

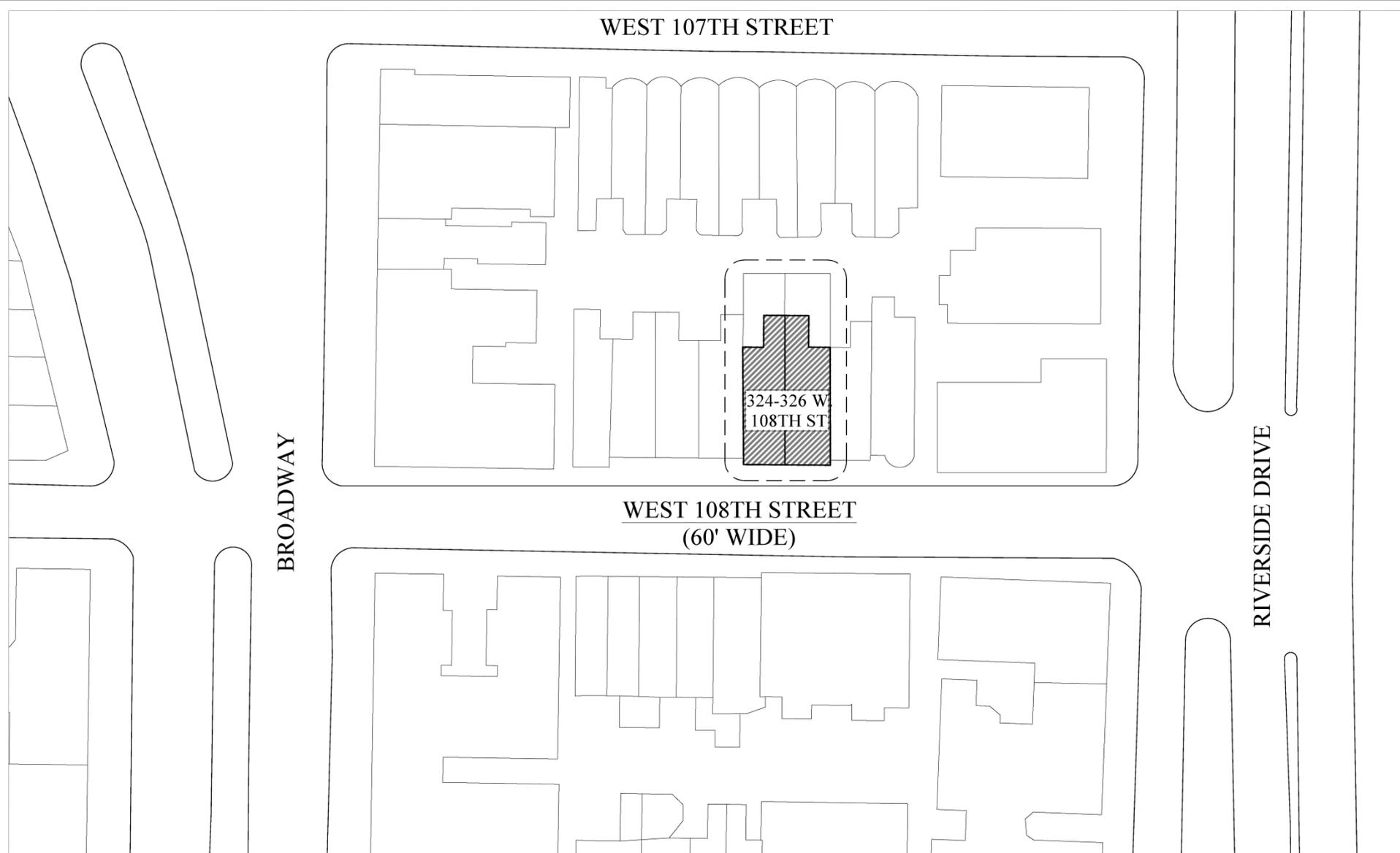
324-326 W 108TH ST



To Review:

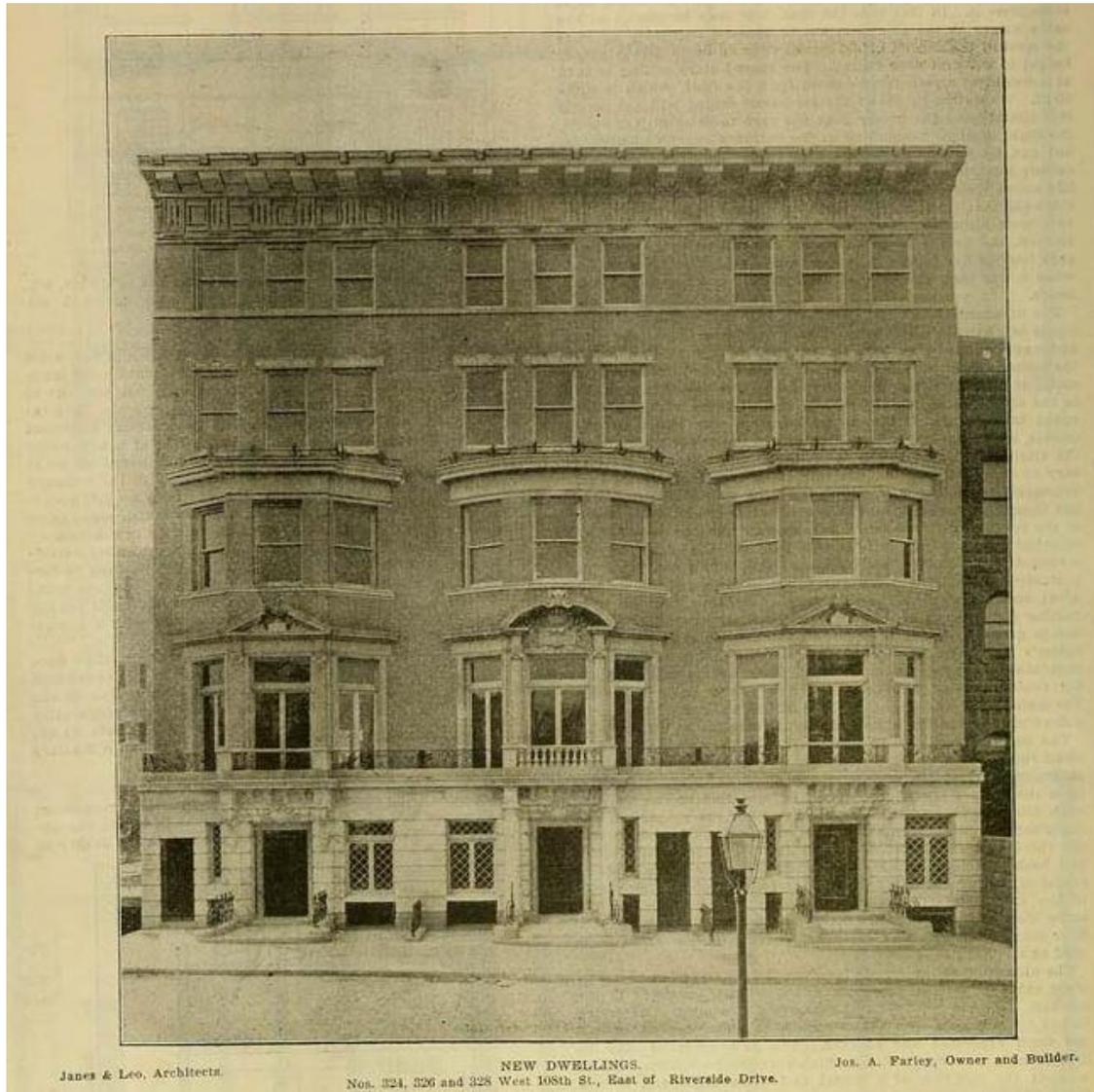
- Street Façade Side Door
- Rooftop Addition
- Reconfigured Rear Façade

Block Plan



Historical Images

Circa 1898. Janes & Leo Architects. Source: Real Estate Record and Guide November 1898.



Janes & Leo, Architects.

NEW DWELLINGS.
Nos. 324, 326 and 328 West 198th St., East of Riverside Drive.

Jos. A. Farley, Owner and Builder.

Historical Images

Circa 1930s. Source: Municipal Archives



324 W 108th Street



326 W 108th Street

Street Level Façade Today



1st Floor Existing Iron Grates

Existing Street Elevation

Ironwork omitted for clarity



Proposed Street Elevation

Ironwork omitted for clarity



Existing Ironwork – Floors 1-2

Historical restoration of existing ironwork w/ light modification at left side door.



