

August 6, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-24-08320

21-33 45th Avenue – Hunters Point Historic District
Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 840 5032 7046

Passcode: 643937

By Phone: 646-558-8656 (NY)

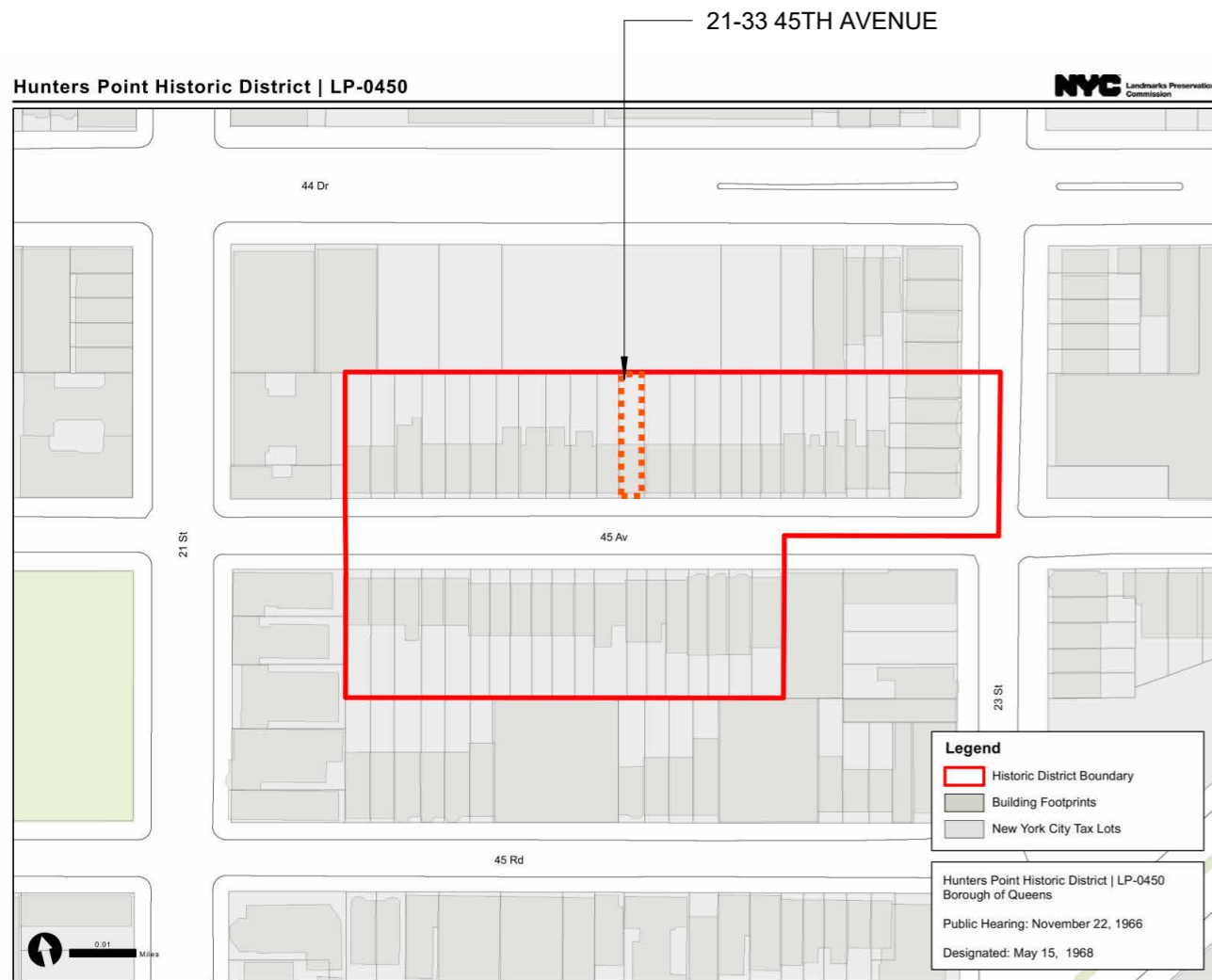
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21-33 45TH AVENUE LONG ISLAND CITY, NY 11101

