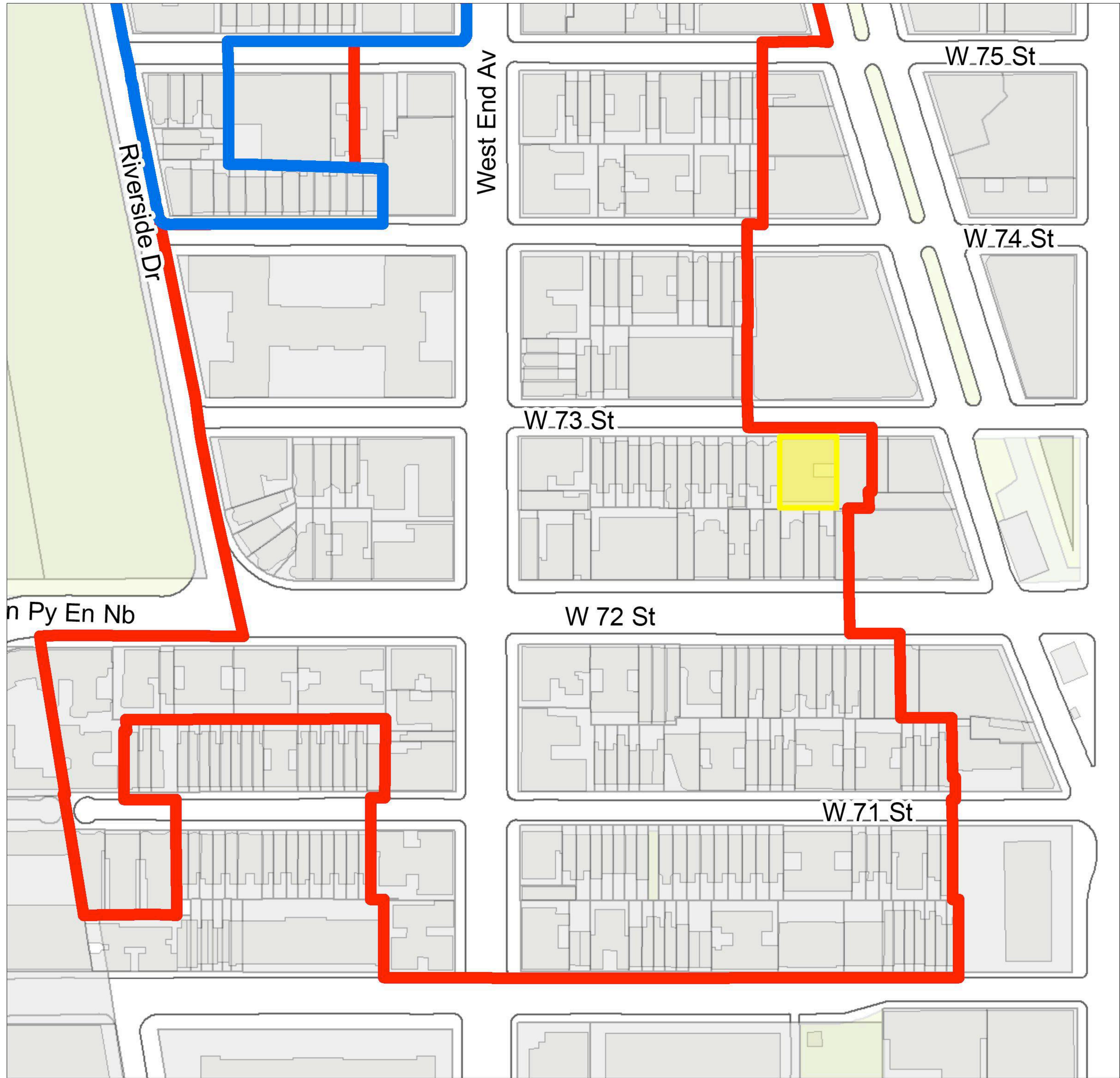


CIRCA 1985 SANBORN MAP



WEST-END COLLEGIATE HISTORIC DISTRICT MAP



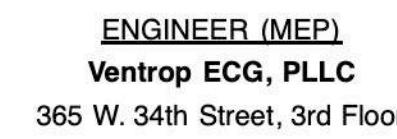
OVERALL VIEW OF THE HOTEL COMMANDER, 240 WEST 73RD STREET  
(LEO F. KNUST, 1927-28)



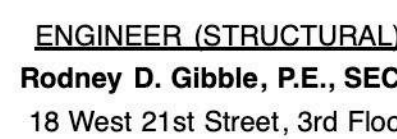
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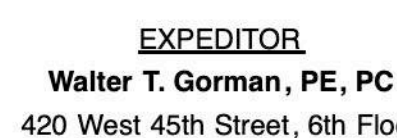
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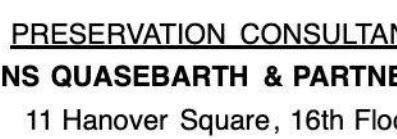
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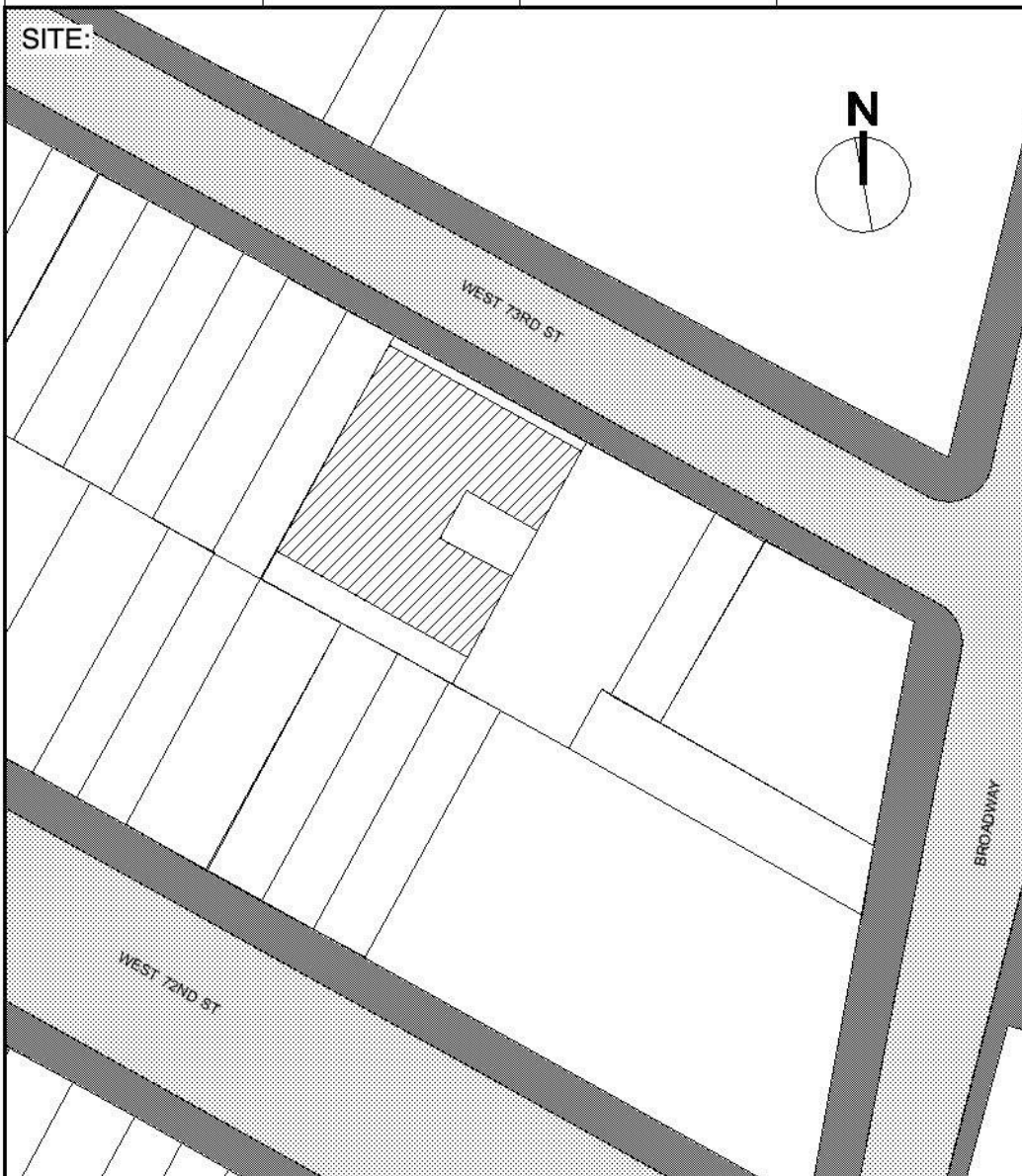


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240 W. 73RD ST  
NEW YORK, NY 10036