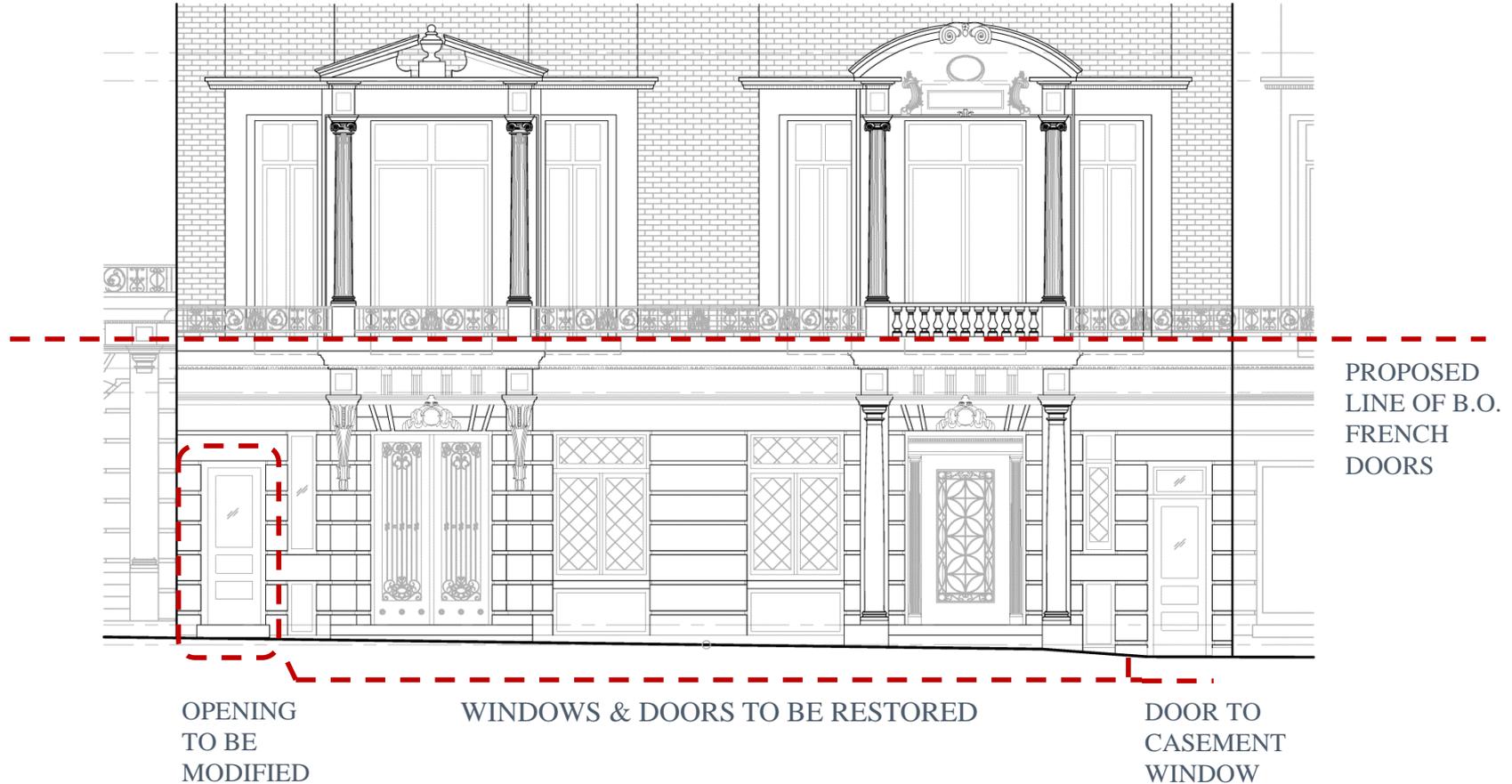
OPENING
TO BE
MODIFIED

ALL EXISTING IRONWORK TO BE RESTORED

Partial Elevation of Front Façade Depicting Existing Ironwork (Floors 1-2)

Existing Windows & Doors – Floors 1-2

Historical restoration of 1st & 2nd floor window and door elements

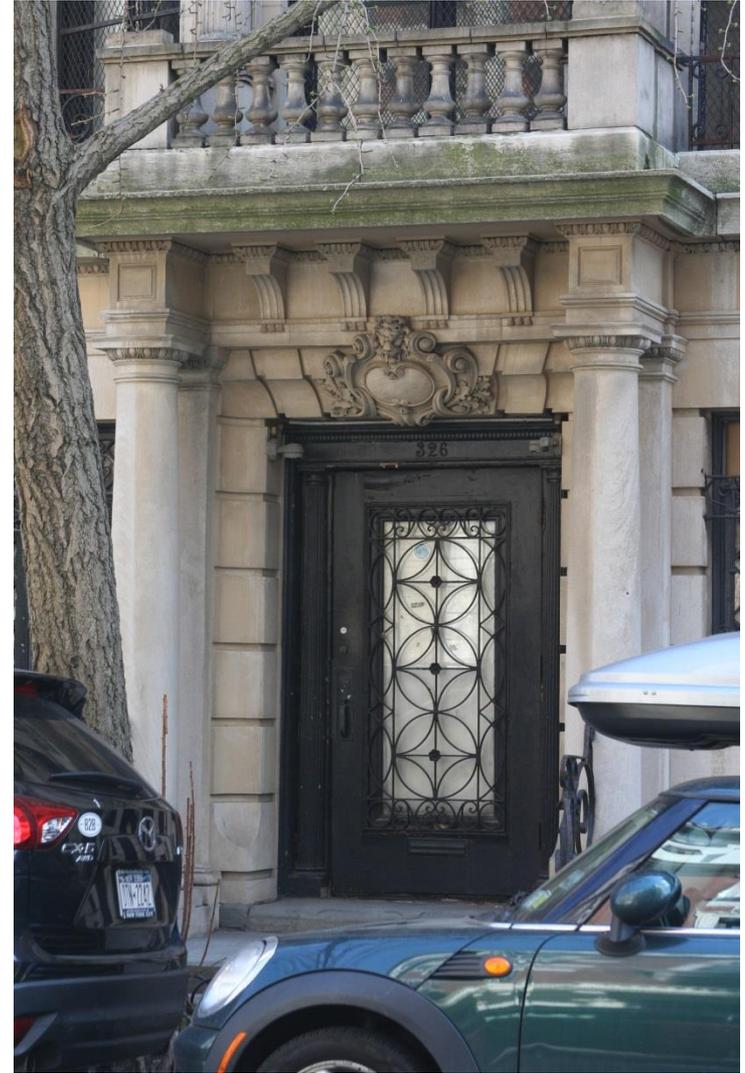


Partial Elevation of Front Façade Depicting Existing Windows & Doors (Floors 1-2)

Existing Entry Doors To Be Restored



Existing Entry Door (324 W 108th)



Existing Entry Door (326 W 108th)

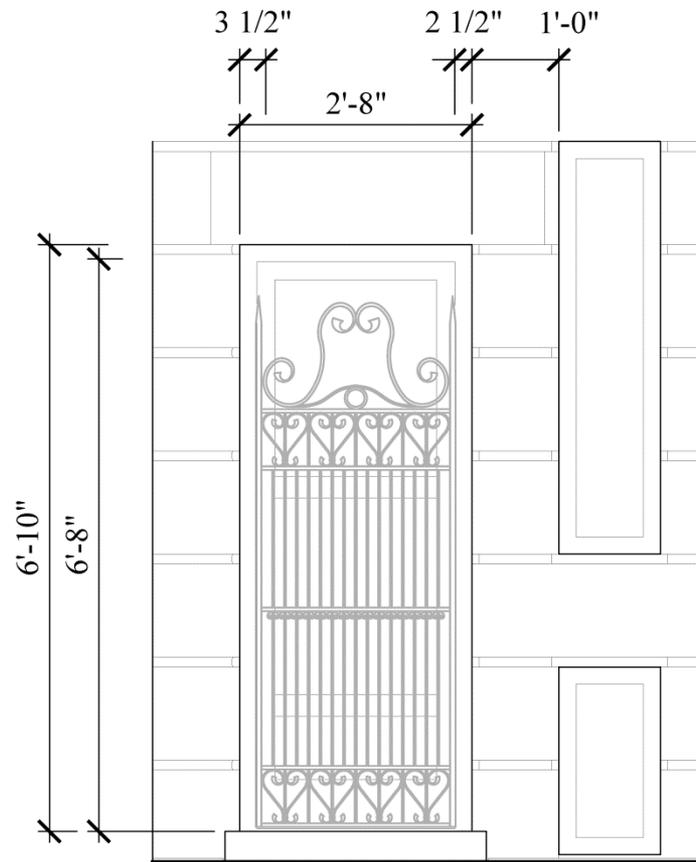
Existing Door To Be Modified



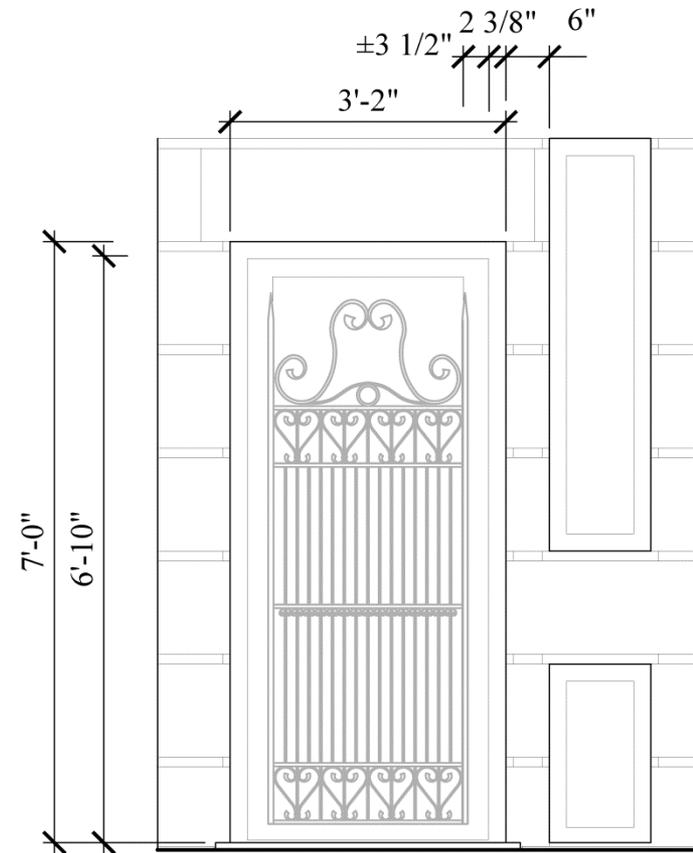
Existing East Entry Gate (324 W 108th)