BLOCK: 78
LOT: 16
ZONING DISTRICT R6B, LIC
QUEENS COMMUNITY DISTRICT 2



HISTORICAL DISTRICT BOUNDARY



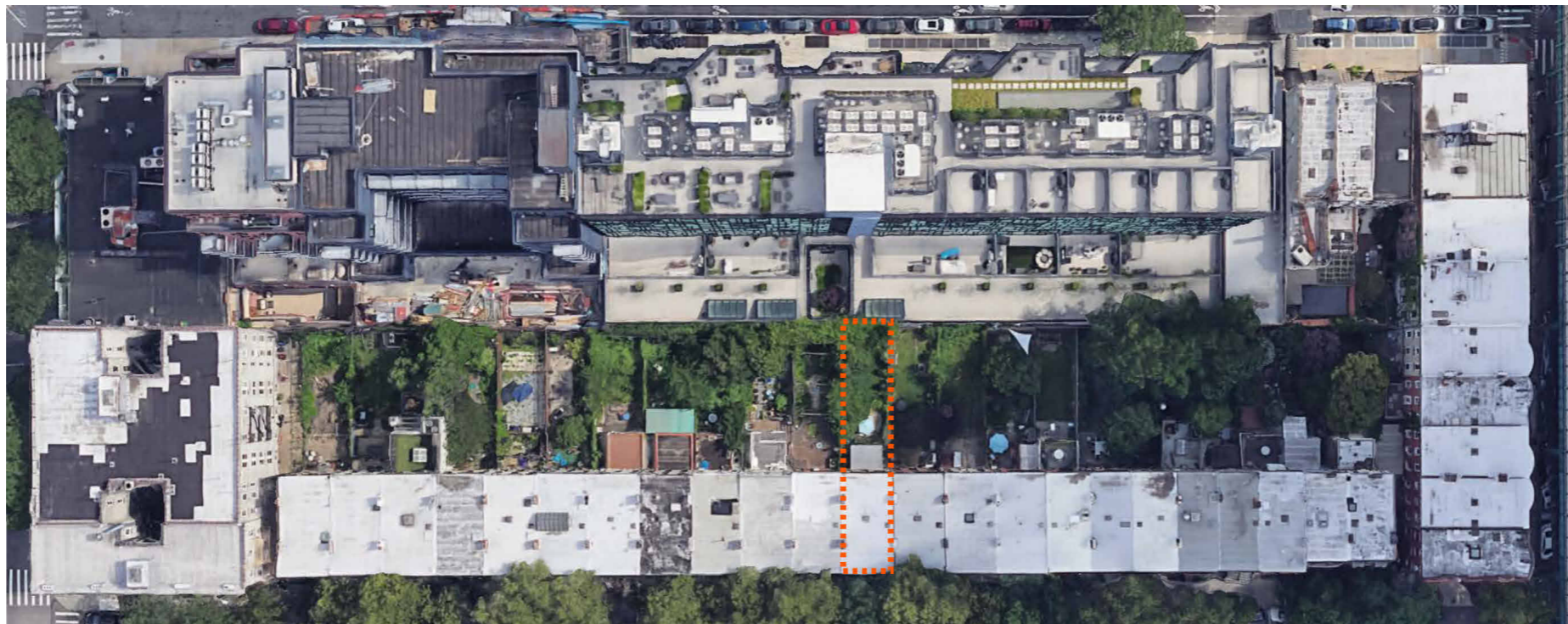
1940 TAX PHOTO



CURRENT PHOTO - FRONT FACADE

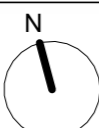
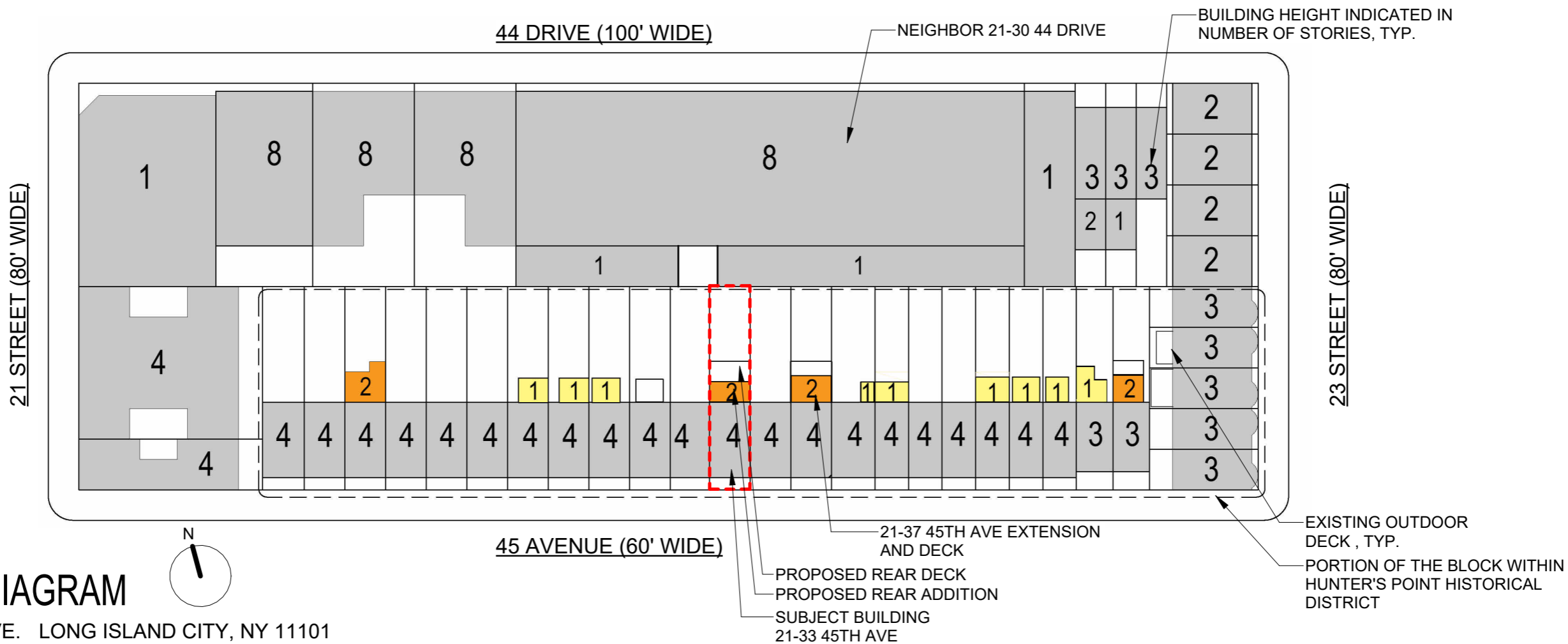
44 DRIVE

21 STREET



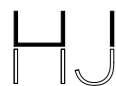
23 STREET

45 AVENUE



BLOCK DIAGRAM

21-33 45TH AVE. LONG ISLAND CITY, NY 11101



21-35 45TH AVE
LOT 17

21-33 45TH AVE
LOT 16

21-31 45TH AVE
LOT 15



21-33 45TH AVE - REAR FACADE

21-35 45TH AVE
LOT 17

21-33 45TH AVE
LOT 16
SITE

21-31 45TH AVE
LOT 15



21-33 45TH AVE - REAR FACADE

21-30 44TH DRIVE
LOT 7502

44-70 23RD ST
LOT 32



NEIGHBORS FACING REAR YARD

21-10 44TH DRIVE
LOT 7501

21-16 44TH DRIVE
LOT 48

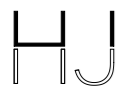
21-30 44TH DRIVE
LOT 7502



NEIGHBORS FACING REAR YARD

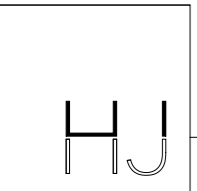
BACKYARD PHOTOS

21-33 45TH AVE. LONG ISLAND CITY, NY 11101



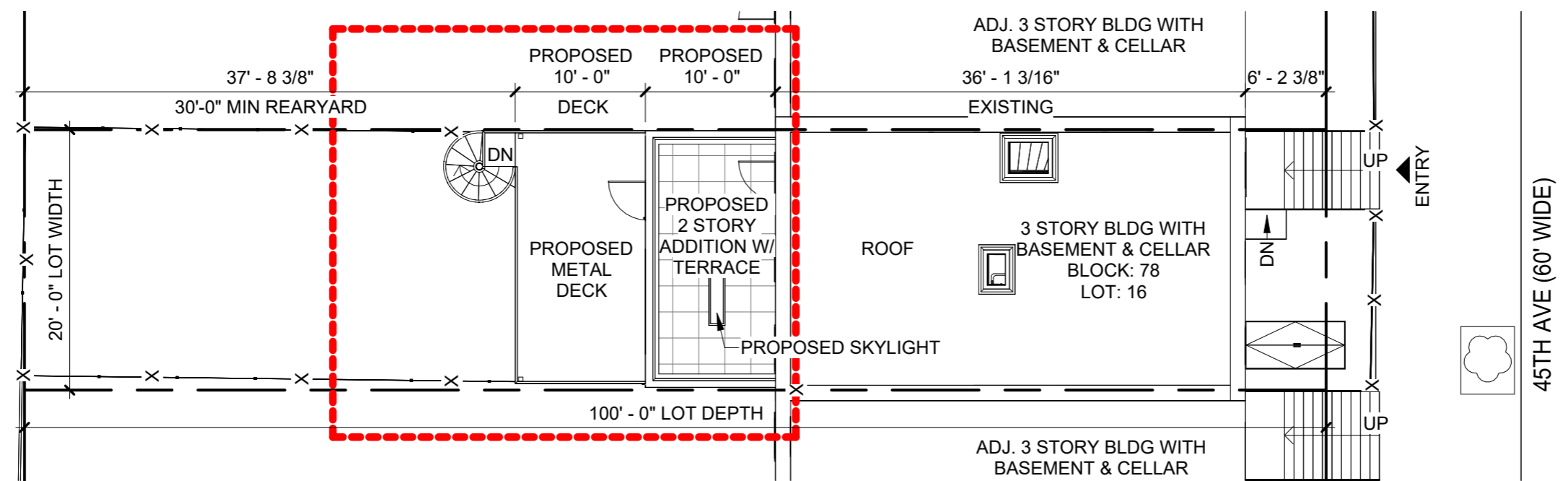
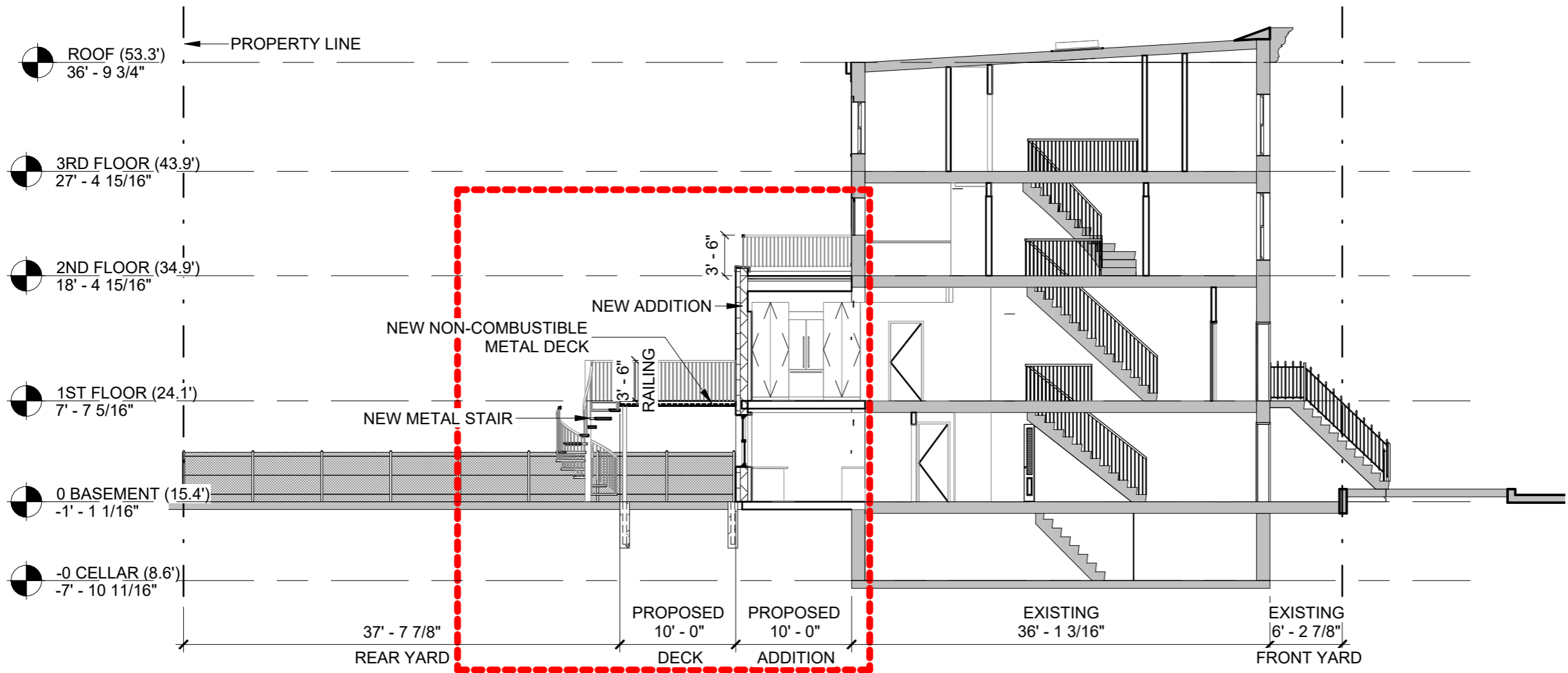
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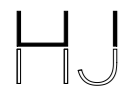
BACKYARD PHOTOS