BUILDING CLASSIFICATION: No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



DRAWING TITLE:  
**SITE OVERVIEW**

DATE: 05/19/2020 SCALE: AS NOTED

SEAL: PROJECT No. 1633-07

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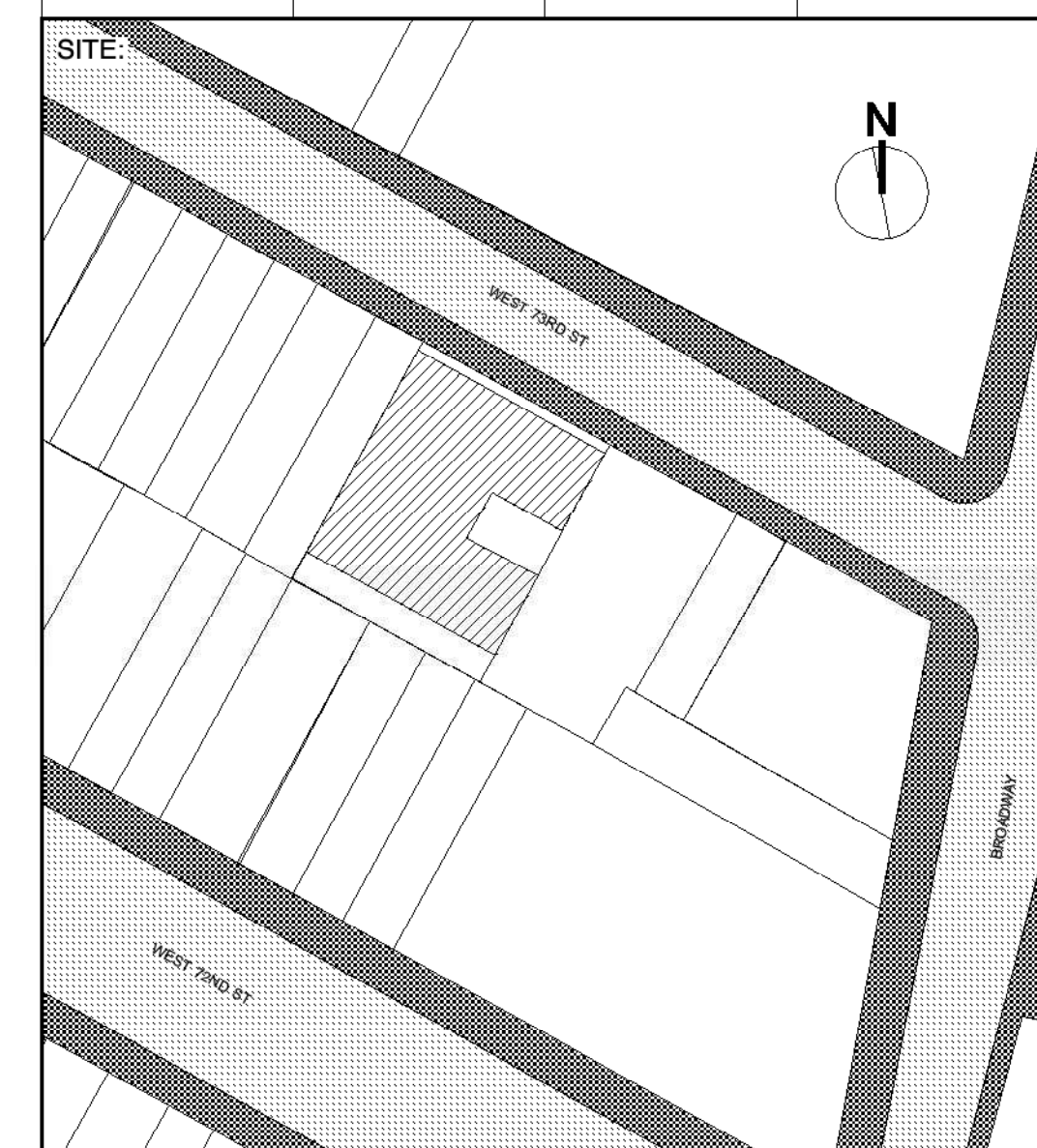
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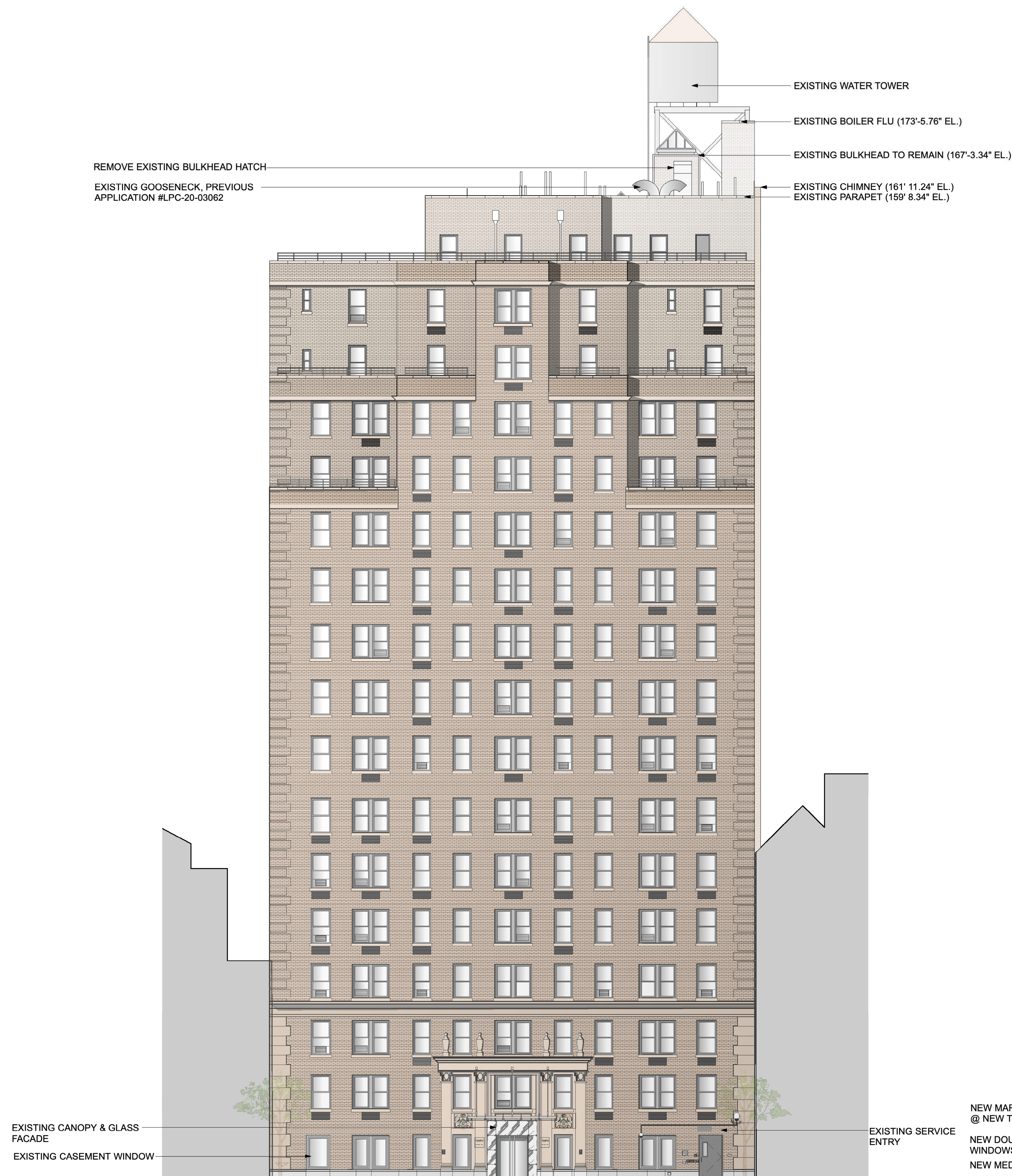
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BUILDING CLASSIFICATION:	No. OF STORIES:
<b>O4</b>	<b>17</b>
BLOCK No. <b>1164</b>	LOT No. <b>47</b>
MAP: <b>8C</b>	ZONE: <b>R8B</b>



DRAWING TITLE:  
**FULL BUILDING ELEVATIONS, NORTH FACADE**

DATE:	05/19/2020	SCALE:	AS NOTED
SEAL:		PROJECT No.	1633-07
		DRAWING No.	<b>LPC-002.00</b>
		PAGE No.	



