





RENOVATION AND ENLARGMENT  
83 HORATIO STREET  
NEW YORK, NY 10014

ARCHITECT  
UNION STREET STUDIO, LLC  
78 UNION STREET  
BROOKLYN, NY 11231  
718 596 3040 TEL.

STRUCTURAL ENGINEER  
WAYMAN C. WING CONSULTING  
ENGINEERS  
15 PENN PLAZA- 19TH FLOOR  
NEW YORK, NY 10001  
212 564 4370 TEL. 212 564 4374 FAX

CONSULTING MEP ENGINEER  
MEP DESIGNS, INC.  
1839 OCEAN PARKWAY  
BROOKLYN, NY 11223  
718-998-0660 TEL.

# *SUMMARY OF COMMENTS FROM HEARING 7/19/16*

- *REDUCE OVERALL HEIGHT*
- *DIFFERENTIATE TOP FLOOR FROM LOWER FLOORS*
- *PRESERVE ROW HOUSE CHARACTER*
- *REDUCE SCALE OF WINDOWS AT REAR WALL*

ISSUE	NO.	DESC.

REVISION	NO.	DESC.

DRAWING TITLE  
**REVIEW ITEMS**

DATE: X/X/X
PROJ NO: 15009
SCALE:
DWG NO: <b>LPC-100</b>
SHEET OF

NYC DOB NUMBER  
###





EXISTING RAILING FRONT YARD



VIEW OF FRONT FACADE FROM SOUTHEAST



VIEW OF FRONT FACADE FROM SOUTHWEST



79 + 81 HORATIO STREET



MAIN ENTRANCE ON SOUTH FACADE



'HORSE-WALK' ENTRANCE ON SOUTH FACADE



ENTRANCE STOOP AND RAILING



CORNICE ON SOUTH FACADE



01 ELEVATION - NORTH SIDE HORATIO STREET  
1/16" = 1'-0"

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10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL
10/6/16	3	LPC SUBMITTAL
2/6/17	4	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
EXISTING CONDITIONS

	DATE: 10/29/15
	PROJ. NO.: 15009
	SCALE: DWG. NO.: LPC-102
	SHEET 2 OF 13

NYC DOB NUMBER

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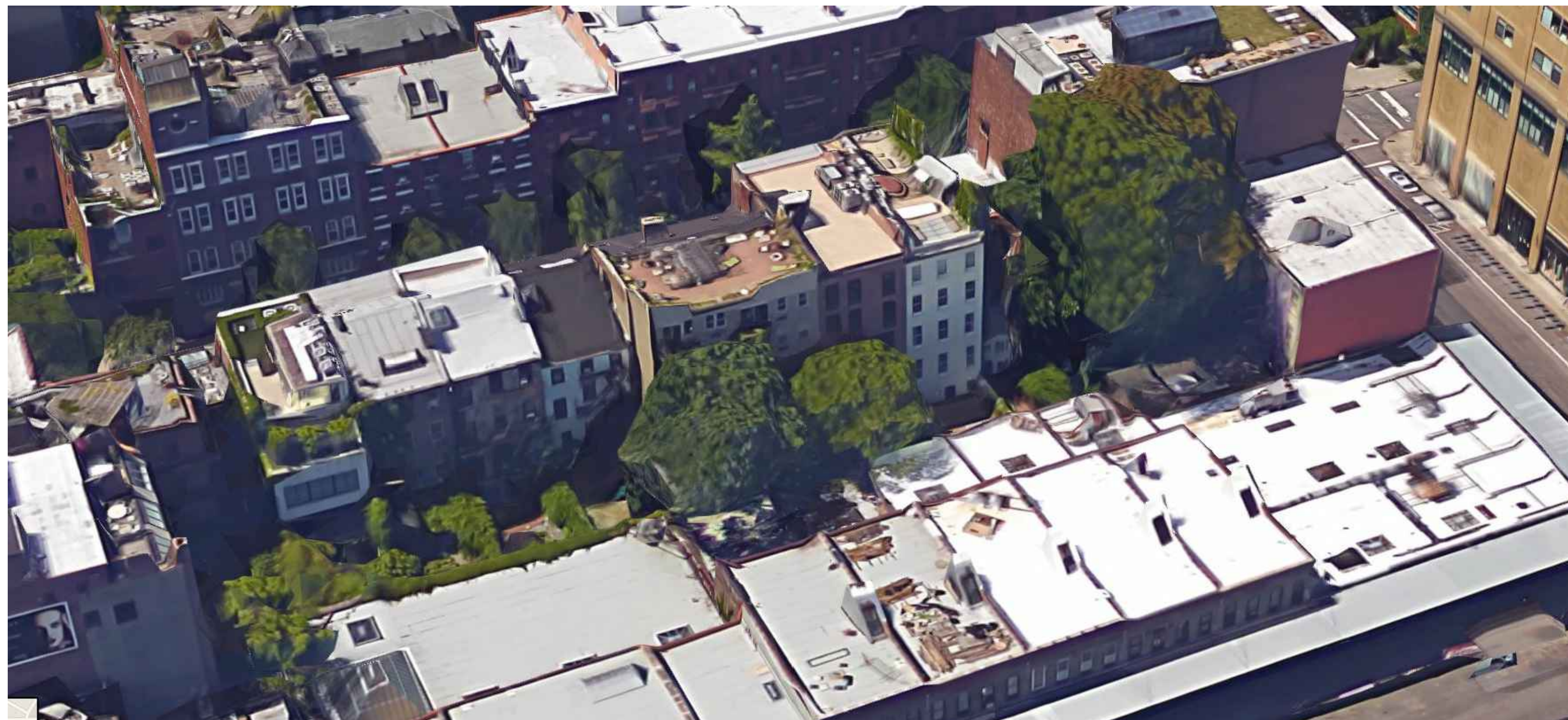
EXISTING NORTH FACADE



EXISTING NORTH FACADE



NORTH FACADE FROM HIGH LINE



AERIAL VIEW FROM NORTHEAST



NORTH FACADE AND ADJACENT BUILDINGS

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6/1/16	2	LPC SUBMITTAL
10/6/16	3	LPC SUBMITTAL
2/6/17	4	LPC SUBMITTAL

REVISION	NO.	DESC.

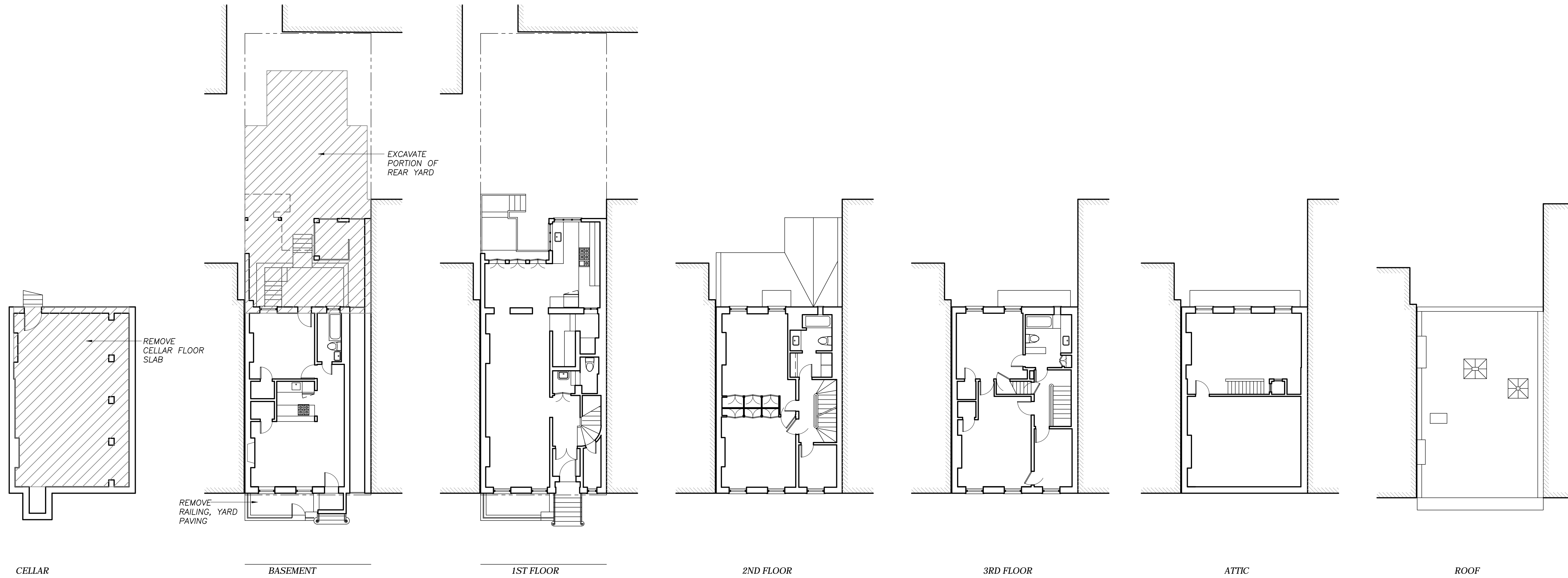
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EXISTING CONDITIONS