Door D001 – Floor 1

Reilly Steel Door with Glass and Wrought Iron Insert



EXISTING ELEVATION

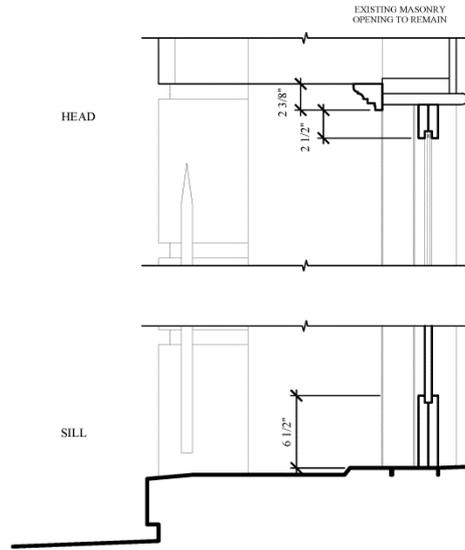


REQ'D CLEARANCE
OPEN DOOR 2'-8"

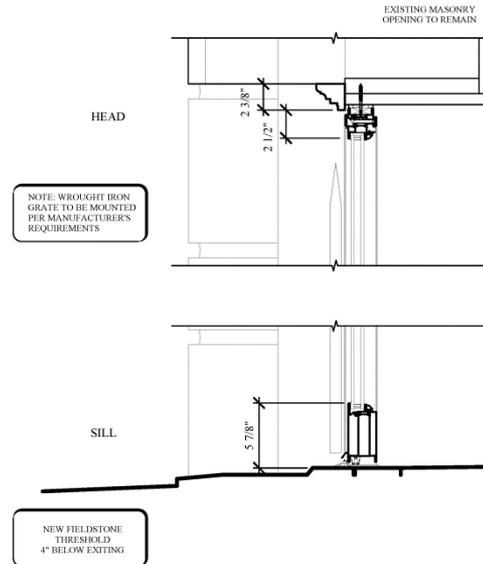
PROPOSED ELEVATION

Door D001 – Floor 1

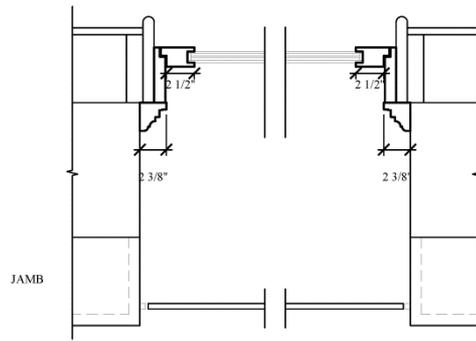
Reilly Steel Door with glass and wrought iron insert



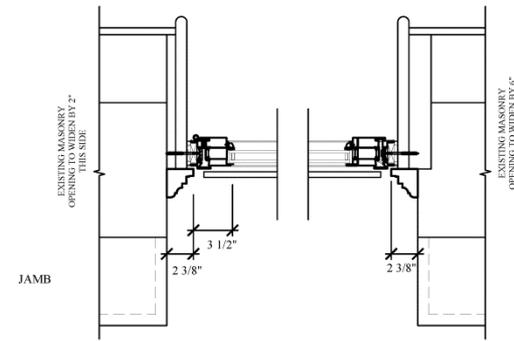
EXISTING SECTION



PROPOSED SECTION



EXISTING JAMB



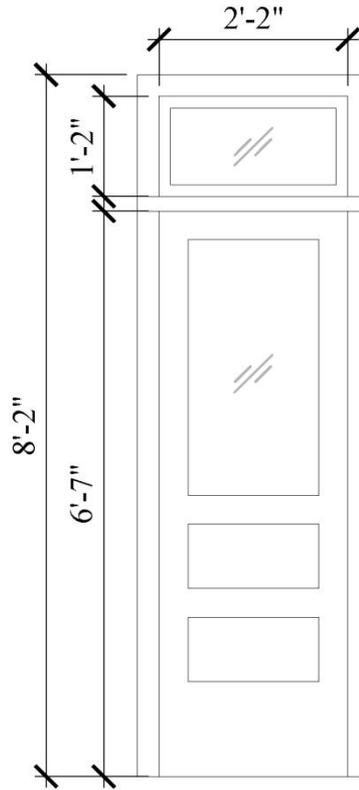
PROPOSED JAMB

Window W04 – Floor 1

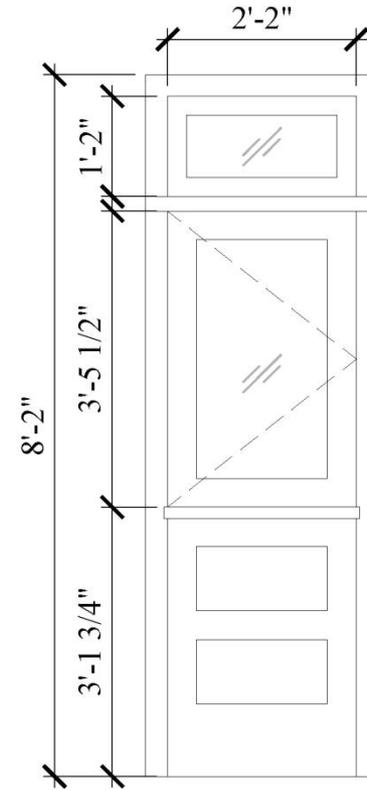
Reilly Casement Window w/ Transom & Wood Panel Below



EXISTING DOOR



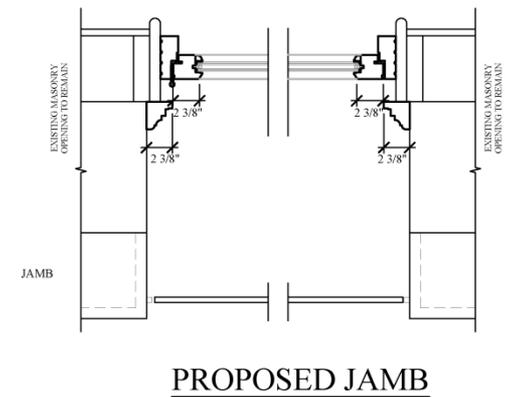
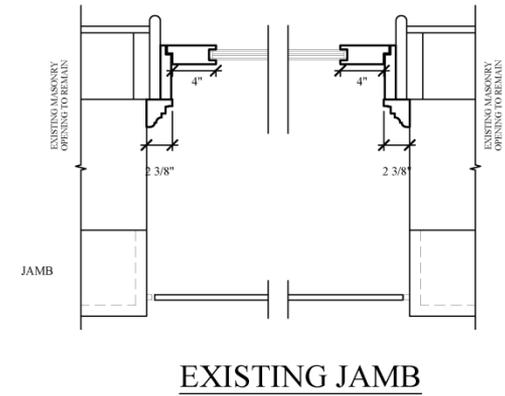
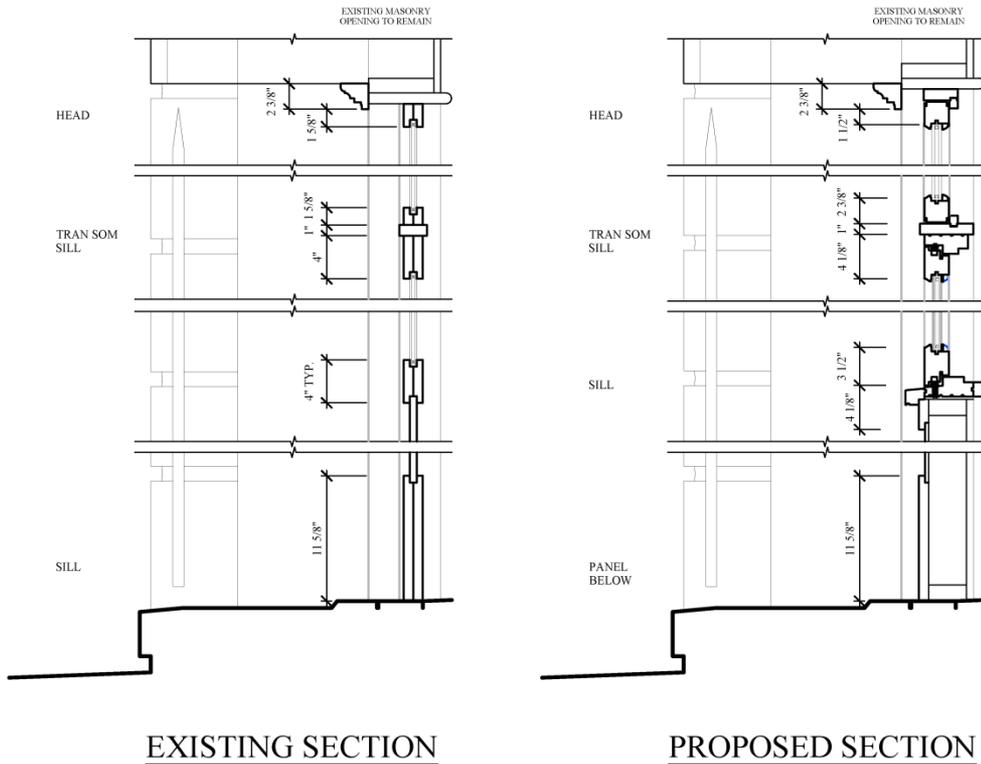
EXISTING ELEVATION



