

164 WEST 74TH STREET

NEW YORK, NY

PROJECT INFORMATION:
BLOCK: 1145
LOT: 59
ZONING DISTRICT: R8B
MAP: 8C
LAND USE: PUBLIC FACILITIES
AND INSTITUTIONS

CLIENT: GREYSTONE PROPERTY DEVELOPMENT
152 W 57TH STREET
NEW YORK, NY 10019
T: 212-649-9700

ARCHITECT: BARRY RICE ARCHITECTS
37 WEST 17TH STREET
2ND FLOOR
NEW YORK, NY 10011
T: 212-944-1929
F: 646-360-3680



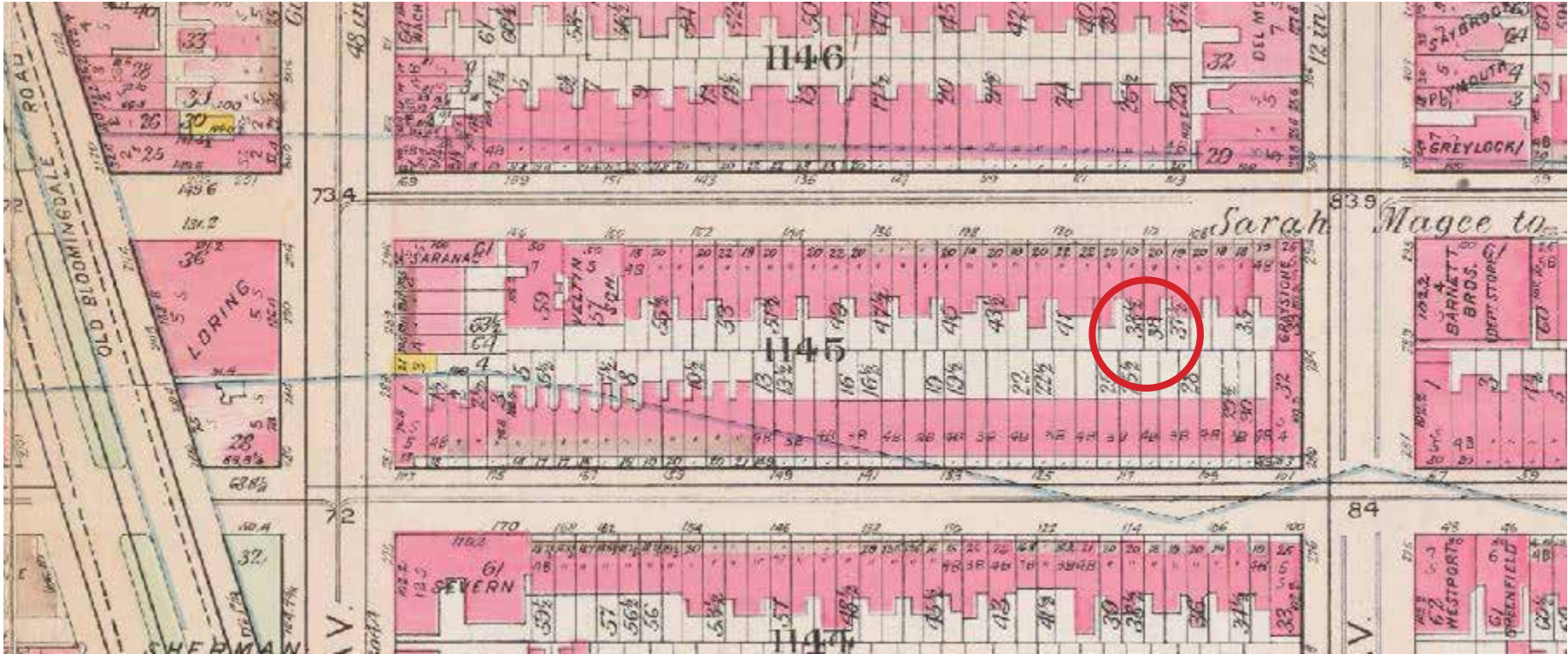
- LM-01: TITLE SHEET
- LM-02: SITE PLAN
- LM-03: SITE & SURROUNDING PHOTOS
- LM-04: SITE & SURROUNDING PHOTOS
- LM-05: PRECEDENT PHOTOS
- LM-06: STREET FACADE EXISTING DETAILS
- LM-07: EXISTING COURTS & REAR YARD
- LM-08: EXISTING PLAN & SECTION
- LM-09: EXISTING FRONT ELEVATION PHOTOS
- LM-10: EXISTING & PROPOSED FRONT ELEVATION
- LM-11: EXISTING & PROPOSED REAR ELEVATION
- LM-12: EXISTING & PROPOSED FLOORS 2-6
- LM-13: EXISTING & PROPOSED SECTION
- LM-14: PROPOSED REAR FACADE
- LM-15: SOUTH FACADE AXONOMETRIC
- LM-16: VIEW FROM 73RD STREET