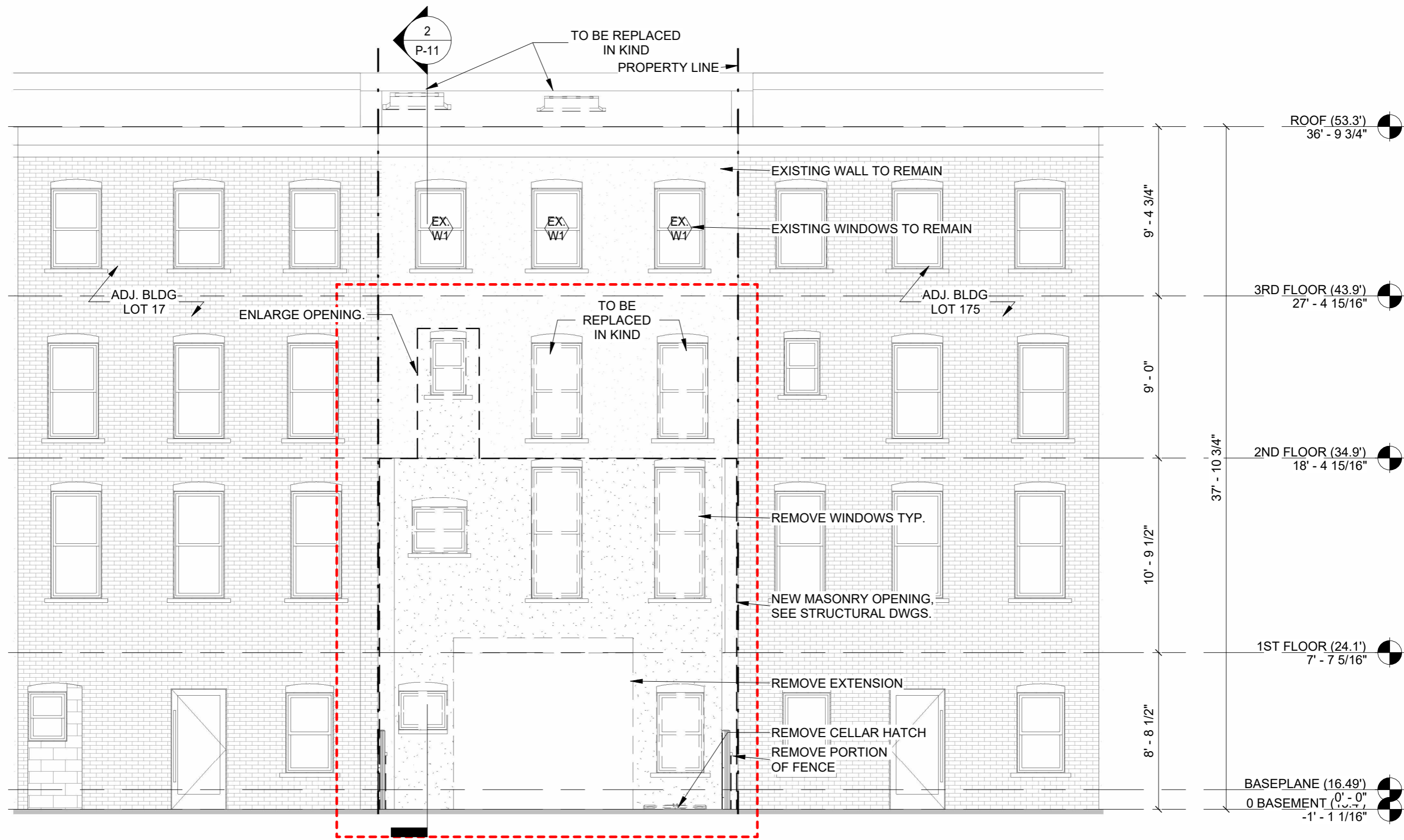
21-33 45TH AVE. LONG ISLAND CITY, NY 11101



