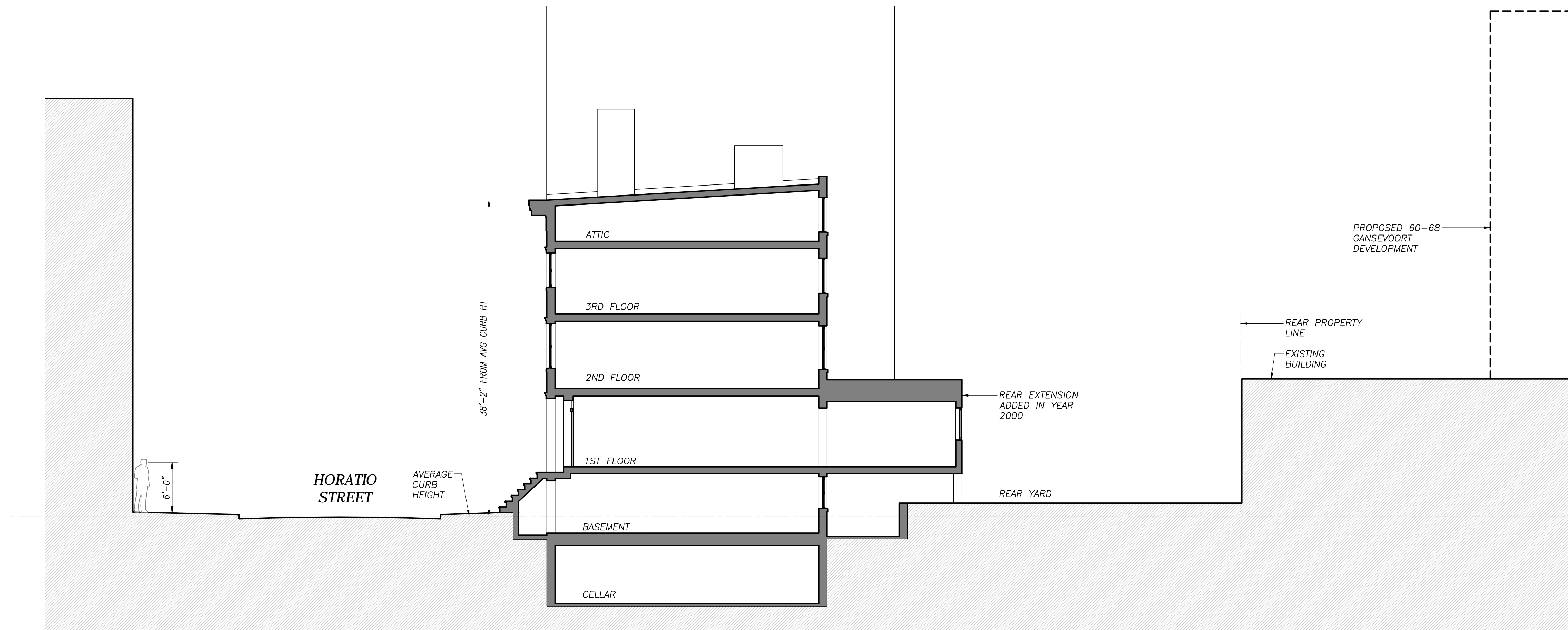
REVISION	NO.	DESC.

DRAWING TITLE
**BLOCK DIAGRAM, STREET
ELEVATION**

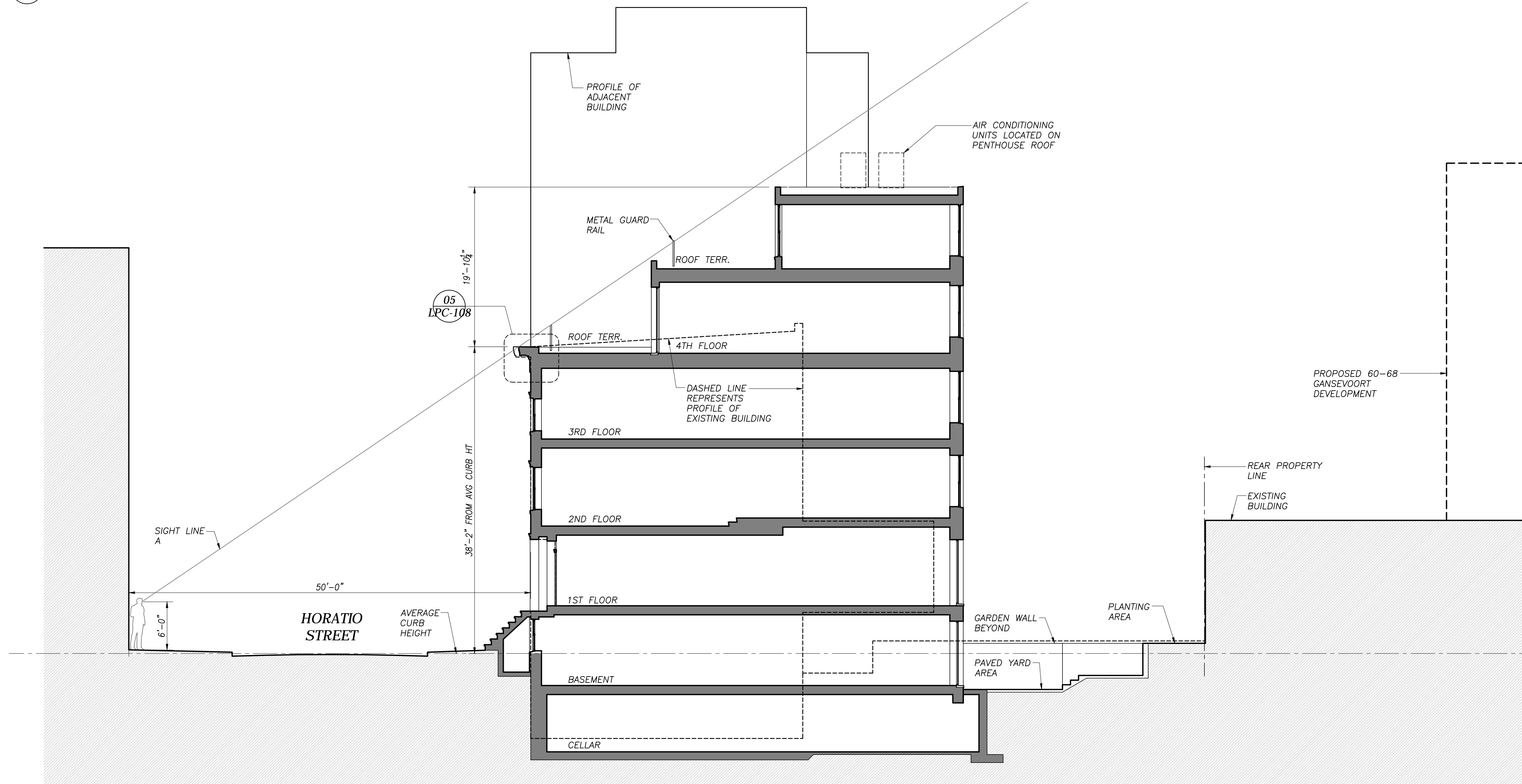
DATE: 10/29/15
PROJ NO.: 15009
SCALE:
DWG NO.:
LPC-106
SHEET
6 OF 8

NVC DOB NUMBER

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01 SECTION LOOKING WEST - EXISTING
1/8" = 1'-0"