	DATE: 7/13/16
	PROJ NO: 15009
	SCALE: DWG NO: LPC-103
	SHEET 3 OF 13

NYC DOB NUMBER

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CELLAR

BASEMENT

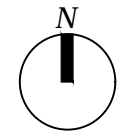
1ST FLOOR

2ND FLOOR

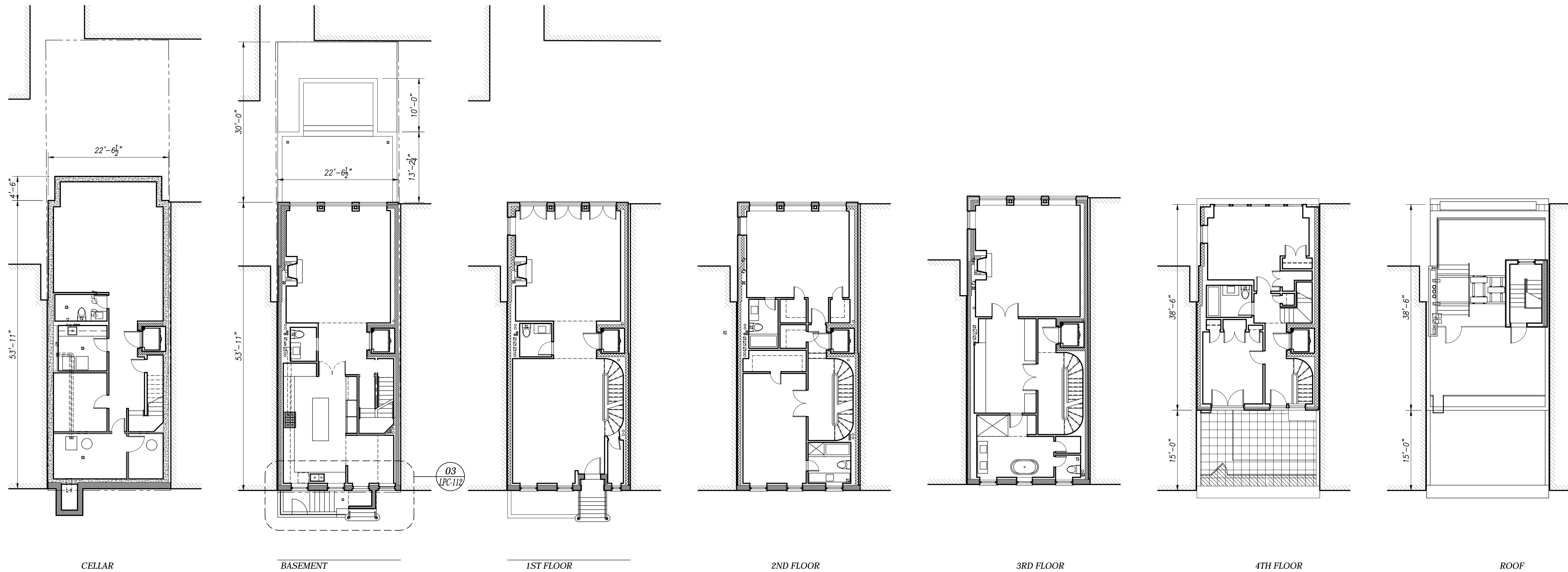
3RD FLOOR

ATTIC

ROOF



**01** EXISTING FLOOR PLANS  
3/32" = 1'-0"



CELLAR

BASEMENT

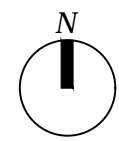
1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

ROOF



**02** PROPOSED FLOOR PLANS  
3/32" = 1'-0"

2/8/2017 11:28:49 AM z:\15009 83 horatio enlargement\drawings\lpc\sheet\lpc-004 existing and proposed floor plans.dwg

ISSUE	NO.	DESC.
10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL
10/6/16	3	LPC SUBMITTAL
11/11/16	4	LPC SUBMITTAL
2/6/17	5	LPC SUBMITTAL

REVISION	NO.	DESC.

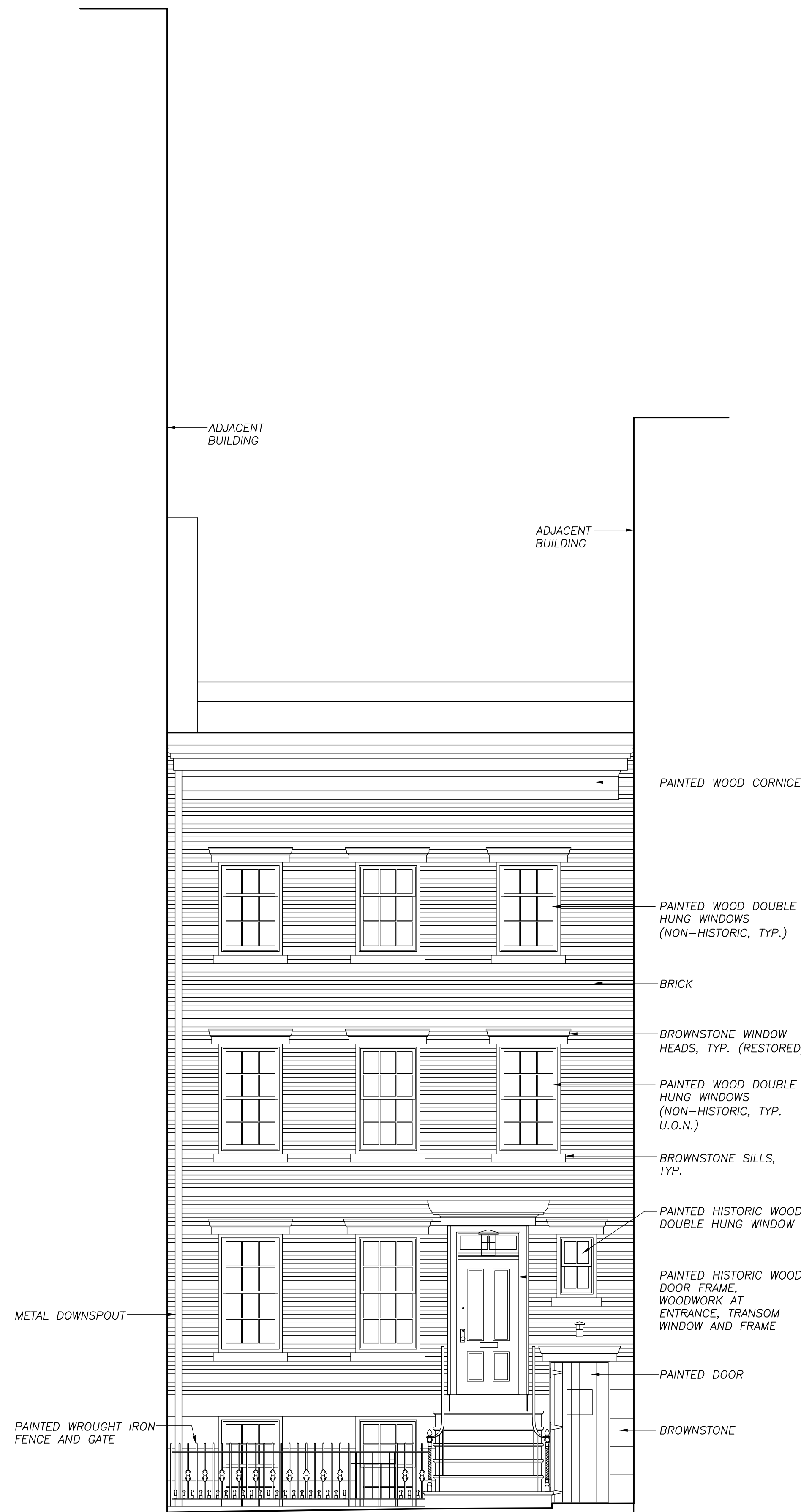
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**EXISTING AND PROPOSED FLOOR PLANS**

