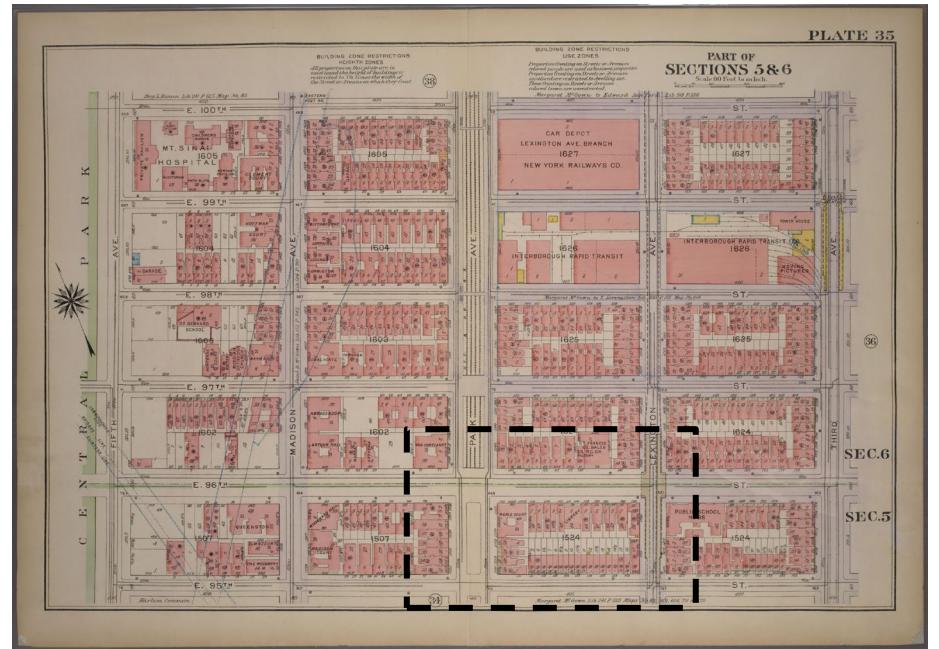
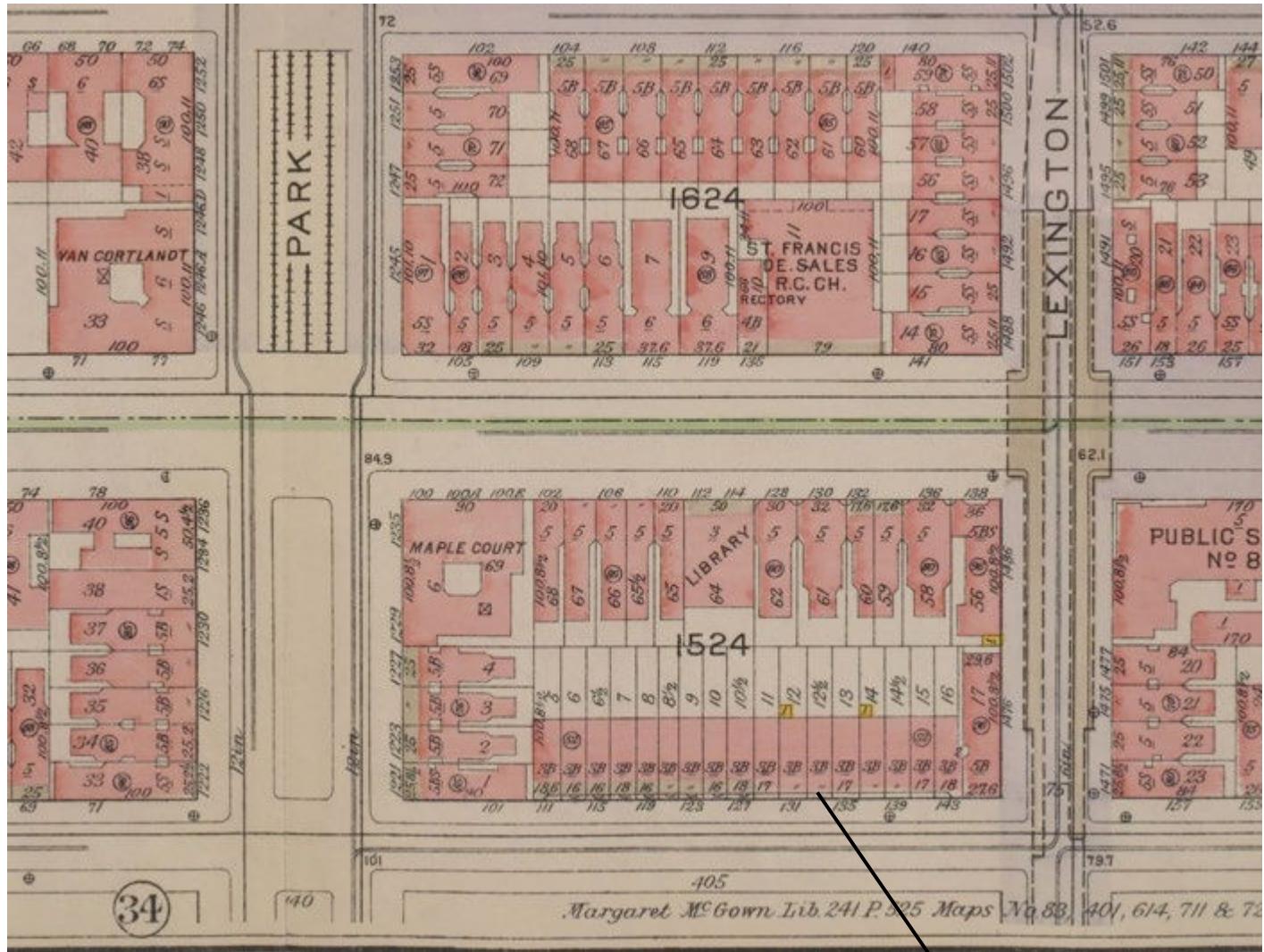




**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
ARCHITECTURAL DRAWINGS**

for Proposed Restoration and Non-Visible Rear Expansion of:

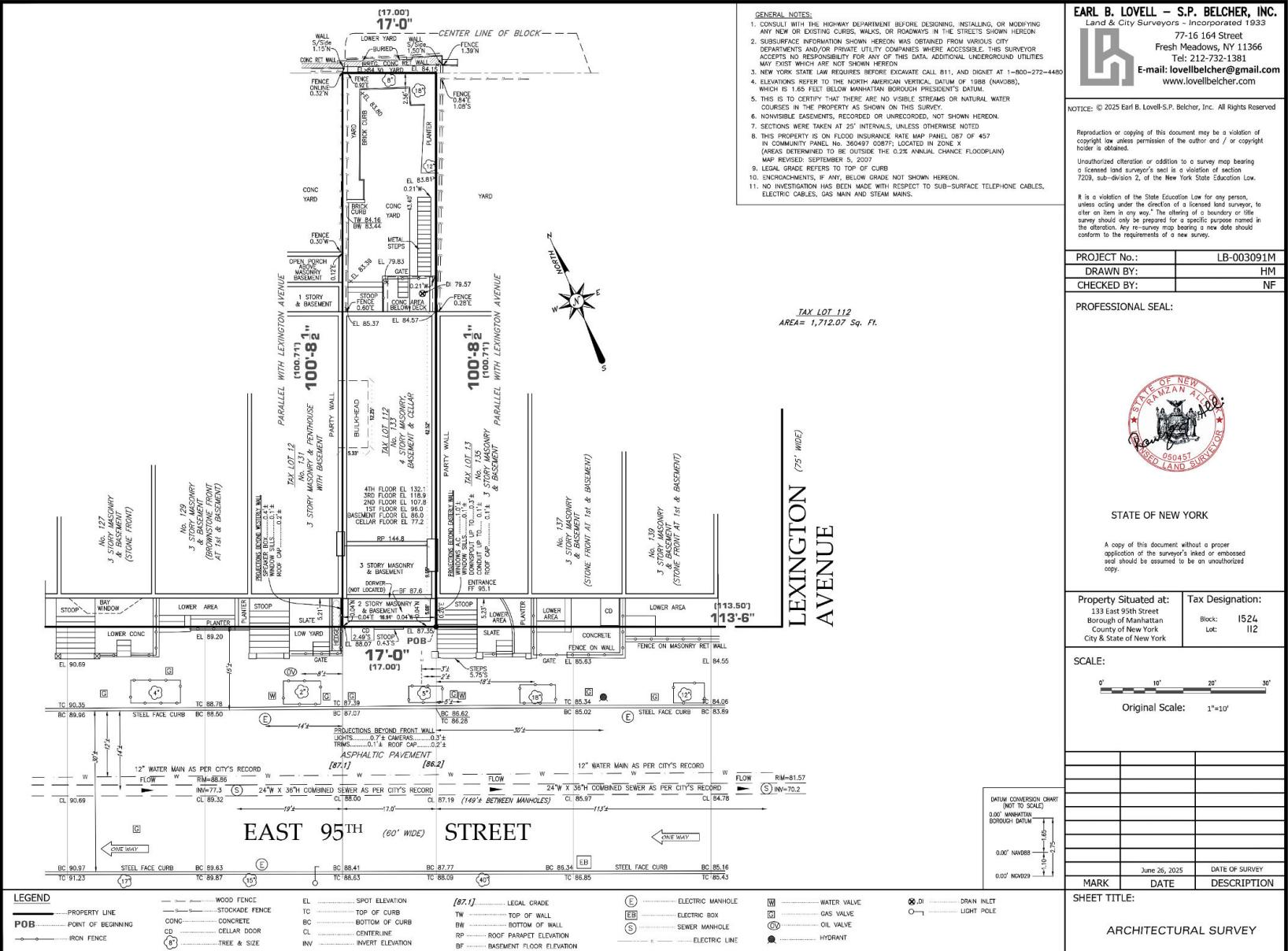
133 E. 95th St, New York, NY 10128



Sanborn Map – Section 5&6

133 E. 95th St, New York

Location



133 E. 95th St:

- 17-ft-wide townhouse near Lexington Ave.
- Built 1889–90 by architect Frank Wennemer for Francis J. Schnugg.
- Part of 8 original rowhouses (Nos. 129–143 E 95th St).
- In 1932, Façade extended to lot line, New 4-story façade and grade-level entrance by Architect Clinton, Russell & Clinton.
- In 1939, Fifth story added by same firm.

Architectural Features:

- Neo-Federal brick façade.
- Arched central entrance with fanlight (blue glass); paneled wood door.
- Two-story arched window bay with tripartite sash windows.
- Mansard 4th floor with slate cladding and setback.
- Setback 5th floor with chimneys and iron picket fence.
- Side windows: 4-over-4 double-hung sash.