02 SECTION LOOKING WEST - PROPOSED
1/8" = 1'-0"

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
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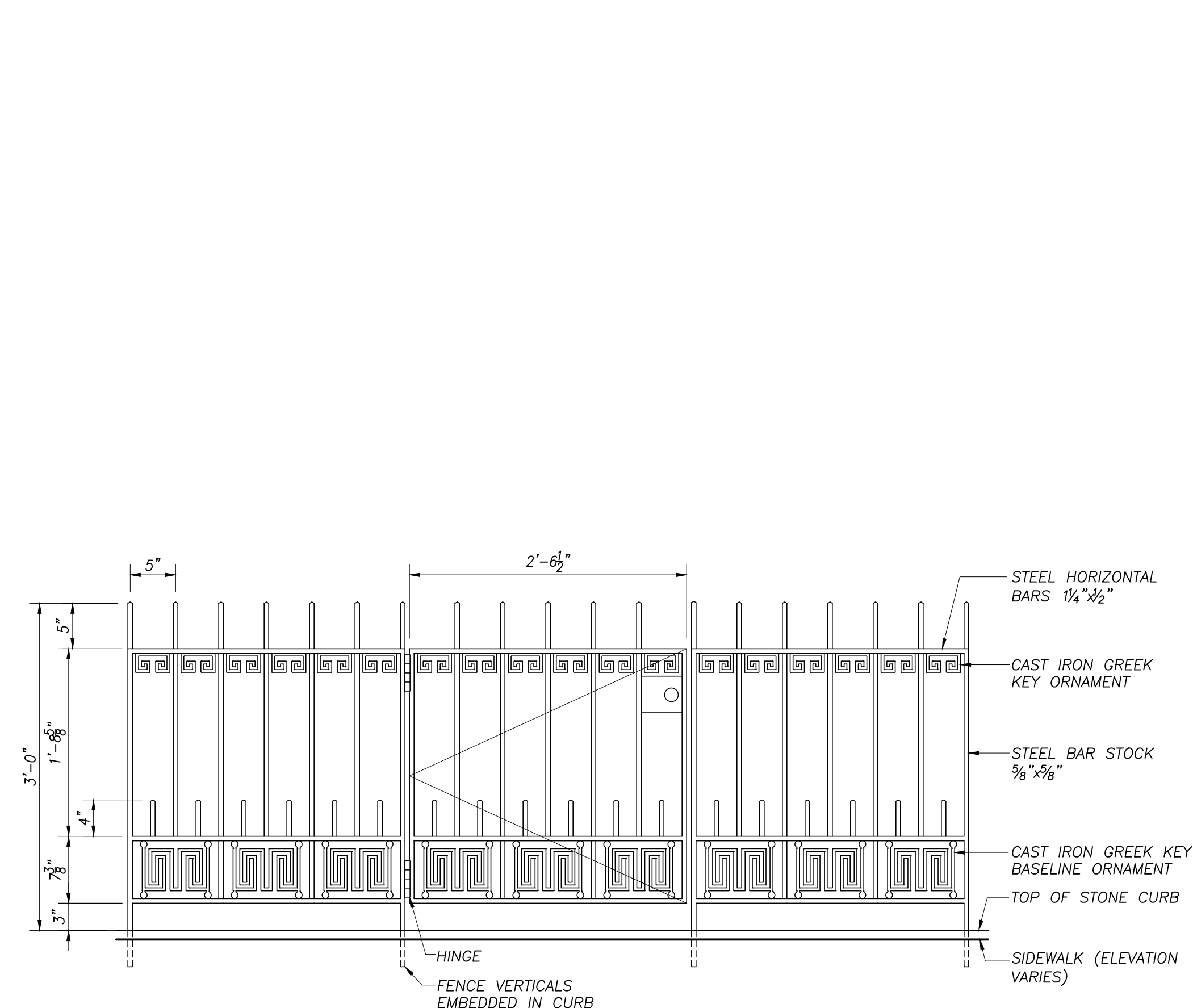
REVISION	NO.	DESC.

DRAWING TITLE
SECTIONS

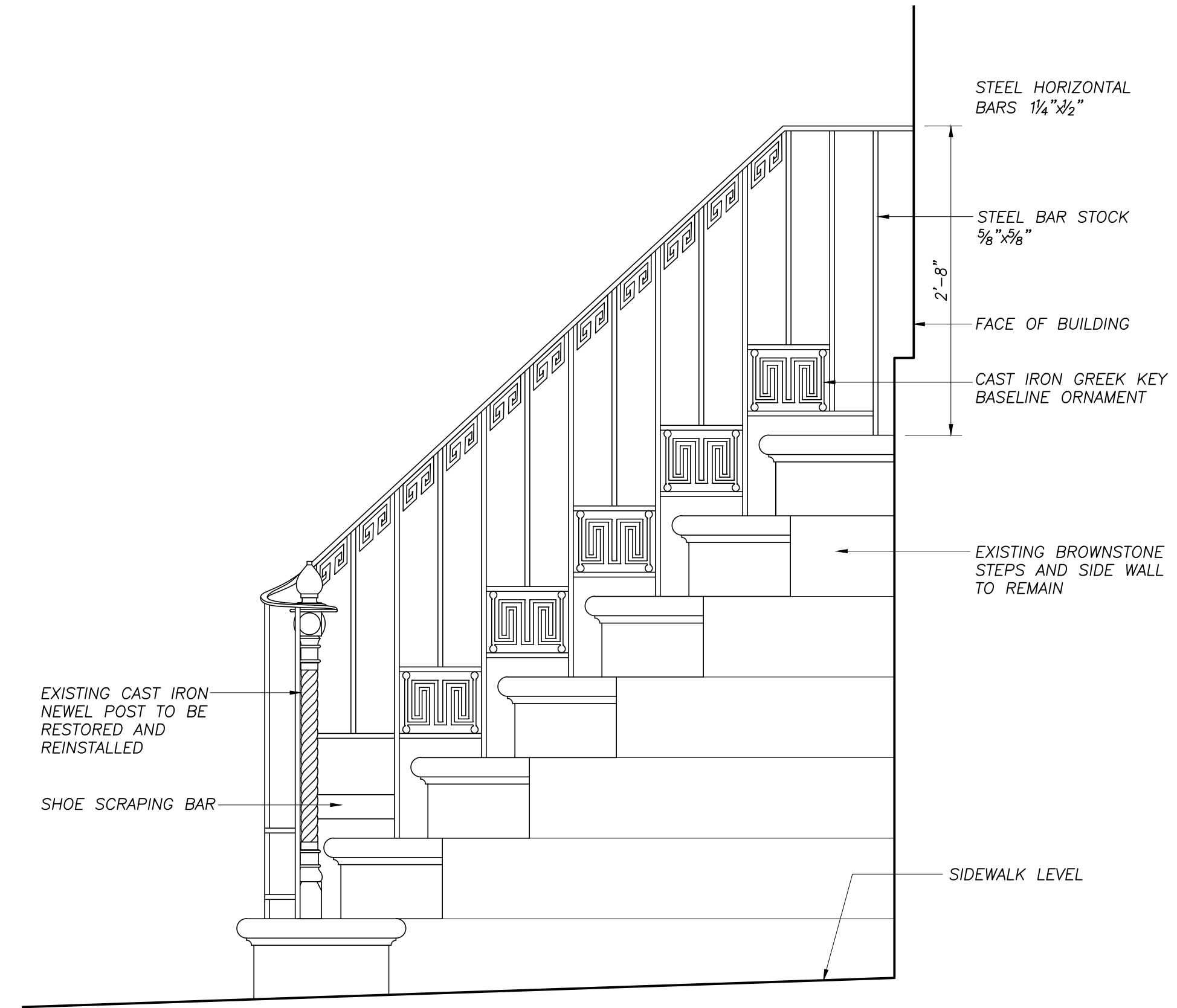
DATE	10/29/15
PROJ NO.	15009
SCALE	LPC-107
DWG NO.	
SHEET	7 OF 8