PROPOSED BUILDING SECTION AND PLOT PLAN

21-33 45TH AVE. LONG ISLAND CITY, NY 11101

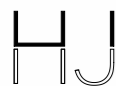


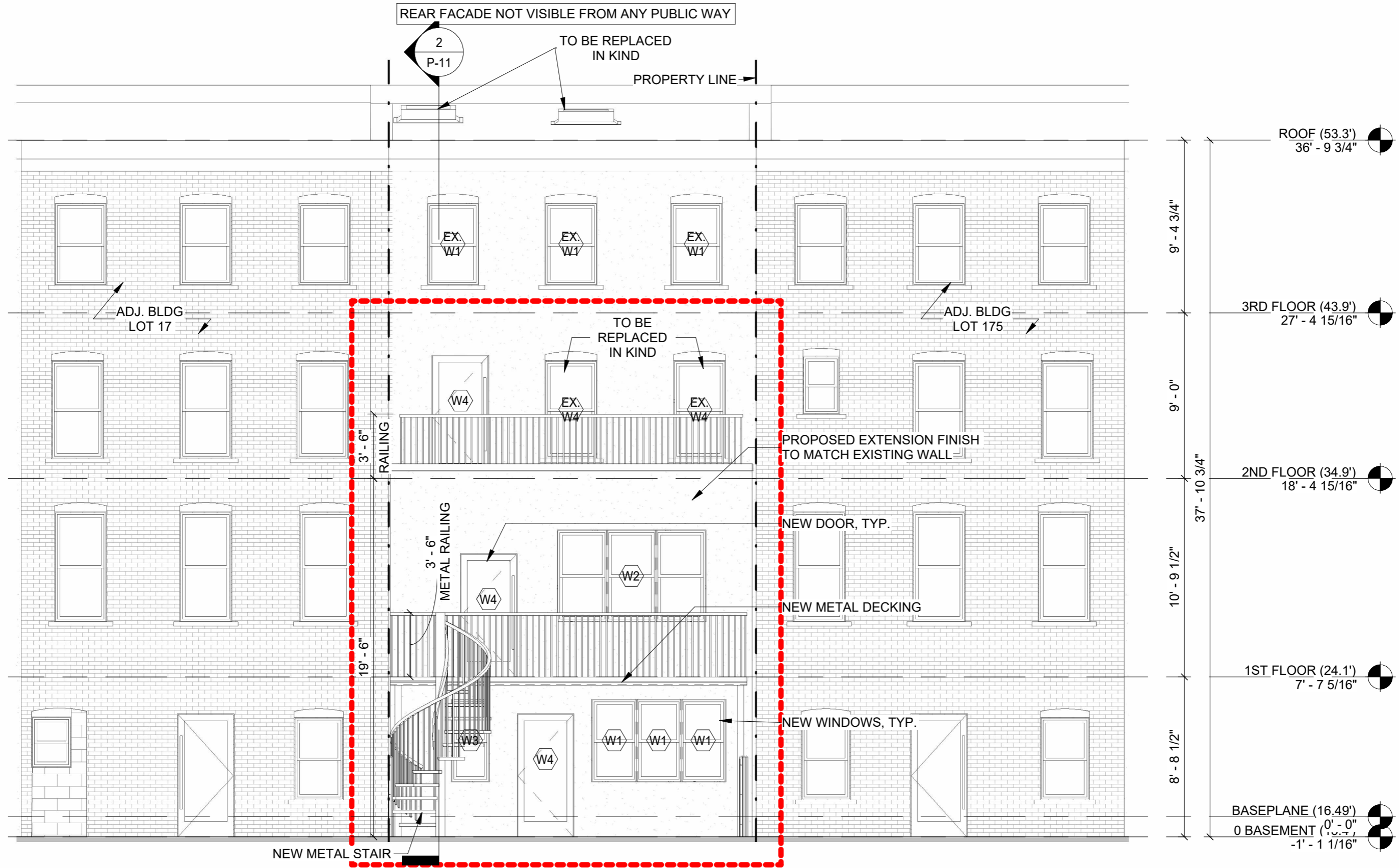


1 DEMO BUILDING ELEVATION - NORTH.
3/16" = 1'-0"

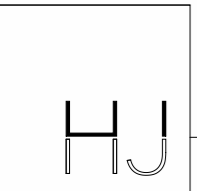
EXISTING REAR ELEVATION

21-33 45TH AVE. LONG ISLAND CITY, NY 11101





1 PROPOSED BUILDING ELEVATION - NORTH .
 3/16" = 1'-0"



PROPOSED REAR ELEVATION

21-33 45TH AVE. LONG ISLAND CITY, NY 11101

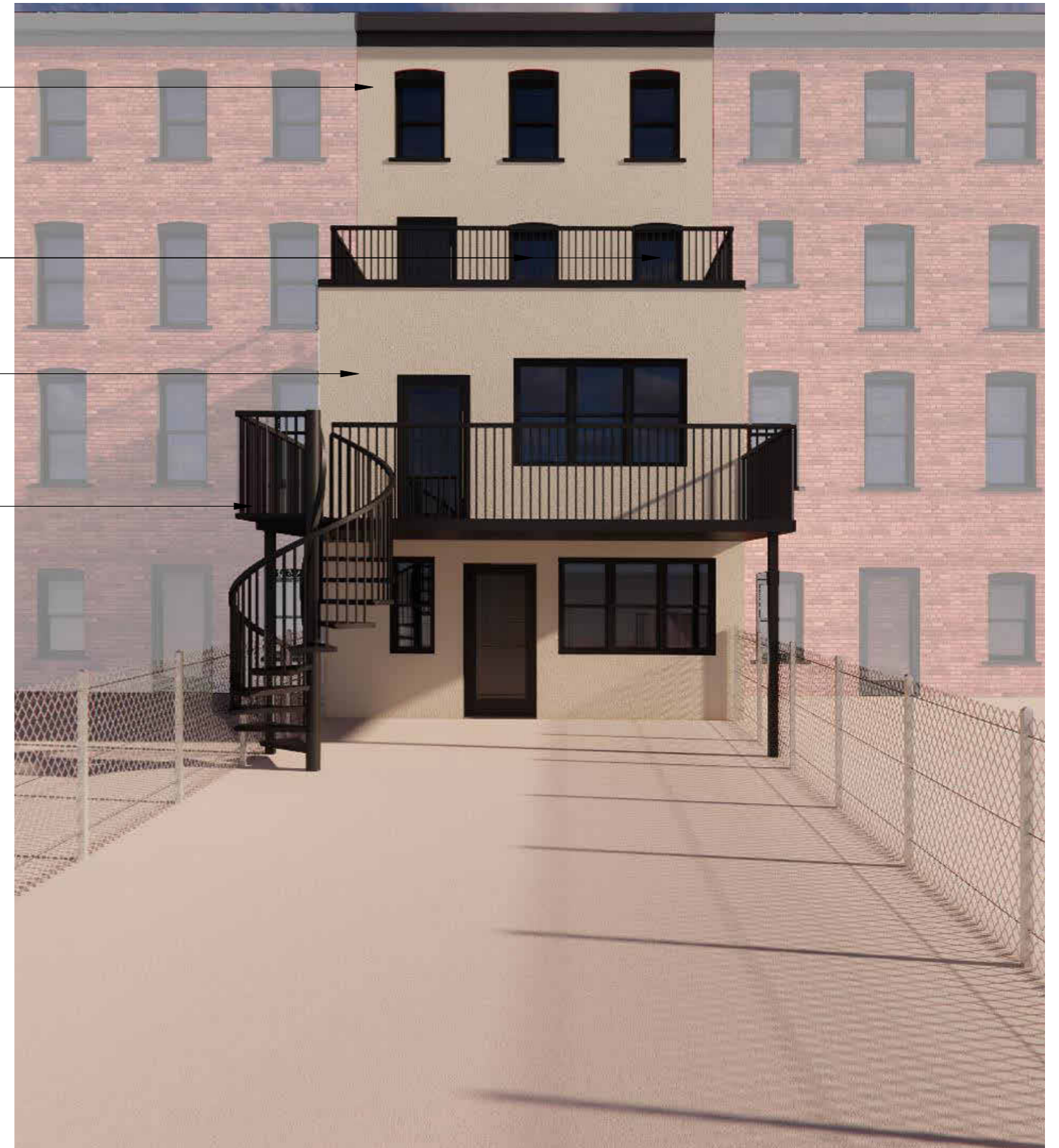


EXISTING TO REMAIN

REMOVE AND REPLACE WINDOWS IN KIND TO MATCH EXISTING .

PROPOSED EXTENSION, FINISH TO MATCH EXISTING

PROPOSED METAL DECK, STAIRS AND RAILING



PROPOSED REAR ADDITION RENDER

21-33 45TH AVE. LONG ISLAND CITY, NY 11101



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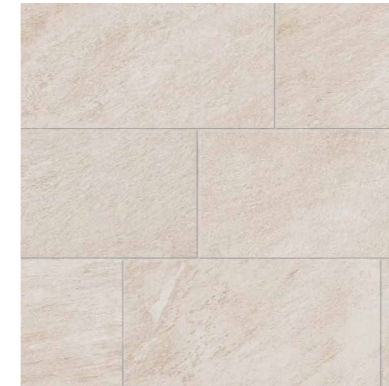
EXISTING REAR OF BUILDING

- PROPERTY LINE
- EXISTING WALL TO REMAIN
- EXISTING WINDOWS TO BE REPLACED IN KIND
- REMOVE WINDOWS
- NEW MASONRY OPENING, SEE STRUCTURAL DWGS
- REMOVE EXTENSION

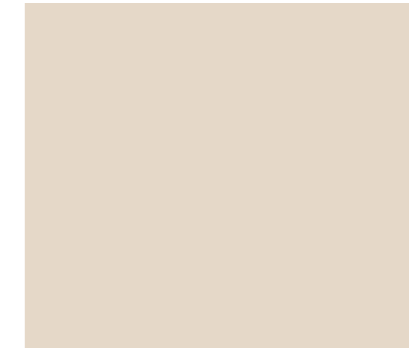


REMOVE PORTION OF FENCE

MATERIALS & COLORS



PROPOSED TERRACE PAVERS
 MANUF.: CORSO ITALIA
 MODEL: ALPE IVORY 12X24
 QUARTZITE STONE



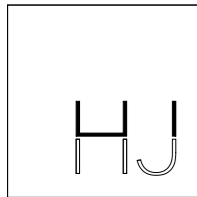
PROPOSED STUCCO FINISH TO MATCH EXISTING
 RAL 1013



PROPOSED WINDOW/DOOR FINISH
 BENJAMIN MOORE AURA
 EXTERIOR PAINT FLAT (629),
 COLOR: BLACK HC-190
 (HISTORICAL COLOR COLLECTION)



PROPOSED METAL FINISH (RAILING, STAIRS, COPING)
 BENJAMIN MOORE AURA
 EXTERIOR PAINT FLAT (629),
 COLOR: BLACK HC-190
 (HISTORICAL COLOR COLLECTION)