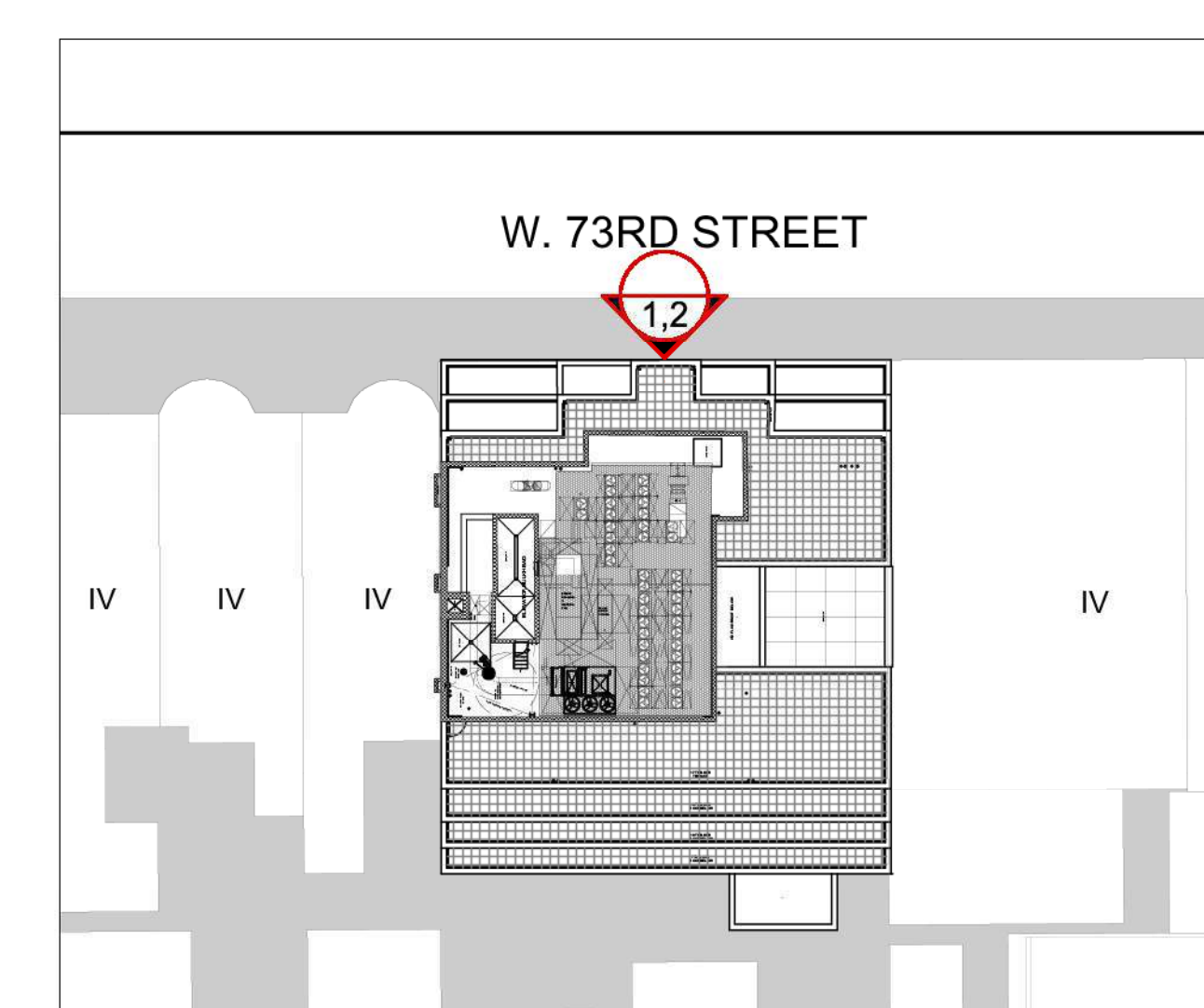
1 EXISTING NORTH ELEVATION  
Scale: 1/8" = 1'-0"

NEW MARQUEE & SIGNAGE  
@ NEW TENANT ENTRY  
NEW DOUBLE HUNG  
WINDOWS  
NEW MEDICAL ENTRY

PTAC UNITS & VENTS REMOVED  
FROM ALL WINDOW AREAS.  
FILLED WITH NEW BRICK



2 PROPOSED NORTH ELEVATION  
Scale: 1/8" = 1'-0"



3 KEY PLAN  
1/32" = 1'-0"





TAX PHOTO, CA. 1940 (MUNICIPAL ARCHIVES)



ACKER PHOTO, CA. 1950 (NYPL)



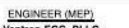
ACKER PHOTO, CA. 1950 (NYPL)



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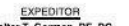
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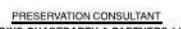
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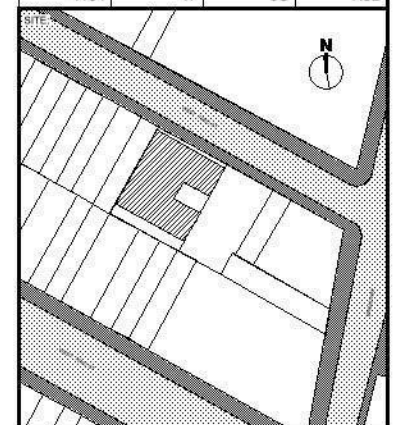


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BUILDING CLASSIFICATION: **O4** No. OF STORIES: **17**

BLOCK No.: **1164** LOT No.: **47** MAP: **8C** ZONE: **R8B**



DRAWING TITLE:  
**HISTORIC PHOTOS**

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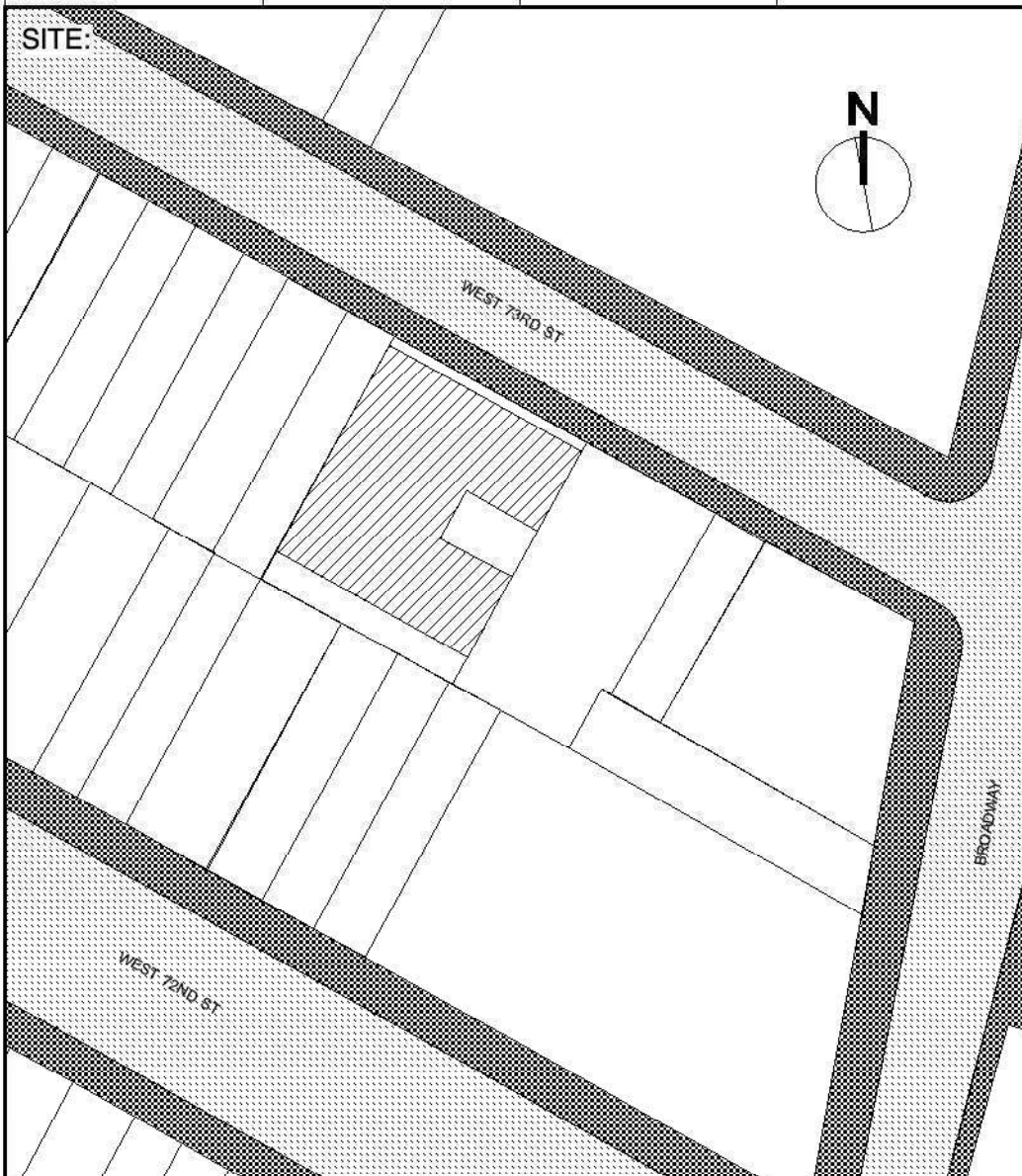
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240 W. 73RD ST  
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BUILDING CLASSIFICATION: 04  
No. OF STORIES: 17