NVC DOB NUMBER

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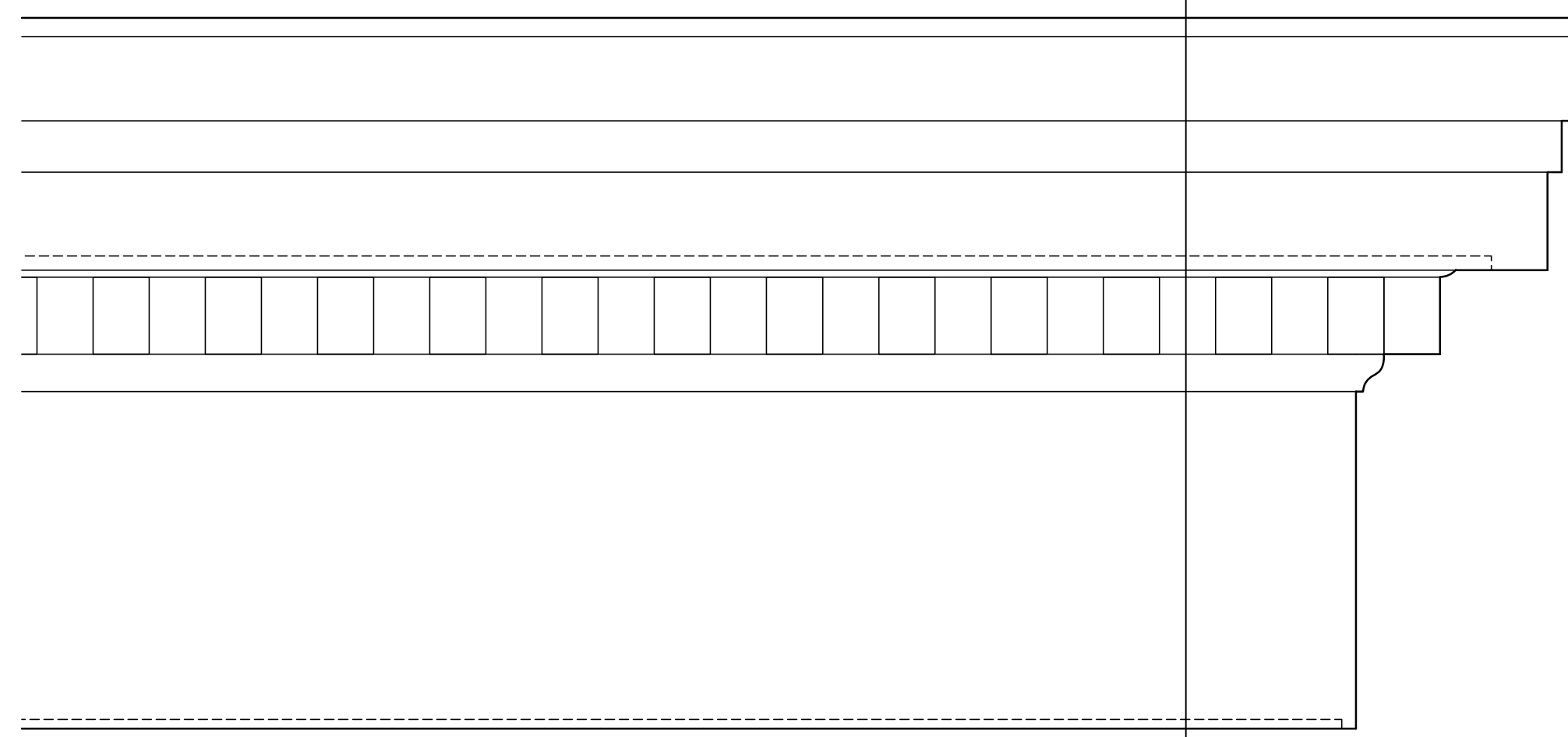