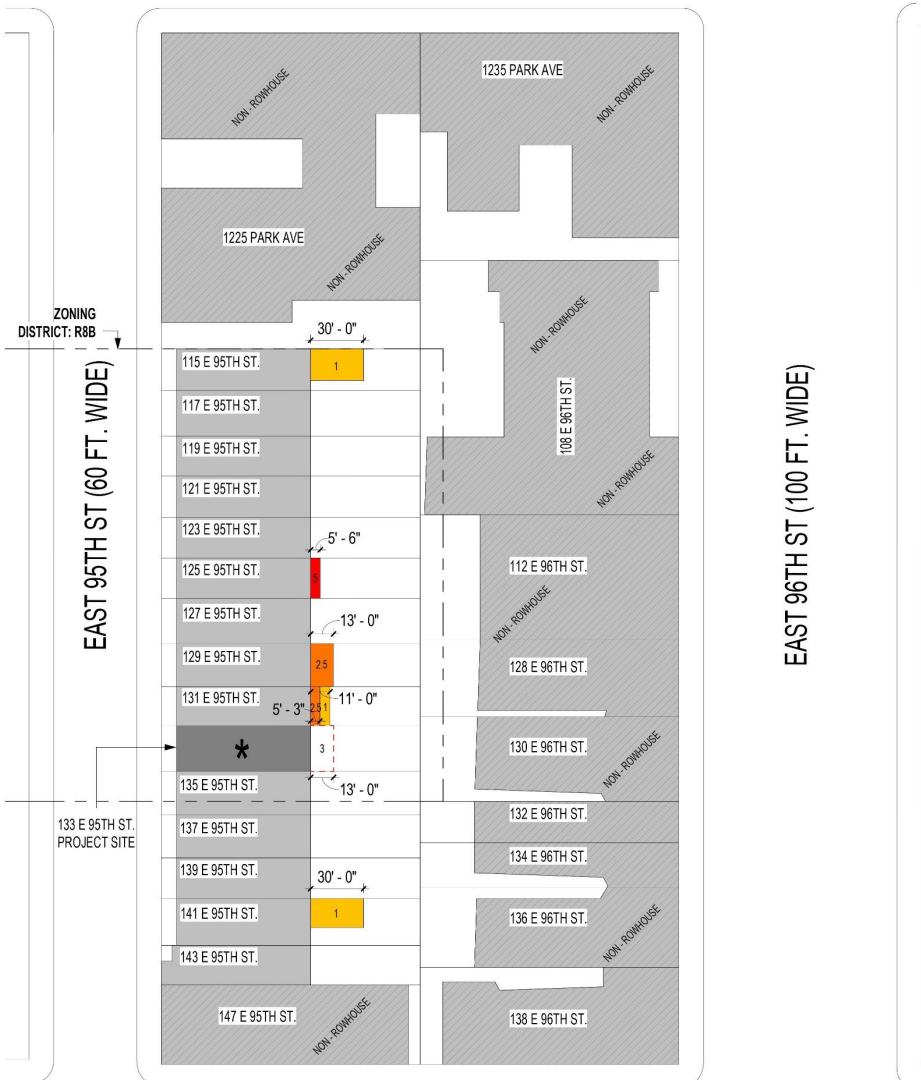
1940 – Historic photo



1980 – Historic photo

History

PARK AVE (140 FT. WIDE)



Block Plan

LEXINGTON AVE (75 FT. WIDE)

EAST 96TH ST (100 FT. WIDE)

EAST 95TH ST

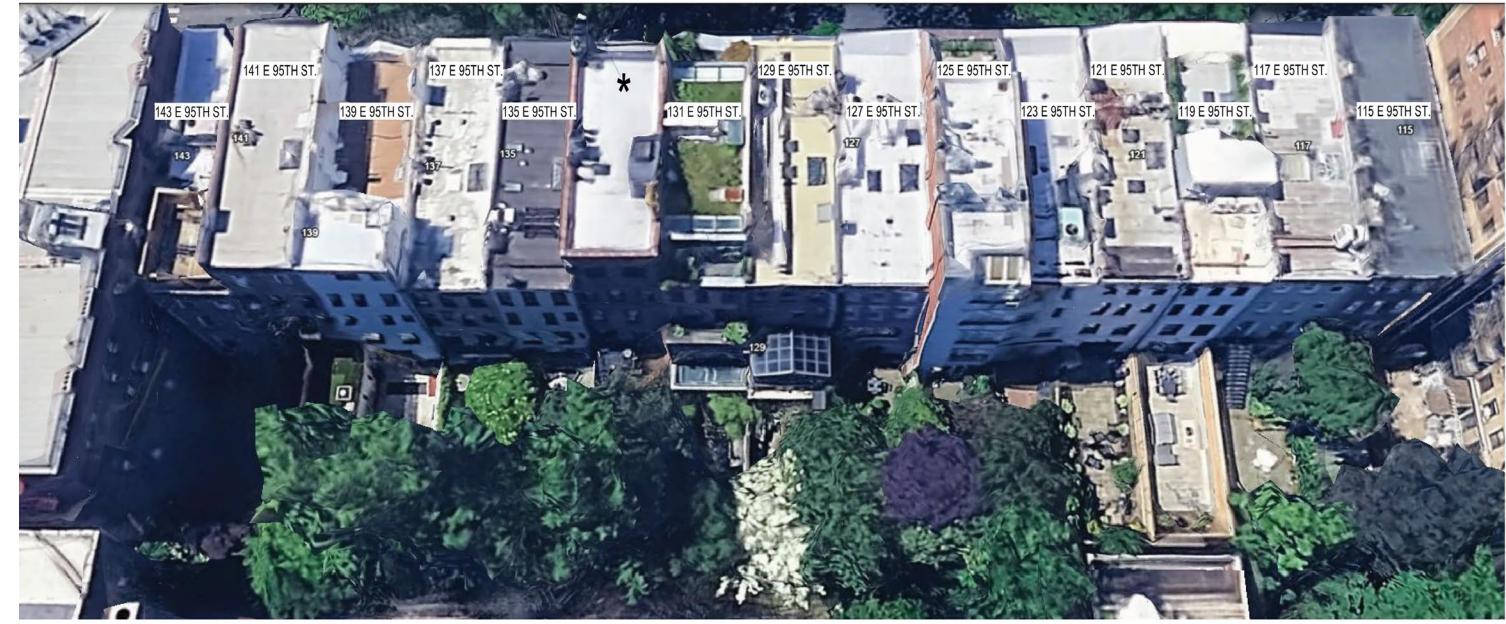


Table 1: Rowhouses w/ Additions

Description	Quantity
Total Rowhouses	15
Rowhouse w/ Additions	5
Rowhouse w/o Addition	10

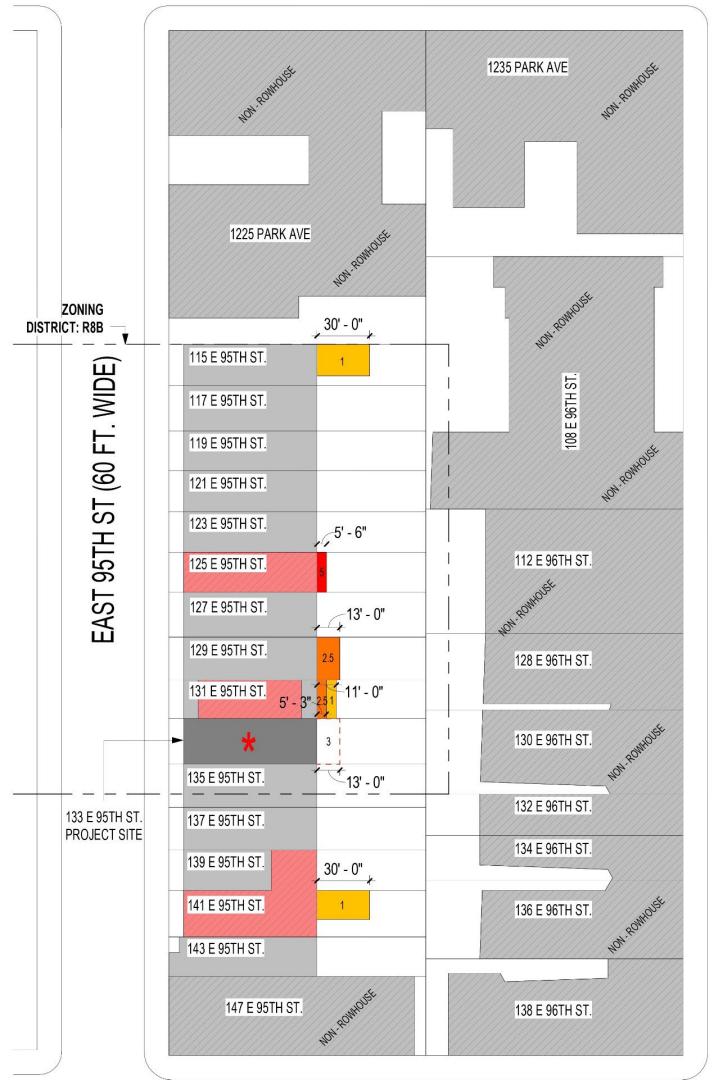
Table 2: Predominant Addition Heights

Description	Quantity
1-Story Addition	3
2.5-Story Addition	2
5-Story Addition	1

Table 3: Predominant Addition Depths

Description	Quantity
0' to 8'	1
> 8' to 12'	1
> 12' to 16'	1
> 16'	2

PARK AVE (140 FT. WIDE)



EAST 96TH ST (100 FT. WIDE)

EAST 95TH ST

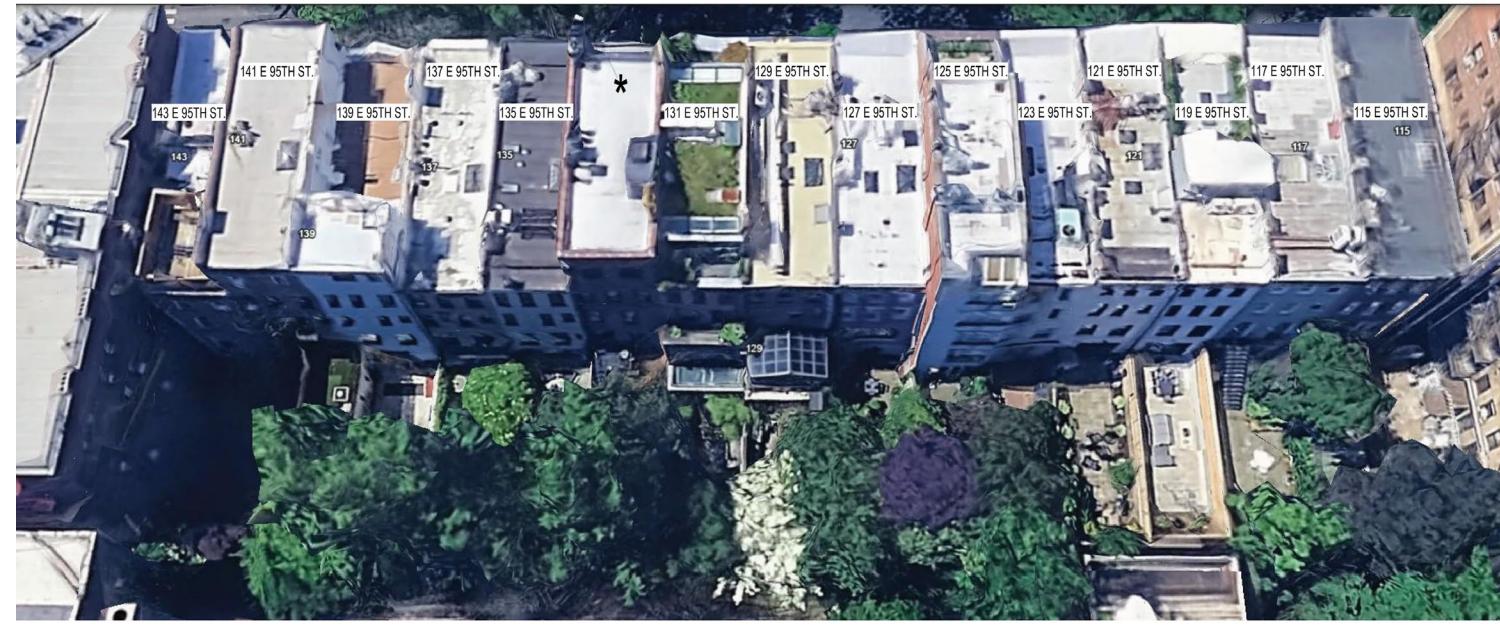


Table 1: Rowhouses w/ Additions

Description	Quantity
Total Rowhouses	15
Rowhouse w/ Additions	5
Rowhouse w/o Addition	10