CITY MAP - 2015



LOOKING TO THE WEST



SANDBORN
1911



LOOKING TO THE NORTH



VIEW 2



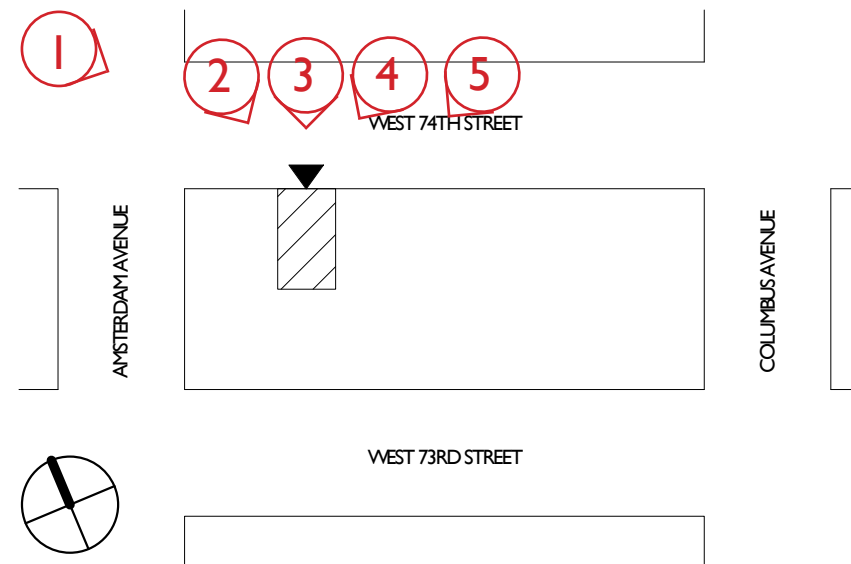
VIEW 3



VIEW 4



VIEW 1



VIEW 5

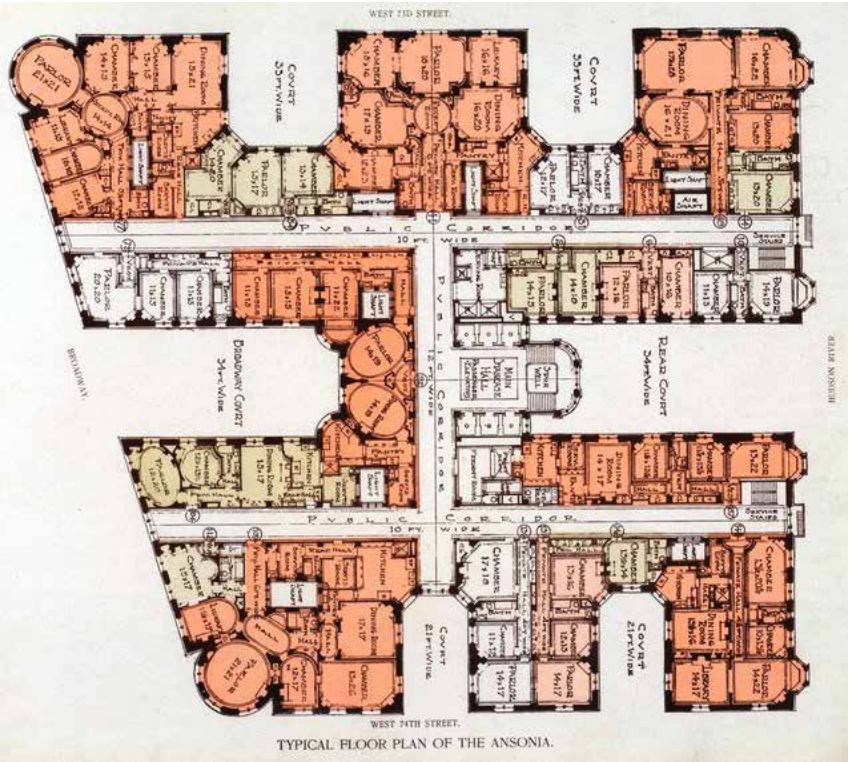


BULKHEAD VIEW LOOKING WEST ON 74TH STREET



SOUTH ELEVATION THROUGH 73RD ST ALLEY

THE ANSONIA



72ND STREET STATION



VIEW 1



VIEW 2



VIEW 3



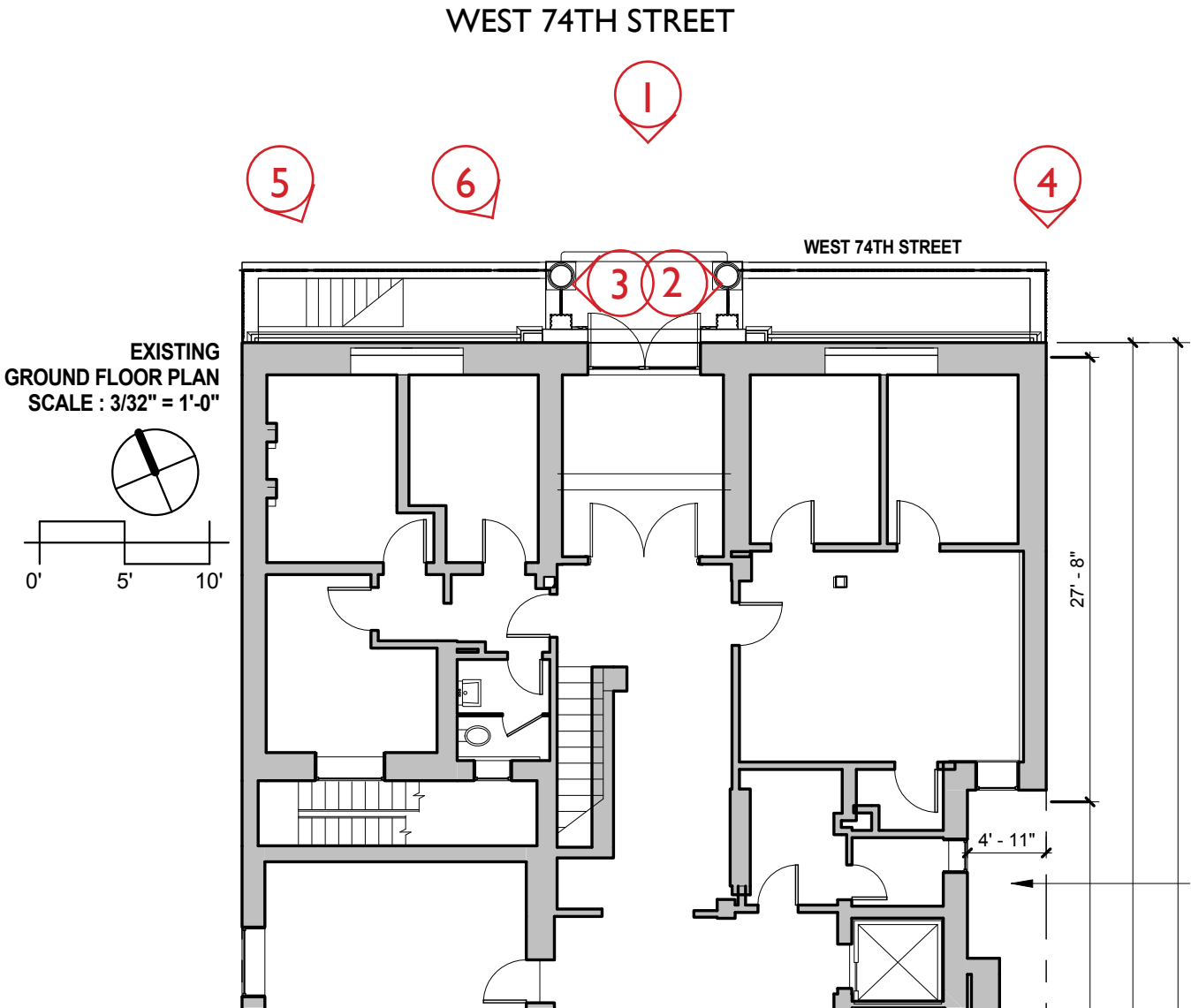
VIEW 4



VIEW 5



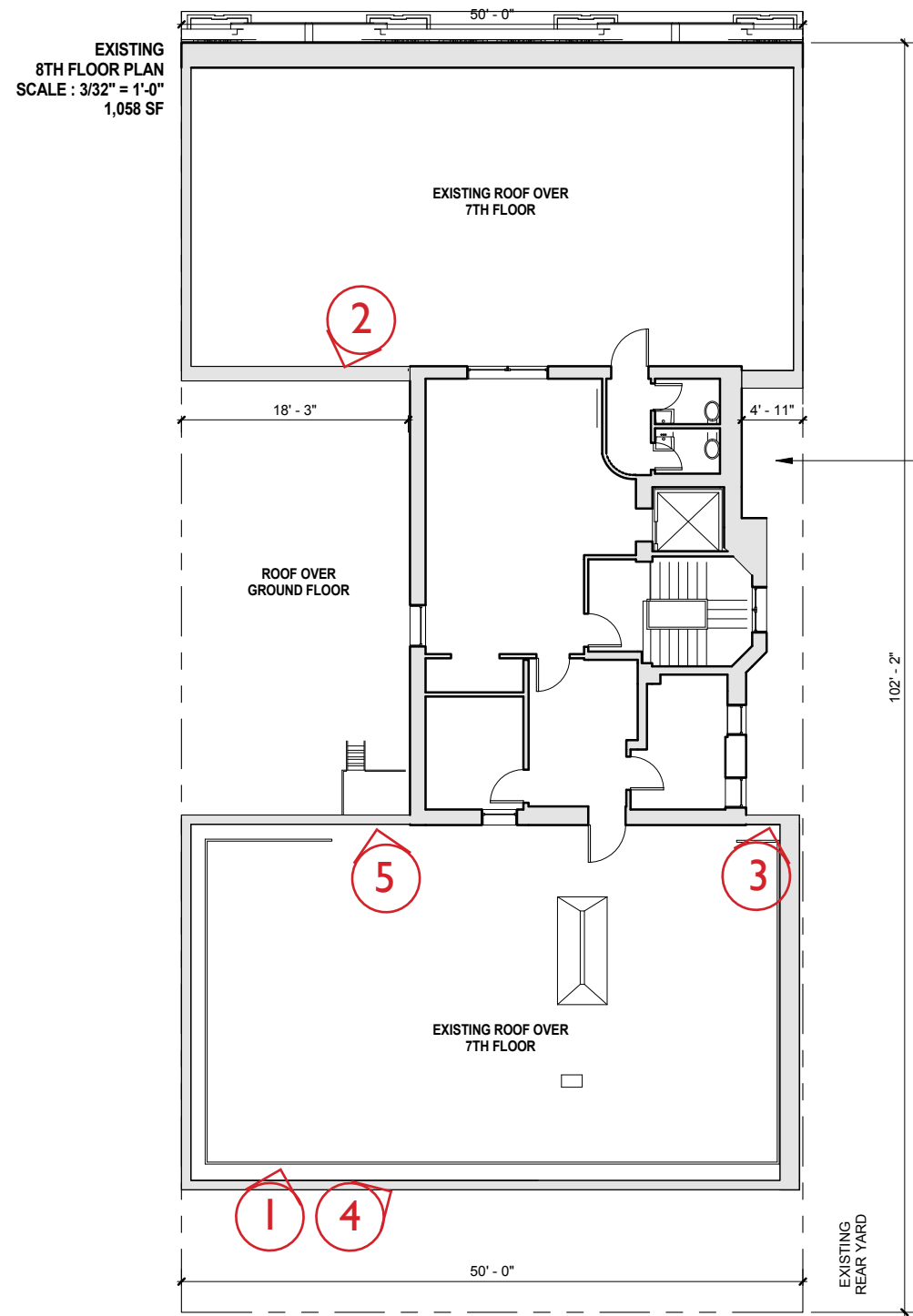
VIEW 6





VIEW 1

WEST 74TH STREET



VIEW 2



VIEW 3



VIEW 4

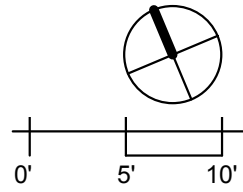


VIEW 5

WEST 74TH STREET

50' - 0"