02 FRONT YARD FENCE ELEVATION
1" = 1'-0"

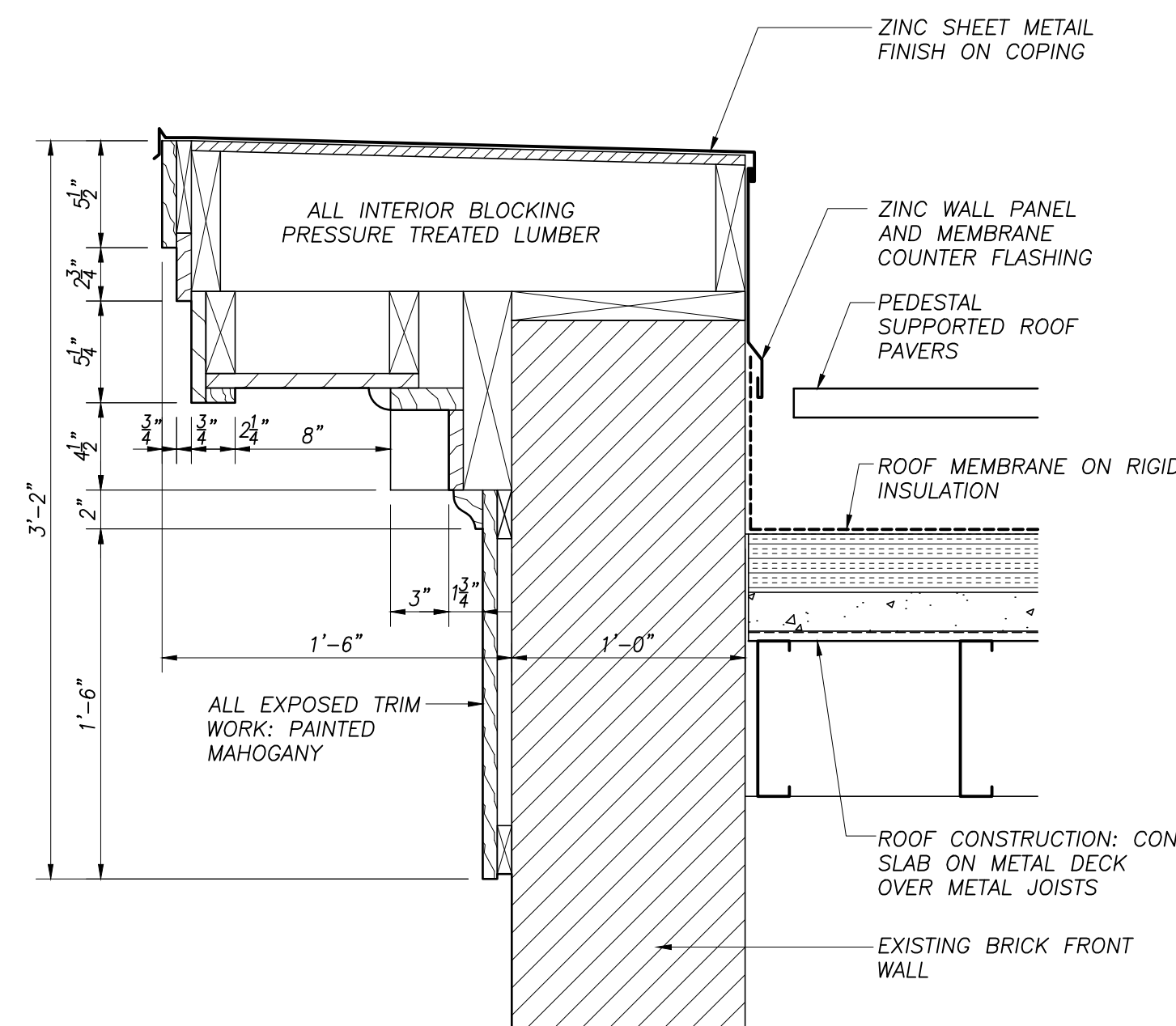


01 STOOP RAILING
1" = 1'-0"

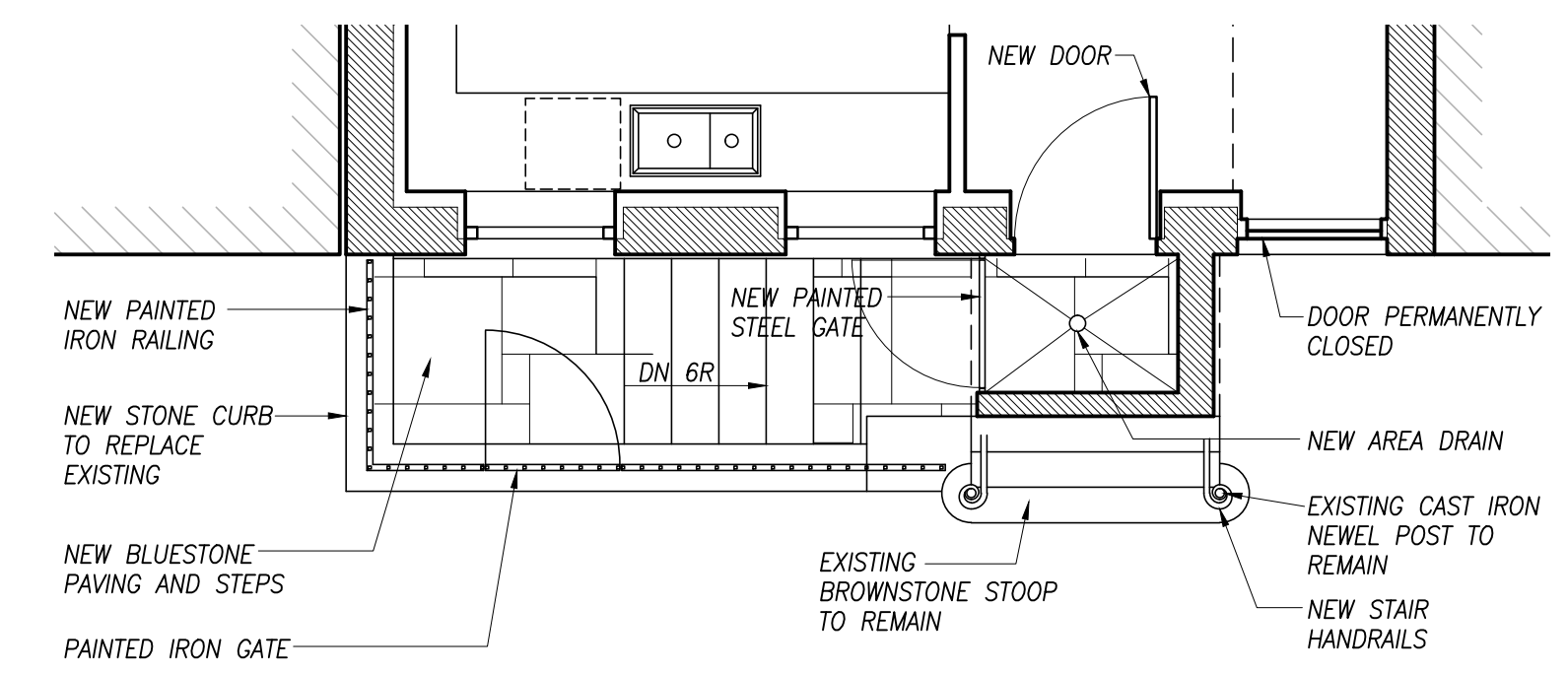
05
LPC-108



06 CORNICE - PART FRONT VIEW
1 1/2" = 1'-0"



05 CORNICE - SECTION
1 1/2" = 1'-0"



03 PARTIAL PLAN - FRONT YARD
1/4" = 1'-0"



04 SECTION ELEVATION - FRONT YARD
1/4" = 1'-0"

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL

REVISION	NO.	DESC.