BLOCK No. 1164  
LOT No. 47  
MAP: 8C  
ZONE: R8B



DRAWING TITLE:  
**EXISTING CANOPY & ENTRANCE PHOTOS**

DATE: 05/19/2020  
SCALE: AS NOTED

SEAL: PROJECT No. 1633-07

DRAWING No. LPC-004.00

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HOTEL BANCROFT, 34-40 WEST 72ND ST  
(EMERY ROTH & HI FELDMAN, 1925-26)



HOTEL FRANCONIA, 20-28 WEST 72ND ST  
(HERBERT J. KNAPP, 1925)



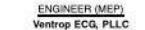
CAMERON APARTMENT HOTEL, 37-41 WEST 86TH STREET  
(SUGARMAN & BERGER, 1926-27)  
CENTRAL PARK WEST-UPPER WEST SIDE HD,  
NEO-RENAISSANCE STYLE



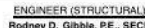
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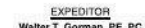
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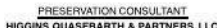
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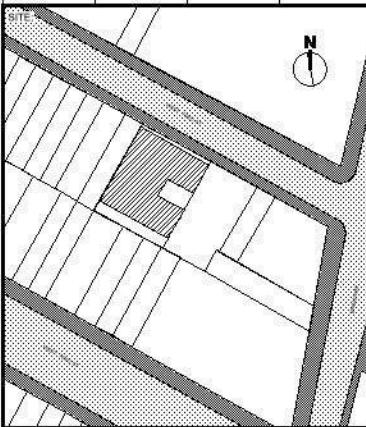


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BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



DRAWING TITLE:

MARQUEES ON 1920'S  
APARTMENT HOTELS

DATE: 05/19/2020 SCALE: AS NOTED

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MARK HOTEL  
25 EAST 77TH  
UES HISTORIC DISTRICT



THE ORMONDE  
154 WEST 70TH  
UWS HISTORIC DISTRICT



TEMPLE COURT  
123 NASSAU STREET (THE BEEKMAN)  
INDIVIDUAL LANDMARK



GERMANIA LIFE INSURANCE BUILDING  
201 PARK AVENUE SOUTH  
INDIVIDUAL LANDMARK



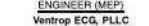
CARLTON HOUSE  
21 EAST 61ST  
UES HISTORIC DISTRICT



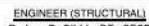
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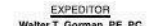
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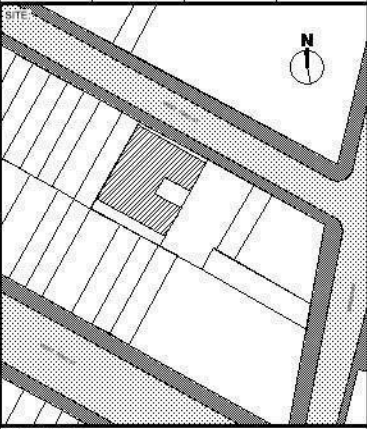


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BLOCK No. 1164	LOT No. 47	MAP: 8C	ZONE: R8B



DRAWING TITLE: MARQUEE REFERENCES

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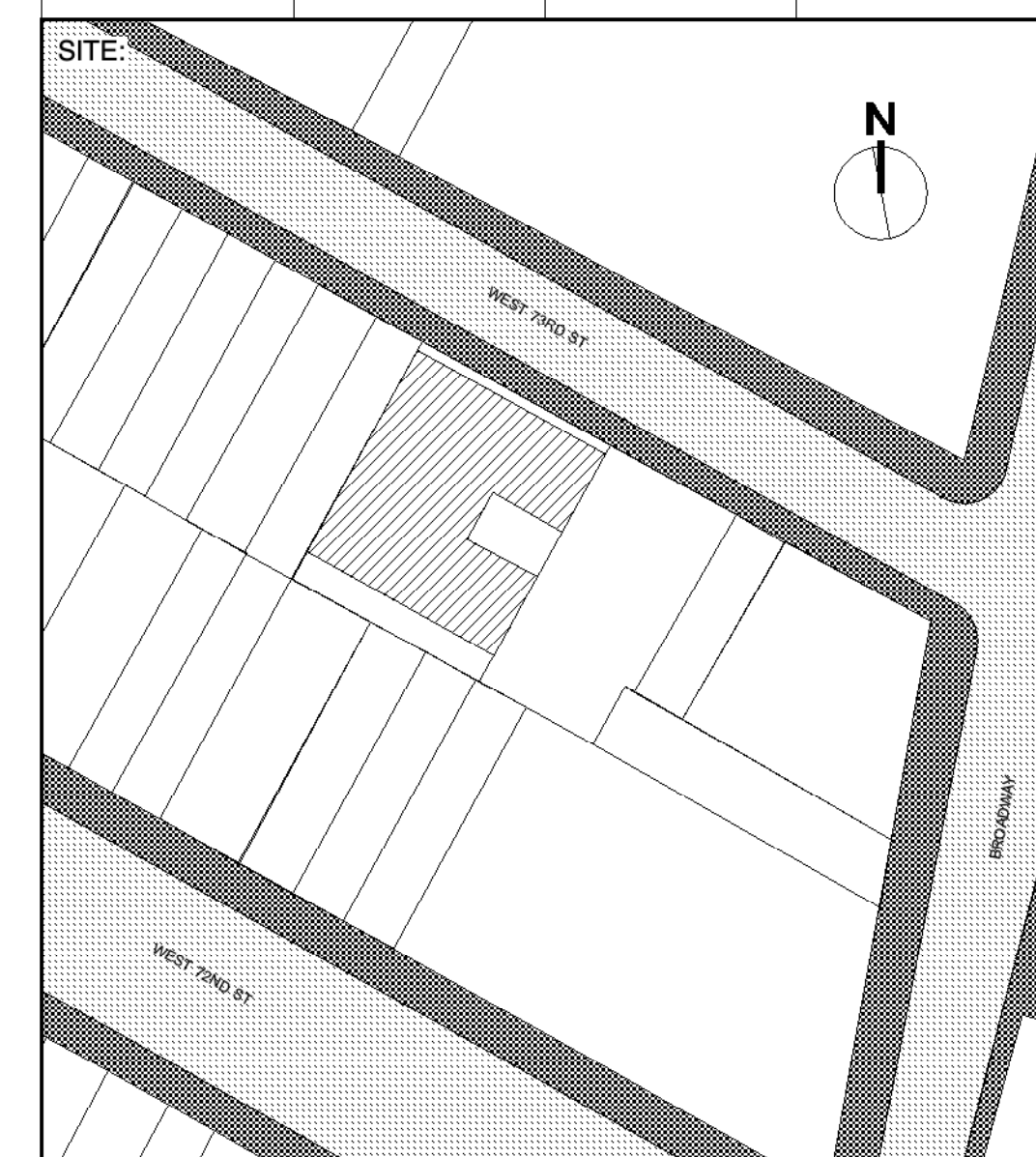
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**O4**  
BLOCK No. LOT No. MAP: ZONE:  
**1164 47 8C R8B**



DRAWING TITLE:  
**NORTH ELEVATION,  
ENTRANCE & MARQUEE**

DATE: 05/19/2020 SCALE: AS NOTED  
SEAL: PROJECT No. 1633-07  
DRAWING No. **LPC-007.00**  
PAGE No.



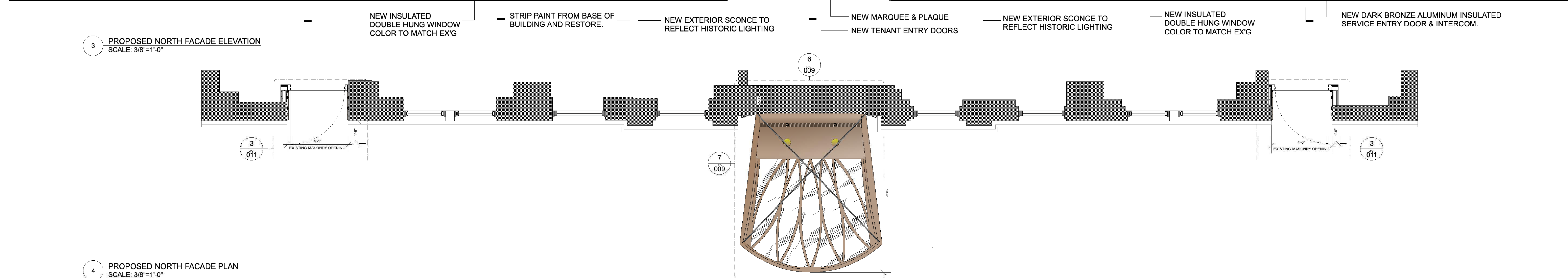
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SCALE: 3/8"=1'-0"