EXISTING
2ND - 6TH FLOOR PLANS
SCALE : 3/32" = 1'-0"



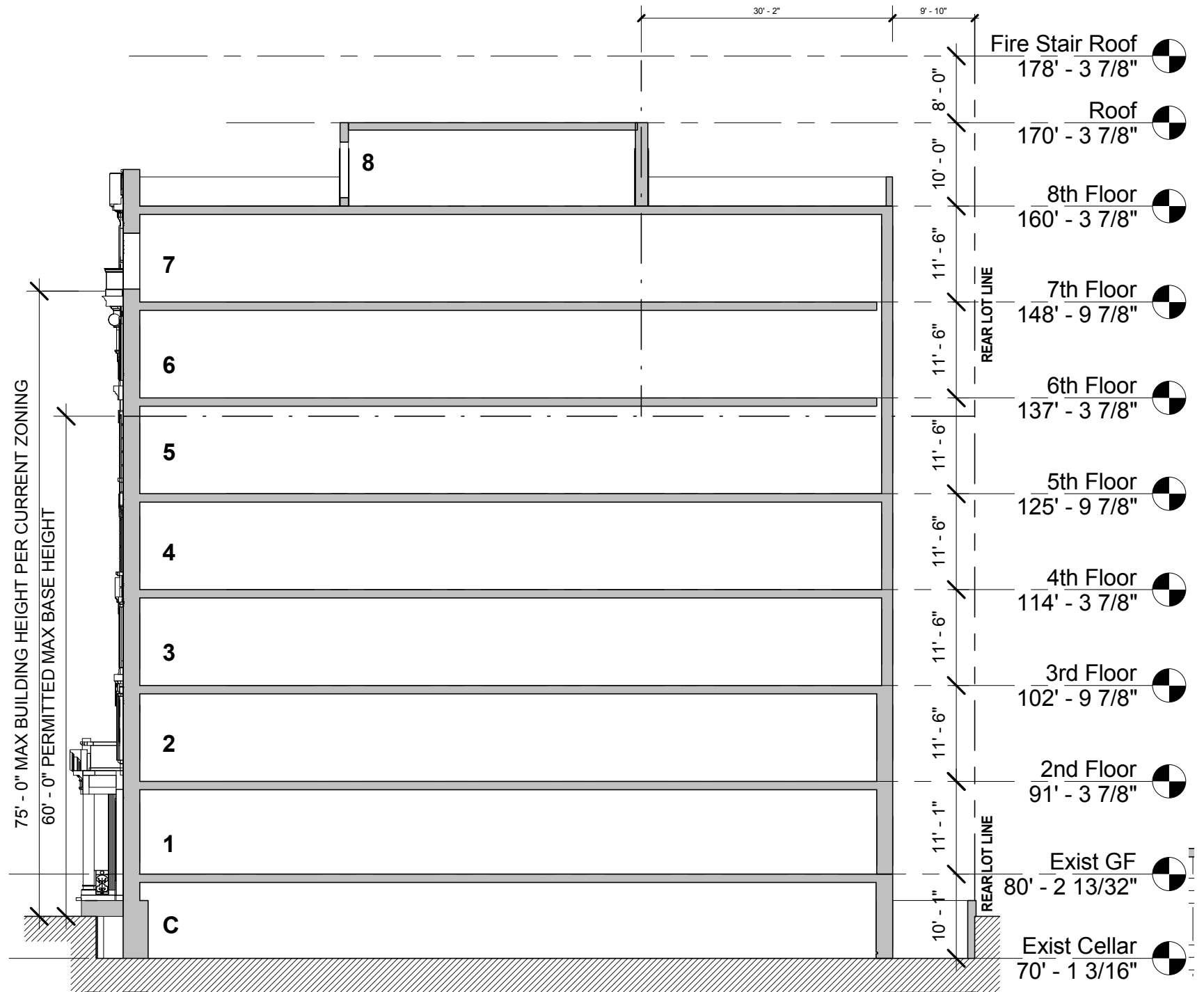
10' - 0"
REQUIRED
REAR YARD
LINE SETBACK

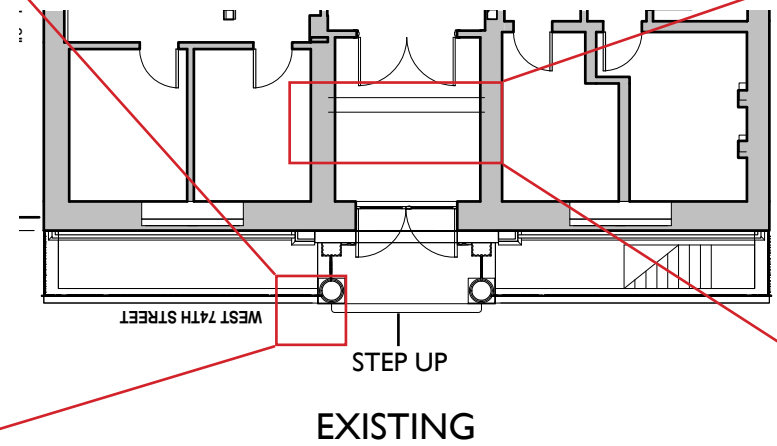
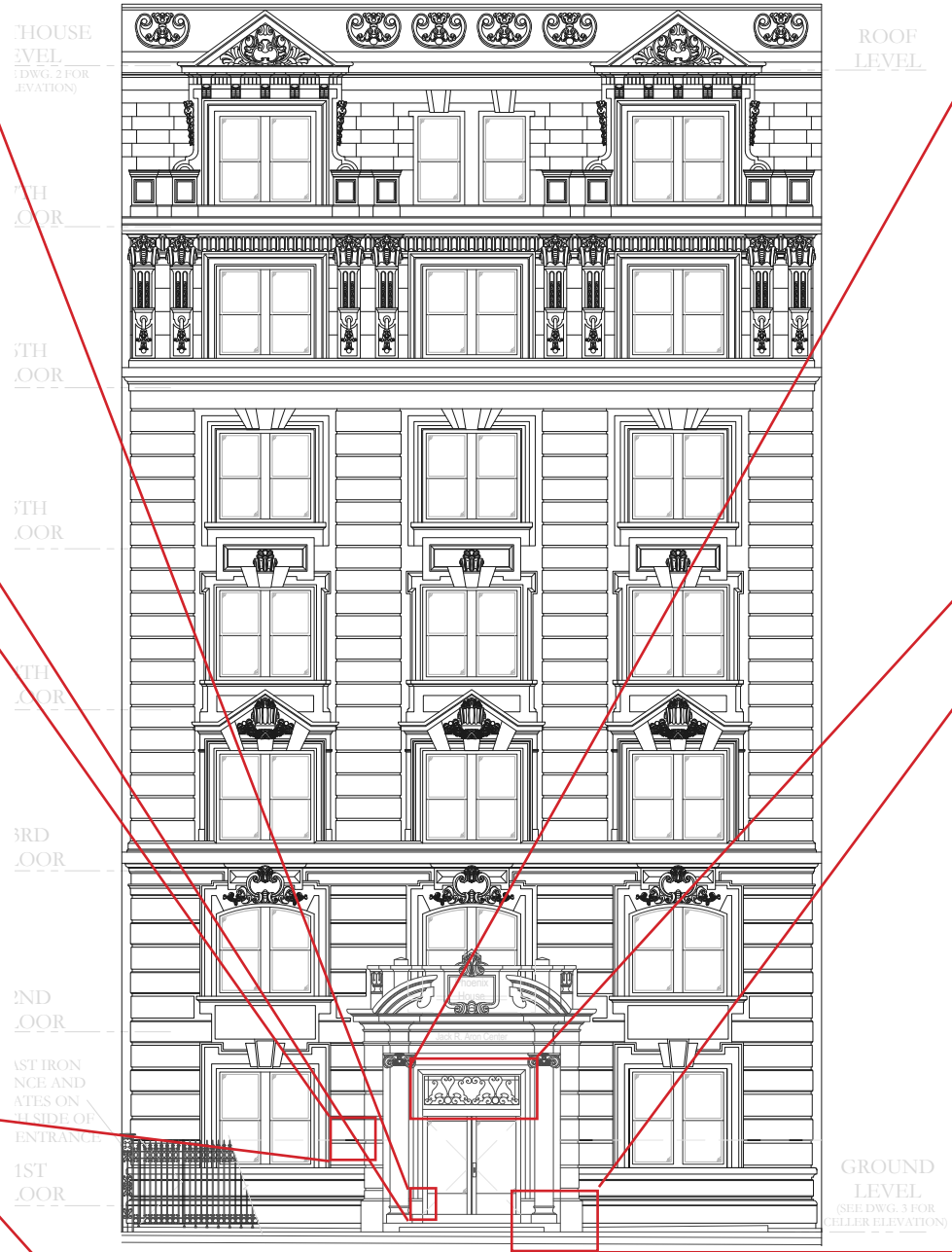
30' - 0"
REAR YARD PER CURRENT ZONING