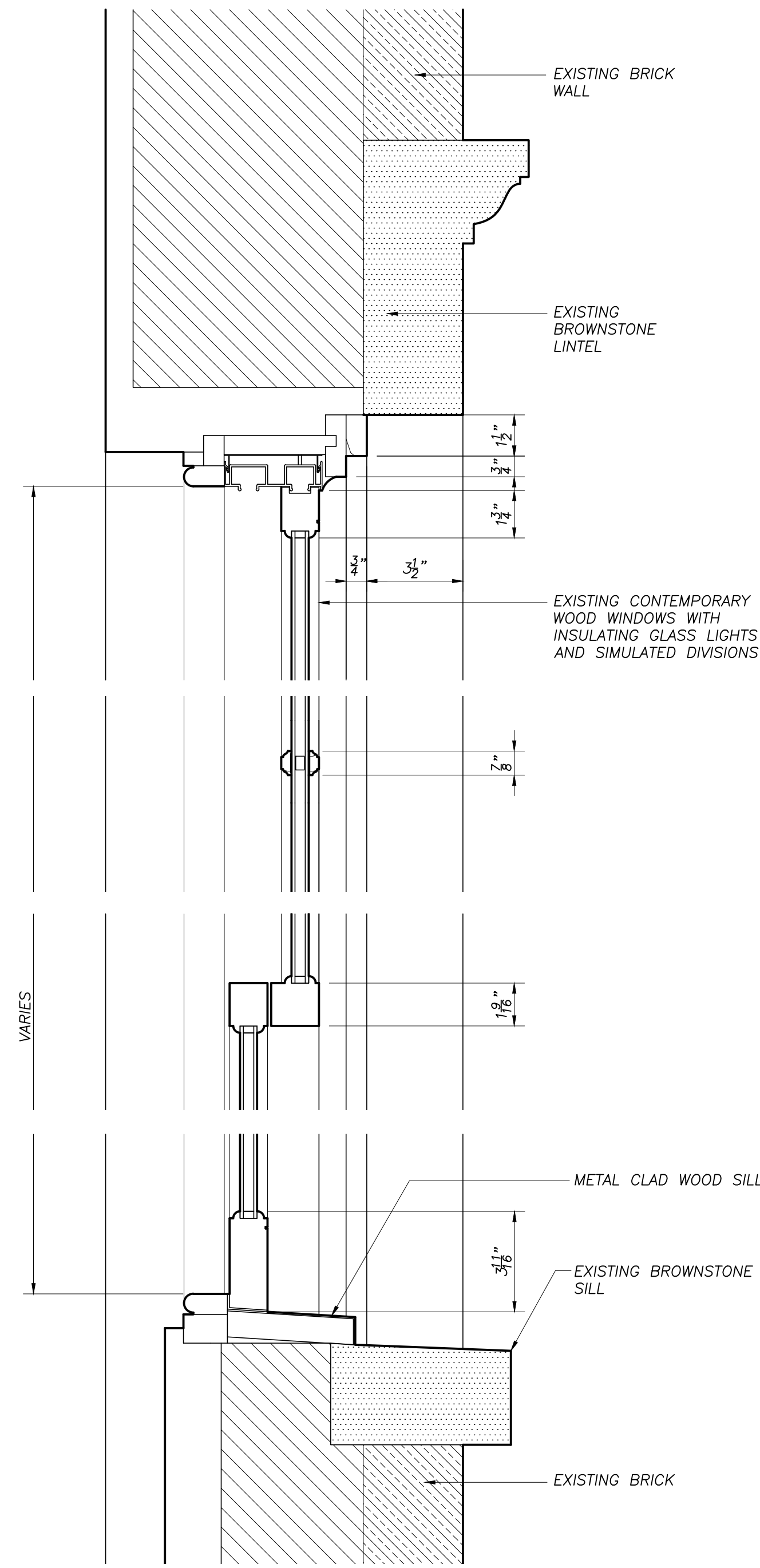
DRAWING TITLE
DETAILS

DATE	10/29/15
PROJ NO.	15009
SCALE	
DWG NO.	LPC-108
SHEET	8 OF 8

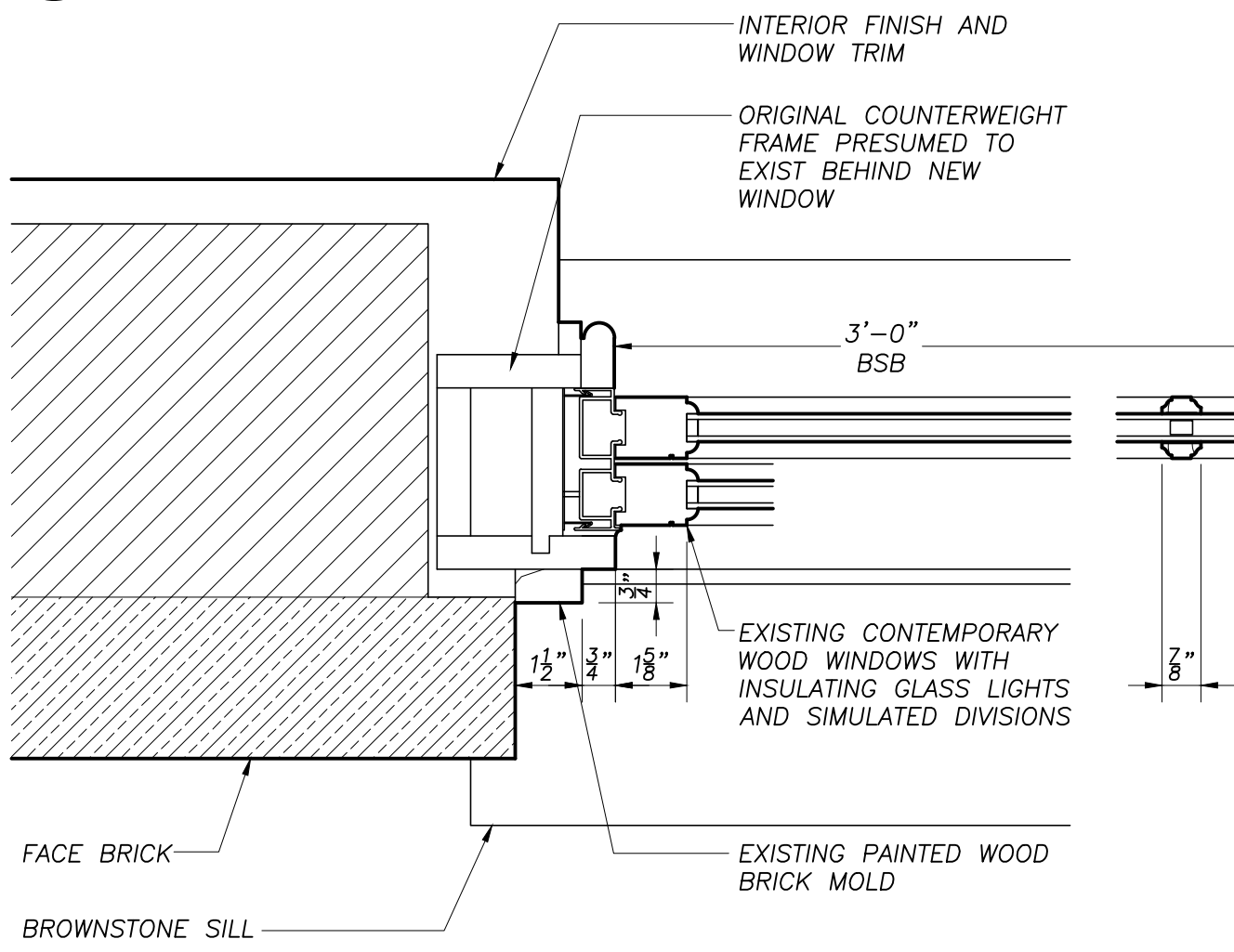
NYC DOB NUMBER

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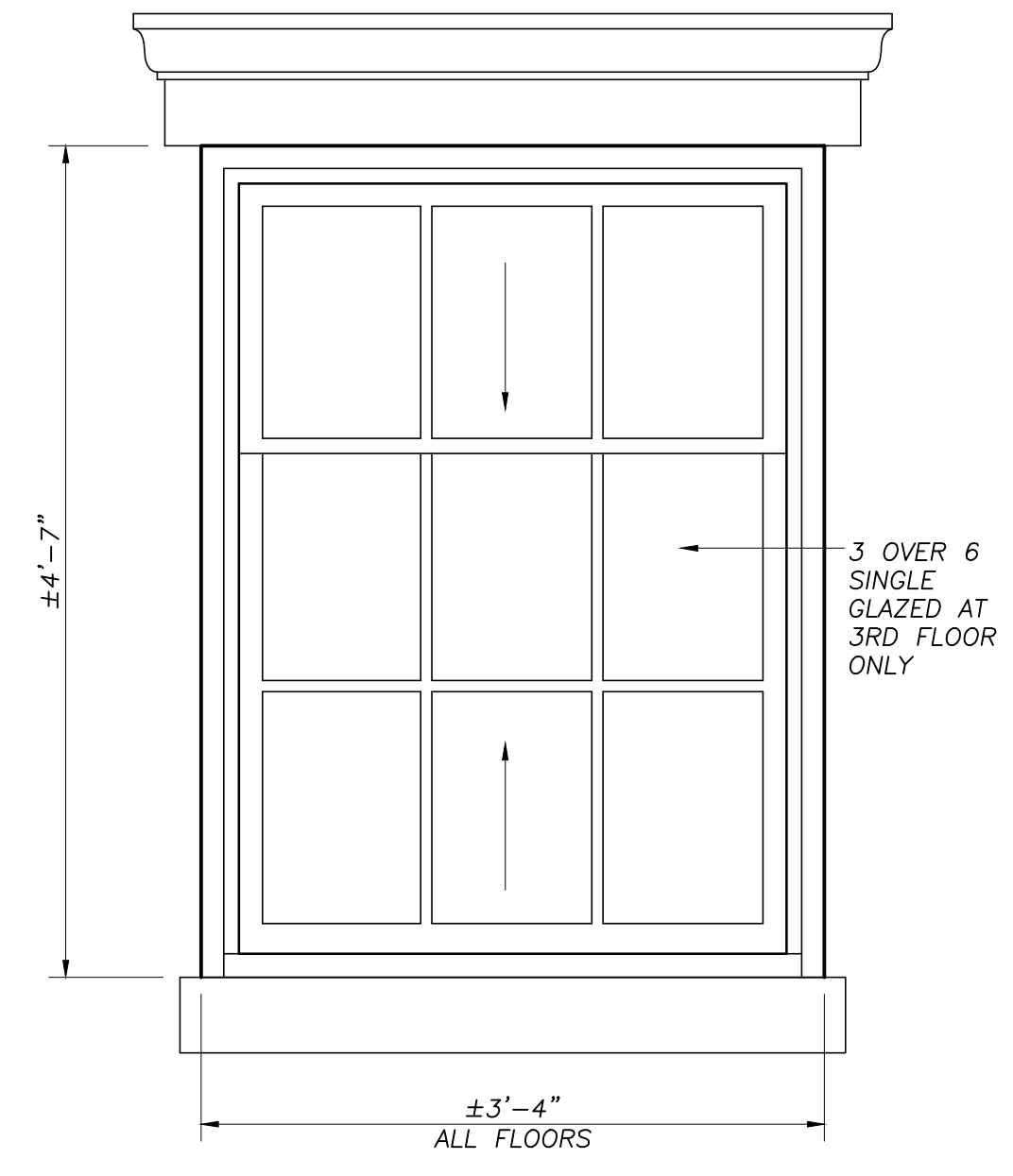
6/13/2016 3:50:13 PM z:\15009 83 horatio enlargement\drawings\pc\sheet\pc-109 existing front facade windows.dwg



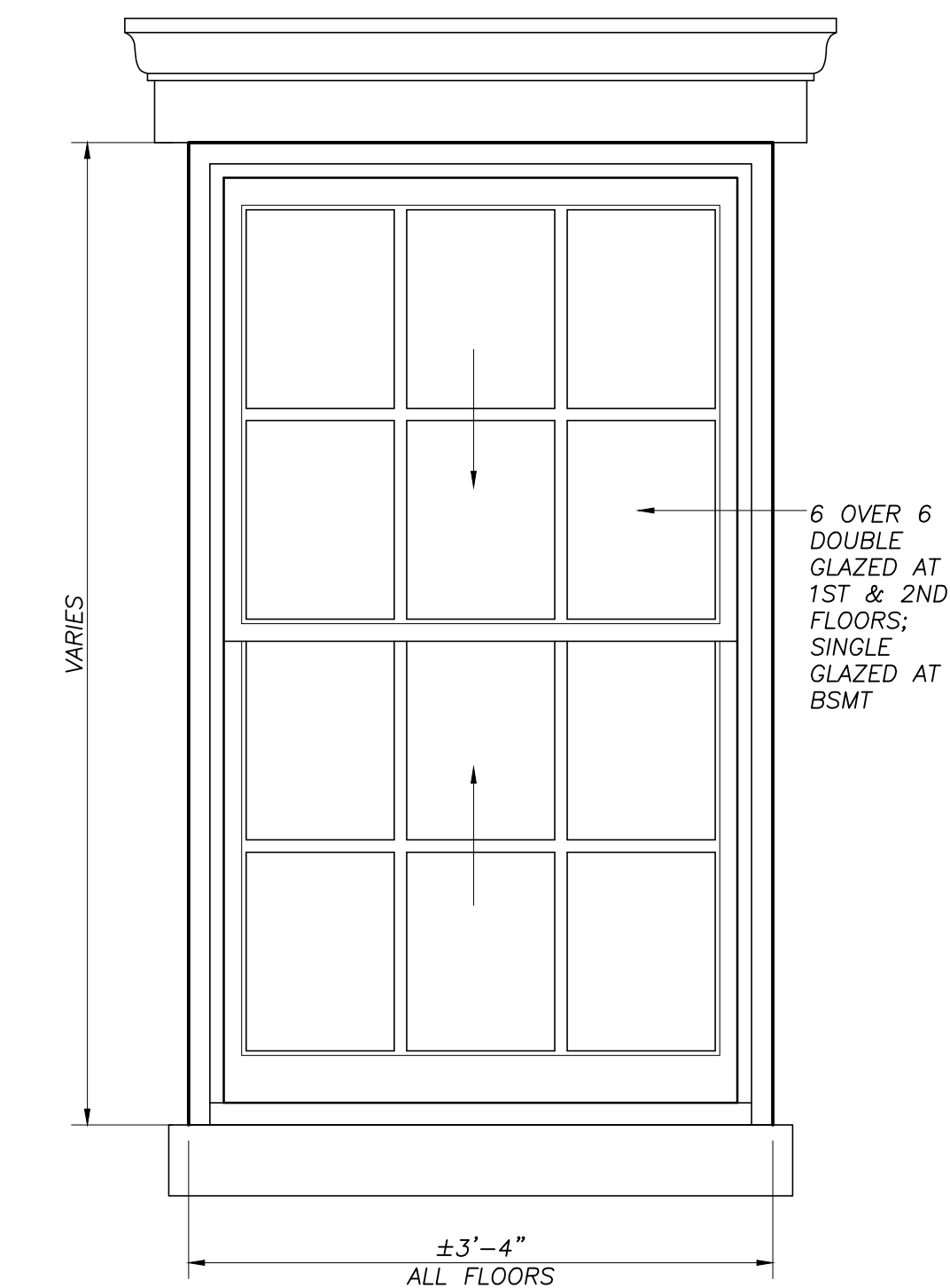
02 EXISTING DH WINDOW - VERTICAL SECTION
3" = 1'-0"