Table 2: Predominant Addition Heights

Description	Quantity
1-Story Addition	3
2.5-Story Addition	2
5-Story Addition	1
Vertical Addition	5

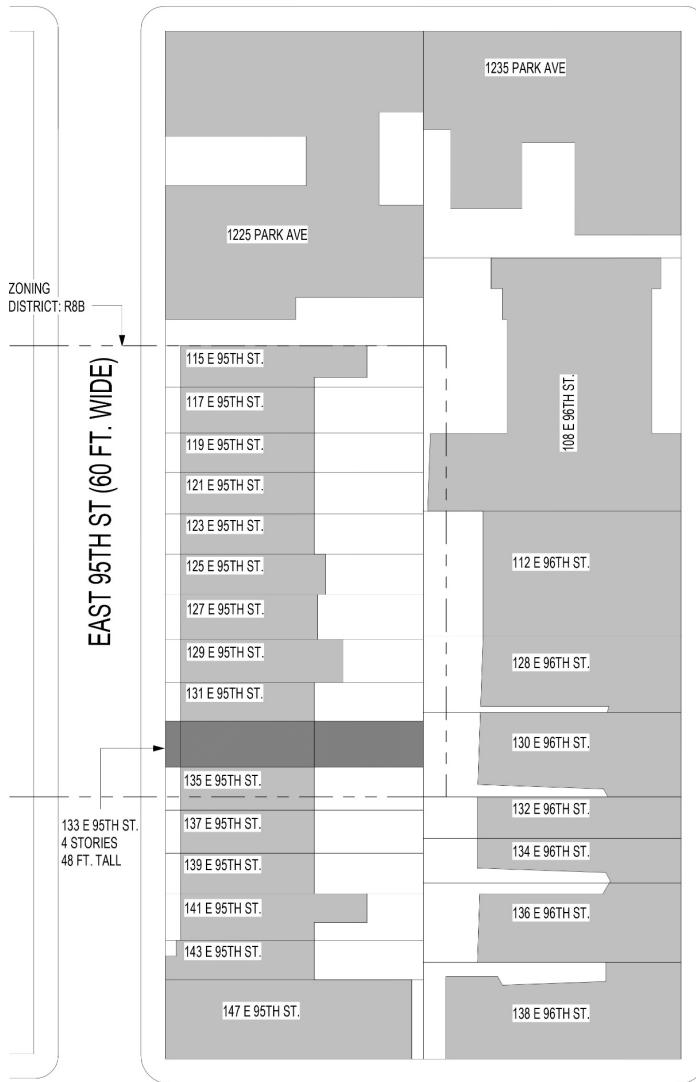
Table 3: Predominant Addition Depths

Description	Quantity
0' to 8'	1
> 8' to 12'	1
> 12' to 16'	1
> 16'	2

Block Plan



PARK AVE (140 FT. WIDE)



LEXINGTON AVE (75 FT. WIDE)
Front Street Facade - Photos



PARK AVE (140 FT. WIDE)

ZONING
DISTRICT: R8B

EAST 95TH ST (60 FT. WIDE)

133 E 95TH ST.
4 STORIES
48 FT. TALL

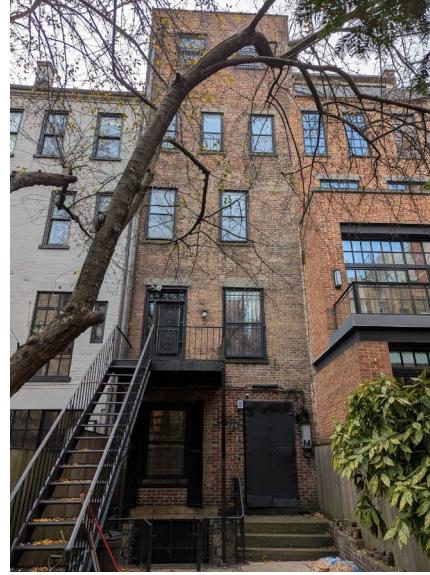


Rear Facade - Photos

EAST 96TH ST (100 FT. WIDE)



VIEW E - REARYARD TOWARDS LEXINGTON AVE



VIEW G - REAR OF 133 E. 95TH ST HOUSES



VIEW G - REAR OF 133-131 E. 95TH ST HOUSES



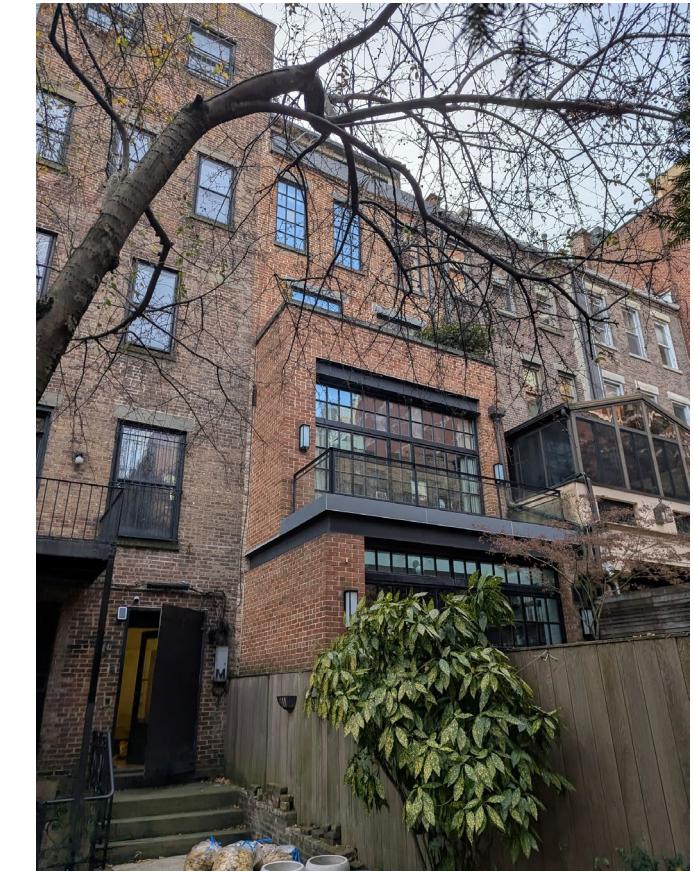
VIEW H - REAR OF 131-129 E. 95TH ST HOUSES



141 - 135
(Towards
Lexington Ave)



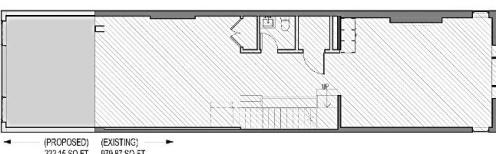
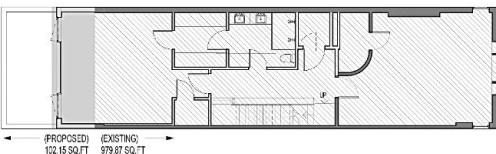
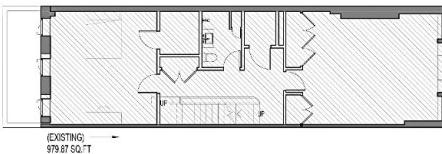
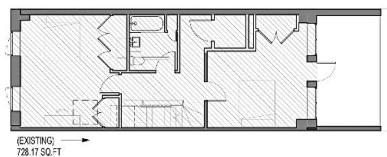
133



125 – 131
With Rear Addition
(Towards Park Ave)

Rear Additions

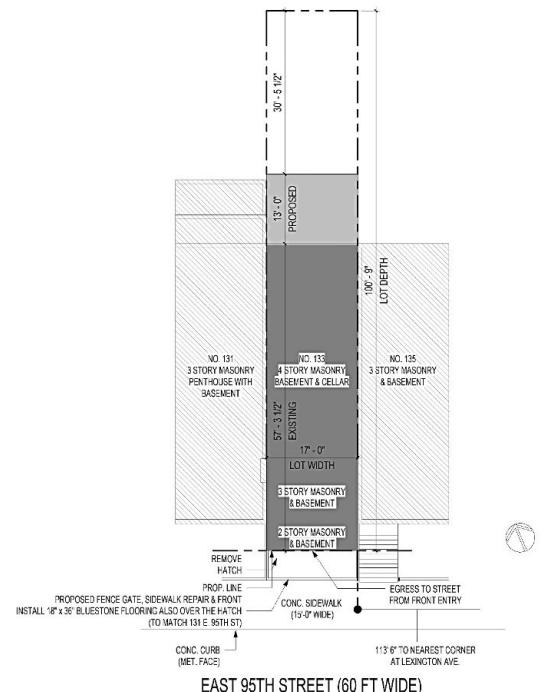
ZONING ANALYSIS - 133 E 95TH ST. ZONING DISTRICT R8B					
ZONING RESOLUTION		REQUIRED/PERMITTED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA			100.670' x 170' = 1712 sqft		
MAXIMUM PERMITTED FLOOR AREA RATIO (F.A.R.)	Z.R. 23.153	MAX. F.A.R. RES: 4	2.71	3.3	YES
RESIDENTIAL FLOOR AREA	Z.R. 23-145	6844 sqft	4647.65 sqft	5758.40 sqft	YES
MAXIMUM LOT COVERAGE	Z.R. 23-45	MAX. LOT COVERAGE: 70% MAX	LOT COVERAGE: 57.28%	LOT COVERAGE: 70%	
REQUIRED FRONT YARD	Z.R. 23-45	NOT REQUIRED	NONE	NO CHANGE	YES
REQUIRED REAR YARD	Z.R. 23-34	30 ft	43 ft 5 in	30 ft	YES
REQUIRED SIDE YARD	Z.R. 23-482	NOT REQUIRED	NOT REQUIRED	NO CHANGE	YES
MINIMUM BASE HEIGHT	Z.R. 23-632	55 ft	43 ft	NO CHANGE	YES
MAXIMUM BASE HEIGHT	Z.R. 23-632	65 ft	46 ft	NO CHANGE	YES
MAXIMUM BUILDING HEIGHT	Z.R. 23-632	75 ft	62 ft	NO CHANGE	YES
NUMBER OF DWELLING UNITS	Z.R. 23-22 / Z.R. 35-40	FACTOR FOR DETERMINING NO. OF DWELLING UNITS = 60 PERMITTED RES. FLOOR AREA: 3600 SF MAX PERMITTED NO. OF D.U. = 3600/60 = 60		NO CHANGE	YES
REQUIRED NUMBER OF PARKING SPACES	Z.R. 25-241	REG COMM: 1/60 DWELLING UNITS + 1, WAIVED <5	NONE	NONE	YES
BICYCLE PARKING WAIVER	Z.R. 25-811	RESIDENTIAL 4 UNIT WAIVED	0	0	YES
STREET WALL LOCATION	Z.R. 23-833(a)(2)	NO CLOSER TO NOR FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING OR 4' BEYOND PROPERTY LINE			YES
STREET TREE PLANTING	Z.R. 28-12 / Z.R. 26-41	EVERY 25' OF STREET FRONTPAGE	1 EXISTING	NO CHANGE	YES