2 EXISTING NORTH FACADE PLAN  
SCALE: 3/8"=1'-0"

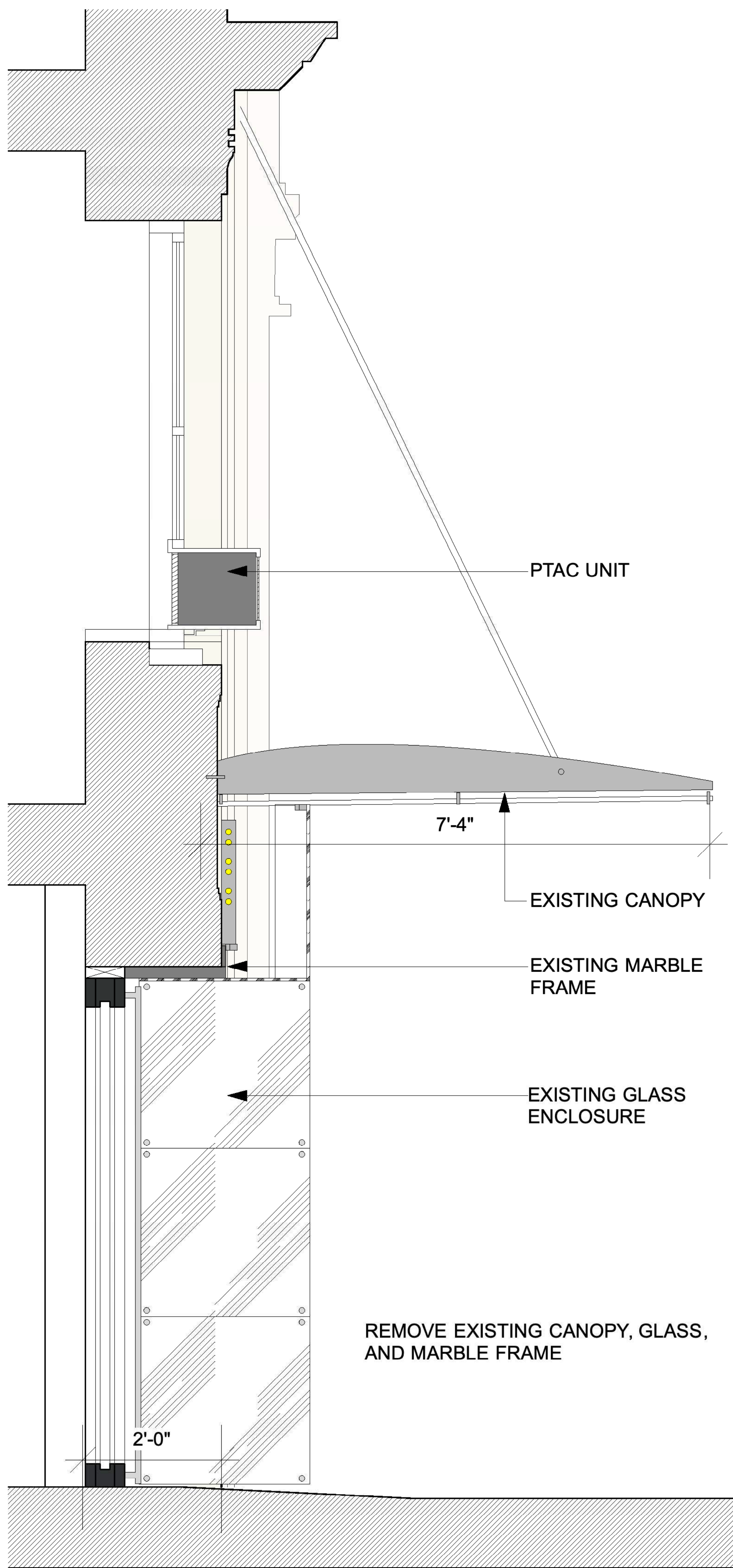


3 PROPOSED NORTH FACADE ELEVATION  
SCALE: 3/8"=1'-0"

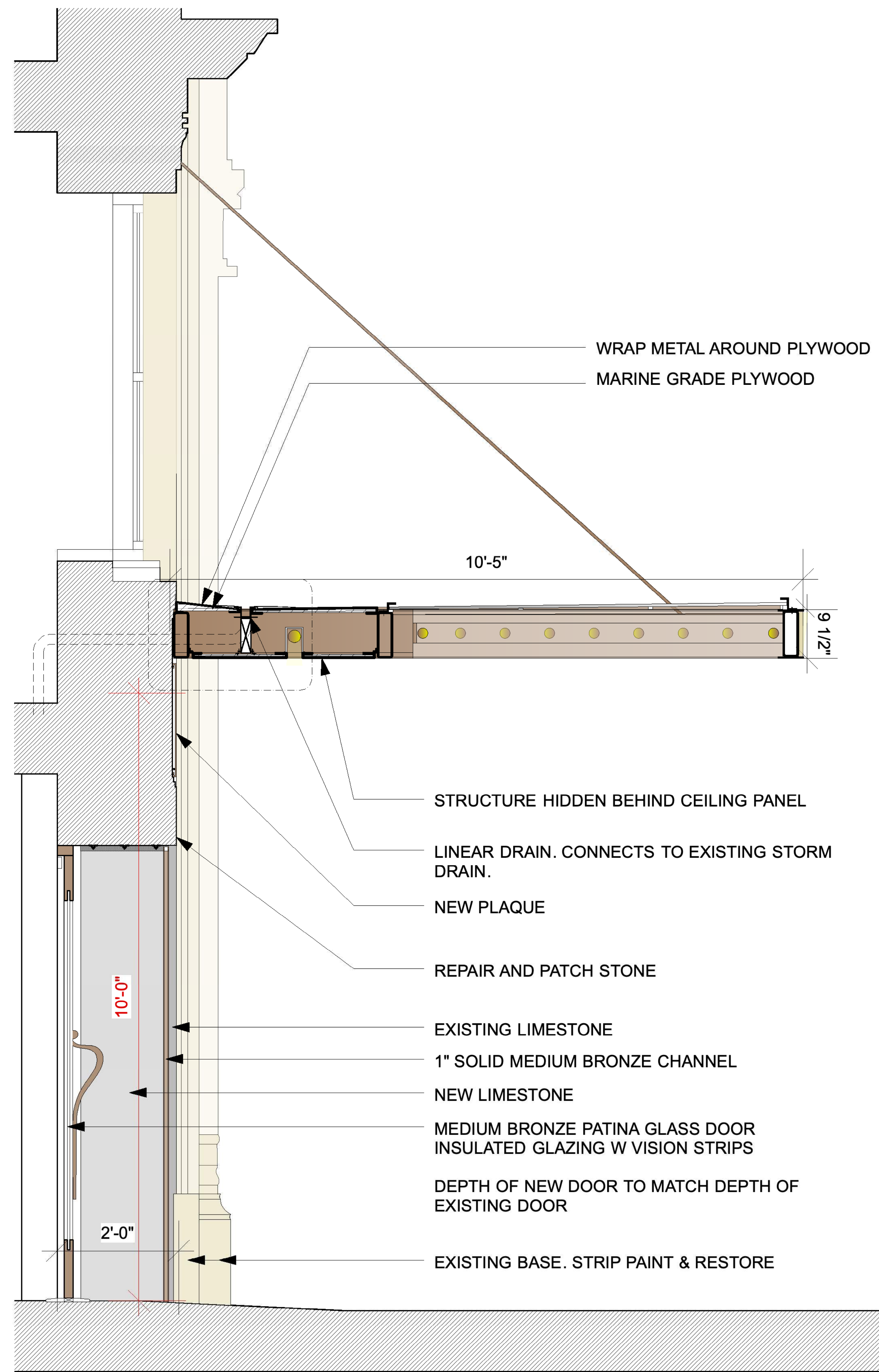
4 PROPOSED NORTH FACADE PLAN  
SCALE: 3/8"=1'-0"