	DATE: 10/29/15
	PROJ NO.: 15009
	SCALE: 1" = 10'
	DWG NO.: LPC-104
SHEET 4 OF 13	

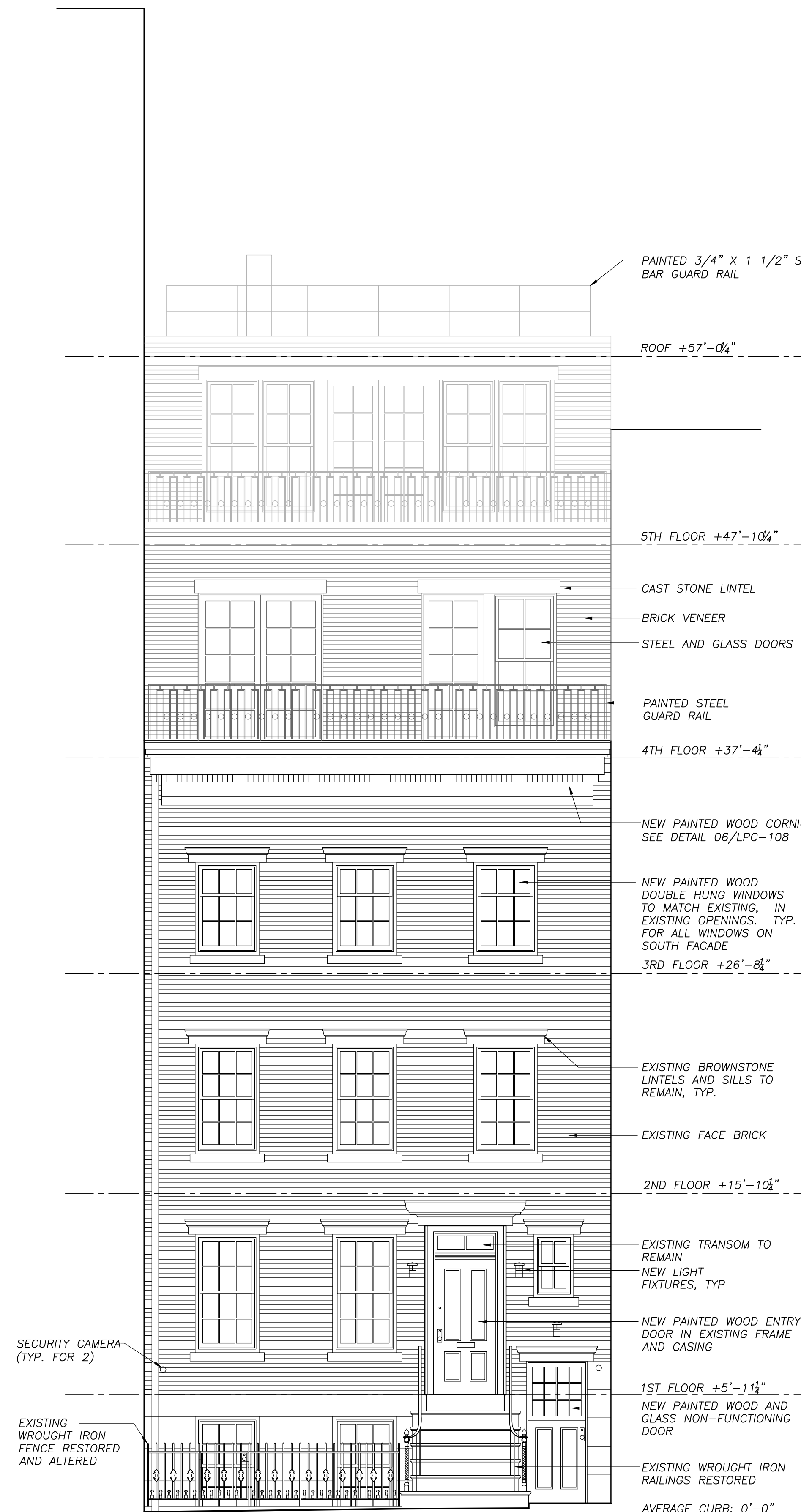
NYC DOB NUMBER

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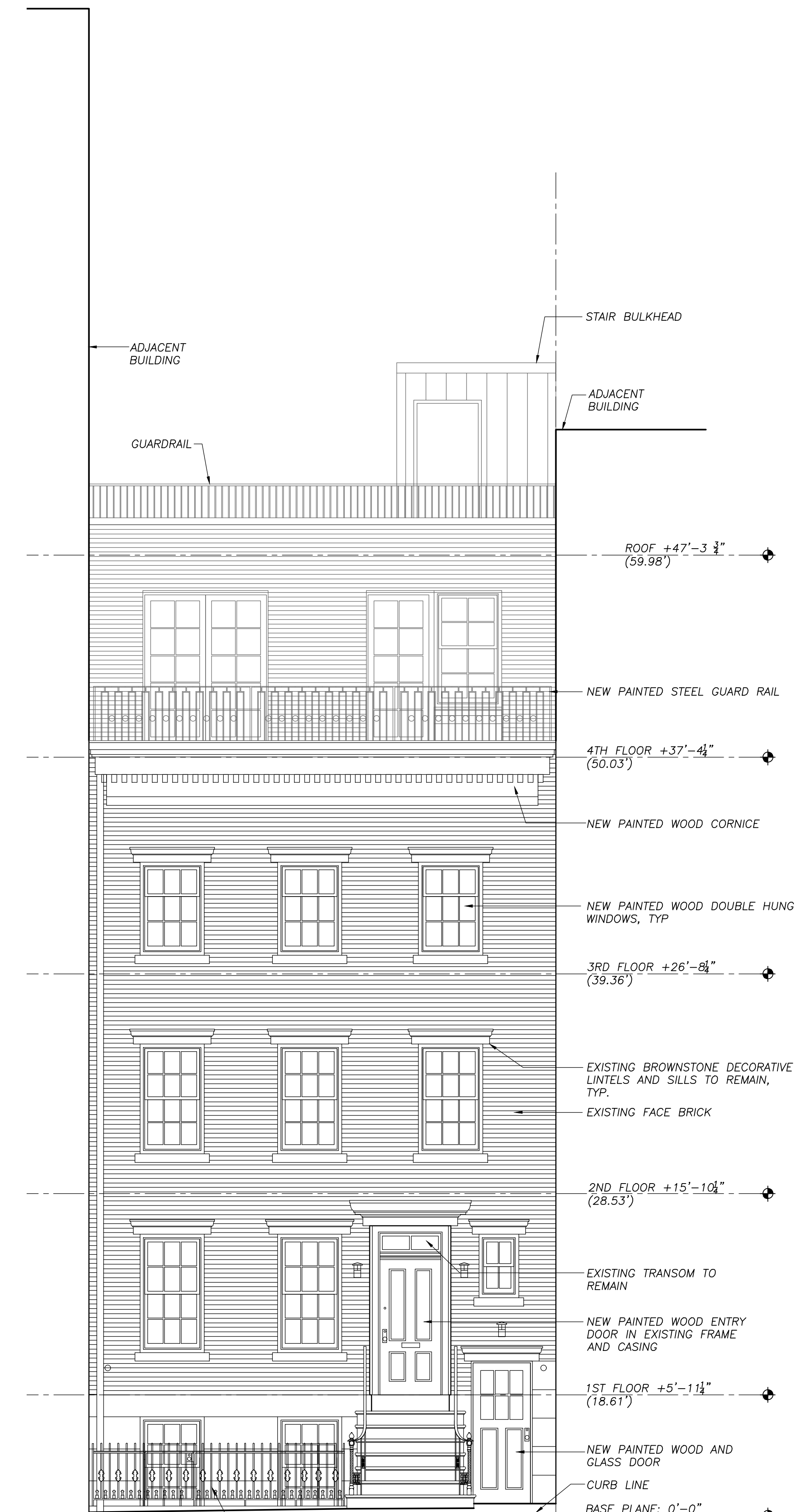