INTERIOR RENOVATION NOTES
APPLICATION FILED FOR INTERIOR RENOVATION OF 133 E 95th ST, NEW YORK;
REMOVES REFRIGERACE NON-BEARING PARTITIONS, FIXTURES AND FINISHES AS PER PLANS
PL FILED THROUGH DOB NOW: XXXXXXXXX
MH FILED THROUGH DOB NOW: XXXXXXXXX
ST FILED THROUGH DOB NOW: XXXXXXXXX

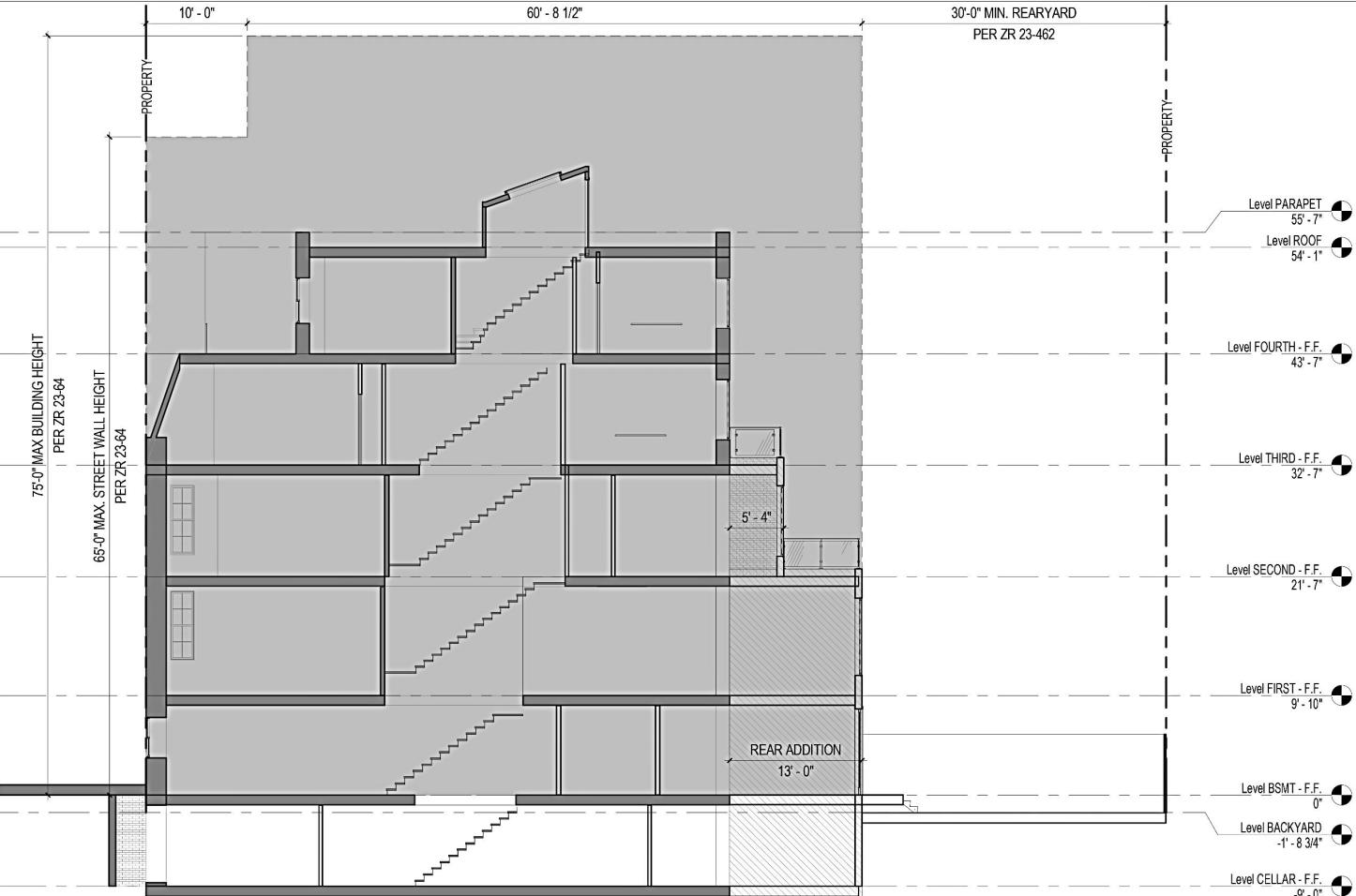
6 SITE PLAN - ZONING ANALYSIS

SCALE: 10' = 1'-0"



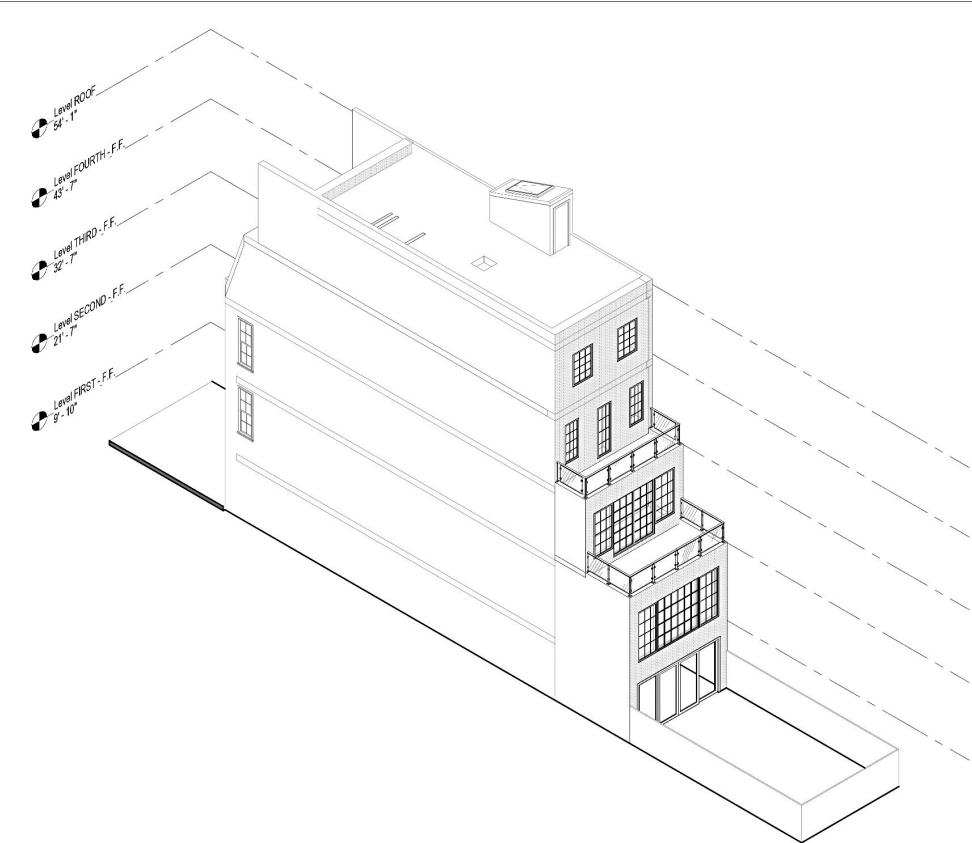
2 ZONING ANALYSIS - SECTION 1

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



1 ZONING ANALYSIS - AXONOMETRIC

SCALE:



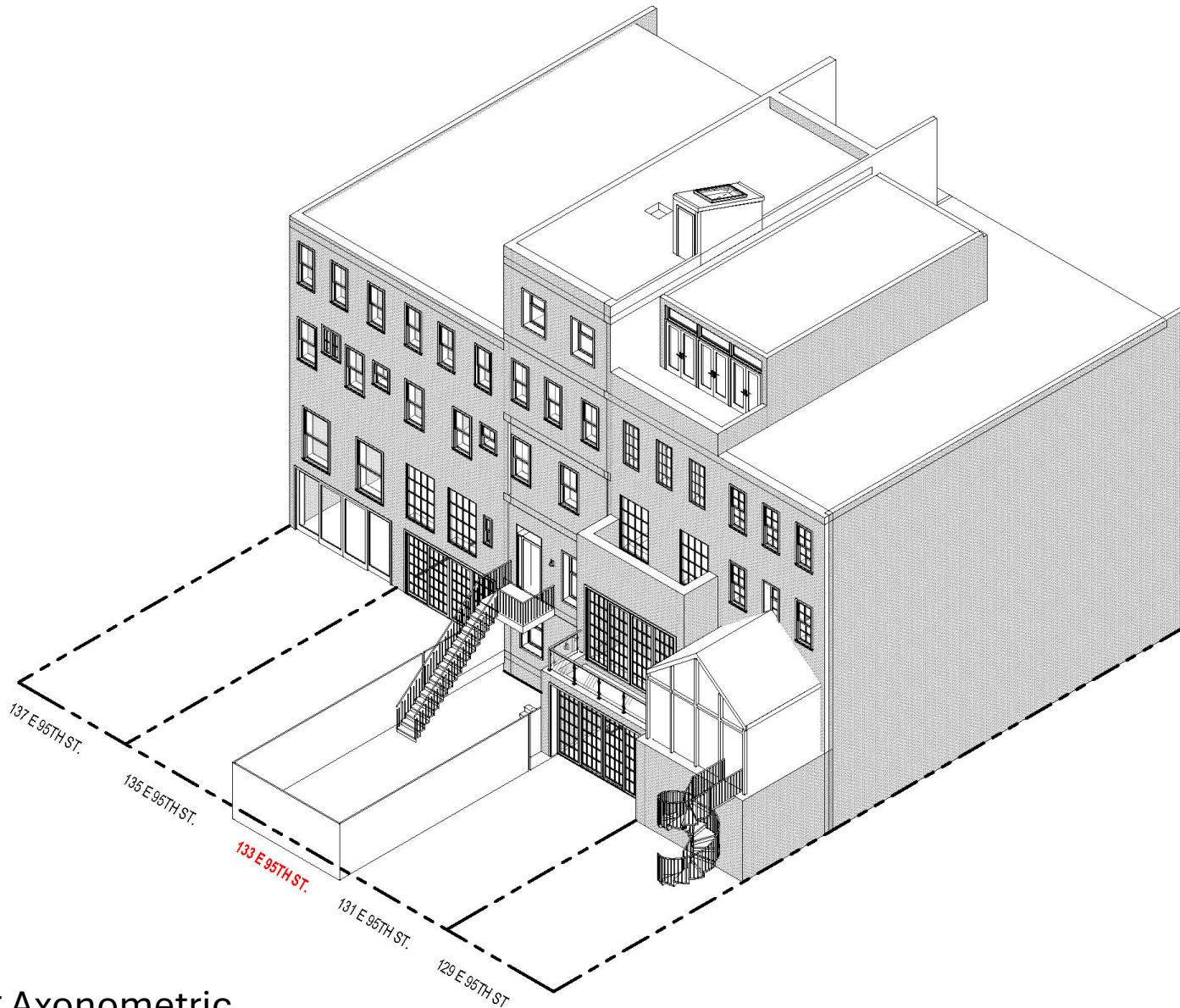
Zoning Analysis – Section + Axonometric



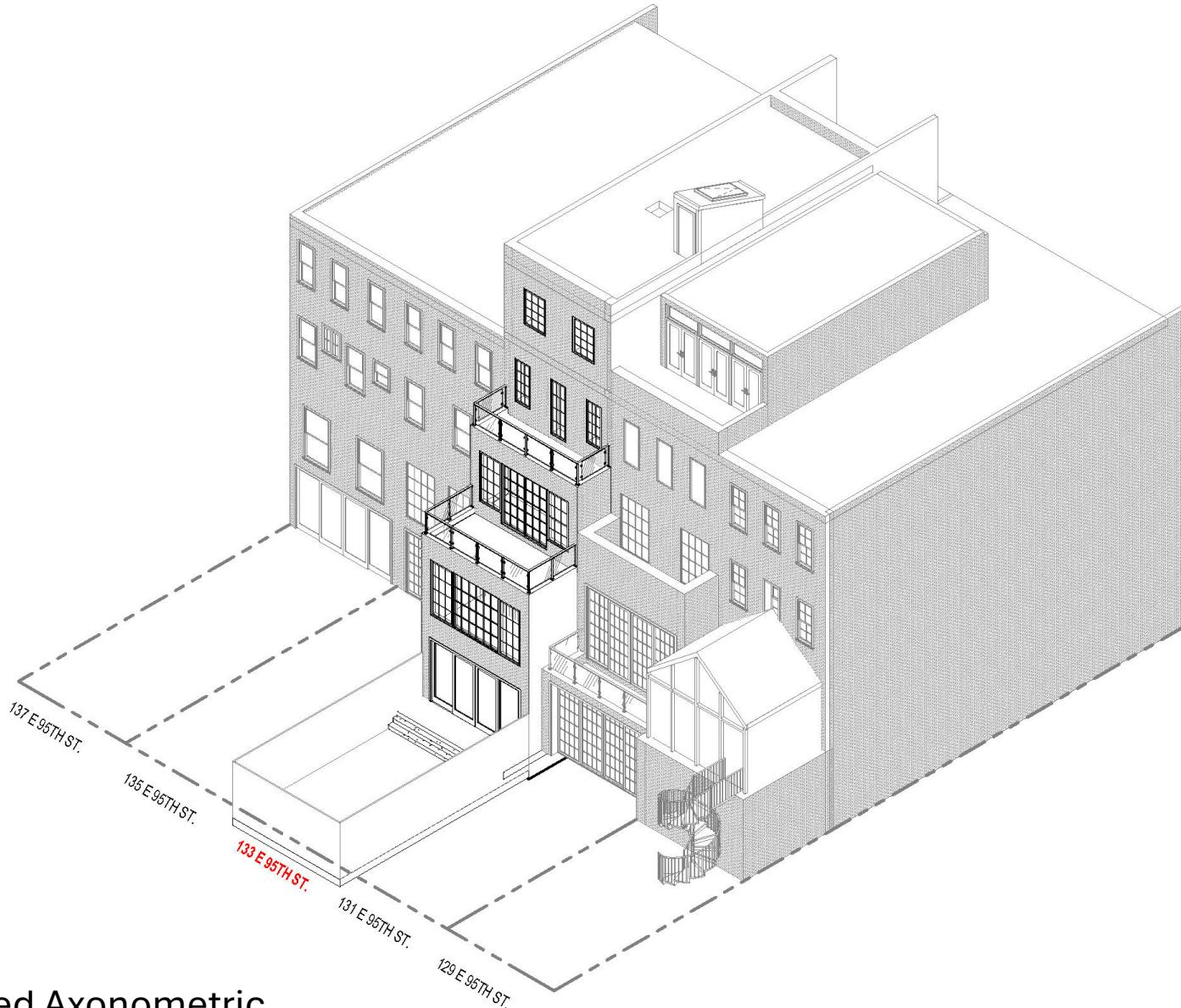
Neighborhood Existing Elevation



Neighborhood Proposed Elevation



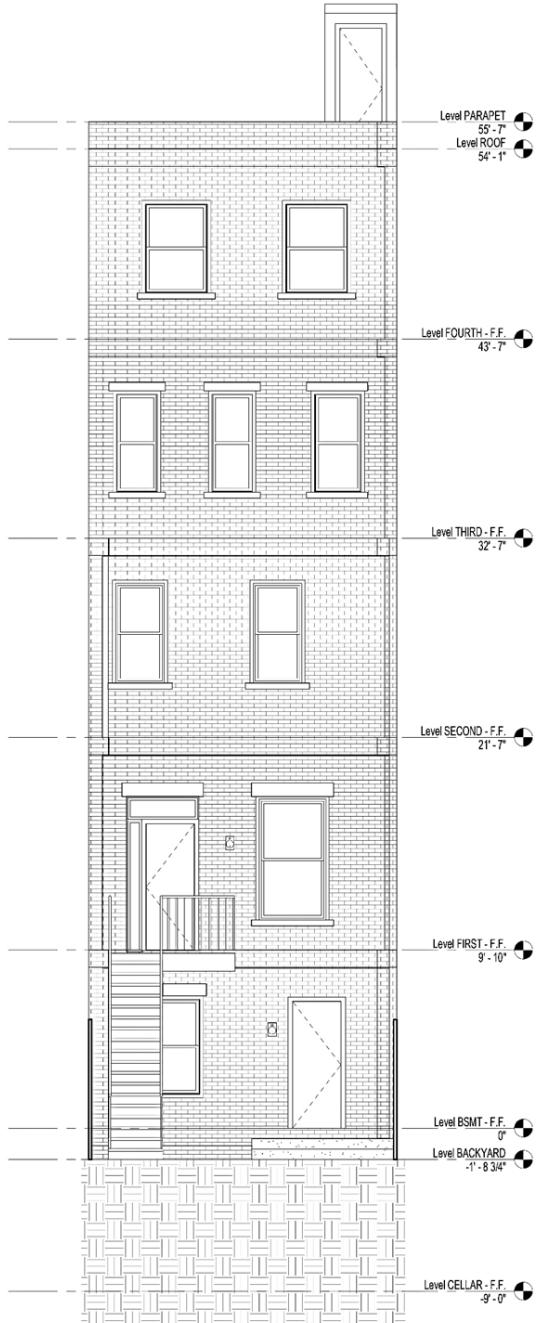
Neighborhood Existing Axonometric