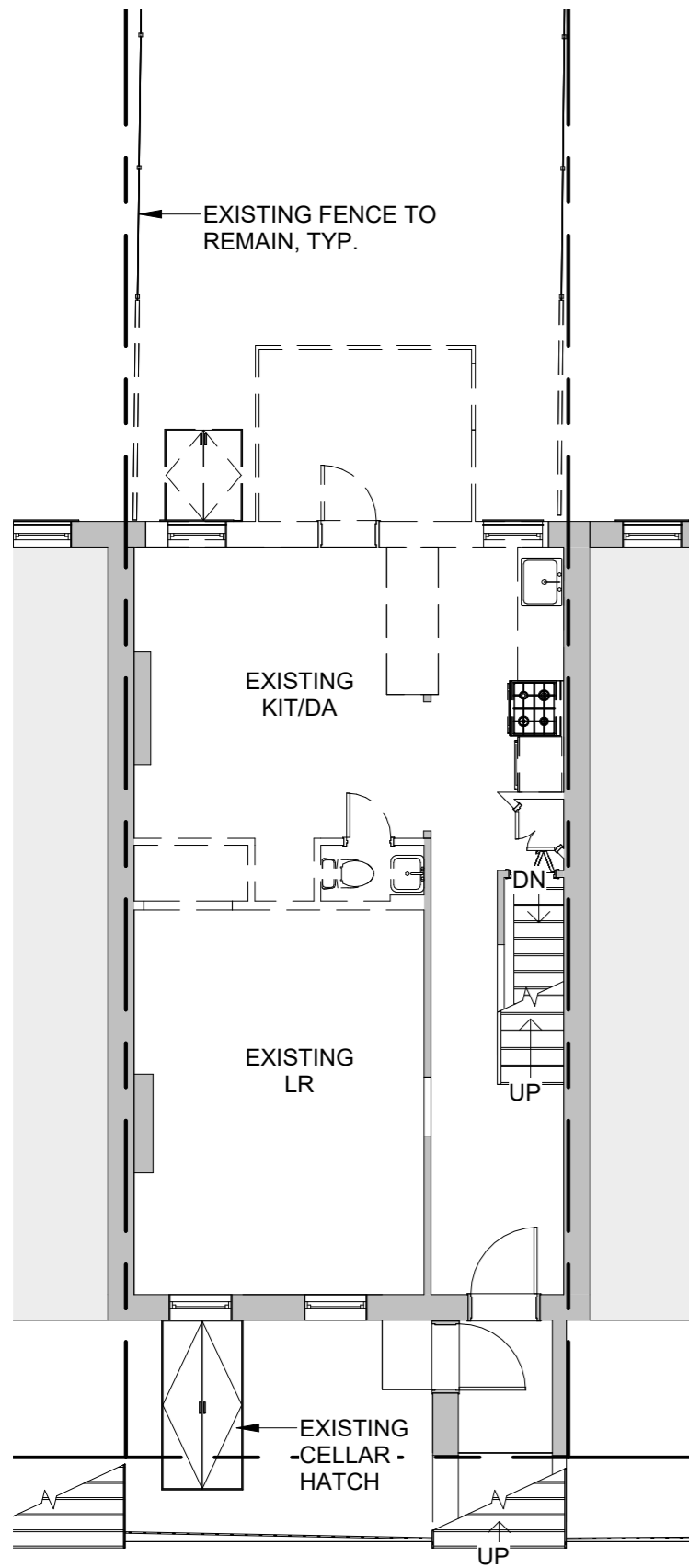


PROPOSED MATERIALS AND FINISHES

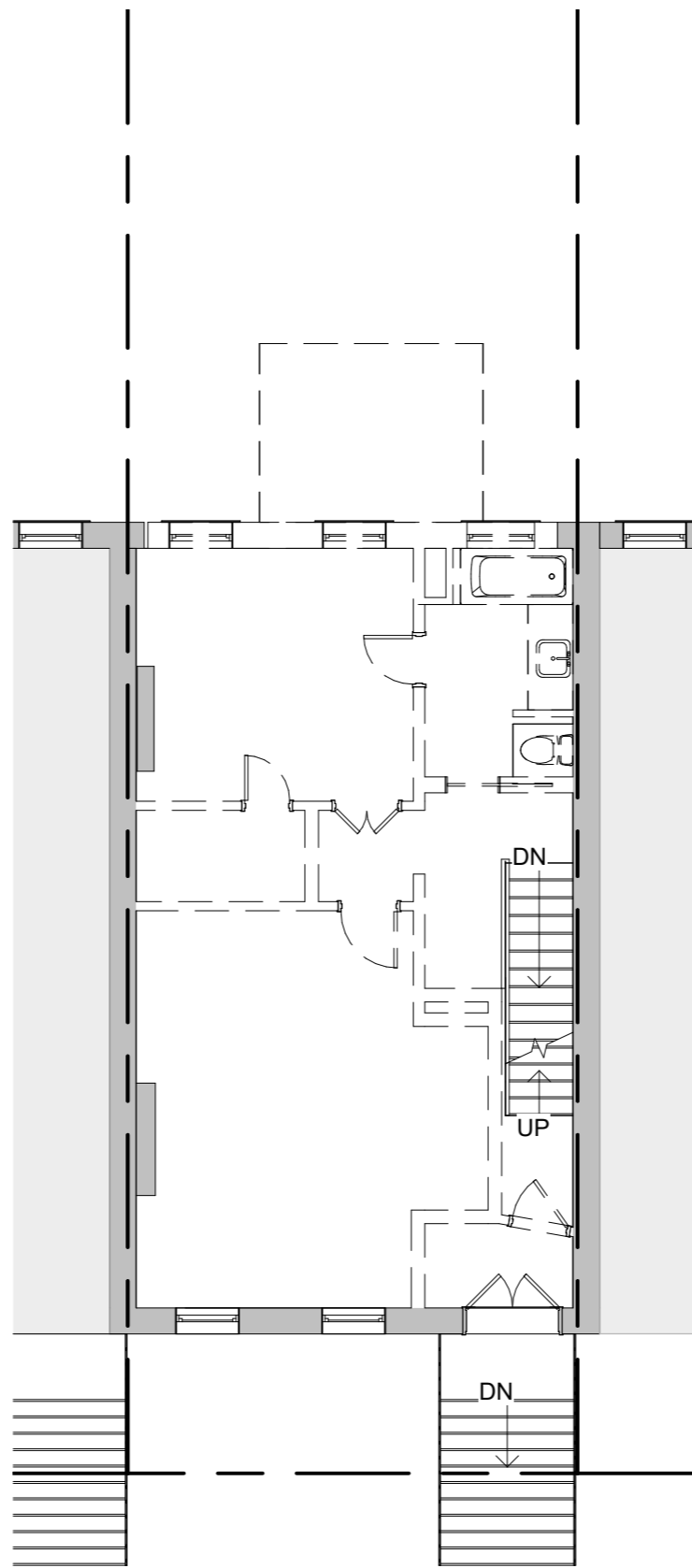
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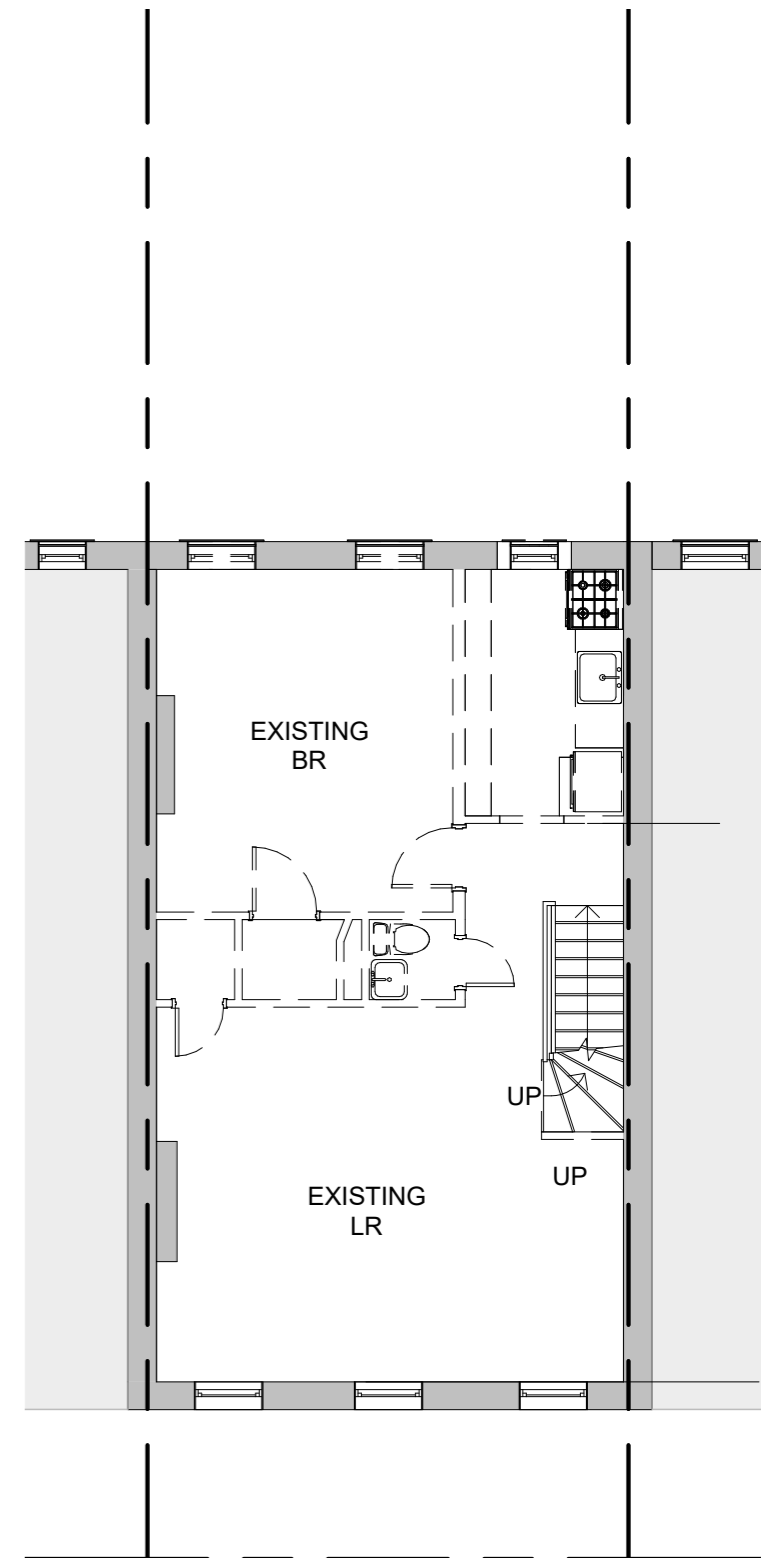
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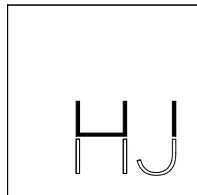
1 DEMO - BASEMENT.
1/8" = 1'-0"