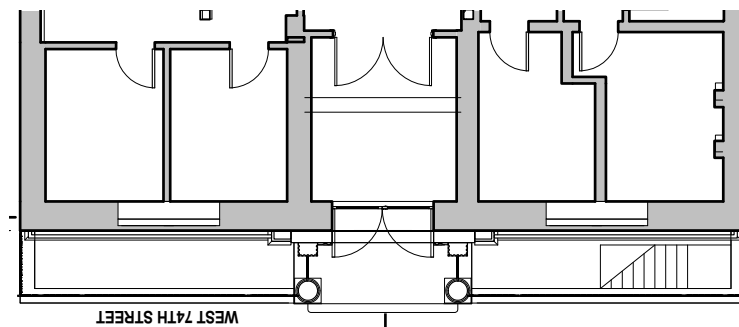
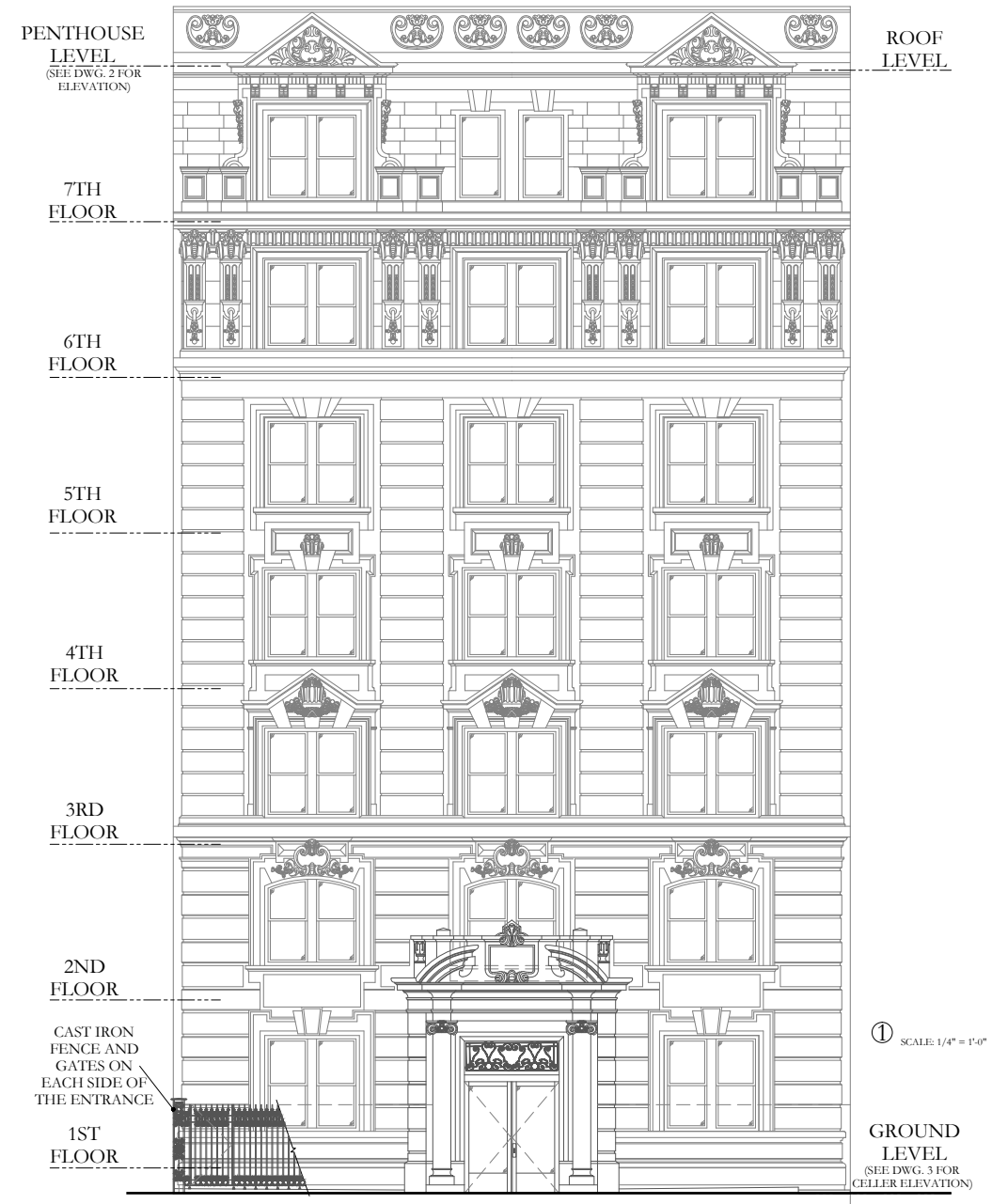
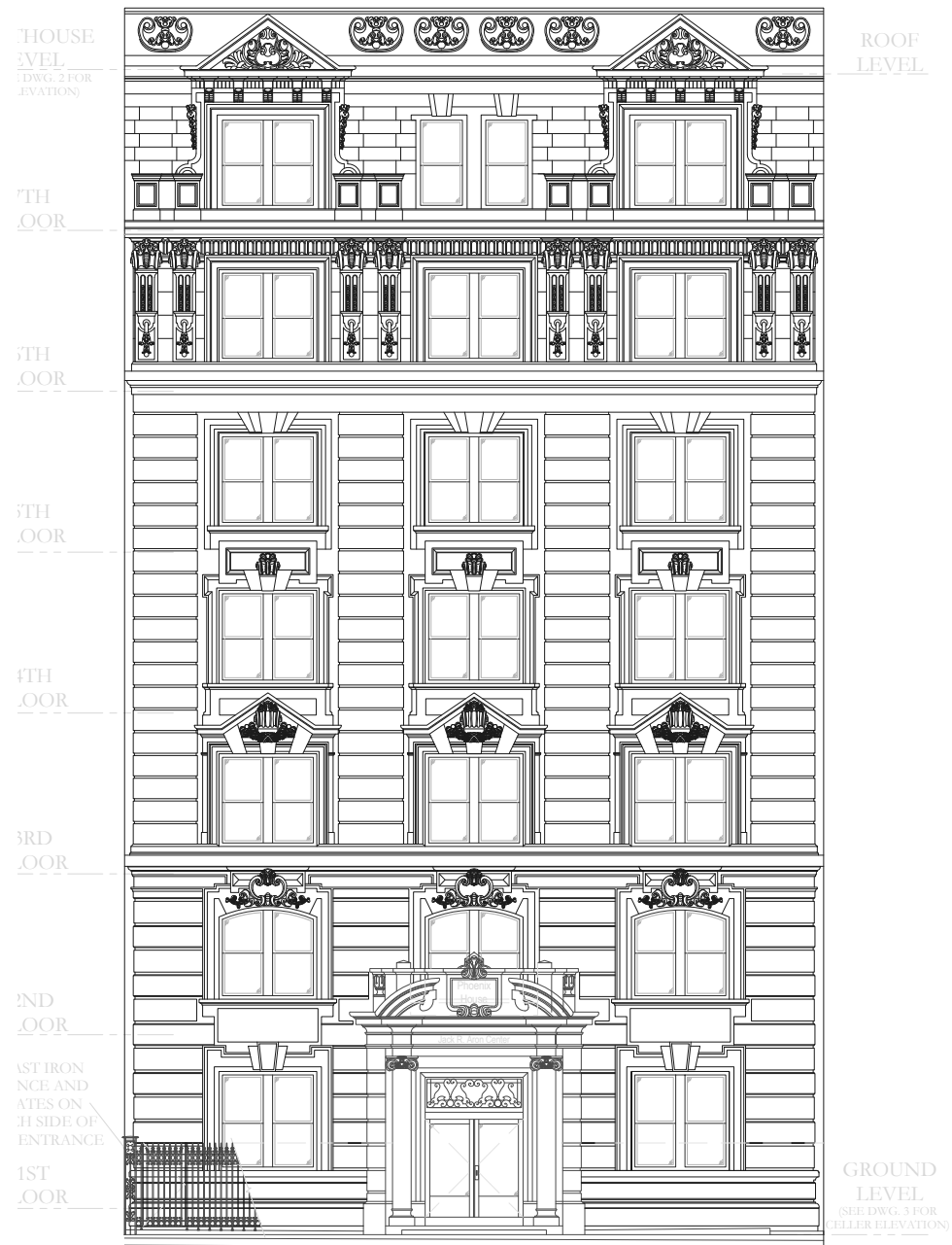
ROOF OVER
GROUND FLOOR