PROPOSED ELEVATION

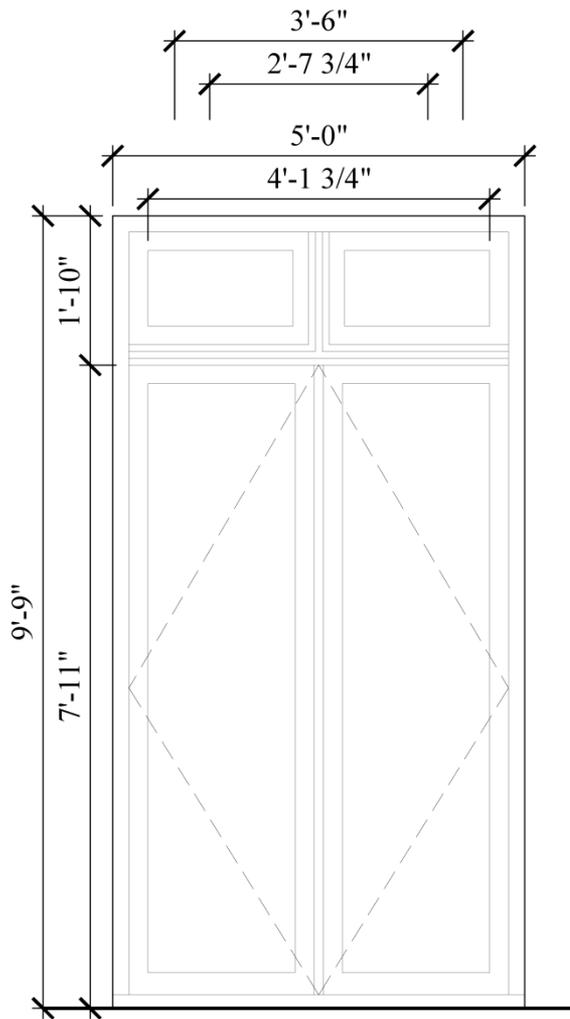
Window W04 – Floor 1

Reilly Casement Window w/ Transom & Wood Panel Below

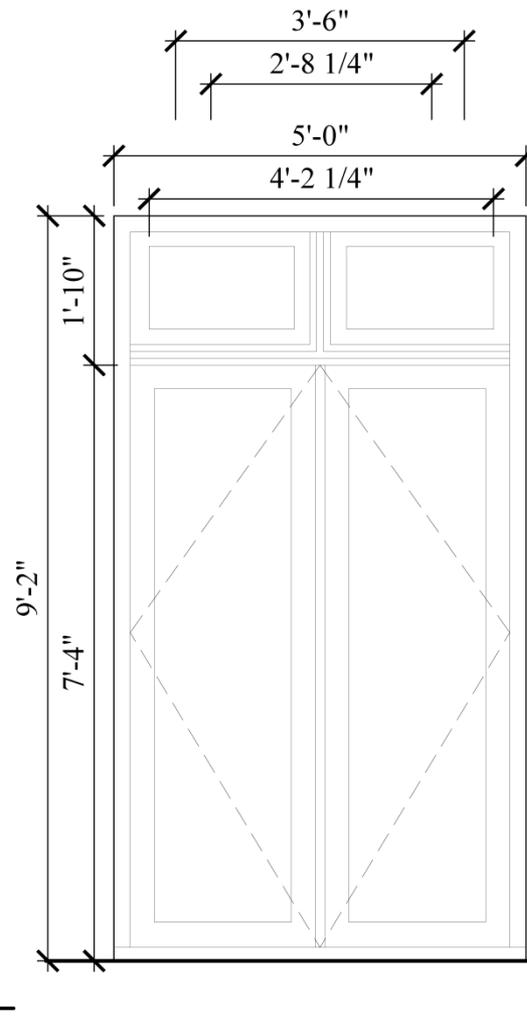


Doors— Floor 2

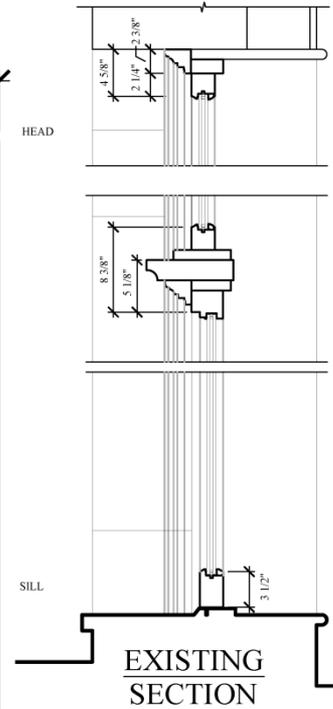
Reilly French Doors with Fixed Transom



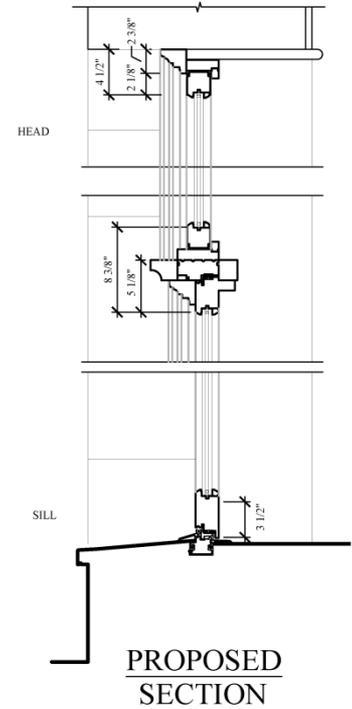
EXISTING ELEVATION



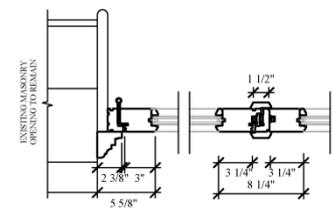
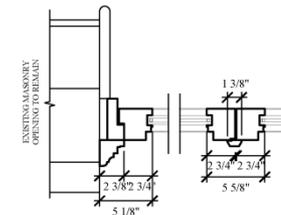
PROPOSED ELEVATION
TYPE "D"