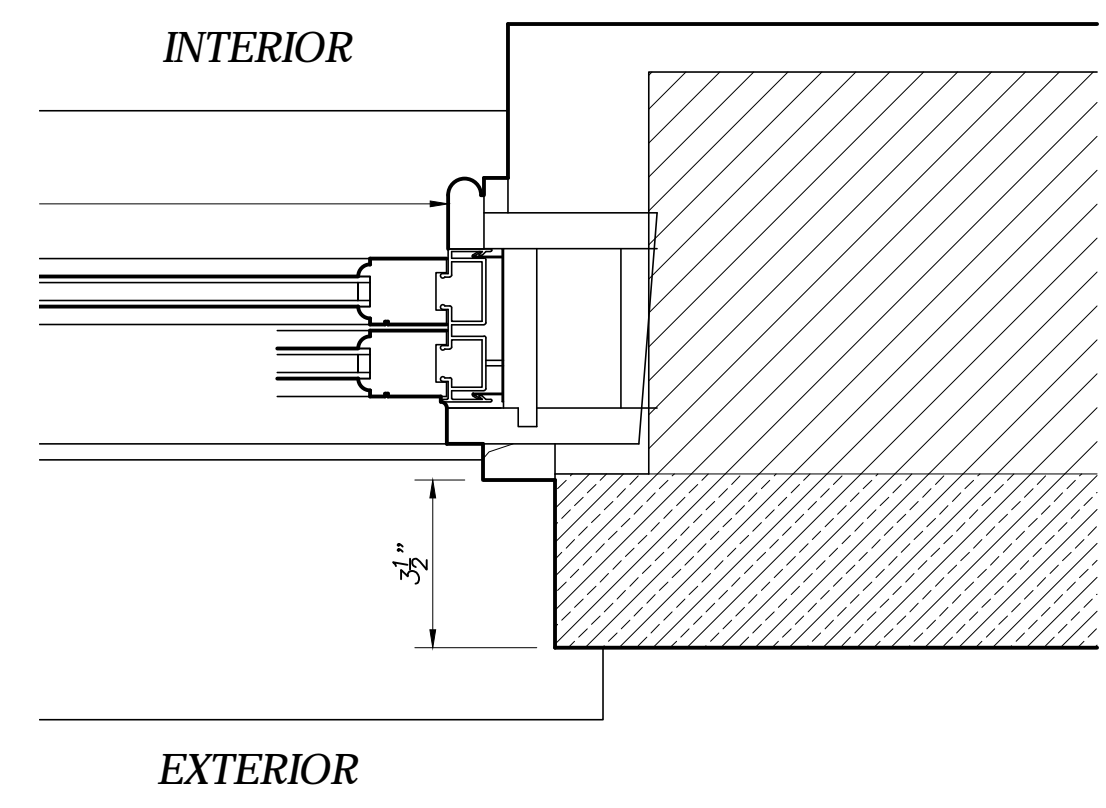
01 EXISTING DH WINDOW - PLAN SECTION
3" = 1'-0"



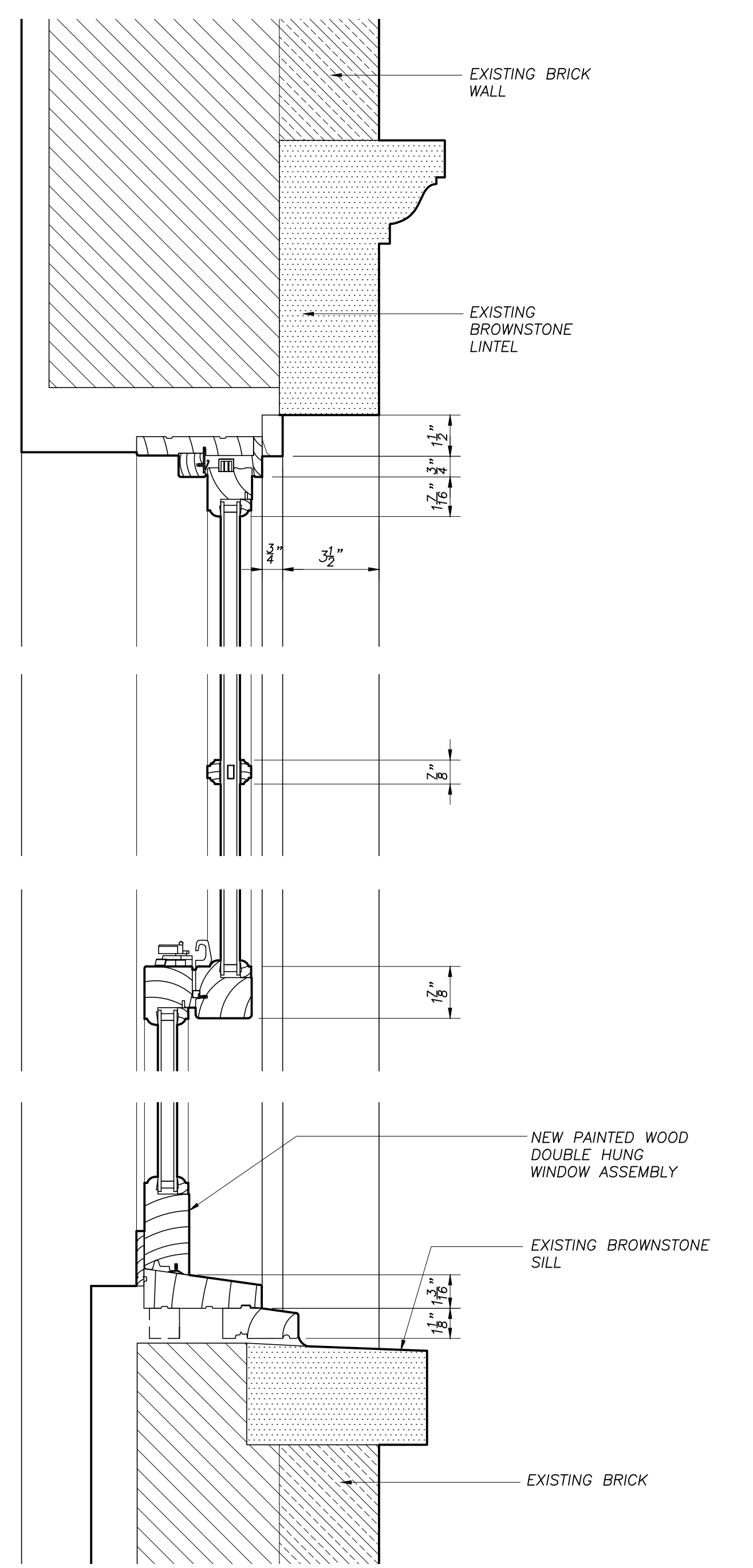
04 EXISTING 3RD FLR WINDOW - ELEVATION
1" = 1'-0"