01 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



02 ORIGINAL PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



03 REVISED PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

ISSUE	NO.	DESC.
2/6/17	1	LPC SUBMITTAL

REVISION	NO.	DESC.
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DRAWING TITLE  
EXISTING AND PROPOSED FRONT  
ELEVATIONS



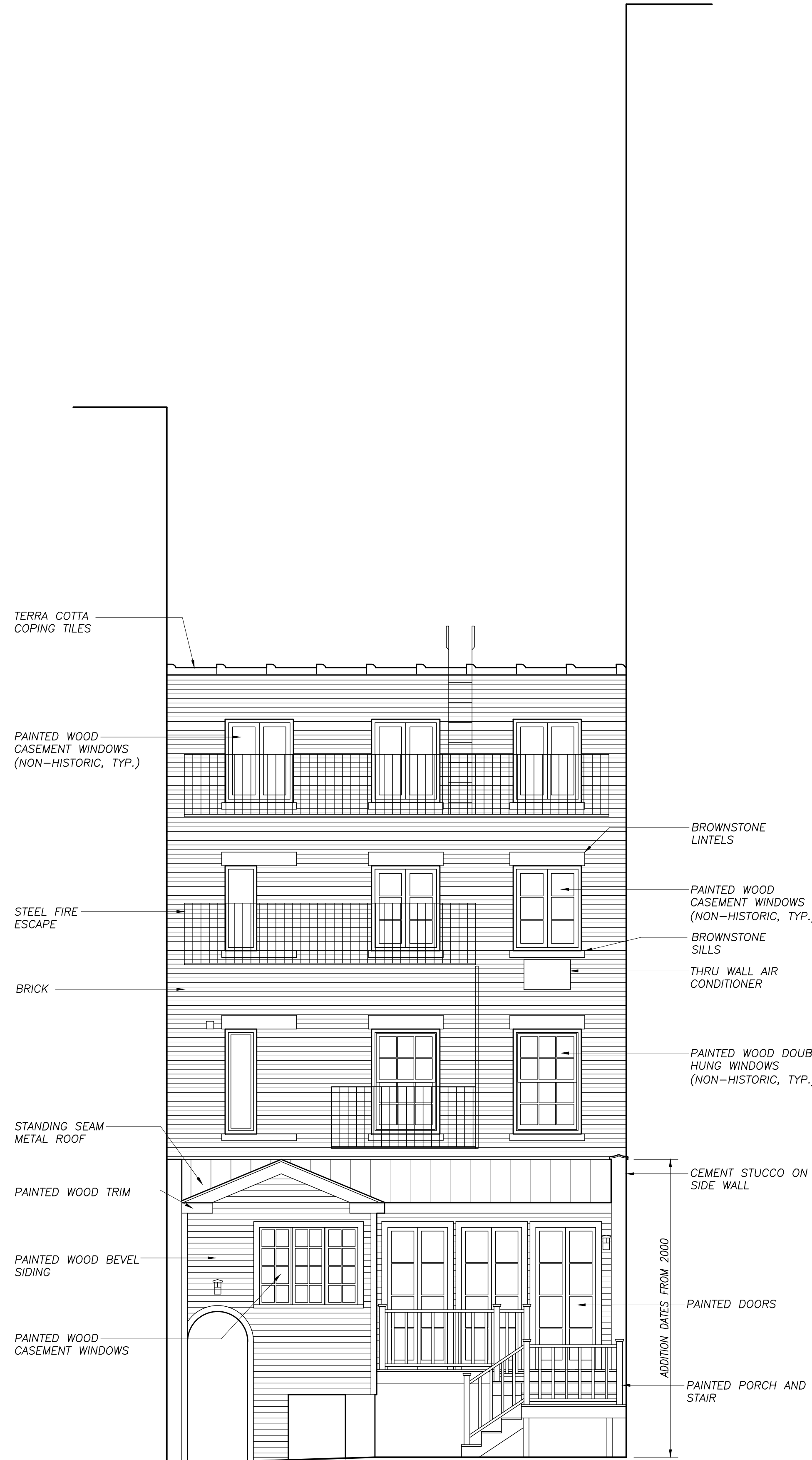
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SCALE:  
DWG NO.: LPC-105  
SHEET  
5 OF 13