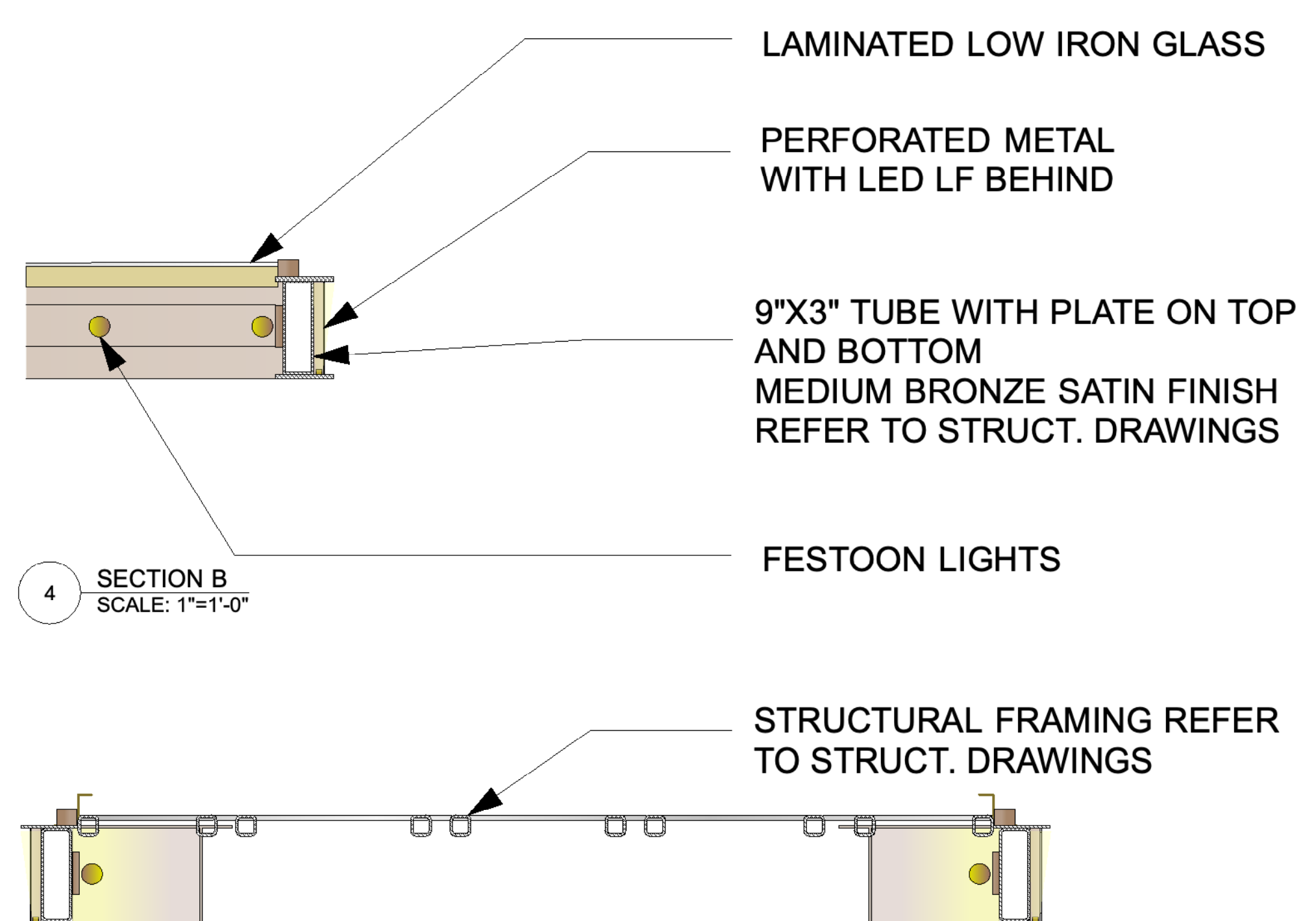




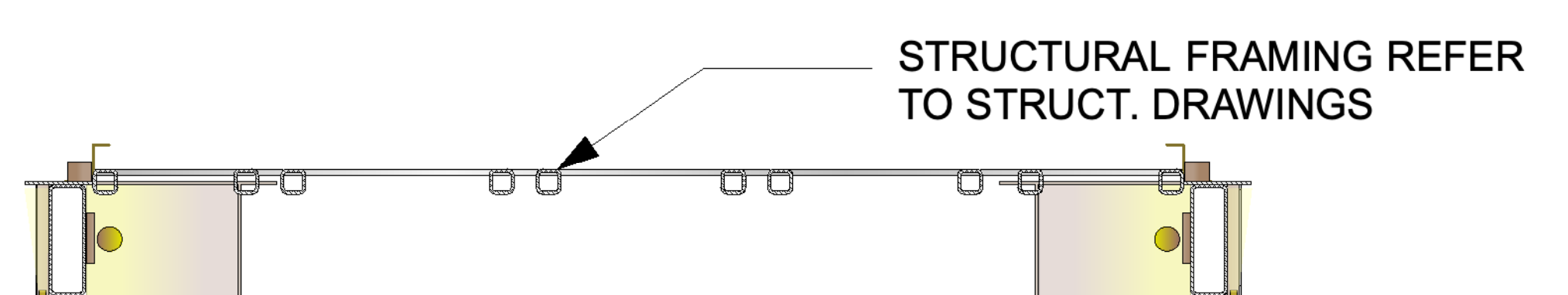
1 EXISTING SECTION THROUGH FRONT ENTRANCE  
SCALE: 1"=1'-0"



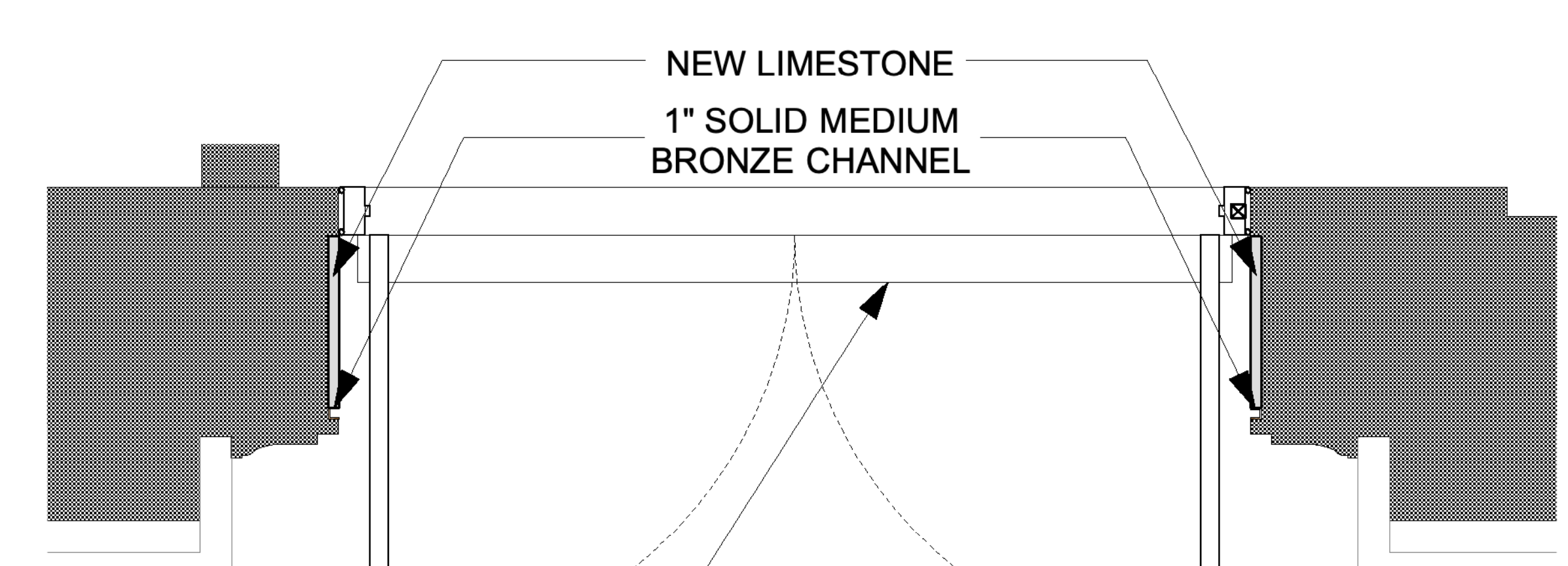
2 PROPOSED SECTION THROUGH FRONT ENTRANCE  
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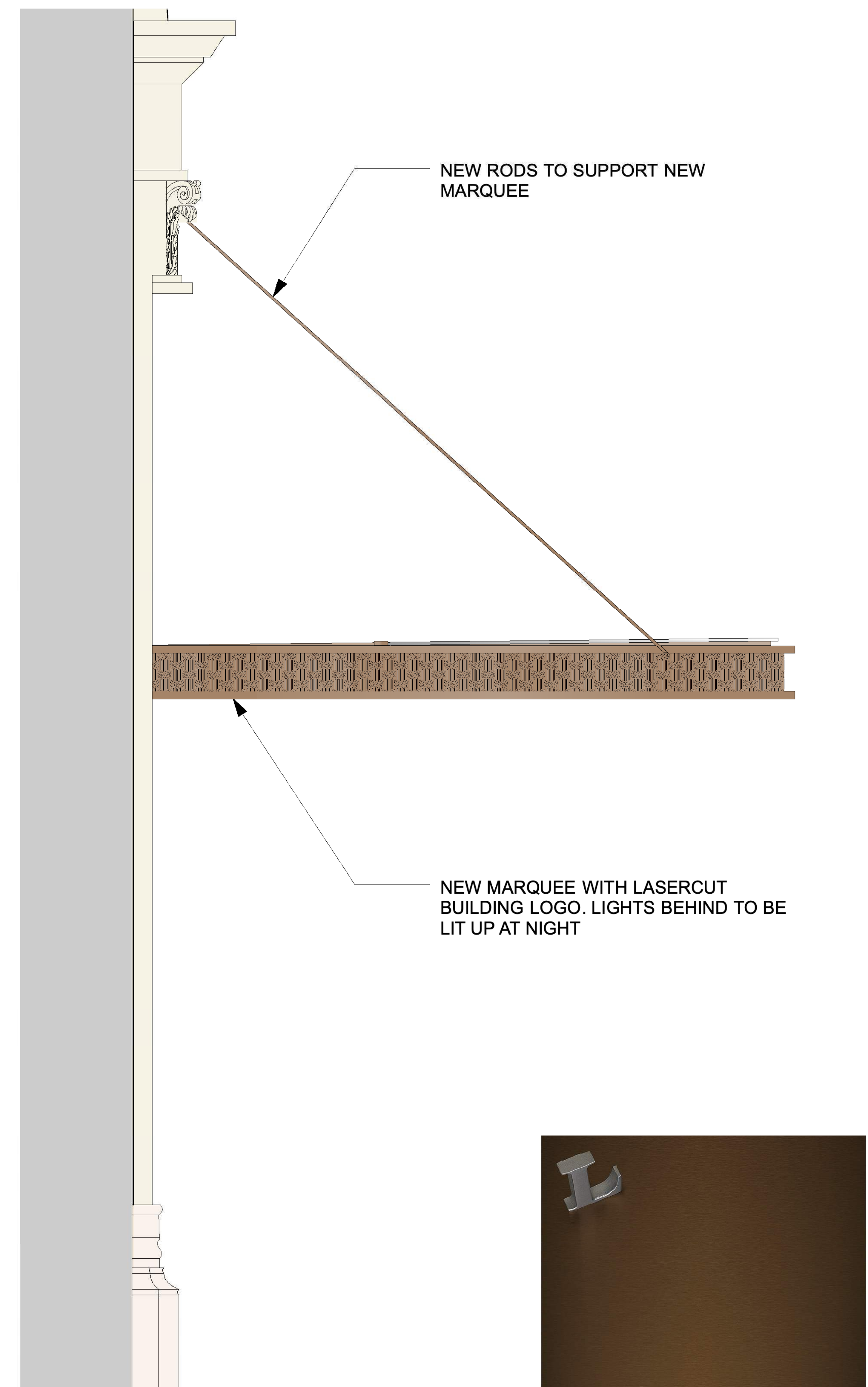
4 SECTION B  
SCALE: 1"=1'-0"