A-A

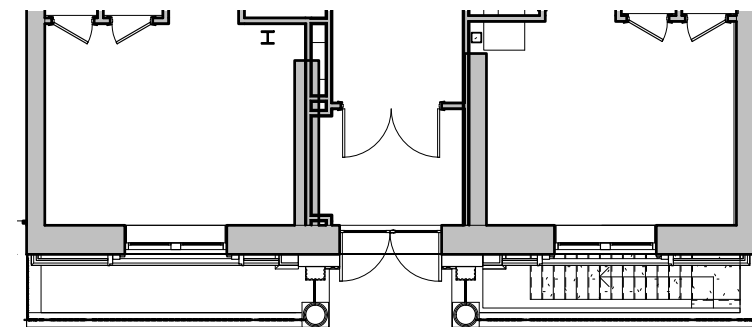
EXISTING



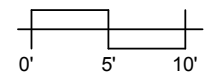


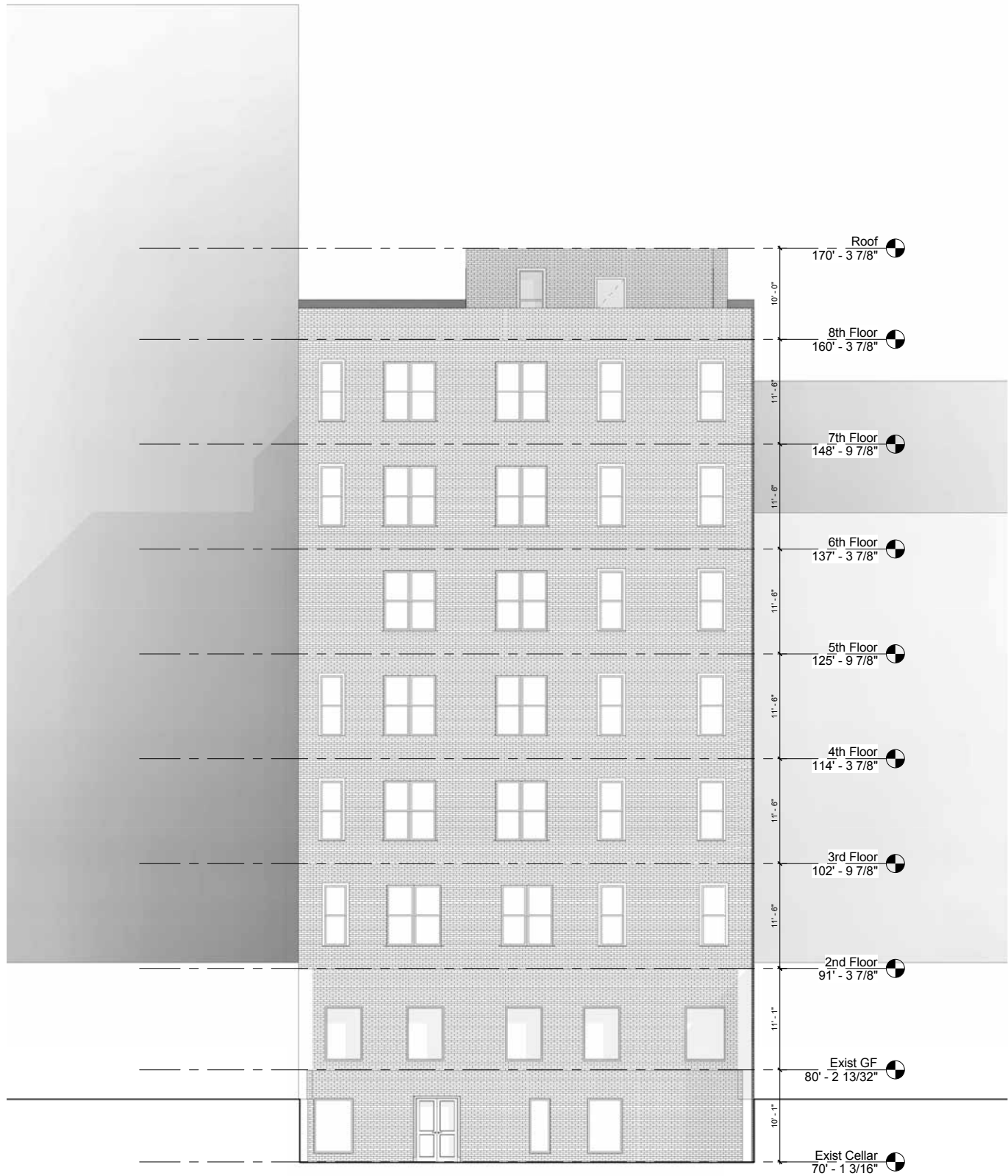