2 DEMO - 1ST FLOOR.
1/8" = 1'-0"



3 DEMO - 2ND FLOOR.
1/8" = 1'-0"

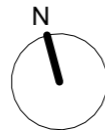


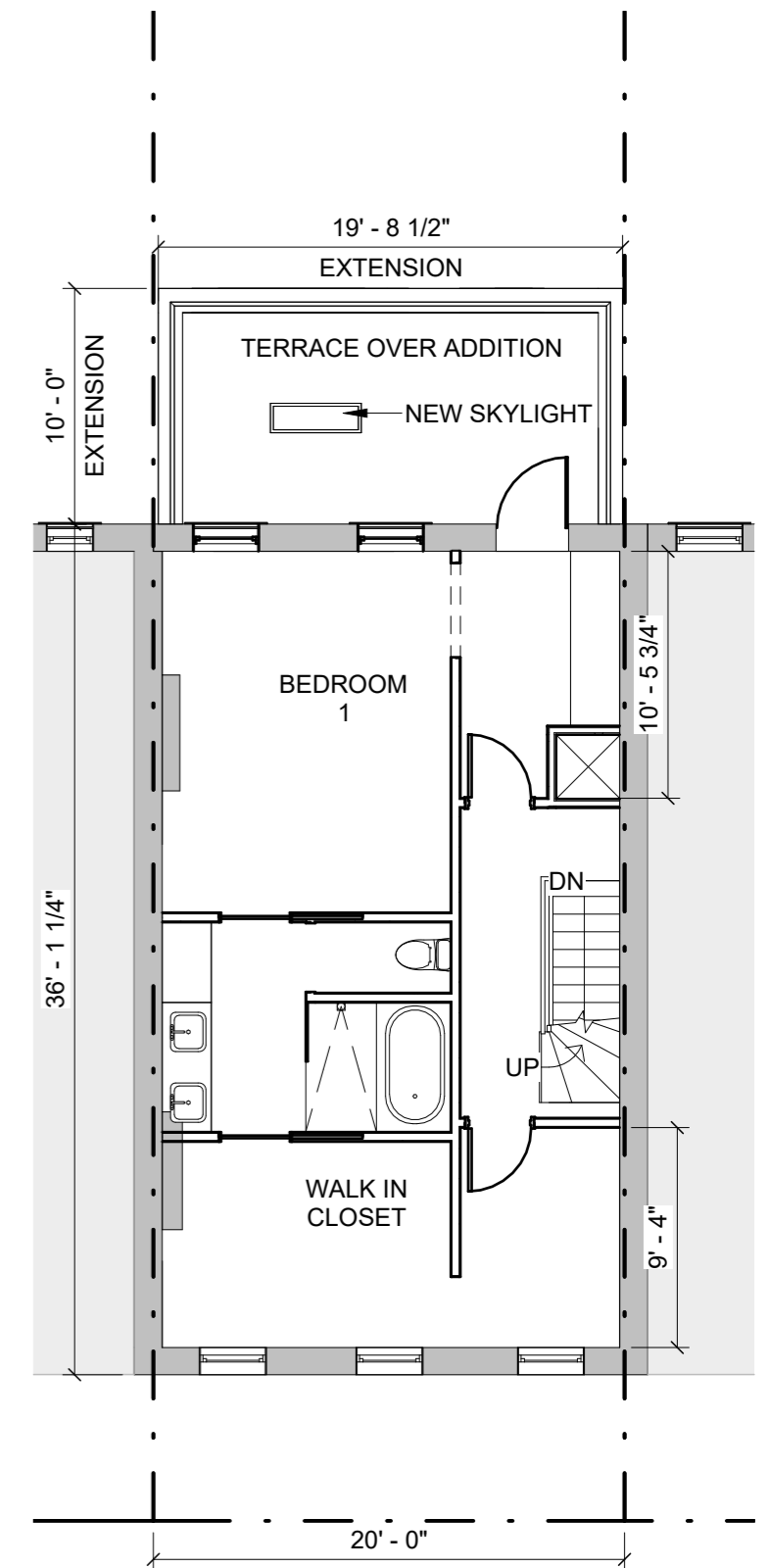
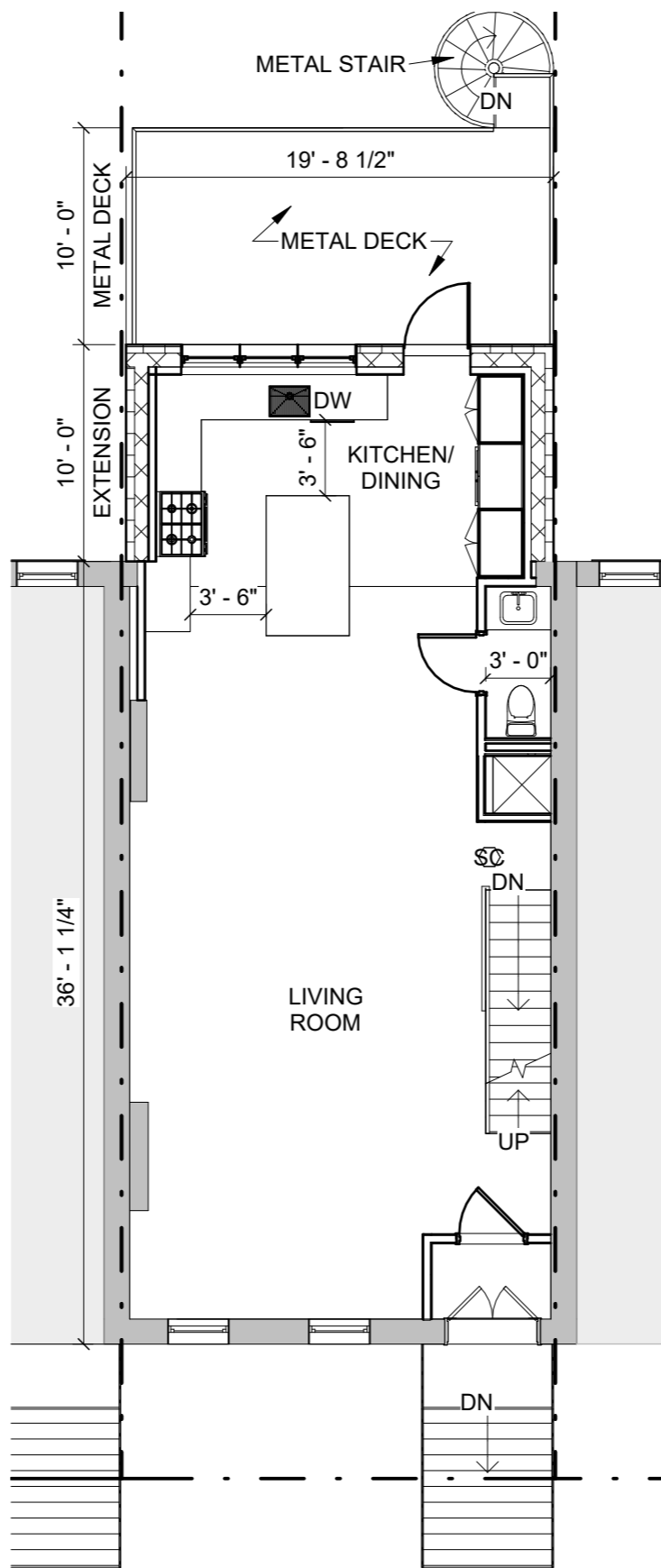
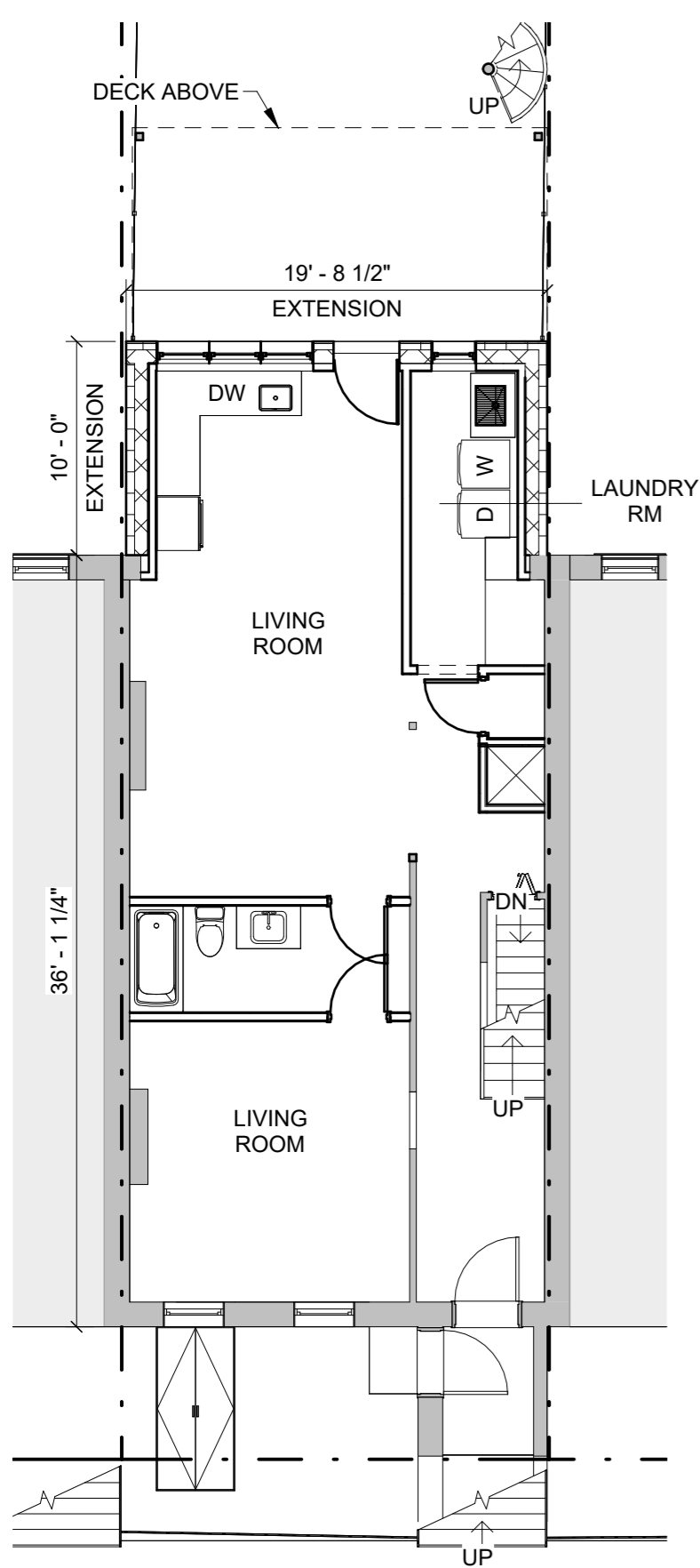
DEMOLITION PLANS