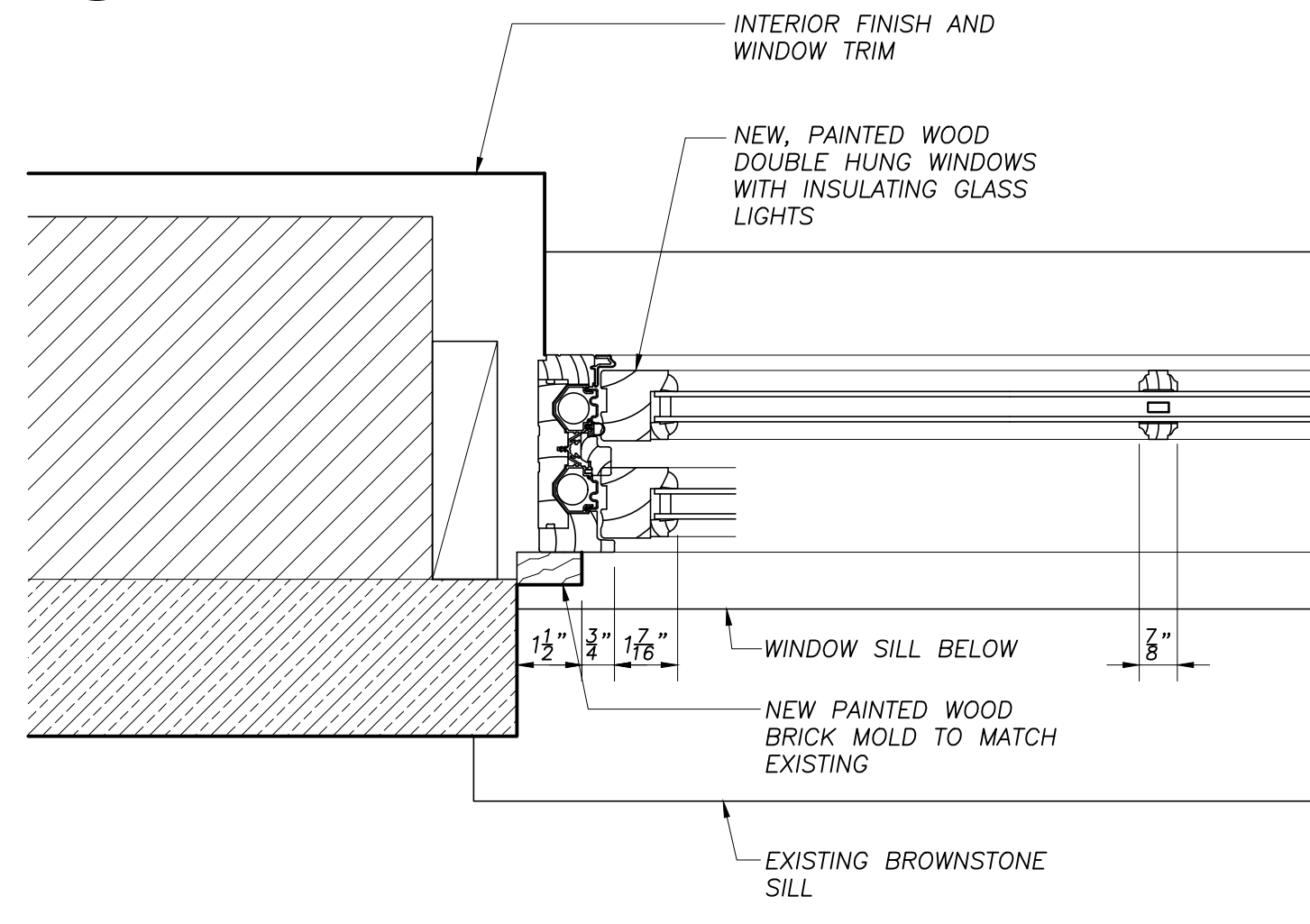
03 EXISTING DH WINDOW - ELEVATION
1" = 1'-0"