EXISTING



PROPOSED

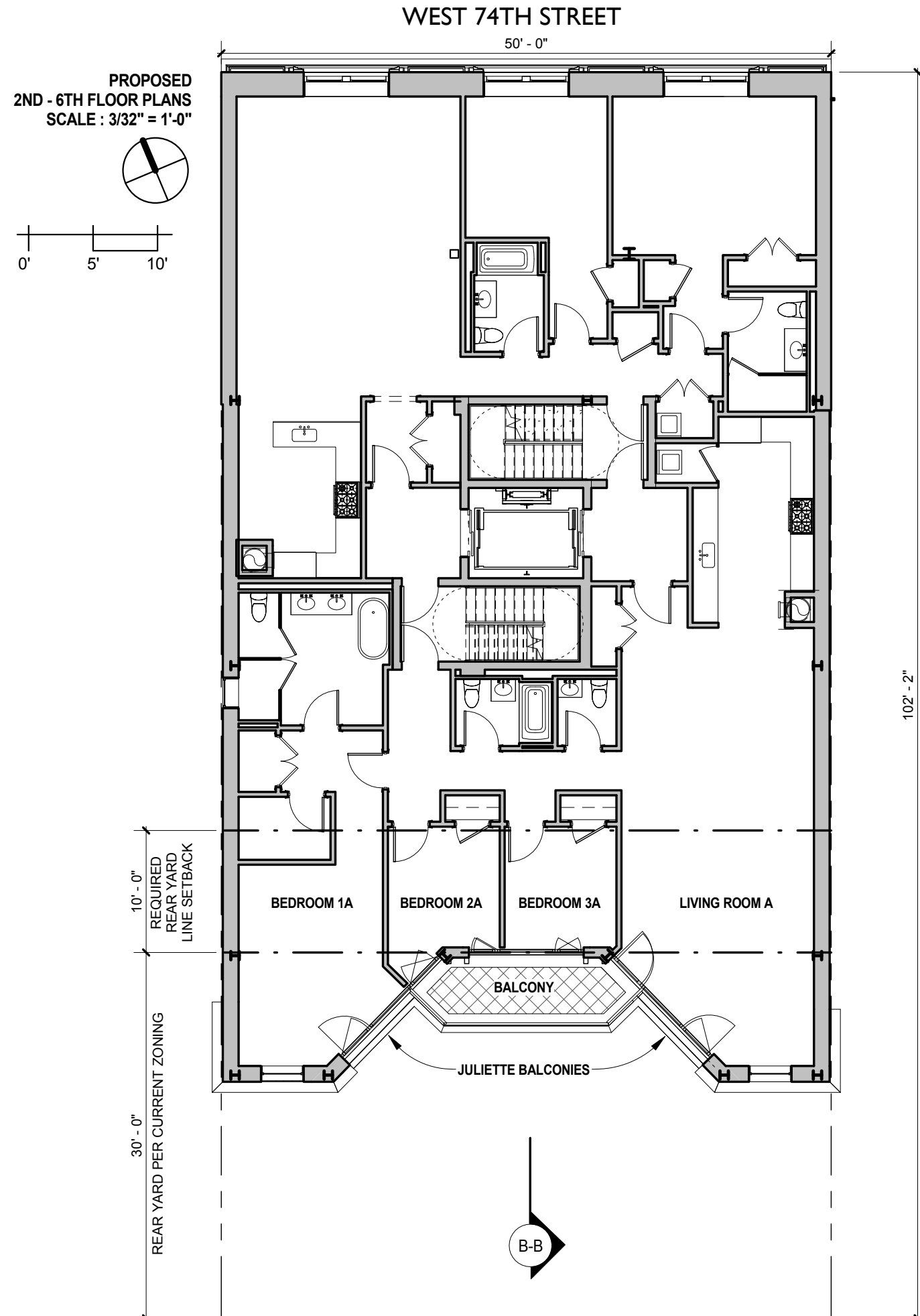
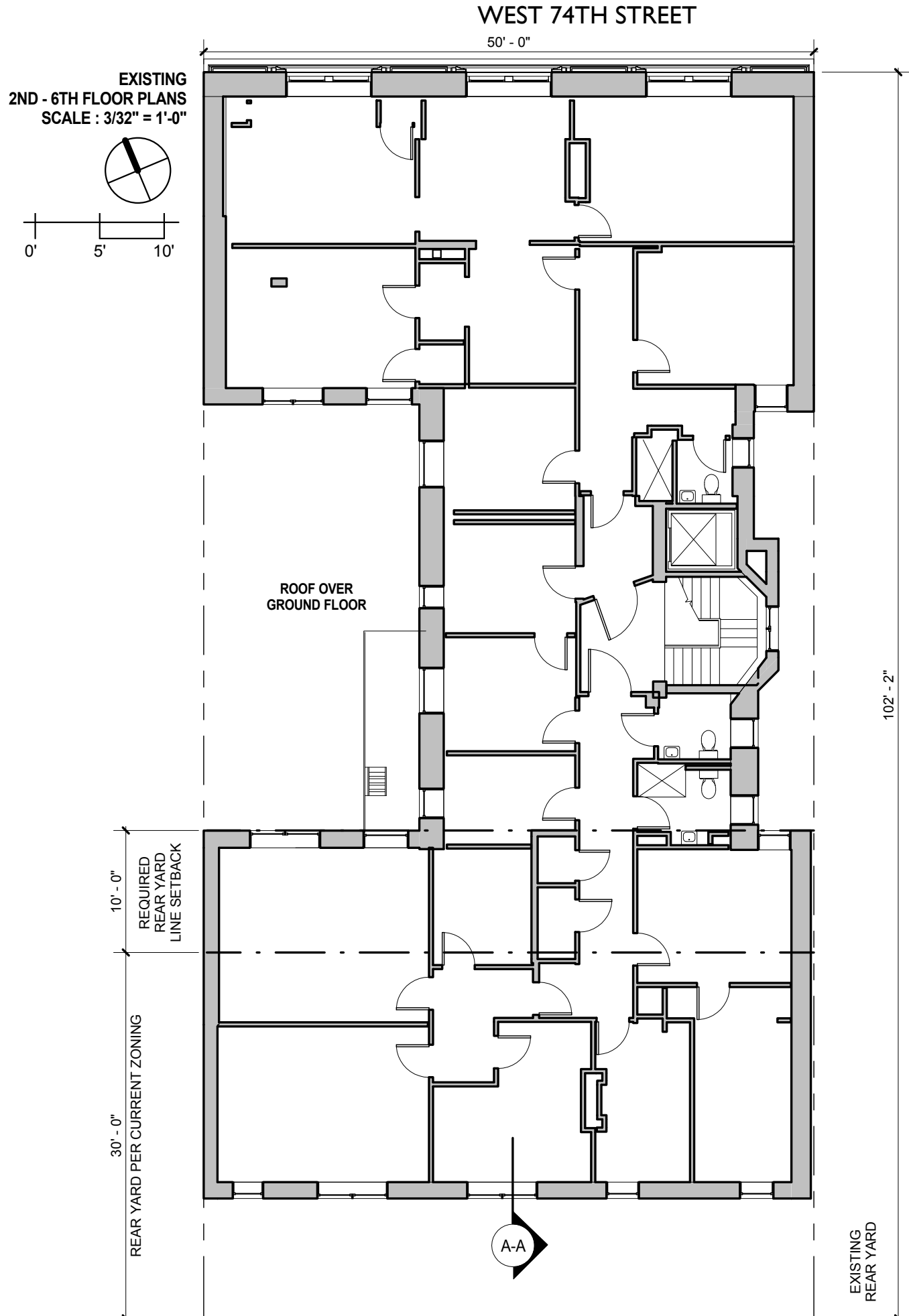