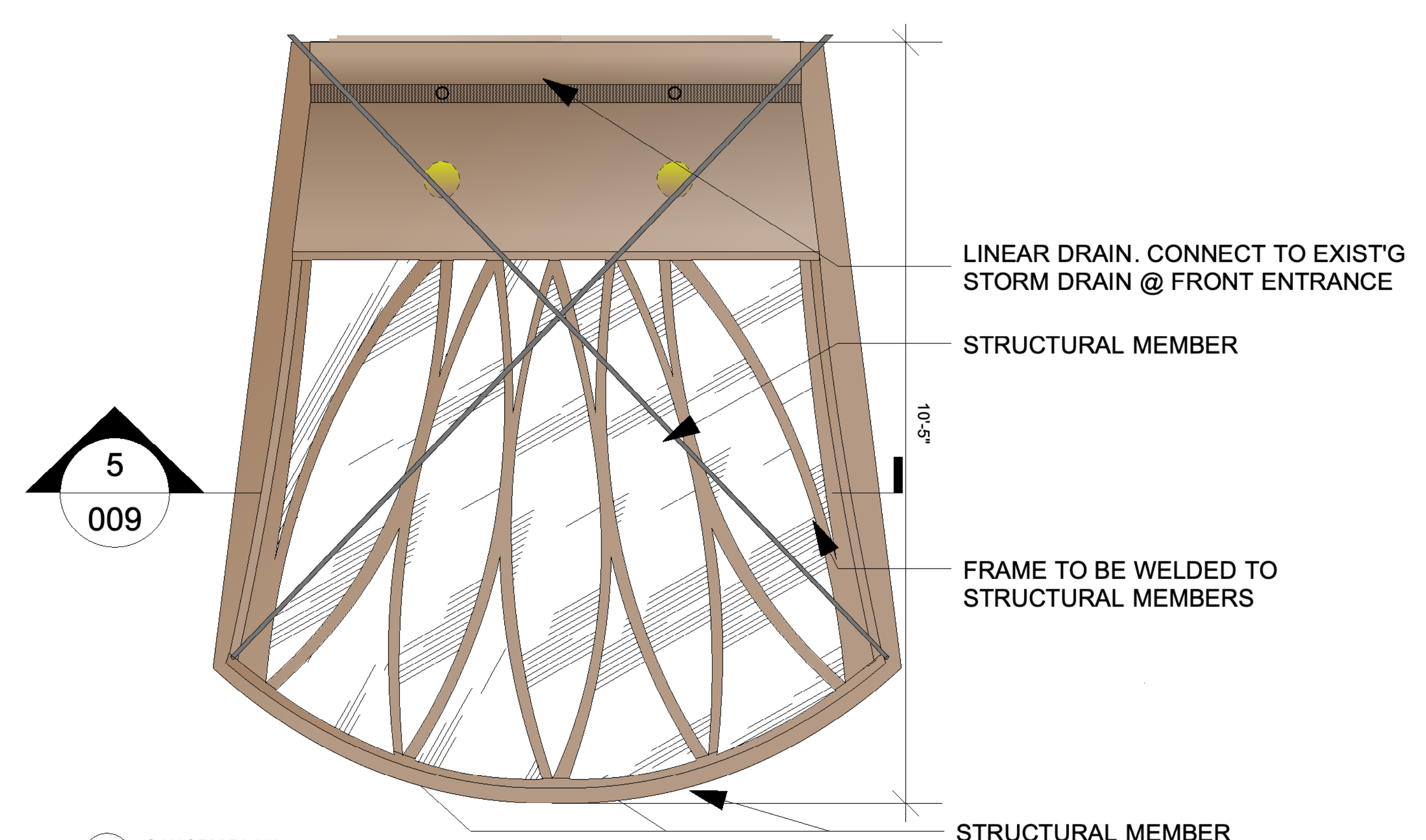
5 SECTION C  
SCALE: 1"=1'-0"



6 ENTRANCE DETAIL  
SCALE: 1"=1'-0"



3 PROPOSED SIDE ELEVATION  
SCALE: 1"=1'-0"



7 CANOPY PLAN  
SCALE: 3/4"=1'-0"



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240 W. 73RD ST  
NEW YORK, NY 10036

BUILDING CLASSIFICATION:	No. OF STORIES:
<b>O4</b>	<b>17</b>

BLOCK No.	LOT No.	MAP:	ZONE:
<b>1164</b>	<b>47</b>	<b>8C</b>	<b>R8B</b>

SITE: 