EXISTING JAMB

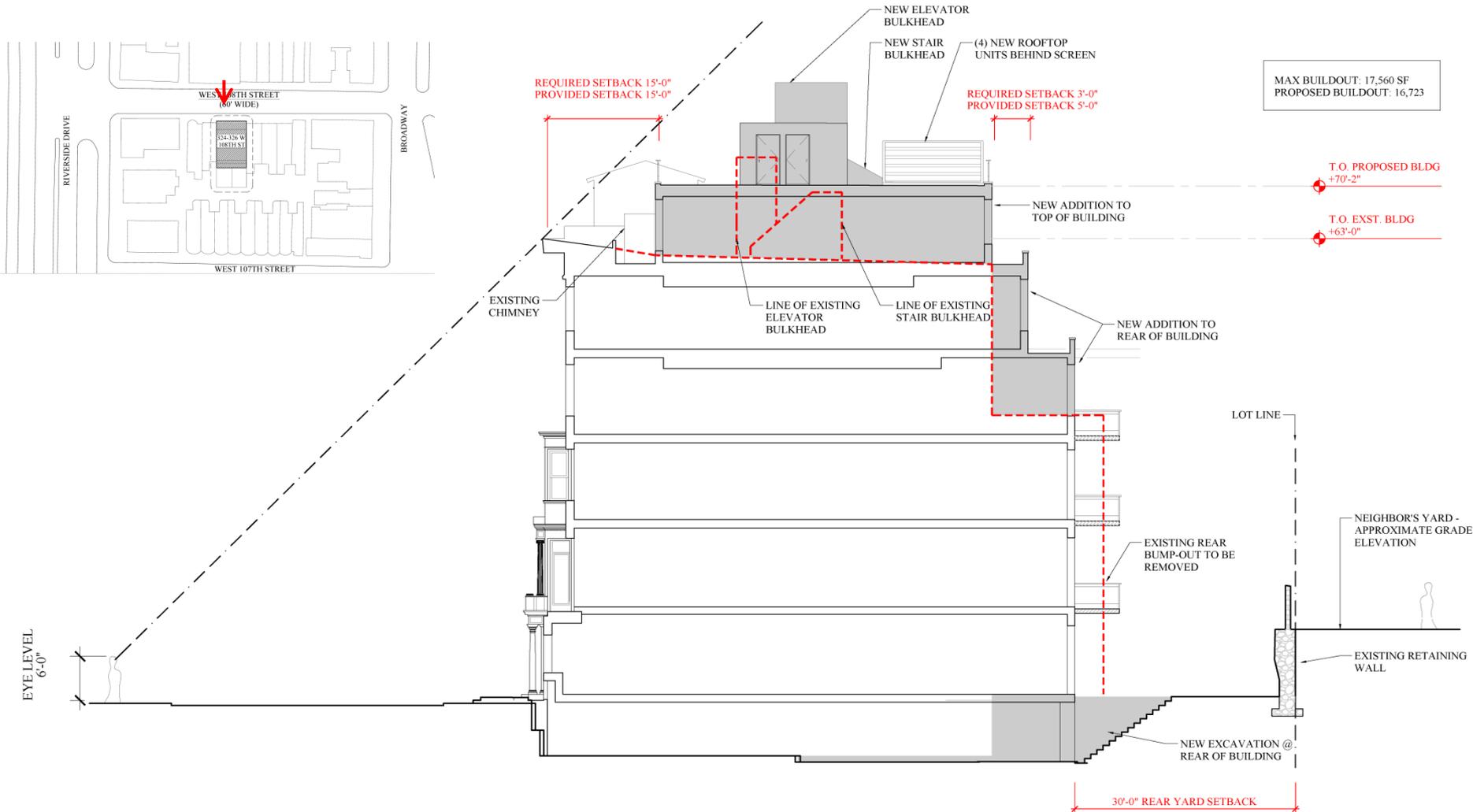


PROPOSED JAMB



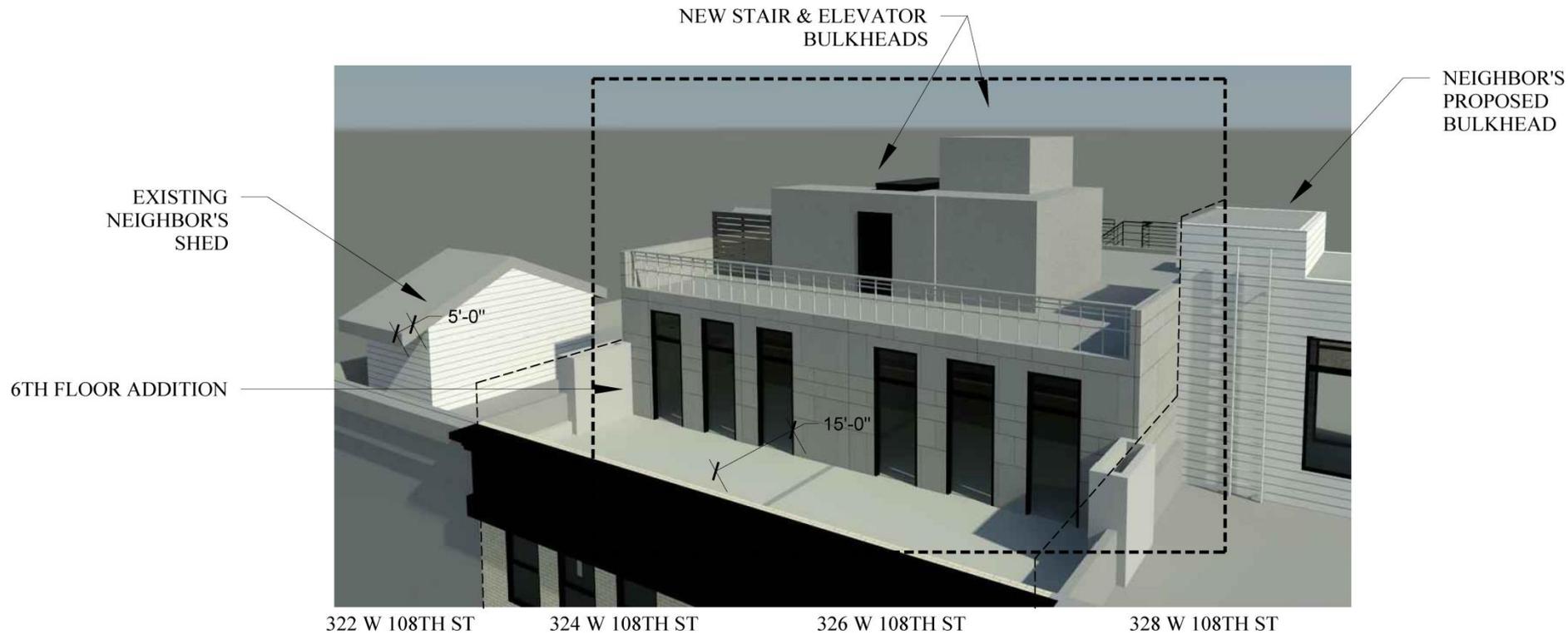
Bulk Considerations

Behind the sightline from across the street.

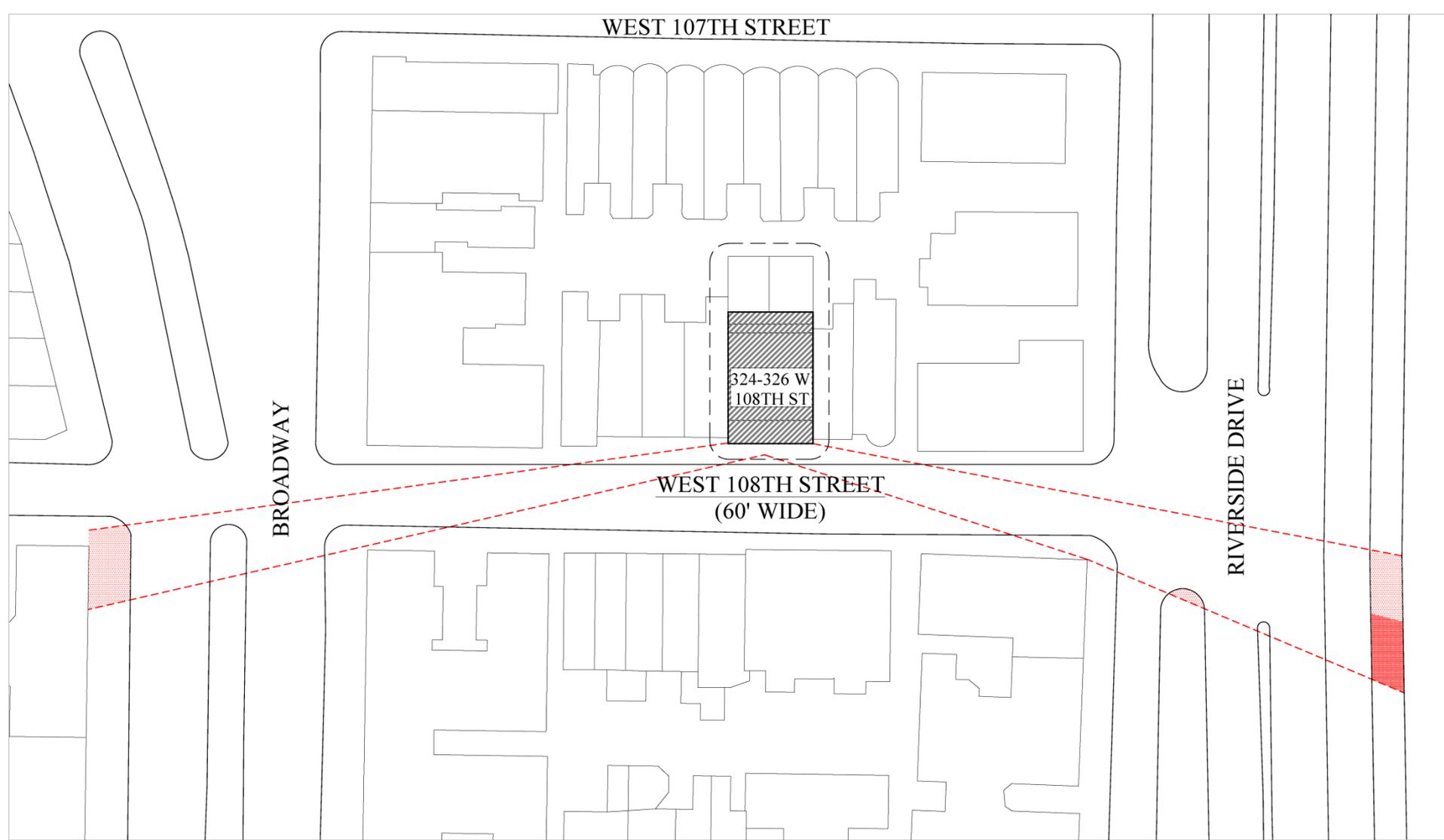


Rooftop Addition

A discreet 6th floor tucked away behind the sightlines.