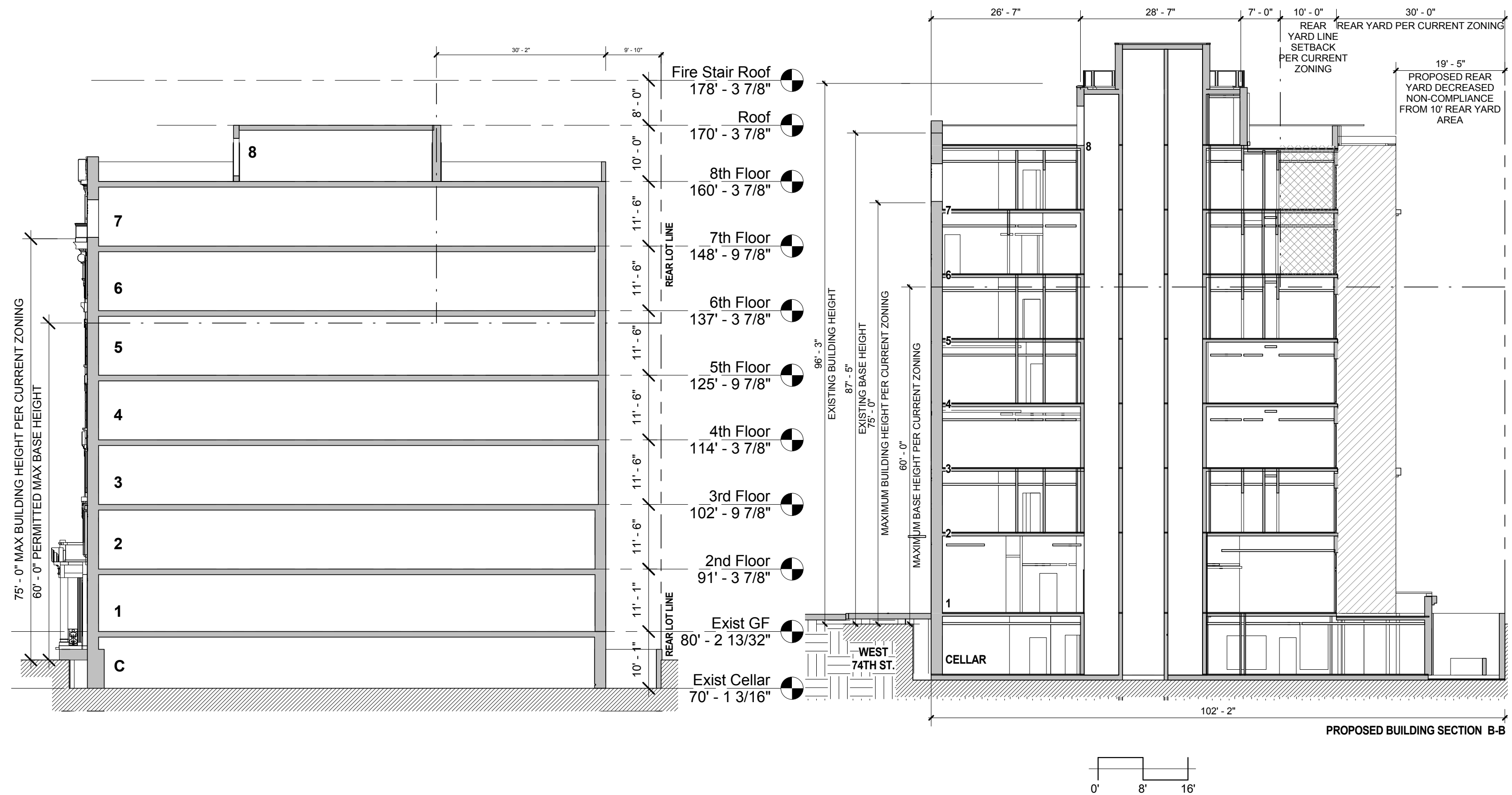


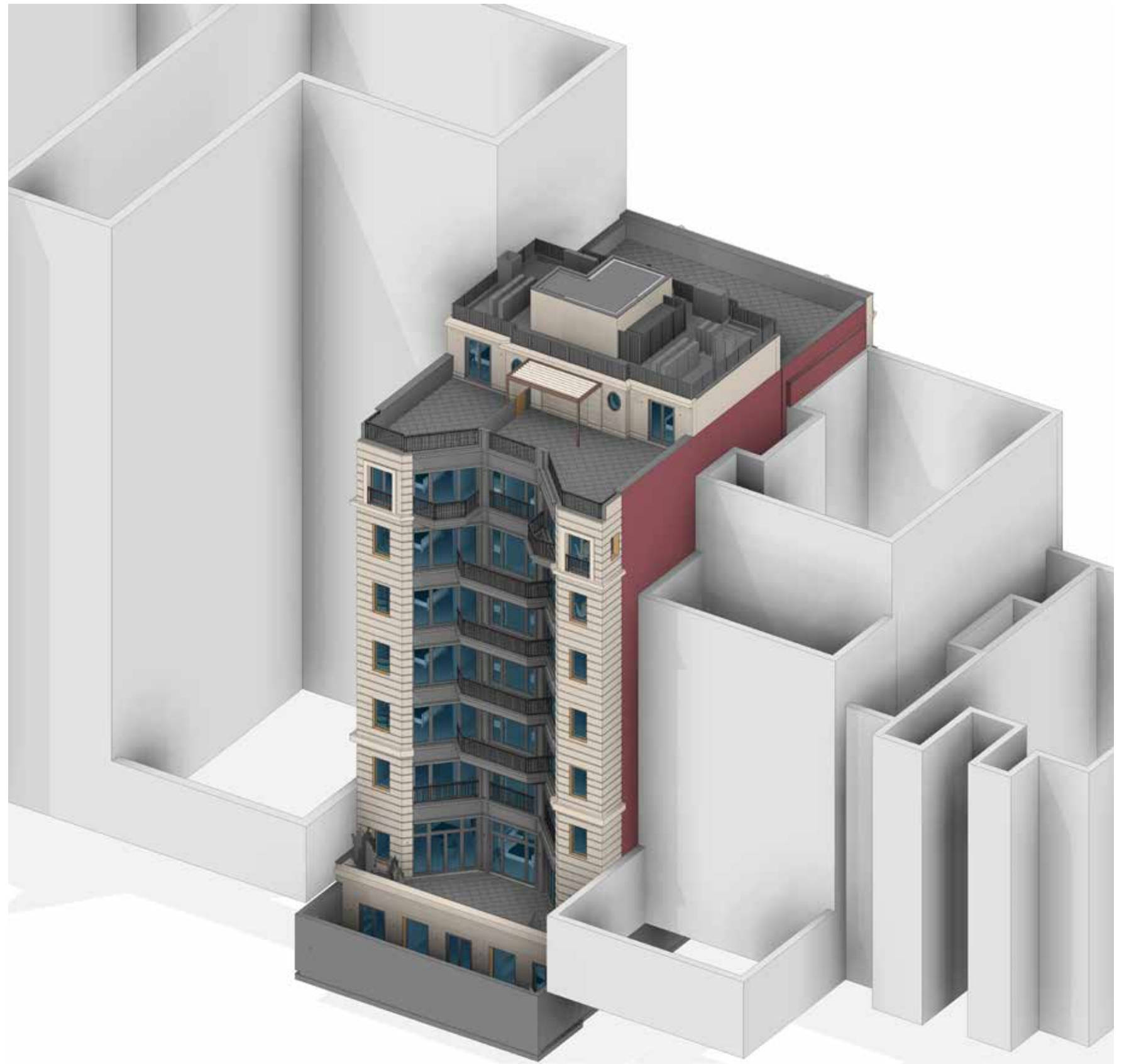
EXISTING REAR ELEVATION
N.b TO BE REPLACED WITH DRAWING OF REAR ELEVATION

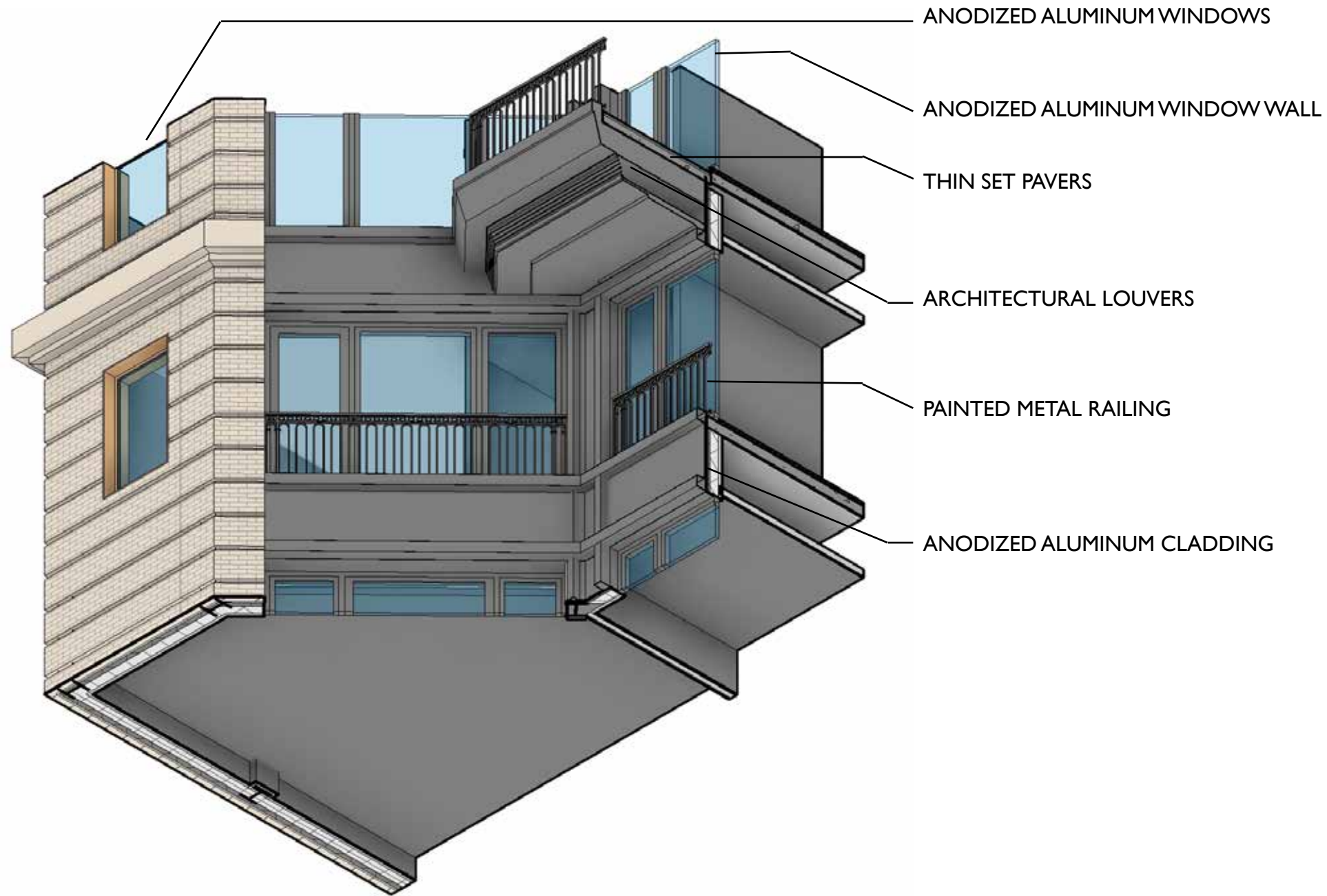


PROPOSED REAR ELEVATION

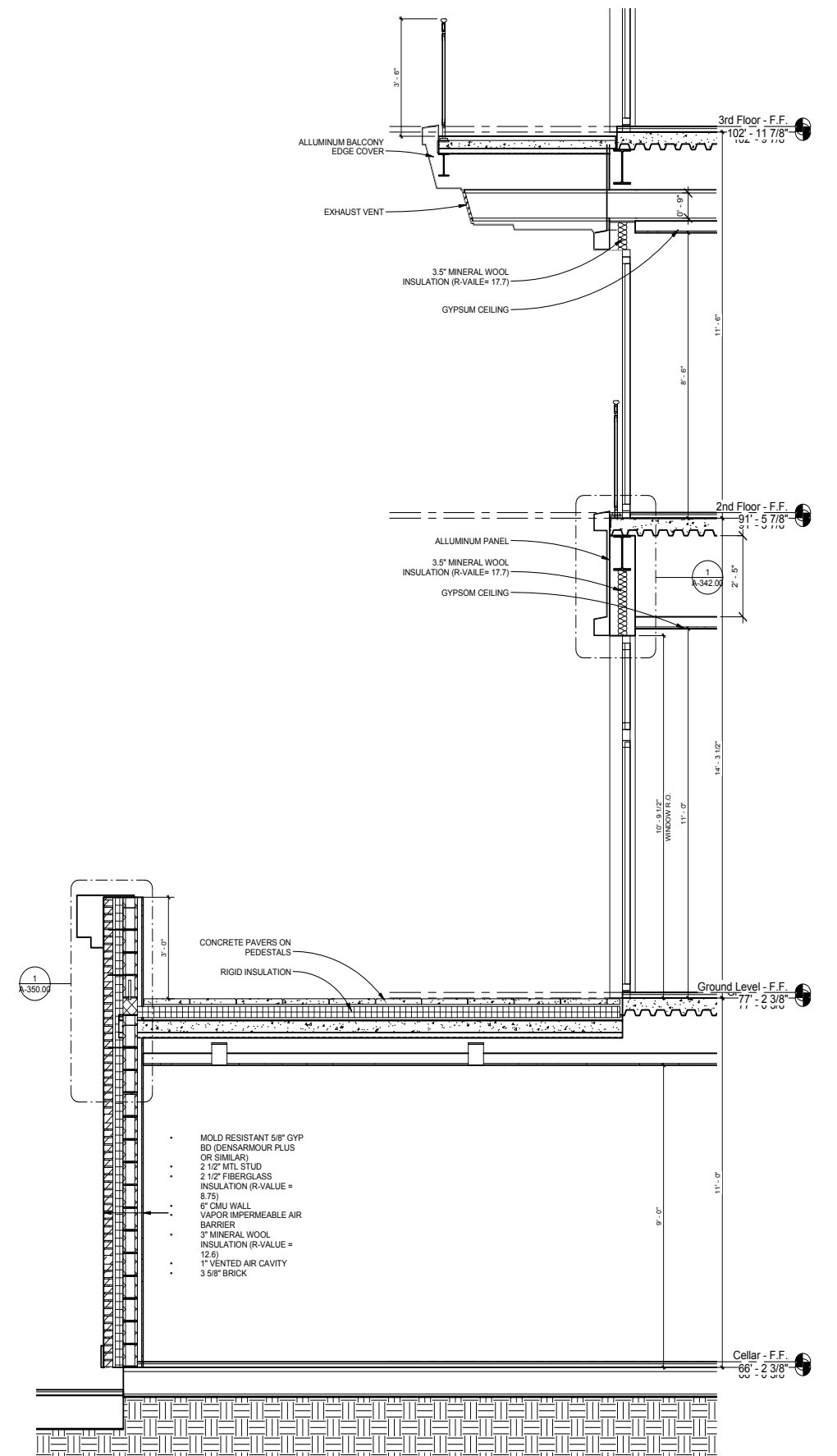