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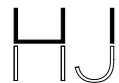
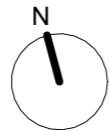
1 PROPOSED BASEMENT PLAN.
1/8" = 1'-0"

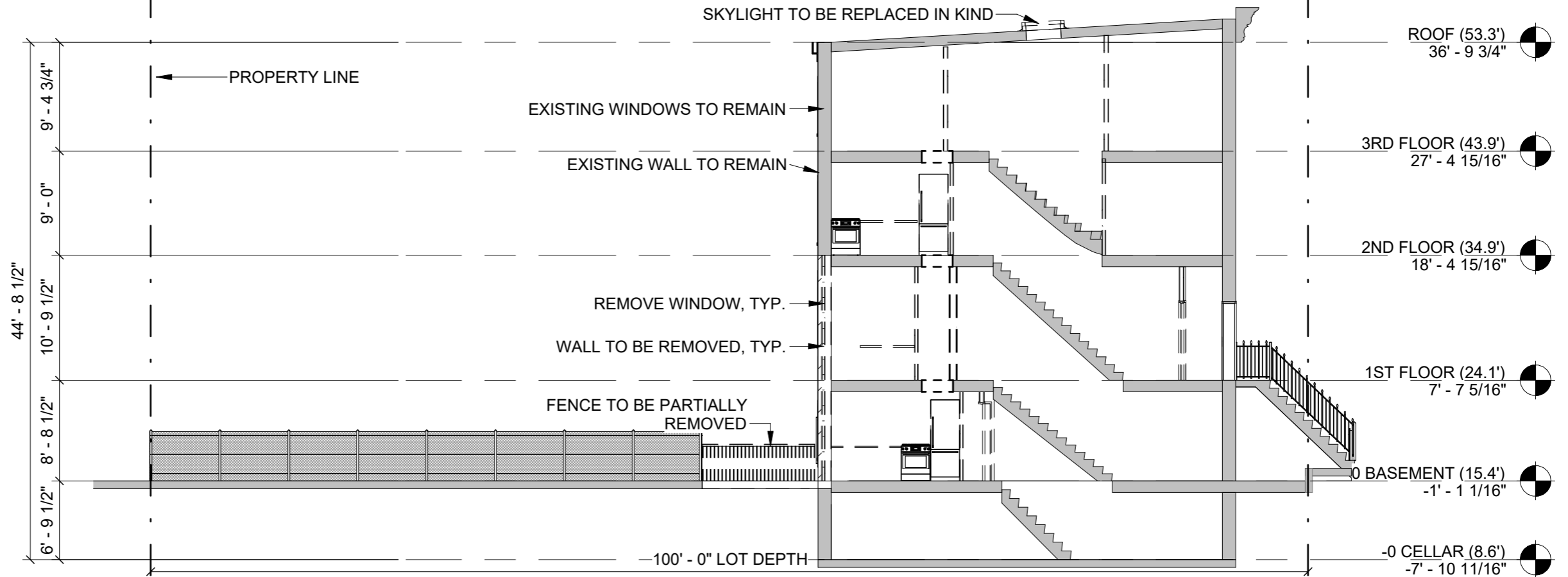
2 PROPOSED 1ST FLOOR PLAN.
1/8" = 1'-0"