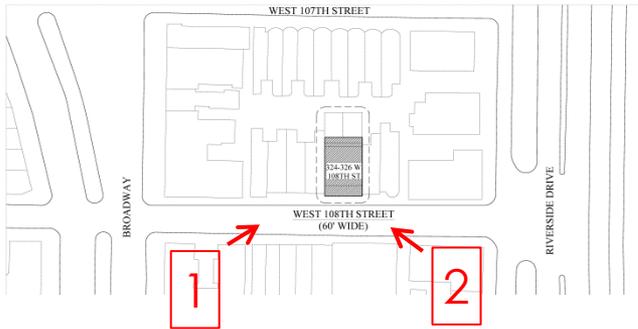


Cone of Visibility



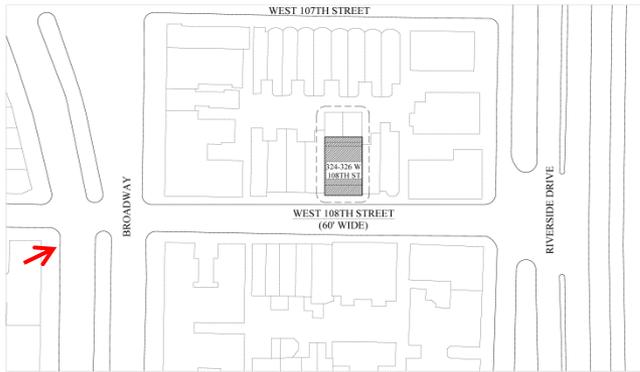
Rooftop Addition

Not visible from the public way within the block.



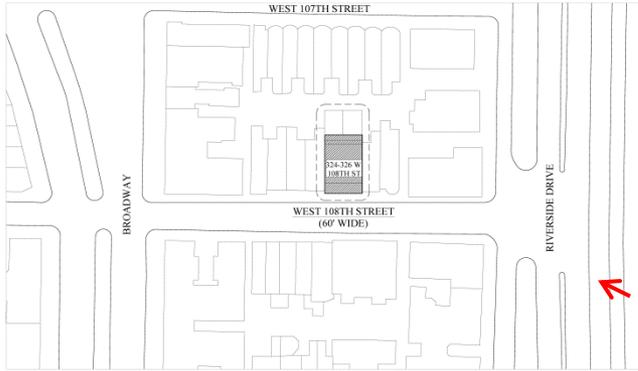
Rooftop Addition

Only part of the front railing at roof will be visible from across Broadway



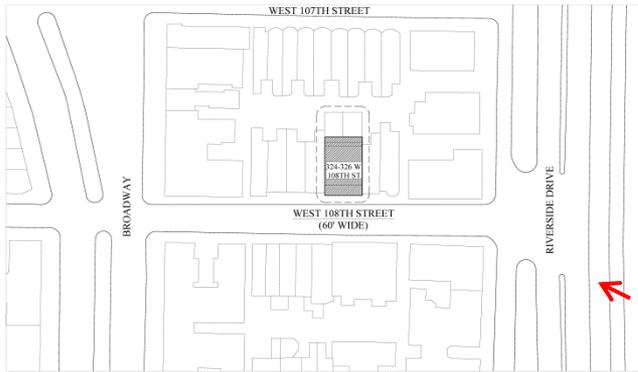
Rooftop Addition

Some visibility behind neighbor's addition from Riverside Park walk



Rooftop Addition

Close up – not a blue sky beyond



Existing Roof & Neighbors

South buildings on W 108th Street. View from north roof top.



Neighborhood

Adjacent Rooftops



View of 329 W 108th St (looking north)



Front Roof of 322 W 108th St (looking east)



Rear Roof of 322 W 108th St (looking east)

Existing Rear



Reconfigured Rear



Existing Rear

From 4th Floor Terrace



Existing Rear & Neighbors



Neighborhood

Adjacent Rear Yards



Neighborhood

Rear Yard of Adjacent Properties



View Towards 328 W 108th



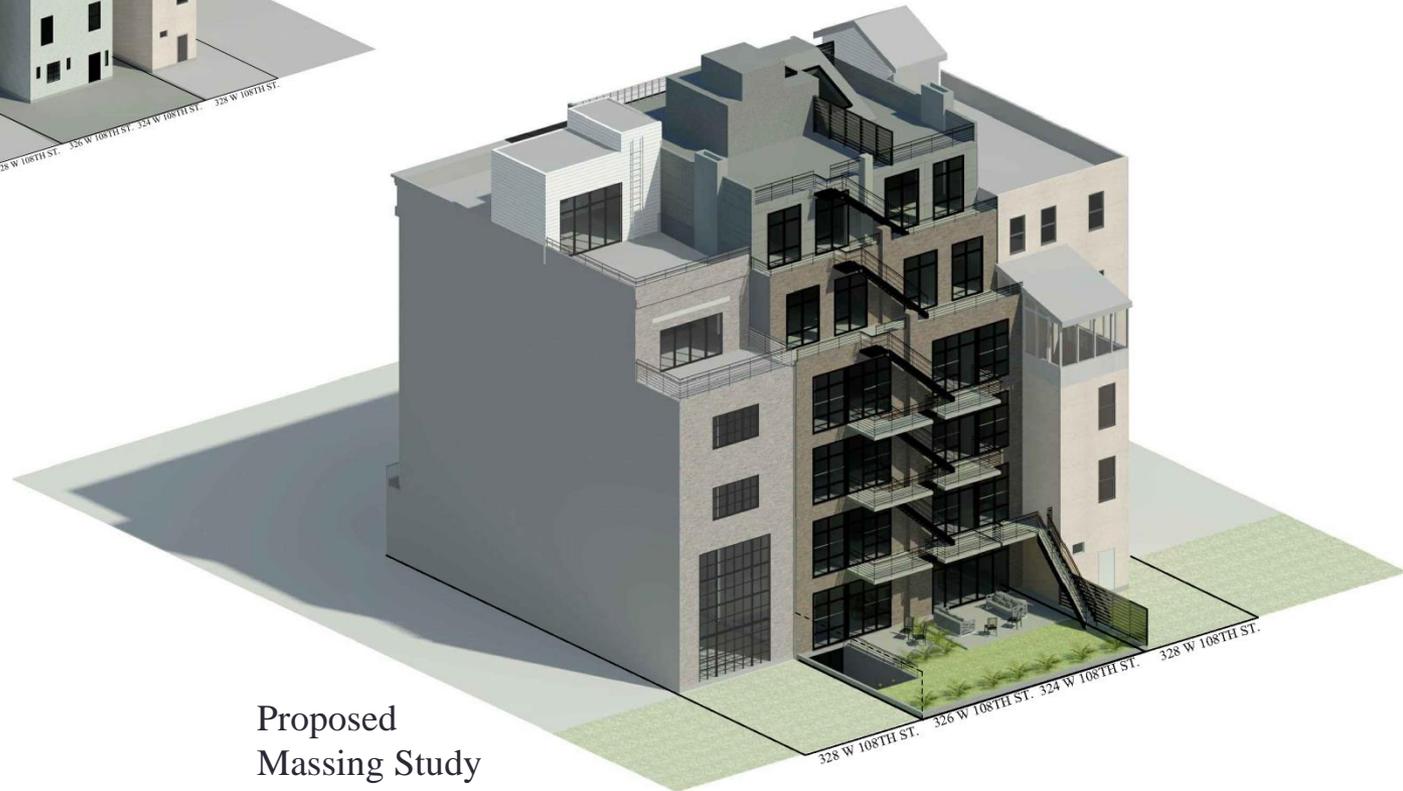
View Towards 322 W 108th

Reconfigured Rear

More restrained at higher levels.



Existing
Massing Study



Proposed
Massing Study

Reconfigured Rear

Exterior access to cellar level.