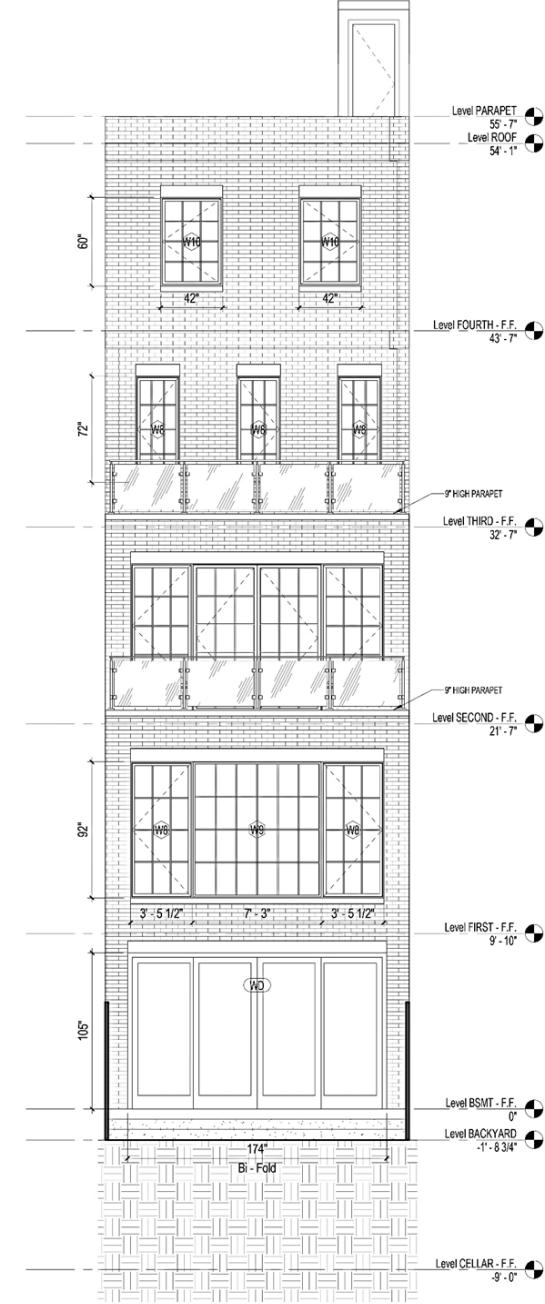
Neighborhood Proposed Axonometric

Rear Elevation

Existing
Elevation

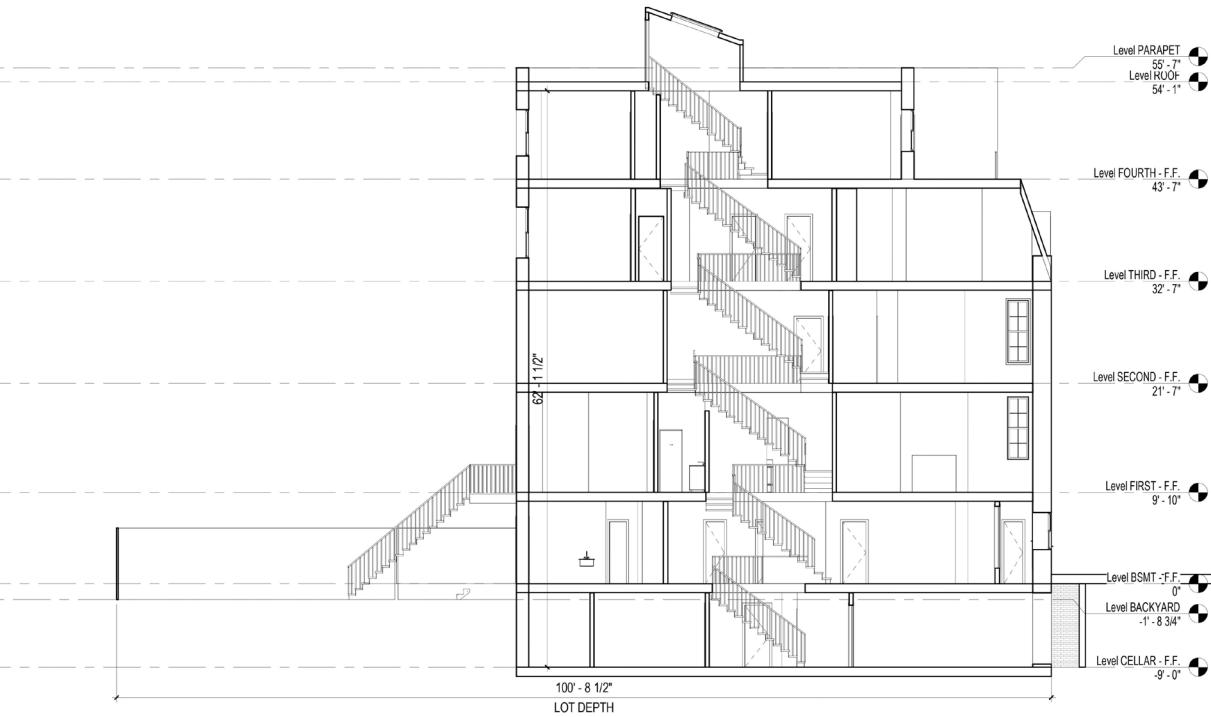


Proposed
Elevation



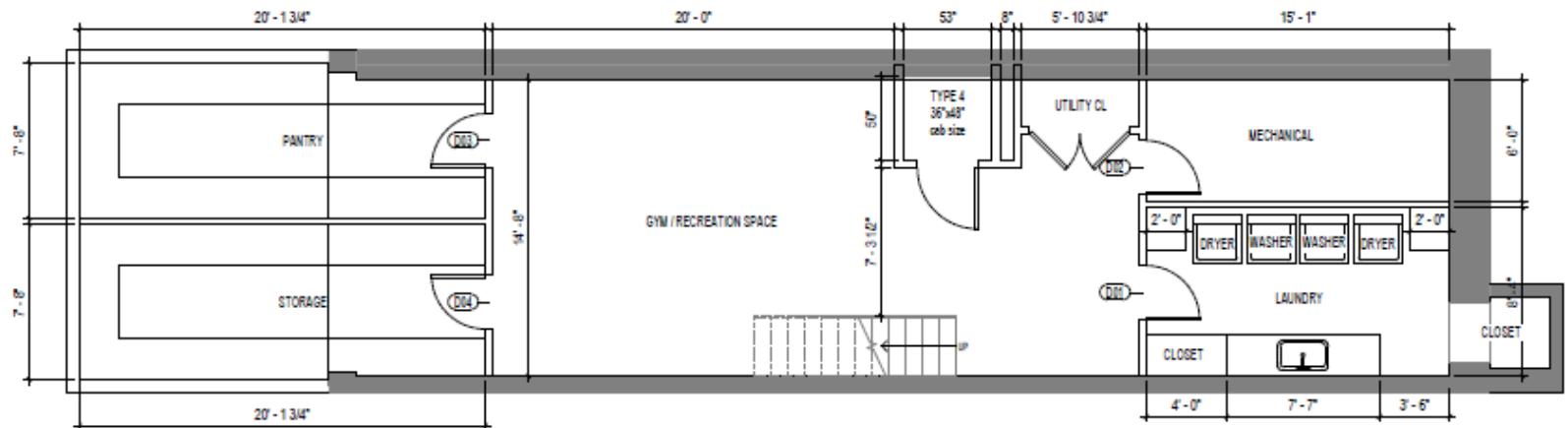
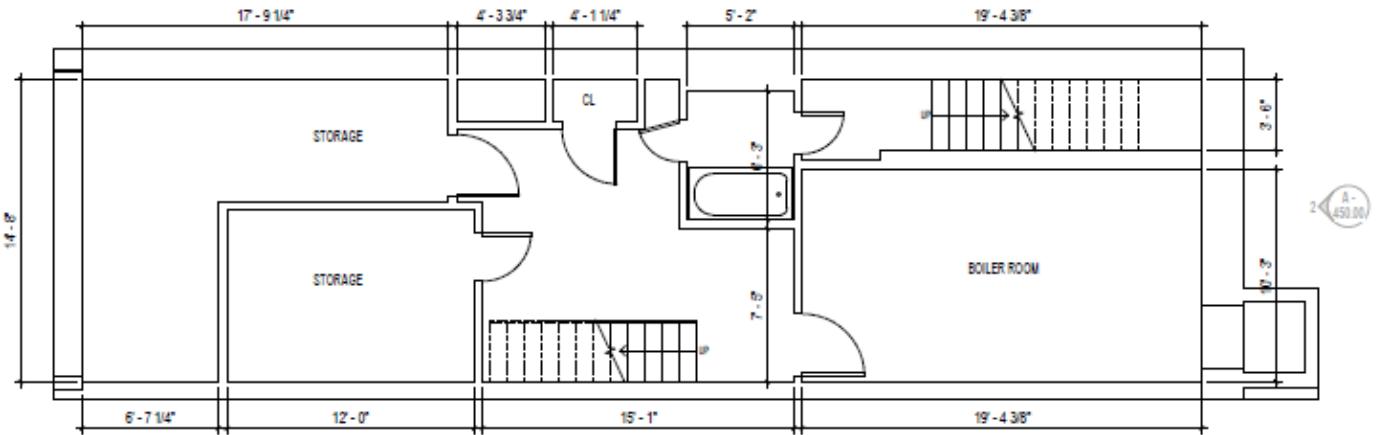