NYC DOB NUMBER

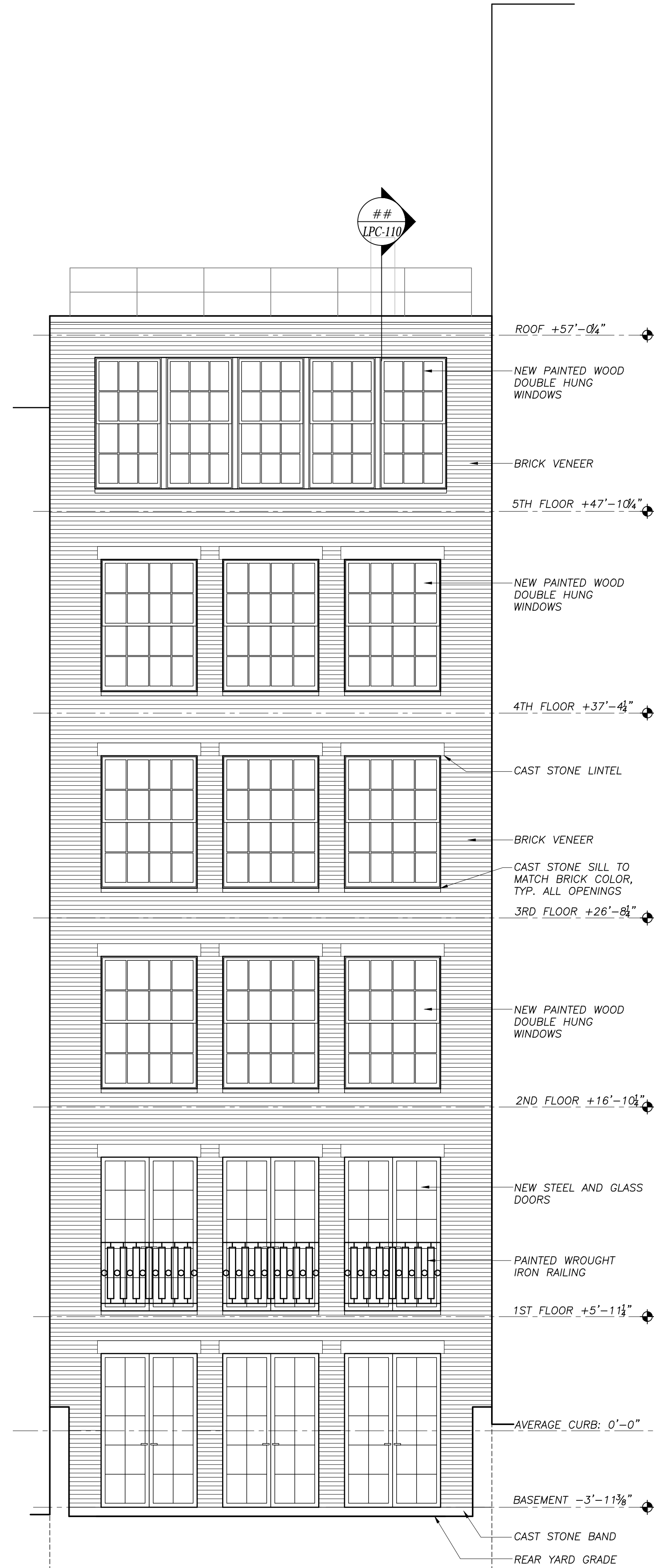
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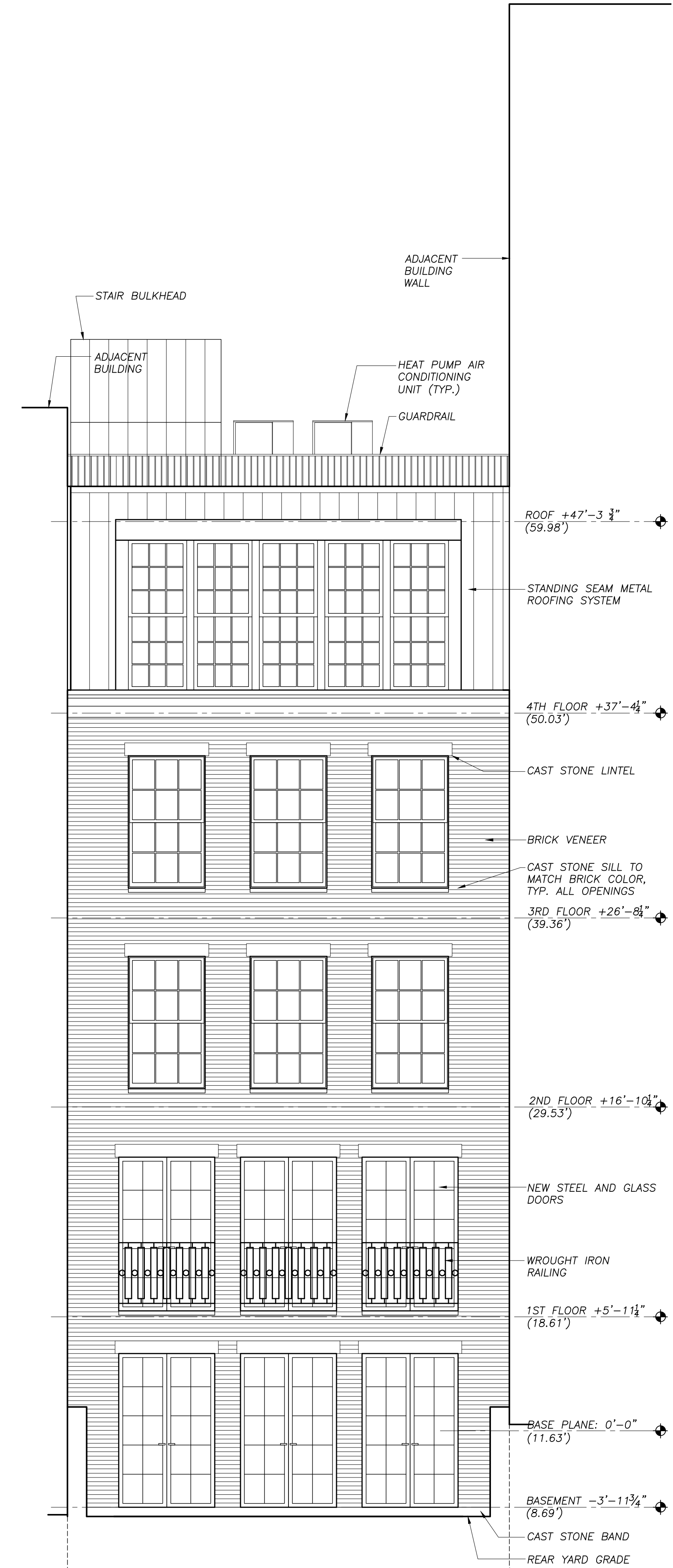
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REAR ELEVATION(2)  
1/4" = 1'-0"



01 ORIGINAL PROPOSED REAR (NORTH) ELEVATION  
1/4" = 1'-0"



03 REVISED PROPOSED REAR (NORTH) ELEVATION  
1/4" = 1'-0"

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10/29/15	1	LPC SUBMITTAL
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10/6/16	3	LPC SUBMITTAL
11/11/16	4	LPC SUBMITTAL
2/6/17	5	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
EXISTING AND PROPOSED REAR  
ELEVATIONS



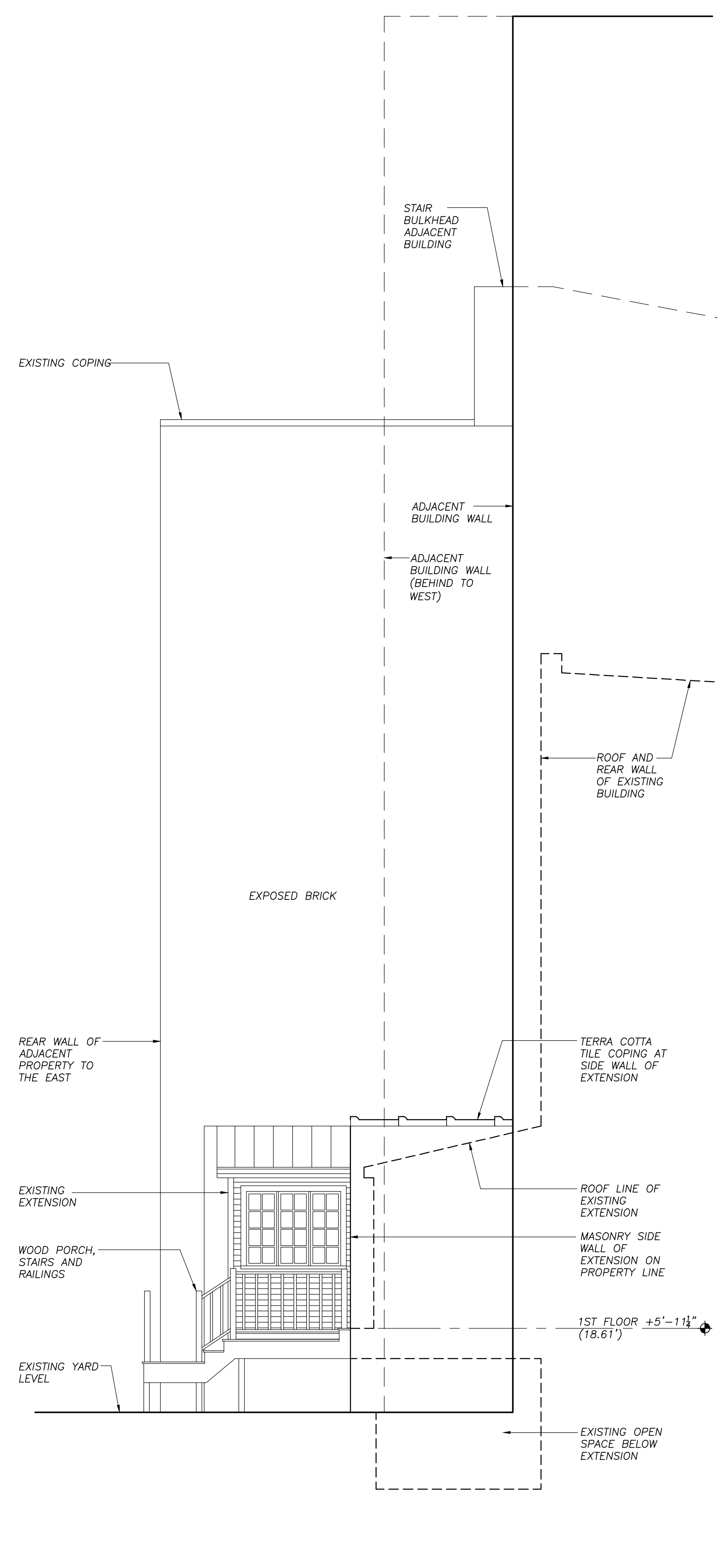
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PROJ NO.: 15009  
SCALE:  
DWG NO.: LPC-106  
SHEET 6 OF 13