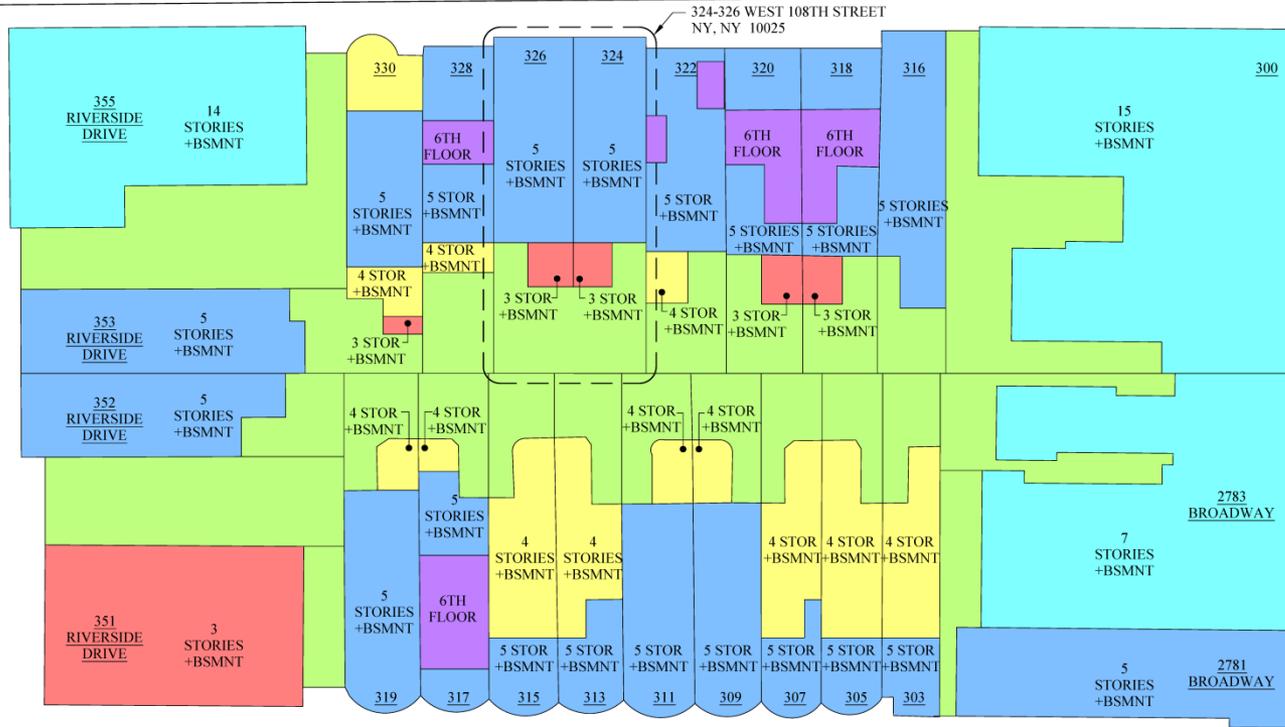
View Towards Rear Yard



View of Rear Façade at Rear Yard Level

Existing Bulk Configuration

WEST 108TH STREET (60' WIDTH)



WEST 107TH STREET



LOT AREA:
4,390SF

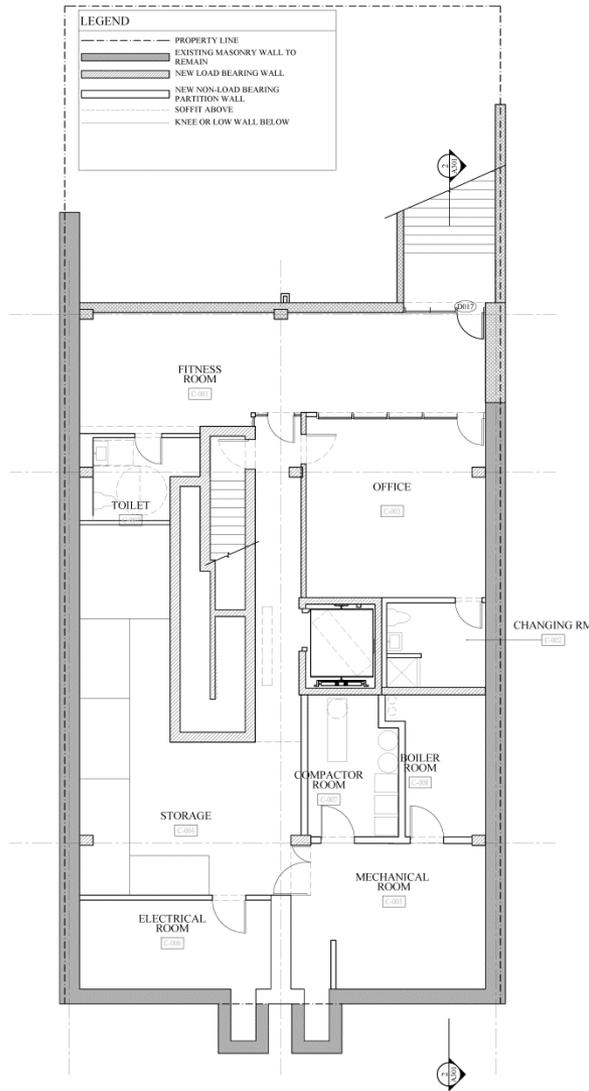
MAX LOT
COVERAGE
@ 70% :
3,074 SF

EXSTG LOT COVERAGE
@68%
2,974 SF

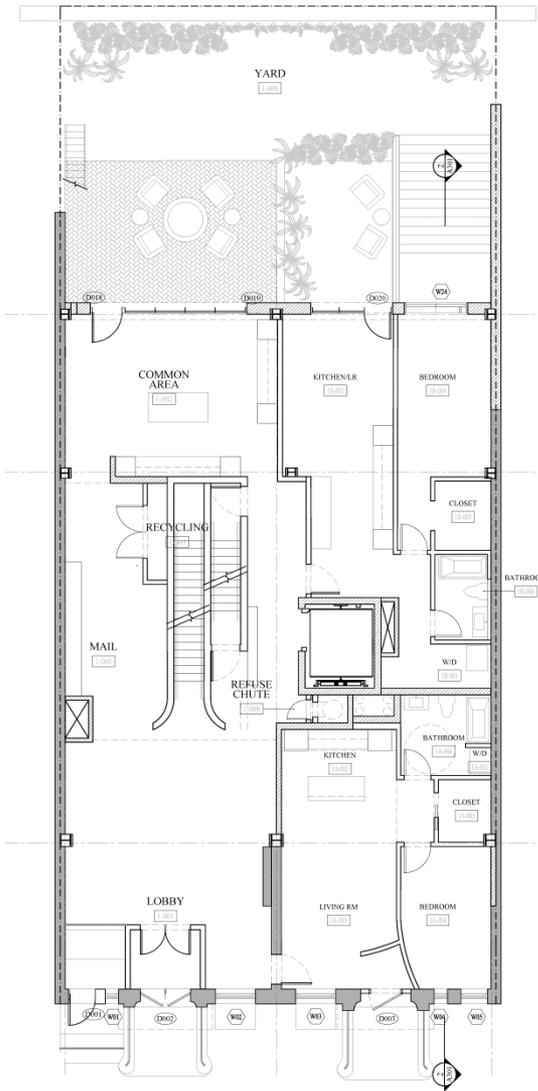
LEGEND

GREEN SPACE		5 FLOORS	
3 FLOORS		6 FLOORS	
4 FLOORS		7-15 FLOORS	

Proposed Plans (Floors 0-1)

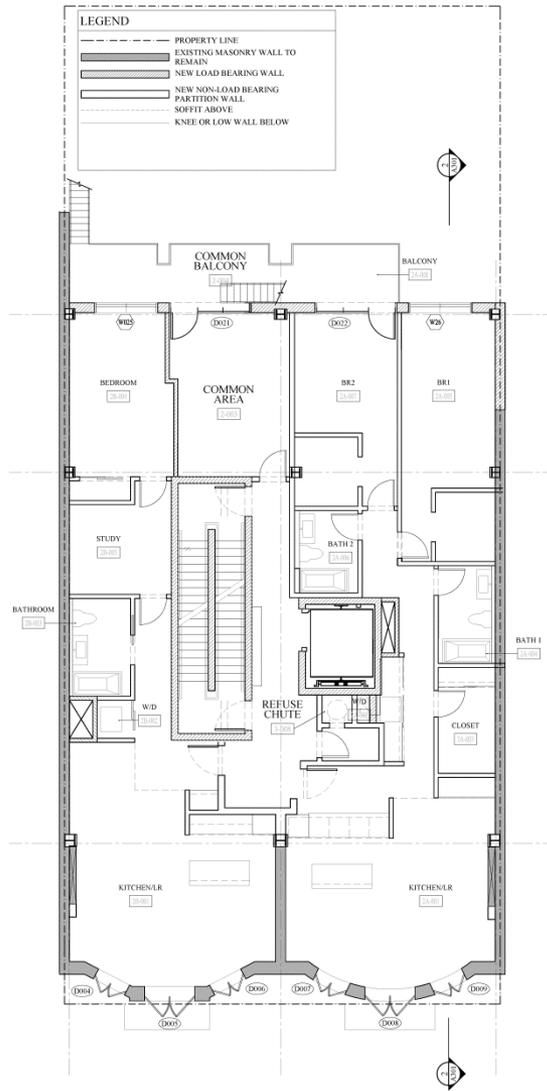


Cellar

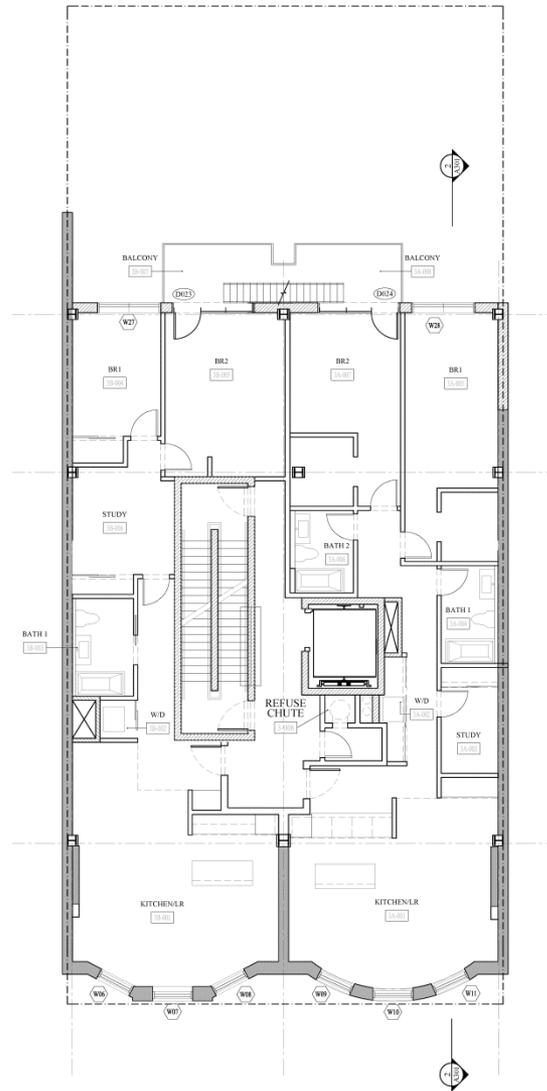


1st Floor

Proposed Plans (Floors 2-3)