Proposed Section

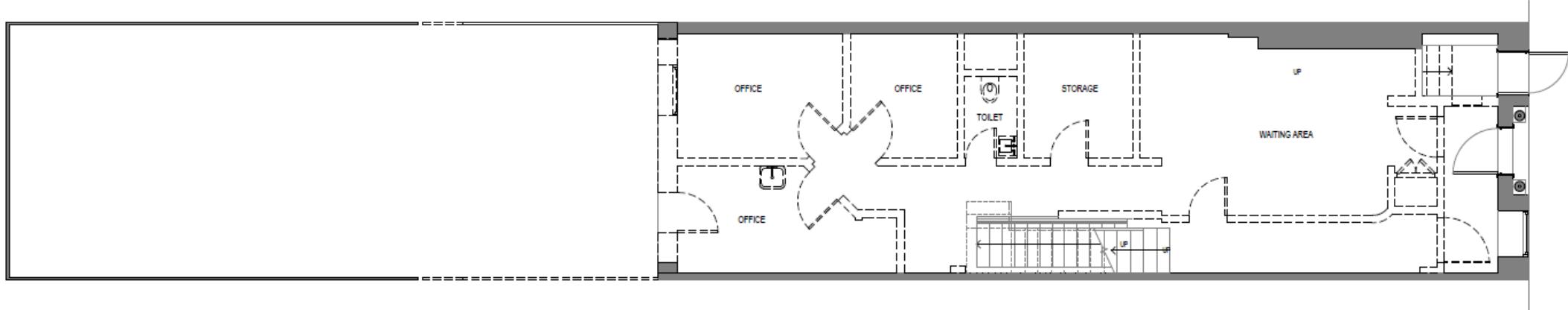


Existing Section

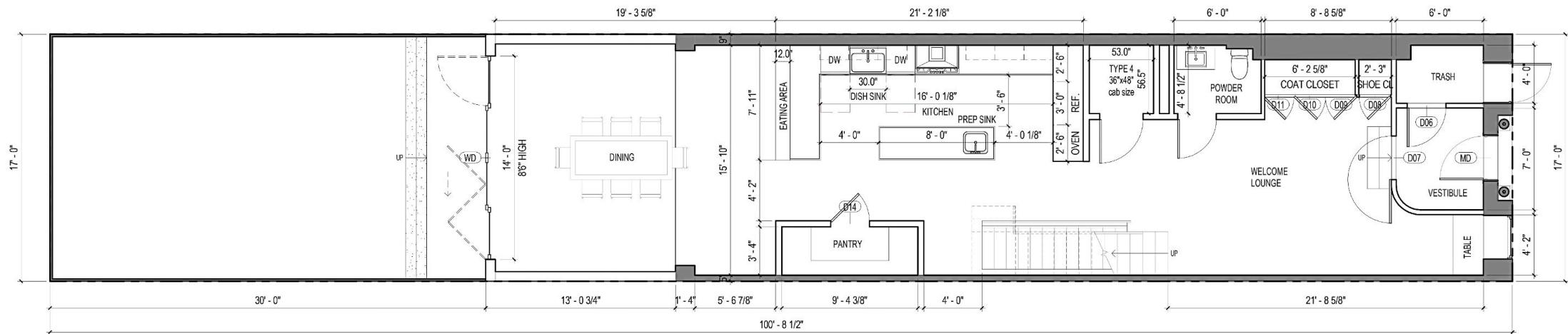
Section



Cellar Floor

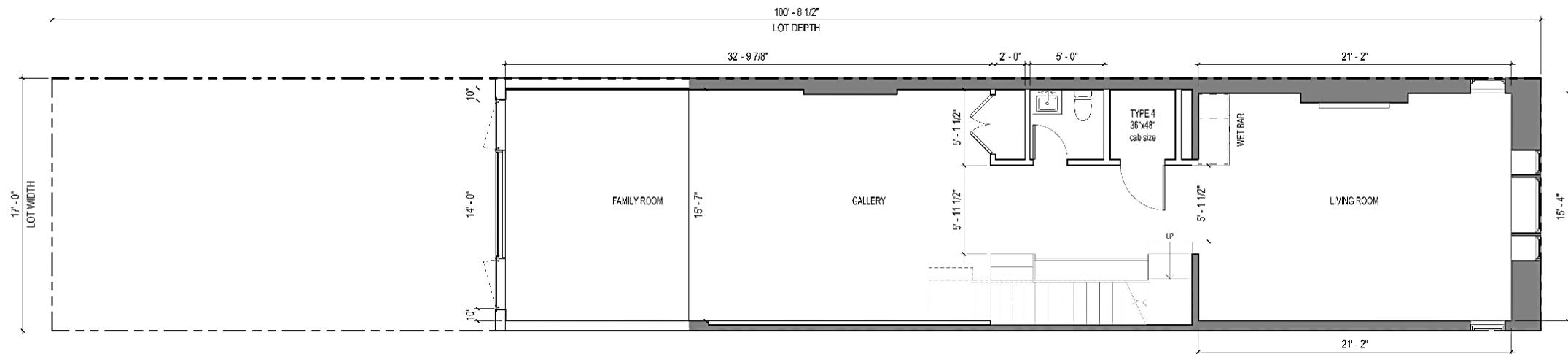
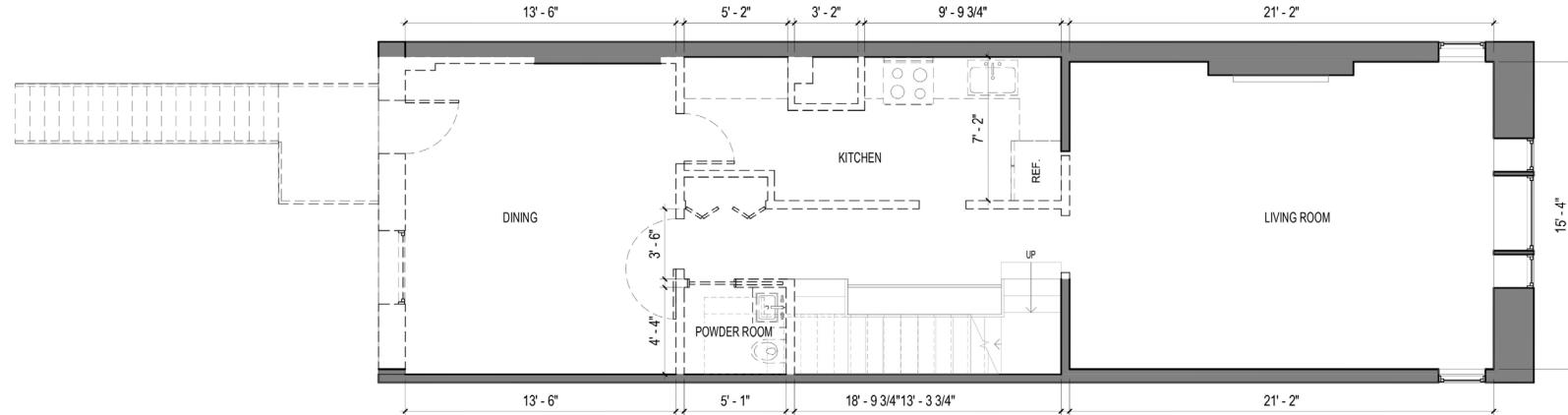


Existing / Demolition Plan



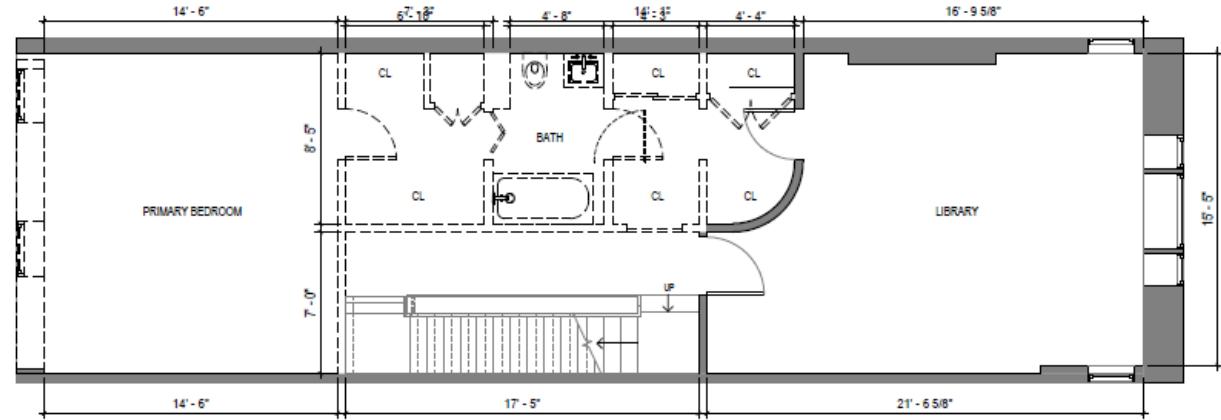
Proposed Plan

Basement Floor

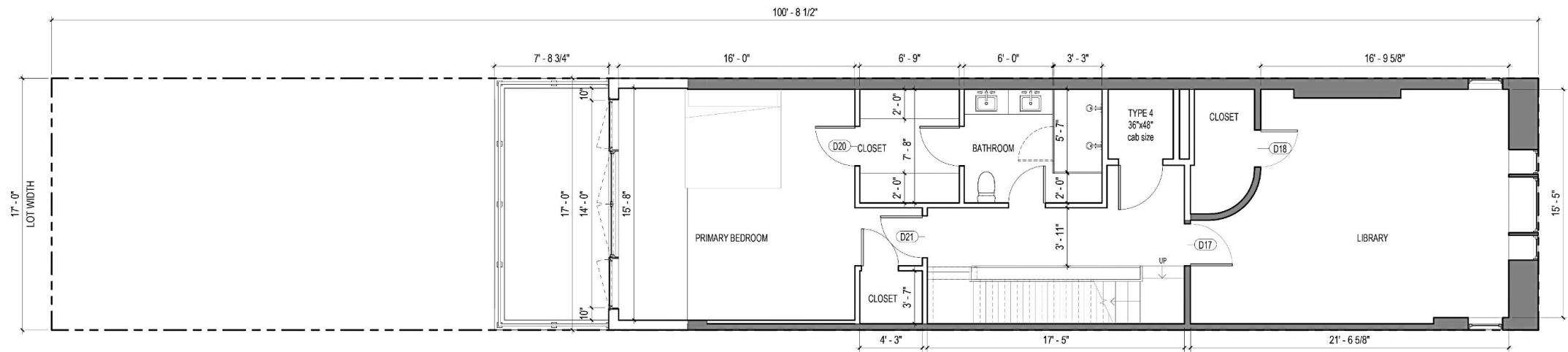


Proposed Plan

First Floor

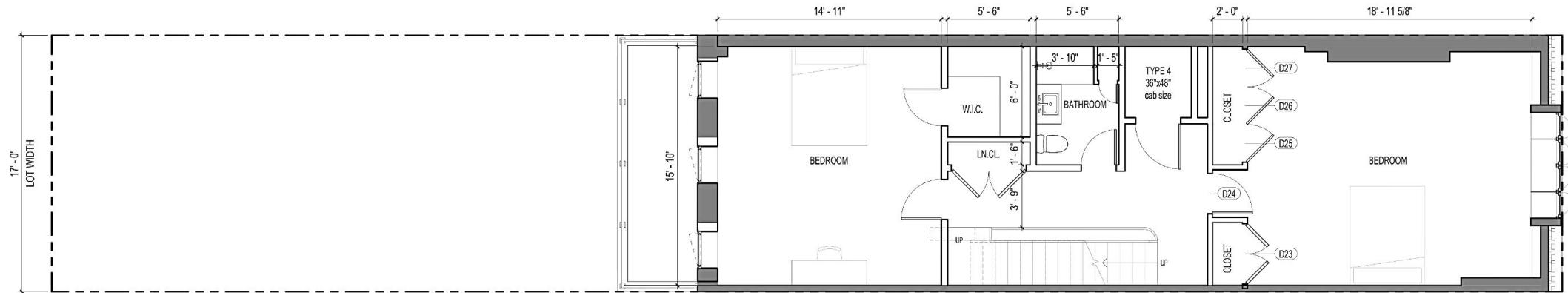
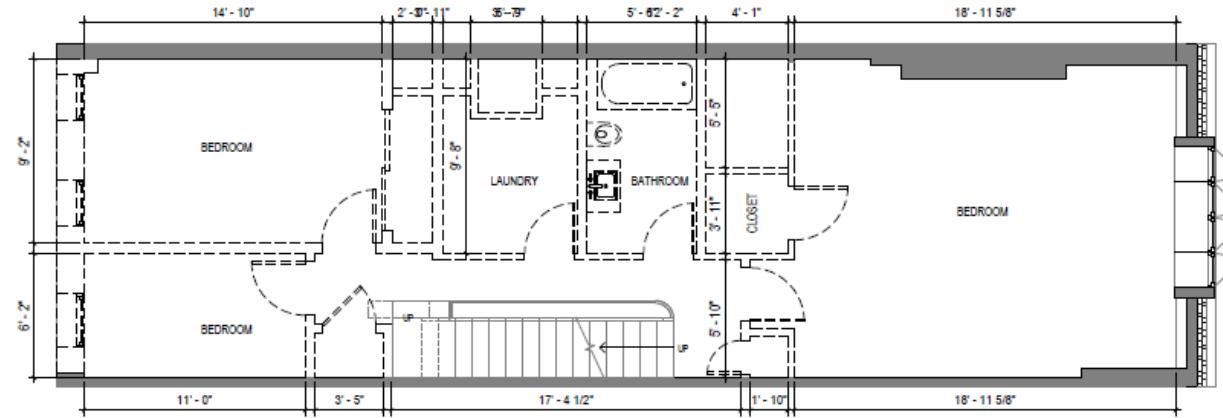


Existing / Demolition Plan

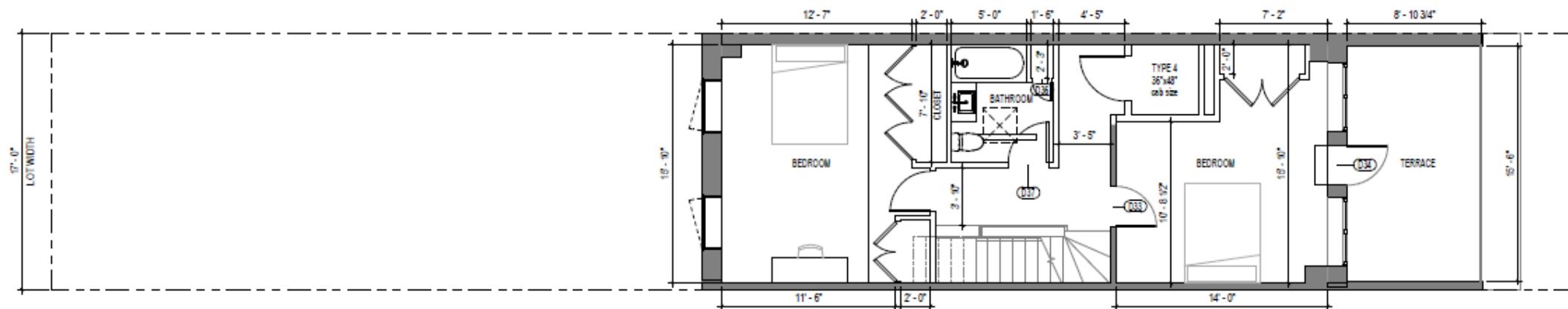
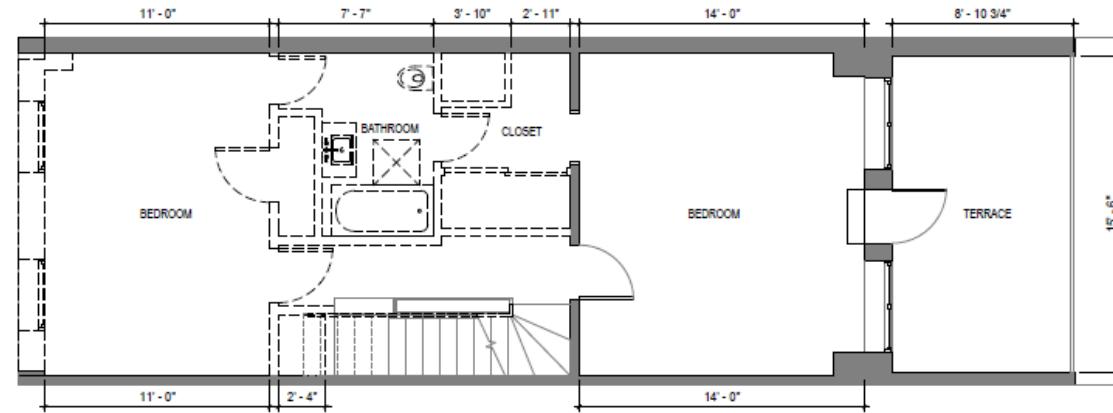