NYC DOB NUMBER

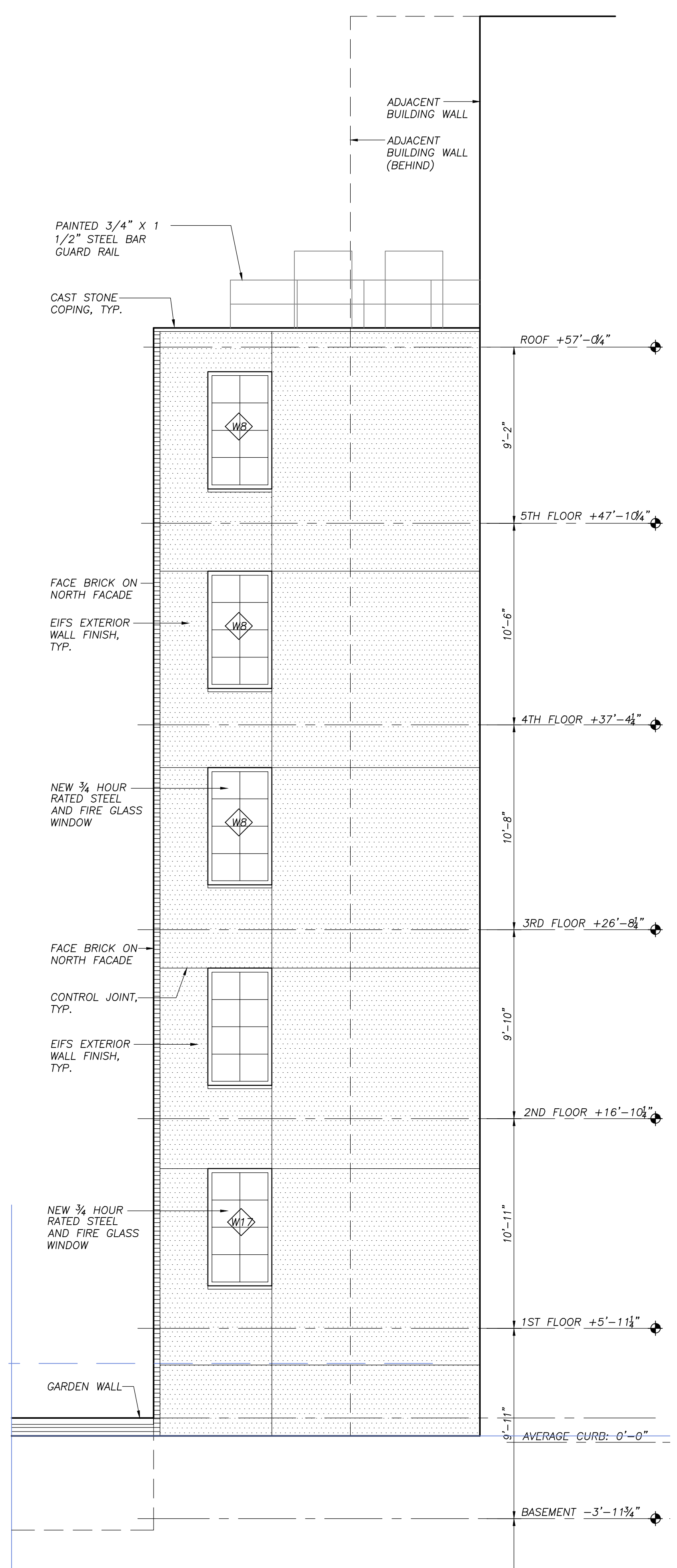
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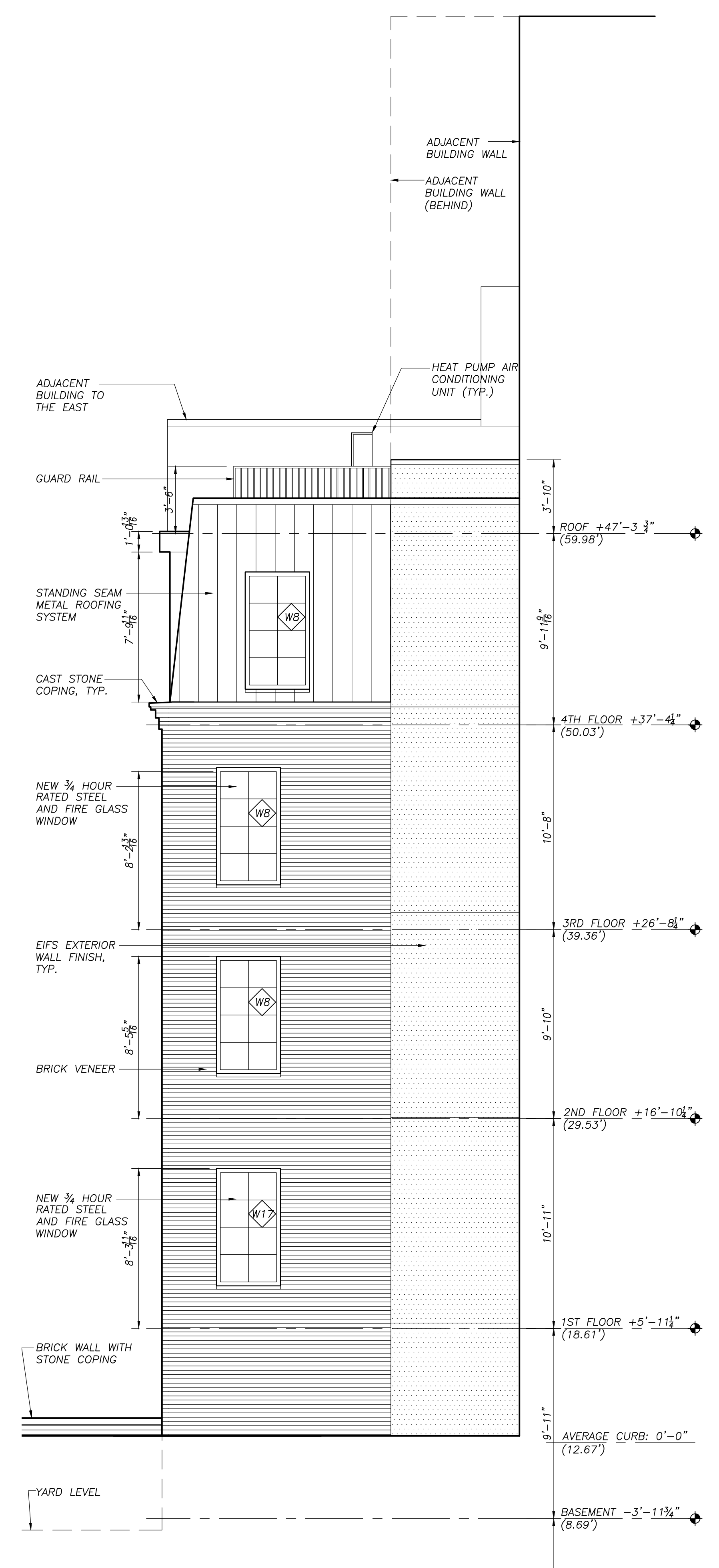
2/15/2017 5:43:20 PM z:\15009 83 horatio enlargement\drawings\lpc\sheet\lpc-107 proposed west elevation.dwg



**03 EXISTING WEST ELEVATION**  
1/4" = 1'-0"



**01 ORIGINAL PROPOSED WEST ELEVATION**  
1/4" = 1'-0"



**02 REVISED PROPOSED WEST ELEVATION**  
1/4" = 1'-0"

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10/29/15	1	LPC SUBMITTAL
6/1/16	2	LPC SUBMITTAL
10/6/16	3	LPC SUBMITTAL
11/11/16	4	LPC SUBMITTAL
2/6/17	5	LPC SUBMITTAL
2/15/17	6	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
**PROPOSED WEST ELEVATION**

	DATE: 10/29/15
	PROJ NO.: 15009
	SCALE: LPC-107
	SHEET 7 OF 13

NYC DOB NUMBER  
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01 NORTH SIDE HORATIO STREET - ORIGINAL PROPOSAL  
1/16" = 1'-0"



