164 WEST 74TH STREET
NEW YORK, NY

PROJECT INFORMATION:
BLOCK: 1145
LOT: 59
ZONING DISTRICT: R8B
MAP: BC
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
EXISTING SITE DIAGRAM

LOT 8
LOT 1
LOT 57
LOT 61
LOT 59
BULKHEAD
BULKHEAD

AMSTERDAM AVENUE (WIDE)

WEST 74TH STREET (WIDE)

REAR YARD PER CURRENT ZONING
BASE HEIGHT:
REAR YARD PROVIDED:
SIDE YARD PROVIDED:
COVERAGE:
ZFA:

PROPOSED CONDITION
DECREASED NON-COMPLIANCE
DECREASED NON-COMPLIANCE

REAR YARD PROVIDED:
SIDE YARD PROVIDED:
COVERAGE:
ZFA:

EXISTING & PROPOSED GROUND FLOOR

NEW YORK, NY 10011
37 WEST 17TH STREET

T: 212 532 2211
F: 212 481 6108
T: 212 944 1929
F: 212 944 1920

DNDW

BARry RICE ARCHITECTS PLLC
164 W. 74TH STREET
SITE & SURROUNDING PHOTOS

BARRY RICE ARCHITECTS PLLC
ST WEST 7TH STREET
NEW YORK, NY 10011

DRAWING BY:

CAD FILE No.:
PROJECt No.: 16-01
DATE:
DRAWING No.

A-007.00

A-A

OWNER

DEALER

SPECIFICATIONS

164 WEST 74TH STREET
BARRY RICE ARCHITECTS PLLC
164 74TH STREET
24TH FLOOR

DRAWING No
A-007.00

BARry RICE ARCHITECT(2013)

ISSUE DATE
NO

30' - 0"
4' - 11"

60th Floor

05.24.2016
INTERIOR DEMOLITION PLANS
2

LM-03
06.06.2016

DNDW
SITE & SURROUNDING PHOTOS

BULKHEAD VIEW LOOKING WEST ON 74TH STREET

SOUTH ELEVATION THROUGH 73RD ST ALLEY
EXISTING COURTS & REAR YARD

EXISTING 8TH FLOOR PLAN
SCALE: 3/32" = 1'-0"
1,438 SF

EXISTING ROOF OVER 7TH FLOOR

ROOF OVER GROUND FLOOR

EXISTING ROOF OVER 7TH FLOOR

50' - 0"
102' - 2"
47' - 0" 29' - 2" 25' - 11"
50' - 0"

EXISTING 8TH FLOOR PLAN
SCALE: 3/32" = 1'-0"
1,058 SF

EXISTING INNER COURT

EXISTING REAR YARD

VIEW 1

VIEW 2

VIEW 3

VIEW 4

VIEW 5
EXISTING REAR ELEVATION
N.b. TO BE REPLACED WITH DRAWING OF REAR ELEVATION

PROPOSED REAR ELEVATION
EXISTING & PROPOSED FLOORS 2-6

WEST 74TH STREET

EXISTING

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

REAR YARD
PER CURRENT ZONING
30' - 0" 10' - 0"

REAR YARD LINE SETBACK

EXISTING
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

REAR YARD PER CURRENT ZONING
30' - 0"
50' - 0"

102' - 2"

102' - 2"

102' - 2"

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NEW YORK, NY 10011

EXISTING & PROPOSED FLOORS 2-6

WEST 74TH STREET

PROPOSED

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

REAR YARD
PER CURRENT ZONING
30' - 0"
50' - 0"

102' - 2"

102' - 2"

102' - 2"

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EXISTING & PROPOSED FLOORS 2-6

WEST 74TH STREET
DETAIL AXONOMETRIC OF SOUTH FACADE WINDOW WALL AND BALCONY TREATMENT

ANODIZED ALUMINUM WINDOWS
ANODIZED ALUMINUM WINDOW WALL
THIN SET PAVERS
ARCHITECTURAL LOUVERS
PAINTED METAL RAILING
ANODIZED ALUMINUM CLADDING

DETAIL SECTION OF SOUTH FACADE WINDOW WALL AND BALCONY TREATMENT

LM-15
06.06.2016