Proposed Plan

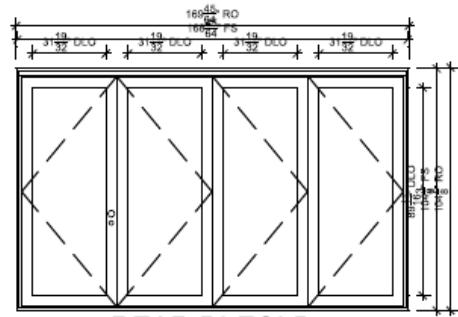
Second Floor



Third Floor

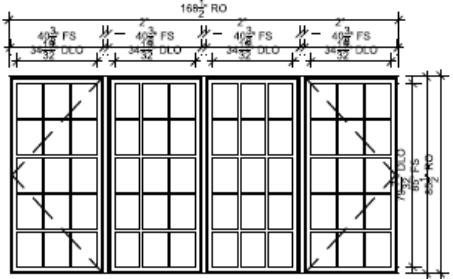


Fourth Floor



REAR BI-FOLD
SCALE: 1/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Meeting Stile
- 5 Meeting Stile



REAR 1ST, 2ND FL

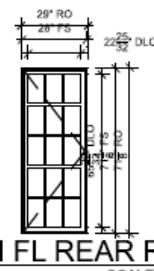
SCALE: 1/4" = 1'-0"

- 7 Head
- 8 Jamb
- 9 Sill
- 10 Vertical Mullion
- 11 Vertical Mullion
- 12 Sill
- 13 Divided Lite

3RD, 4TH FL REAR LEFT

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

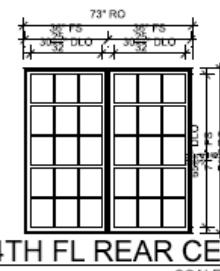
- 1 Head
- 2 Jamb
- 3 Jamb
- 4 Sill
- 5 Sill
- 6 Divided Lite



3RD, 4TH FL REAR RIGHT

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

- 1 Head
- 2 Jamb
- 3 Jamb
- 4 Sill
- 5 Sill
- 6 Divided Lite



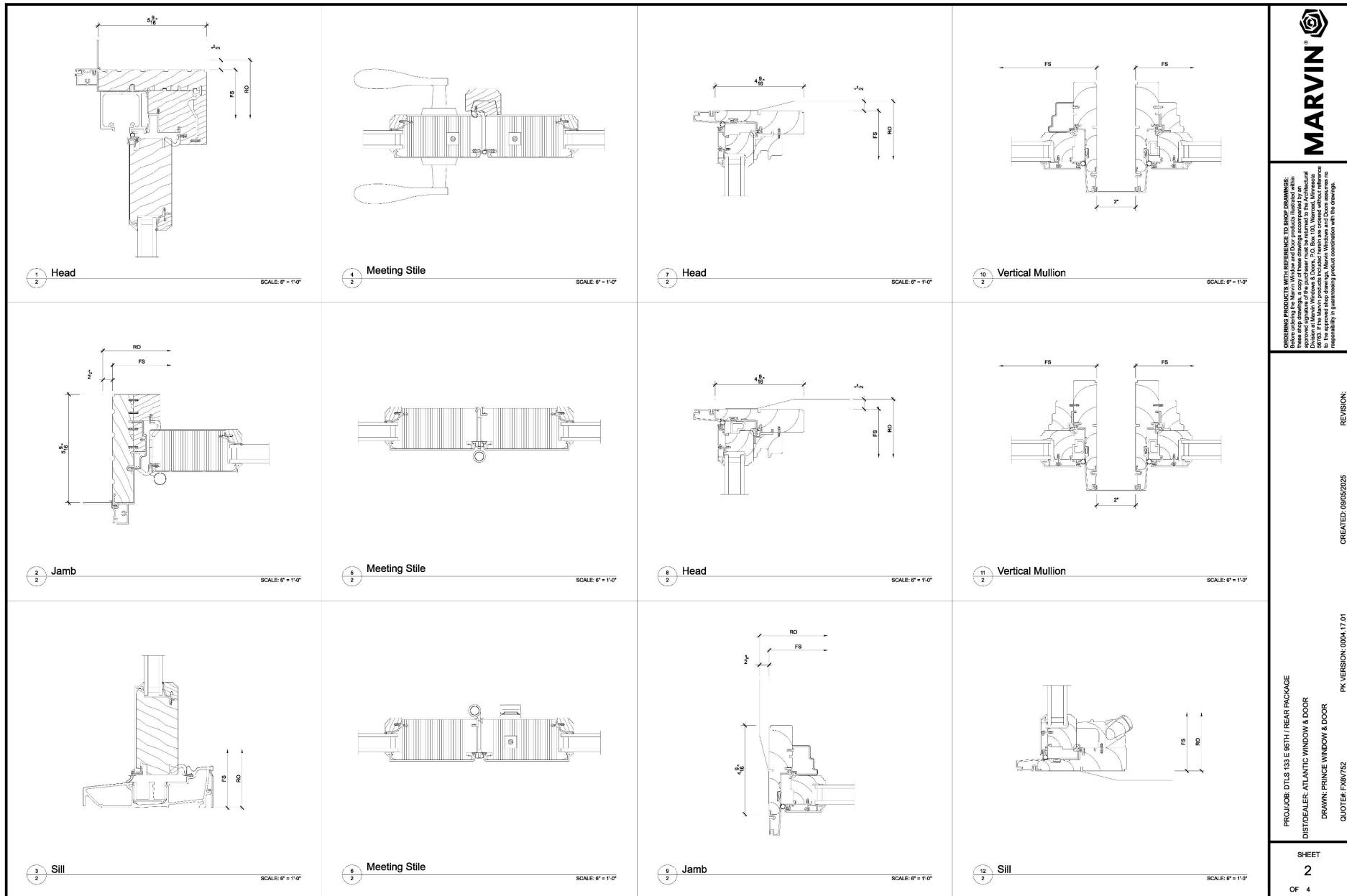
3RD, 4TH FL REAR CENTER

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

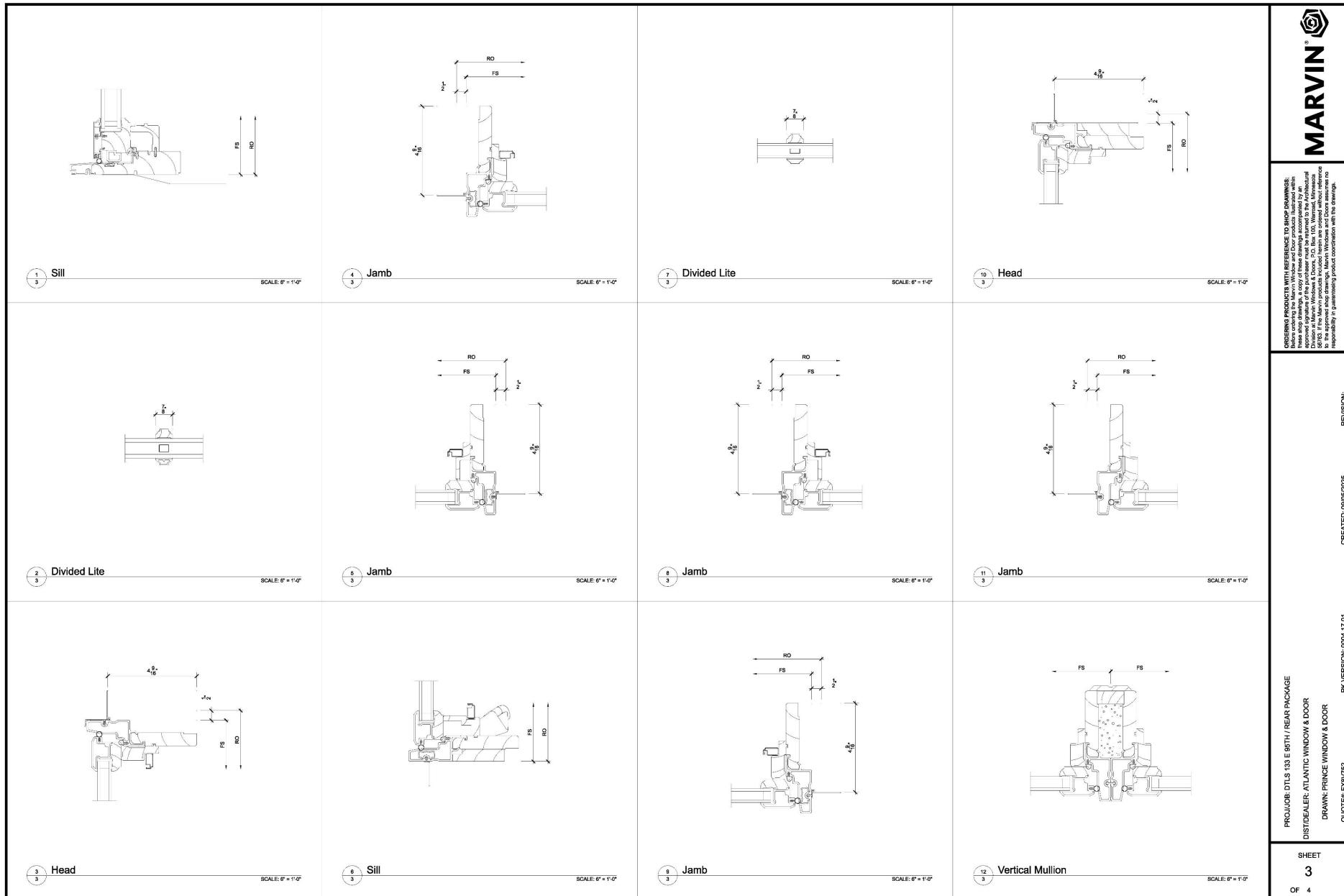
- 11 Head
- 12 Jamb
- 13 Vertical Mullion
- 14 Sill
- 15 Sill
- 16 Divided Lite

Rear Windows - Marvin Elevate

Rear Molding & Window Trim Stain – Black



Rear Windows - Marvin Elevate Details



Rear Windows - Marvin Elevate Details

THANK YOU.

dtls Architecture