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

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10/29/15	1	LPC SUBMITTAL
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10/6/16	3	LPC SUBMITTAL
11/11/16	4	LPC SUBMITTAL
2/6/17	5	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
STREET ELEVATIONS

	DATE: 10/29/15
	PROJ NO.: 15009
	SCALE: DWG NO.: LPC-108
	SHEET 8 OF 13

NYC DOB NUMBER  
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ORIGINAL PROPOSAL - VIEW FROM WASHINGTON STREET AND GANSEVOORT



ORIGINAL PROPOSAL - VIEW FROM HIGH LINE



REVISED PROPOSAL - VIEW FROM WASHINGTON STREET AND GANSEVOORT



REVISED PROPOSAL - VIEW FROM HIGH LINE

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2/6/17	5	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
VIEWS OF NORTH FACADE

	DATE: 10/29/15
	PROJ NO: 15009
	SCALE: DWG NO: LPC-109
	SHEET 9 OF 13

NYC DOB NUMBER

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EXISTING VIEW FROM REAR YARD



**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



REVISED PROPOSAL - VIEW FROM REAR YARD



REVISED PROPOSAL - VIEW REAR YARD AND ADJACENT BUILDINGS



REVISED PROPOSAL - REAR YARD ELEVATION VIEW

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10/6/16	3	LPC SUBMITTAL
11/11/16	4	LPC SUBMITTAL
2/6/17	5	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
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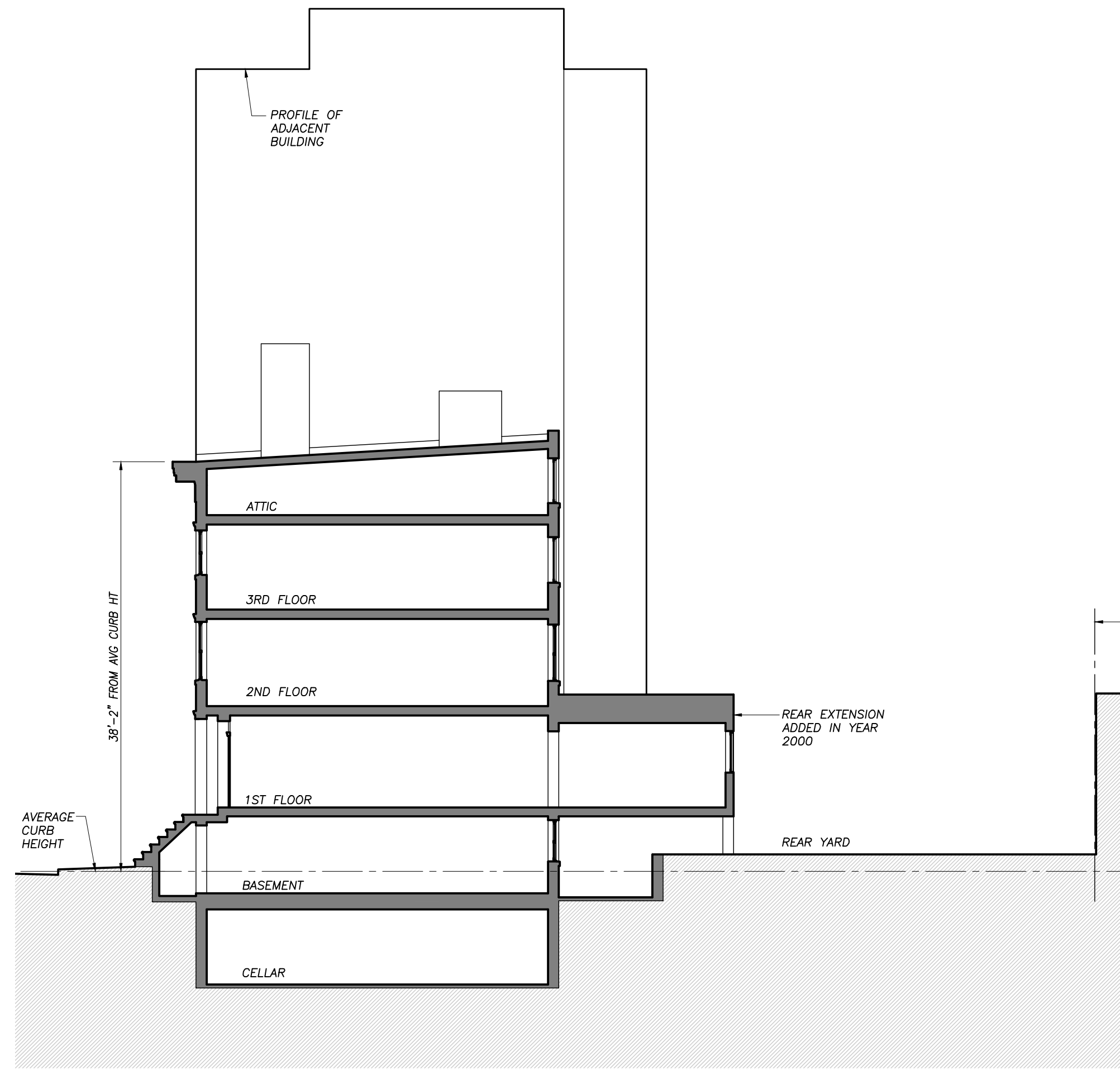
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 PROJ NO: 15009  
 SCALE:  
 DWG NO: LPC-110  
 SHEET  
 10 OF 13