05 PROPOSED DH WINDOW - PLAN SECTION
3" = 1'-0"

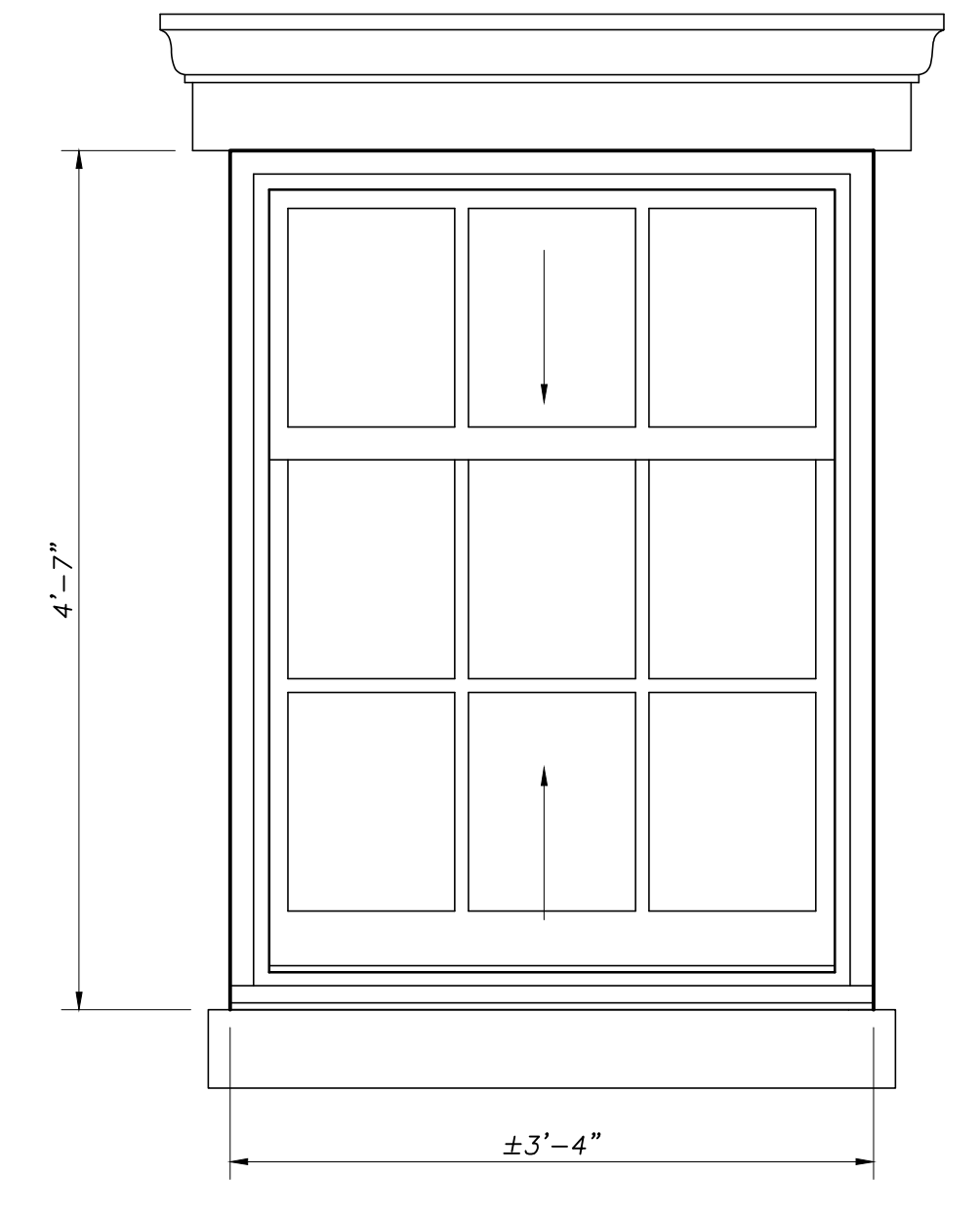


06 PROPOSED DH WINDOW - VERTICAL SECTION
3" = 1'-0"

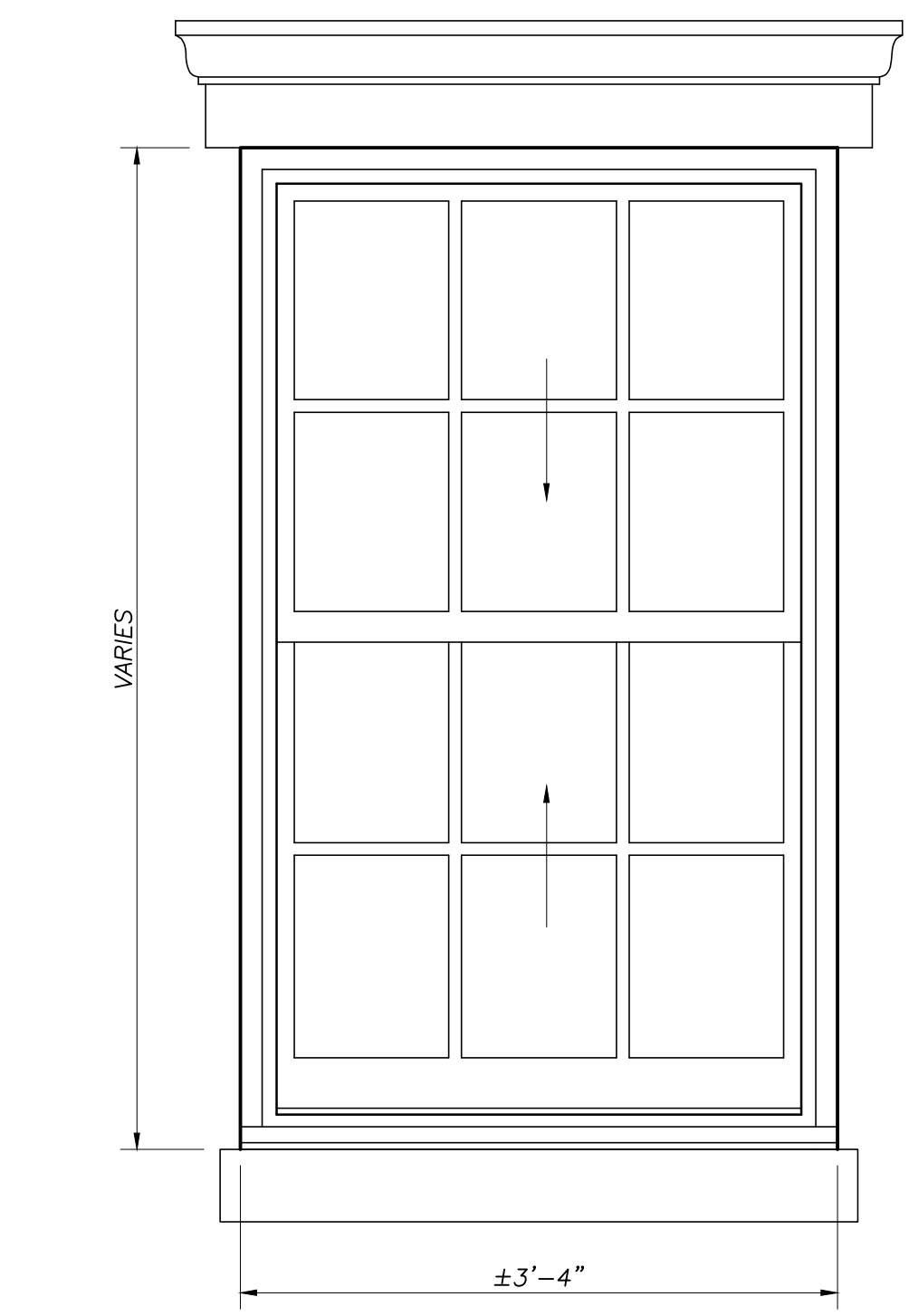


05 PROPOSED DH WINDOW - PLAN SECTION
3" = 1'-0"

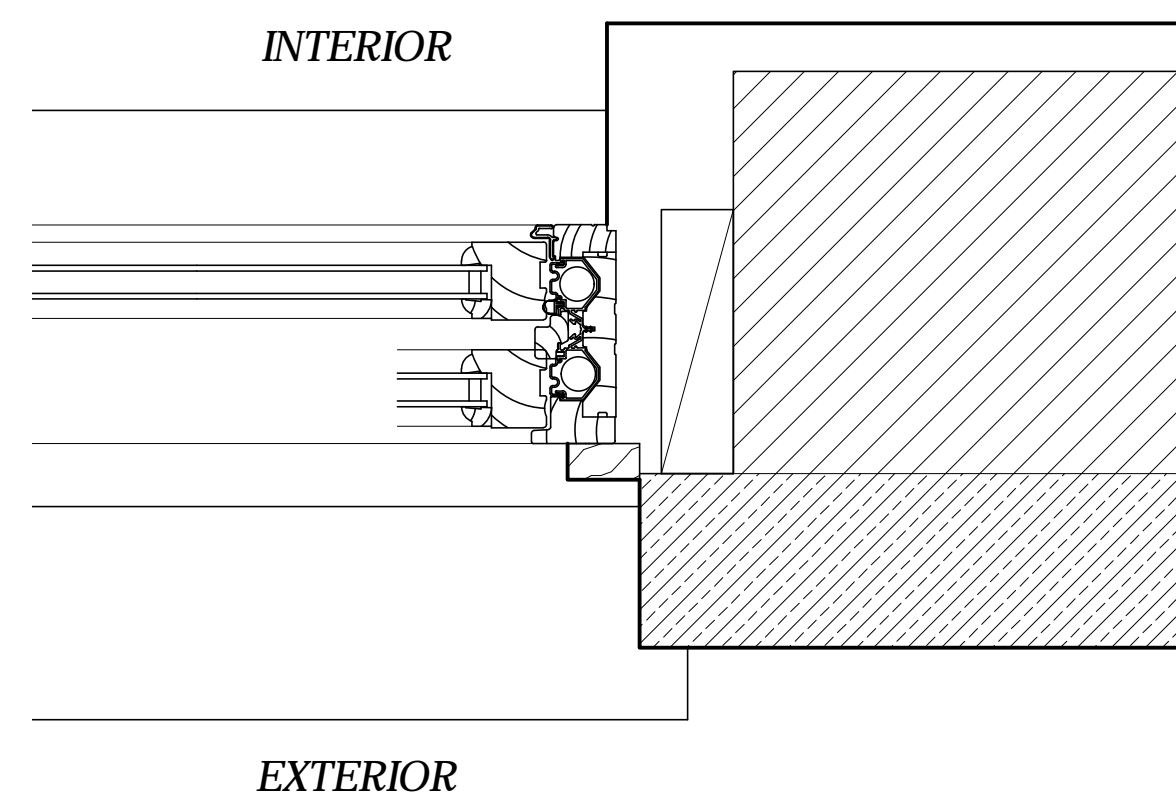
PROPOSED WINDOW BASED ON MARVIN WOOD ULTIMATE DOUBLE HUNG / WUDH MAGNUM, CLEAR INSULATE WITH LOW-E COATING AND ARGON FILL; SIMULATED DIVIDED LIGHTS AND PAINTED FINISH



08 PROPOSED 3RD FLR WINDOW - ELEVATION
1" = 1'-0"



07 PROPOSED DH WINDOW - ELEVATION
1" = 1'-0"



05 PROPOSED DH WINDOW - PLAN SECTION
3" = 1'-0"

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ISSUE	NO.	DESC.

REVISION	NO.	DESC.

DRAWING TITLE
EXISTING FRONT FACADE WINDOWS

DATE	11/25/15
PROJ NO.	15009
SCALE:	
DWG NO.	LPC-109
SHEET	9 OF 9

NYC DOB NUMBER
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