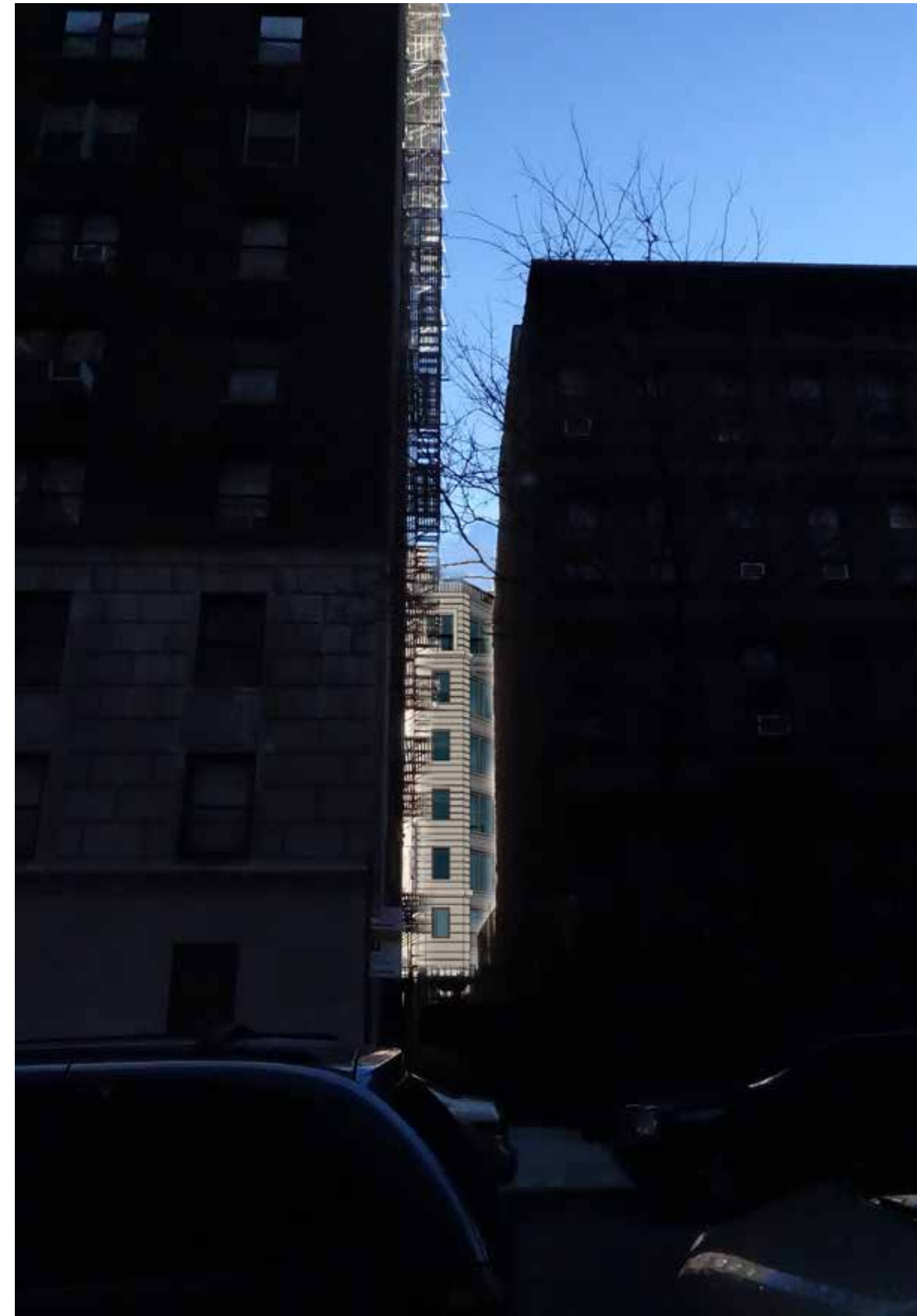
DETAIL AXONOMETRIC OF SOUTH FACADE WINDOW
WALL AND BALCONY TREATMENT



DETAIL SECTION OF SOUTH FACADE WINDOW WALL AND
BALCONY TREATMENT



EXISTING
SOUTH ELEVATION FROM 73RD STREET



PROPOSED
SOUTH ELEVATION FROM 73RD STREET