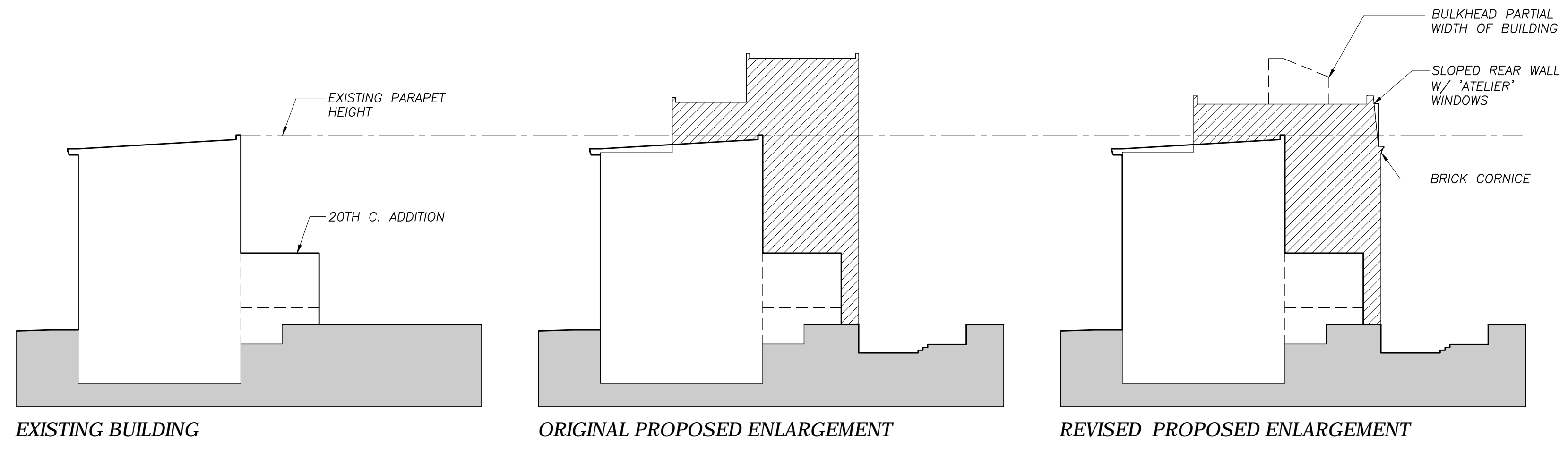
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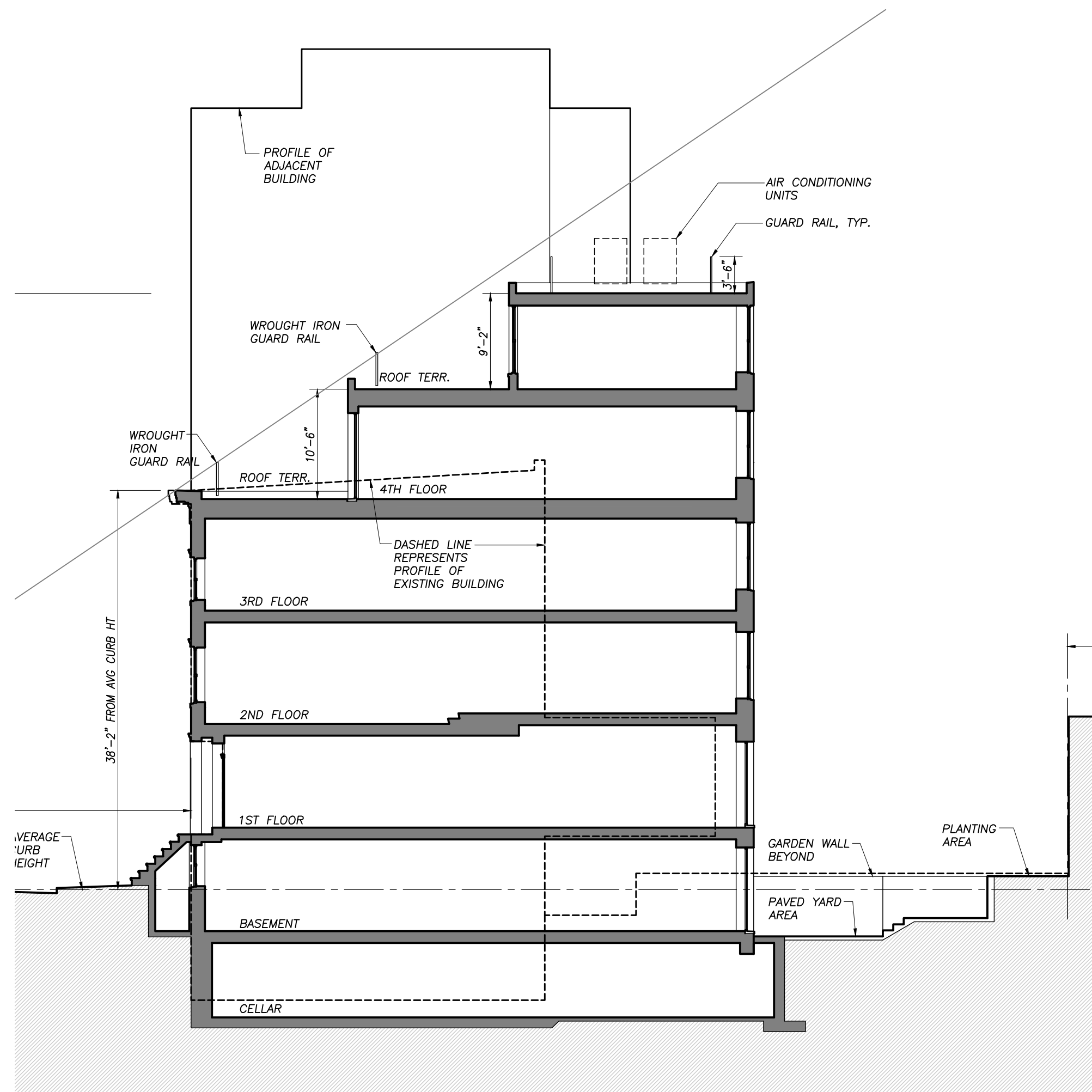




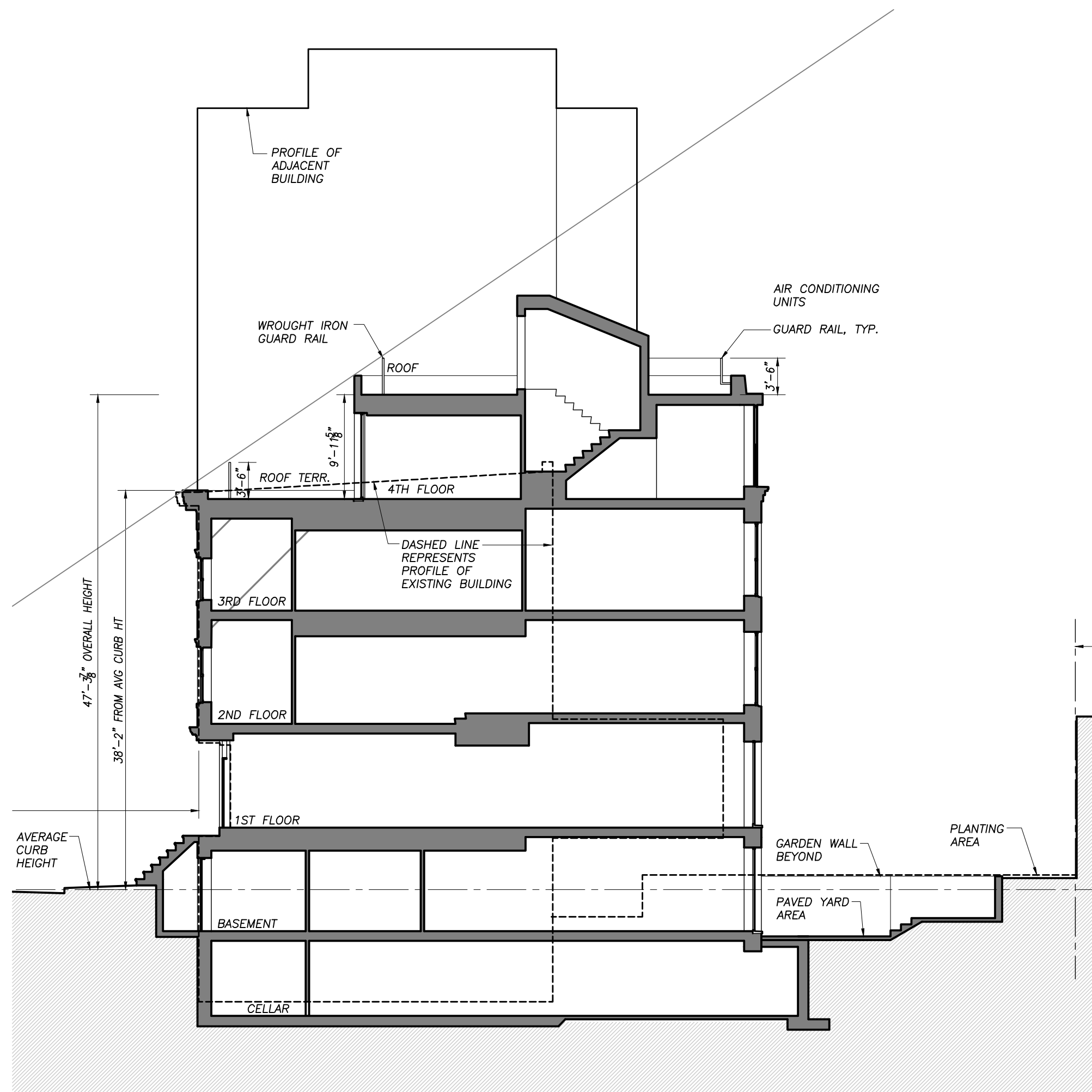
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1:120



04 COMPARATIVE SECTION DIAGRAMS



02 SECTION - ORIGINAL PROPOSED ENLARGEMENT  
1:120



03 SECTION - REVISED PROPOSED ENLARGEMENT  
1:120

2/8/2017 11:29:23 AM z:\15009 83 horatio enlargement\drawings\pc\sheet\pc-111 comparative sections.dwg

ISSUE	NO.	DESC.
2/6/17	1	LPC SUBMITTAL

REVISION	NO.	DESC.

DRAWING TITLE  
COMPARATIVE SECTIONS

	DATE: 1/30/17
	PROJ NO.: 15009
	SCALE:
	DWG NO.: LPC-111
	SHEET 11 OF 13

NYC DOB NUMBER  
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