3 PROPOSED 2ND FLOOR PLAN.
1/8" = 1'-0"

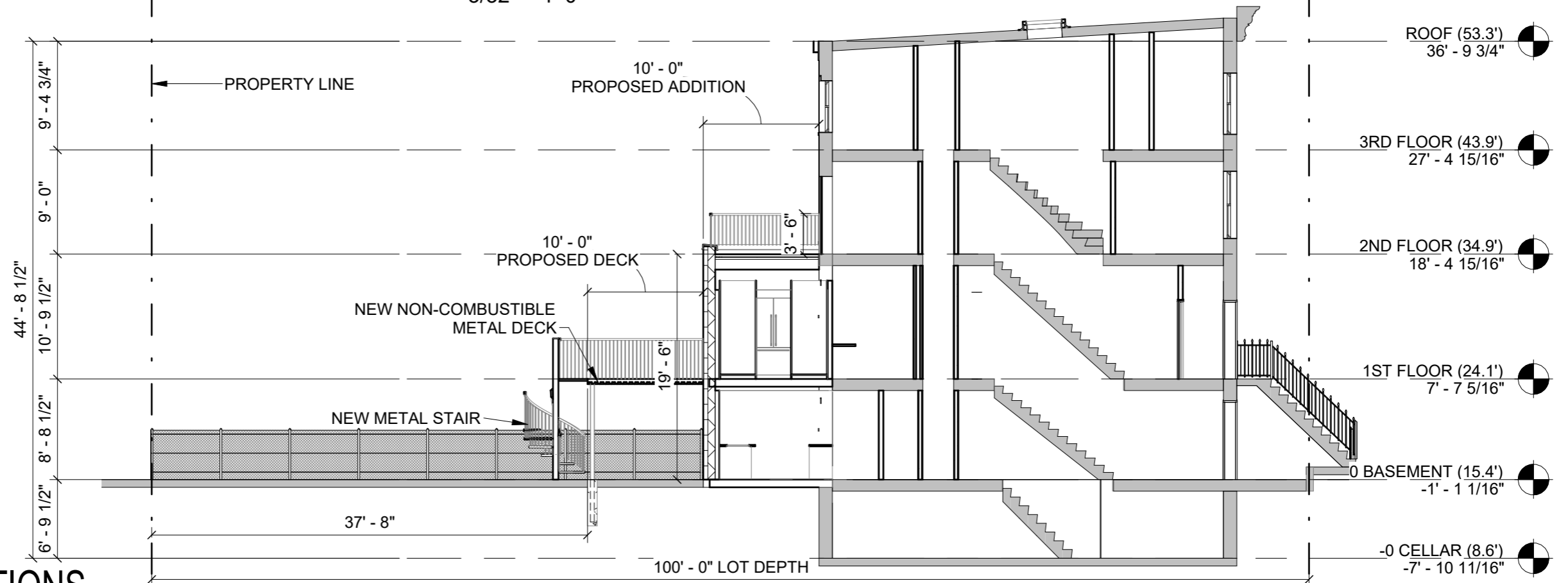
PROPOSED PLANS

21-33 45TH AVE. LONG ISLAND CITY, NY 11101





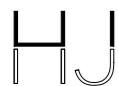
① EXISTING BUILDING SECTION.
3/32" = 1'-0"



② PROPOSED BUILDING SECTION.
3/32" = 1'-0"

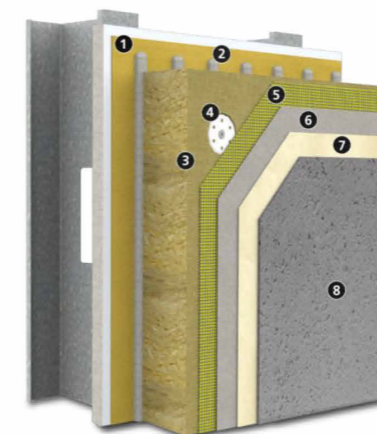
BUILDING SECTIONS

21-33 45TH AVE. LONG ISLAND CITY, NY 11101



StoTherm® ci Mineral

Energy efficient, fire resistant, decorative and protective wall cladding



Substrate (by others): Glass mat gypsum sheathing in compliance with ASTM C1177, code compliant OSB or plywood sheathing, concrete or concrete masonry, existing structurally sound, uncoated brick or other masonry wall construction.

- 1) Air and Water-Resistive Barrier: Sto Gold Coat®
- 2) Adhesive: Sto BTS Plus
- 3) Insulation - choose among:
 - Rockwool Frontrock™MD
 - Owens Corning Thermafiber® CI-C SC18
- 4) Attachment System¹: Sto Thermo Dowel with Sto Thermo Cap Mineral
- 5) Reinforcing Mesh: Sto Mesh (embedded in Sto BTS Plus)
- 6) Base Coat: Sto BTS Plus – minimum 2 coats
- 7) Primer: StoPrime Sand or Smooth (optional)
- 8) Finish - choose among:
 - Sto Textured Finishes
 - Sto Custom Cast Finish: Wood or Brick
 - Sto Signature Series or Sto Specialty Finishes

System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity

System Description

StoTherm ci Mineral is a decorative and protective exterior wall system that combines superior air and weather tightness with excellent thermal performance and fire resistance. It incorporates noncombustible continuous exterior insulation and a continuous air and water-resistive barrier with Sto's high performance finishes to produce an advanced high performance wall cladding assembly.

Uses

StoTherm ci Mineral can be used in residential or commercial wall construction.

Features	Benefits
Specially designed thermal dowel attachment system	Limits thermal conductivity to the exterior
Fully integrated high density mineral wool core	Continuous exterior thermal control layer that resists fire and temperatures in excess of 2000°F (1093°C)
Fully integrated seamless air and water-resistive barrier	Fully compatible air, water, and vapor control layer from a single source
Virtually unlimited finish color selection in multiple textures	Color and texture design freedom

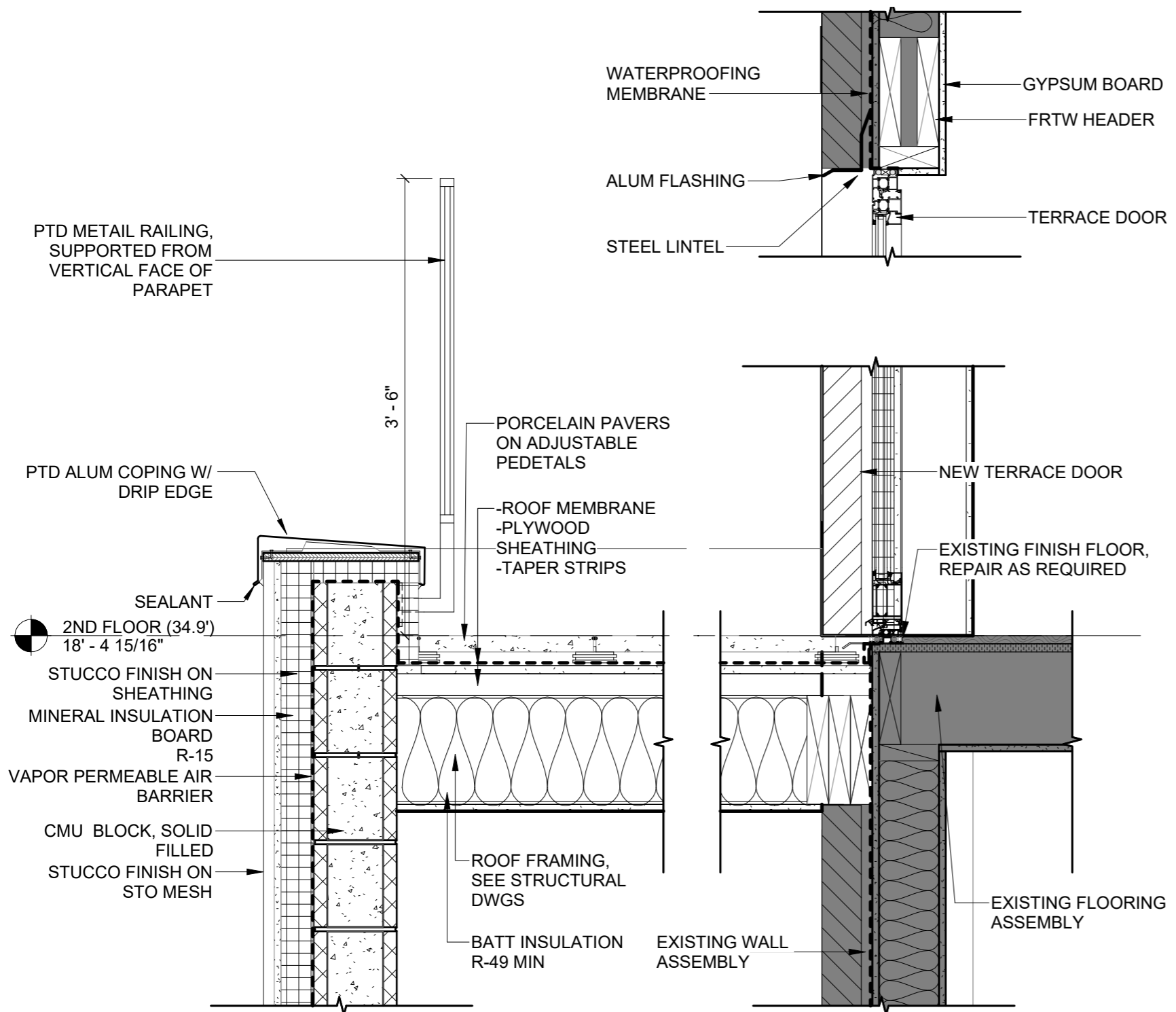
Properties

Weight (not including backup wall – sheathing, studs, etc.)	< 6 lb/ft ² (29.3 kg/m ²)
Insulation thickness	2, 3 and 4 inches (51, 76 and 102 mm)
R value per inch (RSI-value)	4.0 ft ² •h•°F / Btu (0.705 m ² •K / W)
Noncombustible, fire resistant insulation	Meets requirements for use on all types of construction

Warranty

Ten years

¹. Fastening pattern differs with design wind pressure requirements. Surface mount fasteners required with 2 inch (51 mm) thick insulation. 3 inch (76 mm) and thicker insulation uses countersunk fasteners.



3 SECTION AT DECK PARAPET.
1" = 1'-0"

SECTION DETAILS & STUCCO SYSTEM

21-33 45TH AVE. LONG ISLAND CITY, NY 11101

August 6, 2024
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