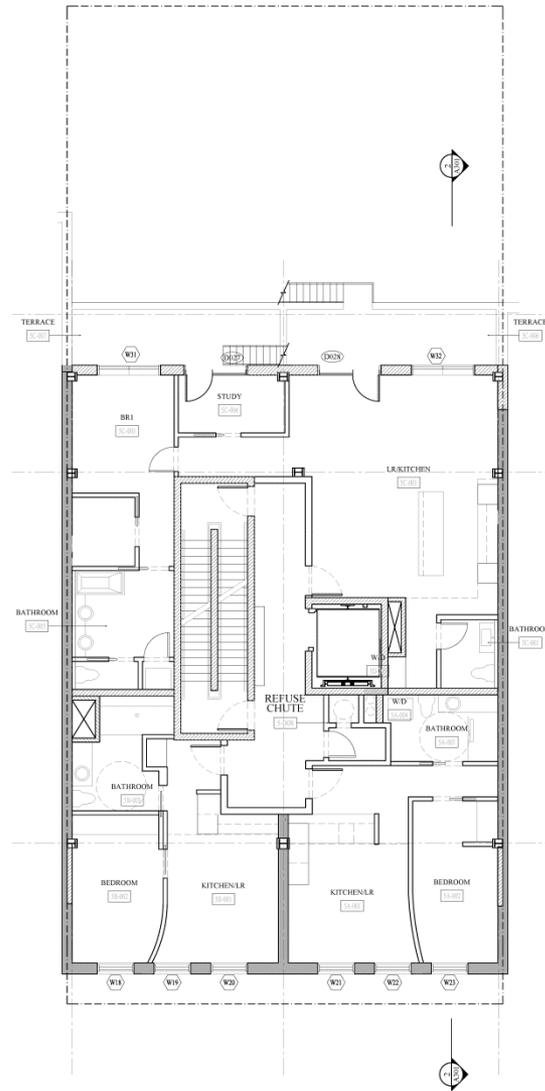
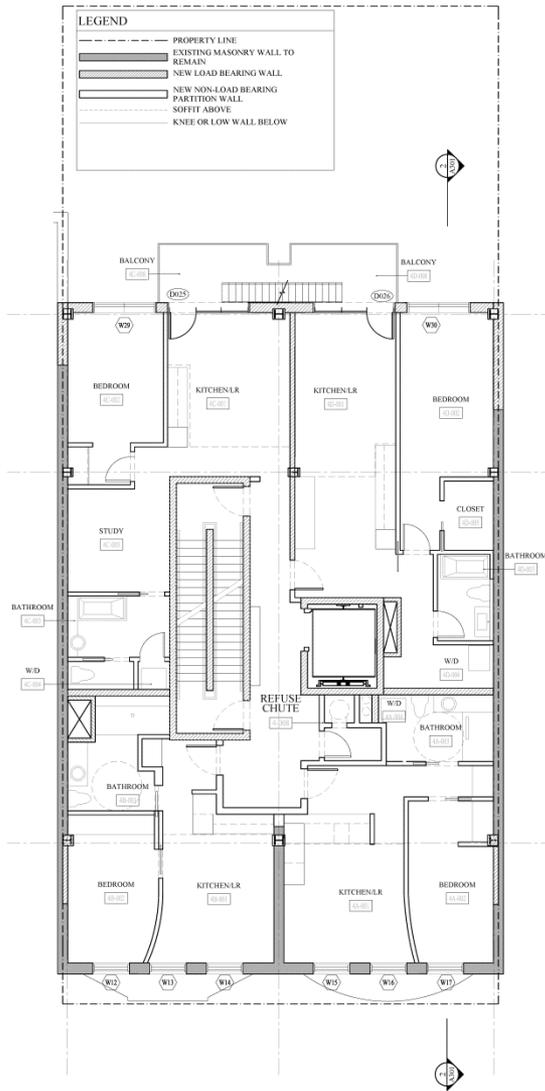


2nd Floor

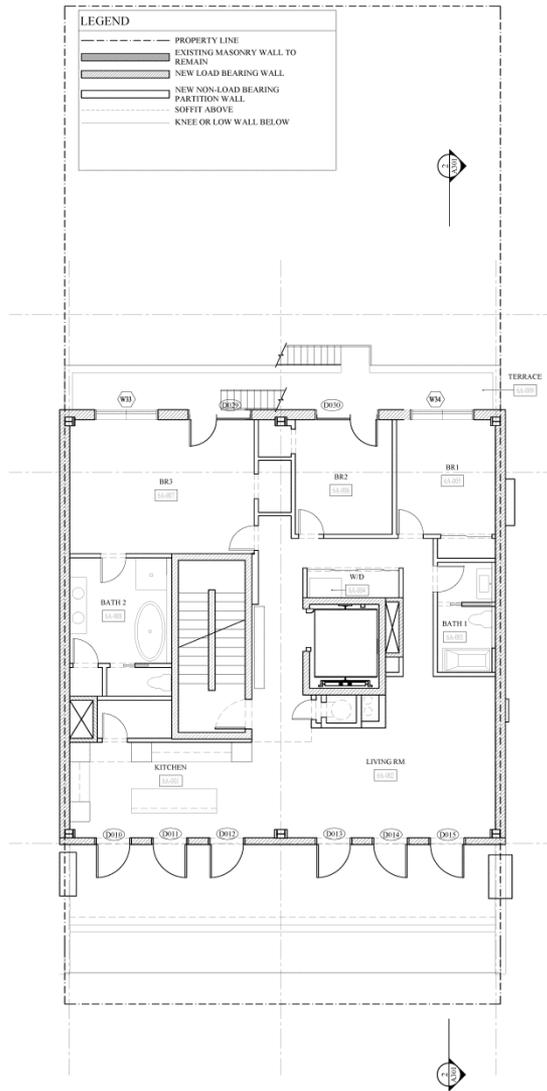


3rd Floor

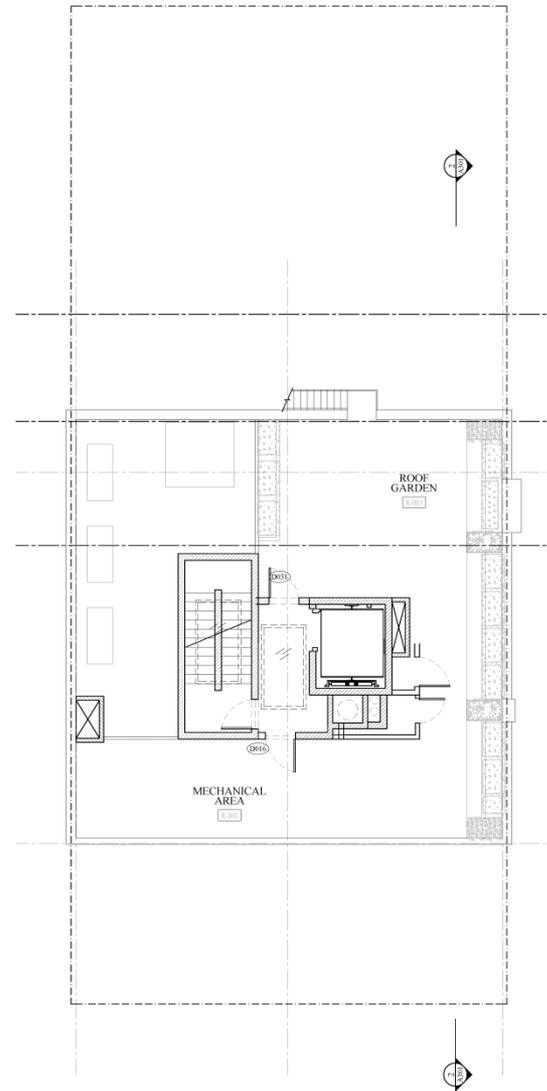
Proposed Plans (Floors 4-5)



Proposed Plans (Floors 6-Roof)



6th Floor



Roof