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**NORTH ELEVATION, ENTRANCE & MARQUEE DETAILS**

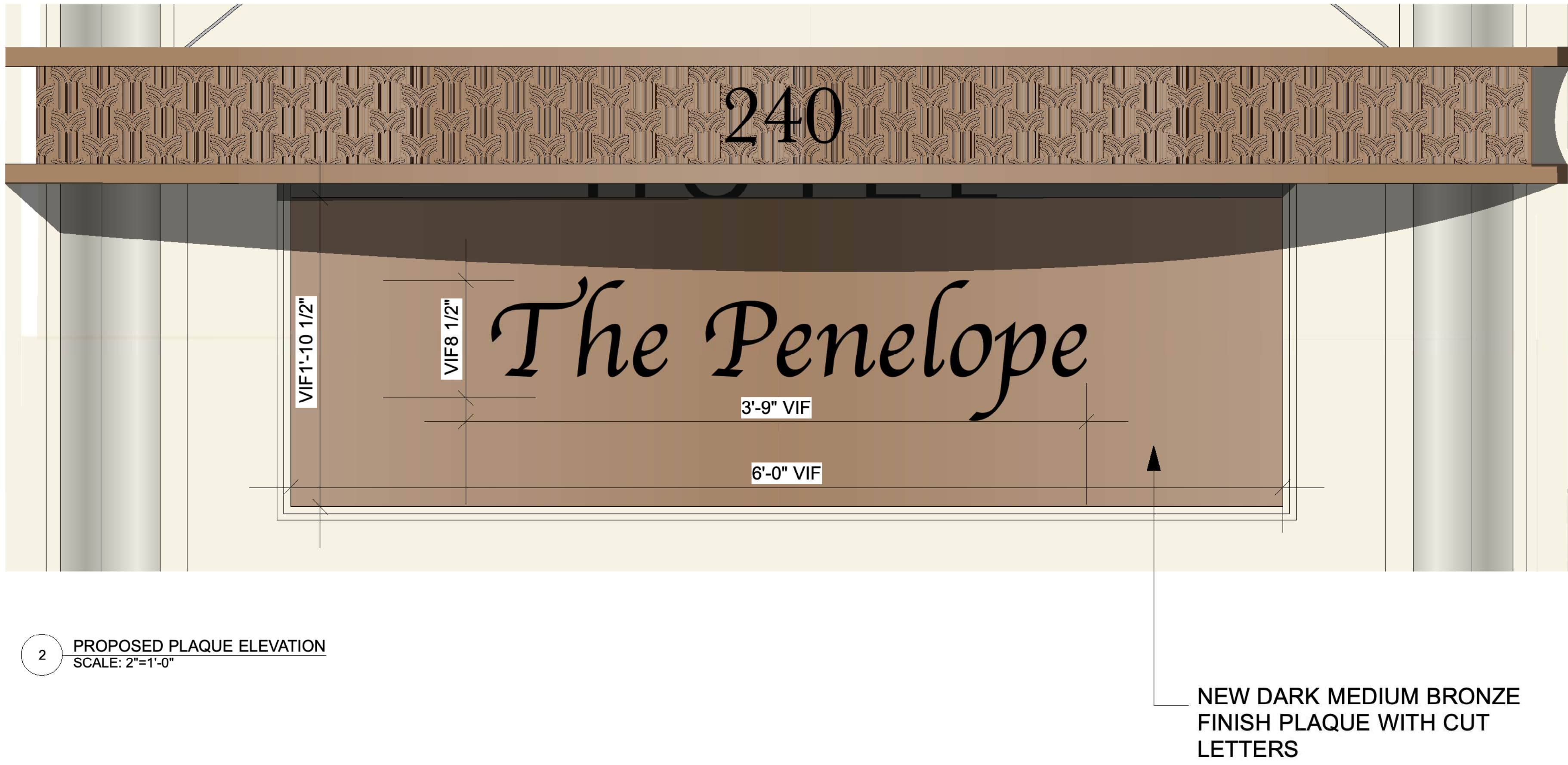
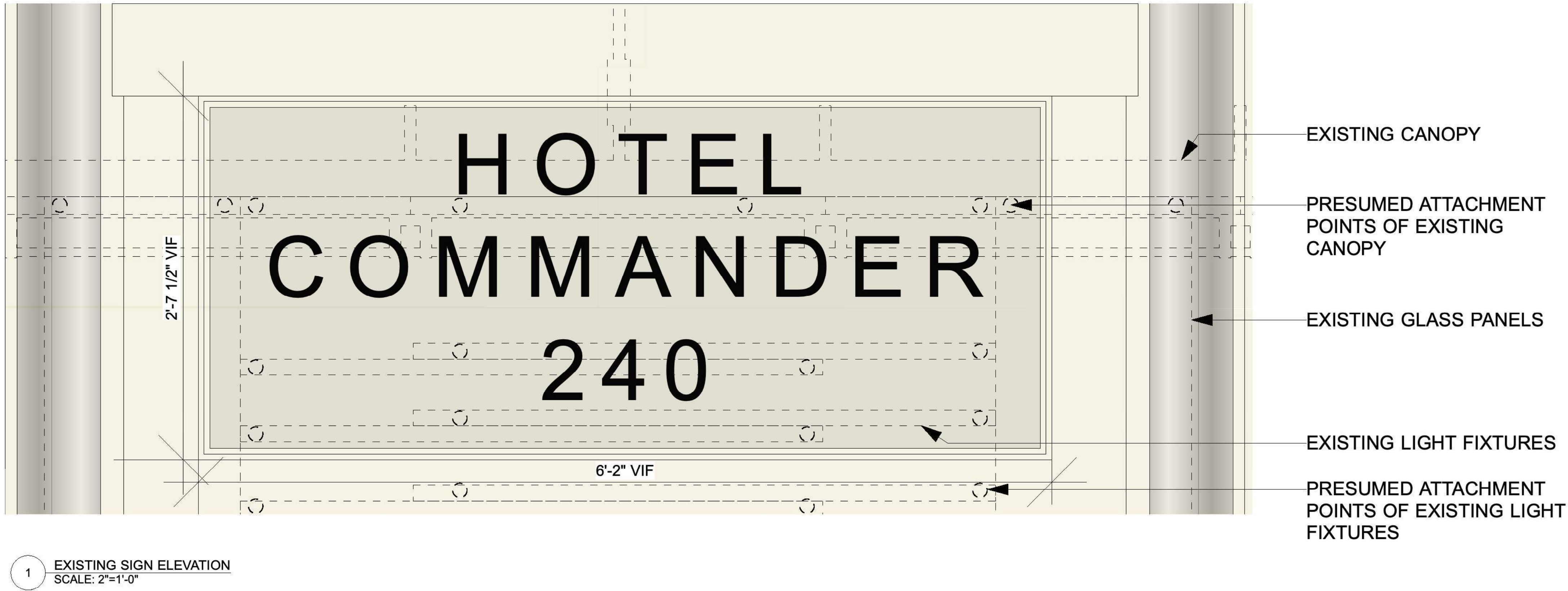
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SEAL:	PROJECT No.
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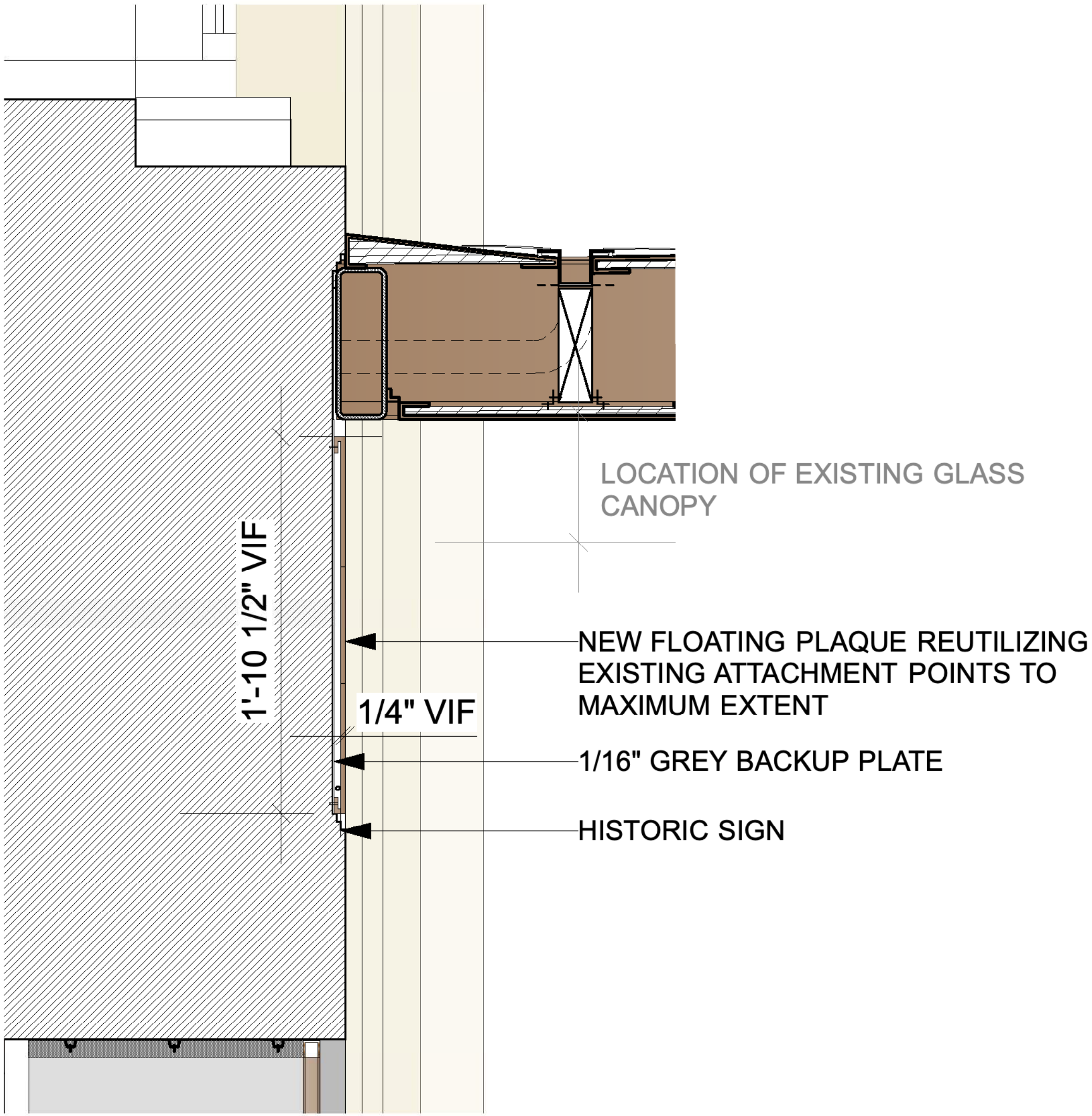
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EXISTING PHOTOS



3 PROPOSED SECTION SCALE: 2"=1'-0"



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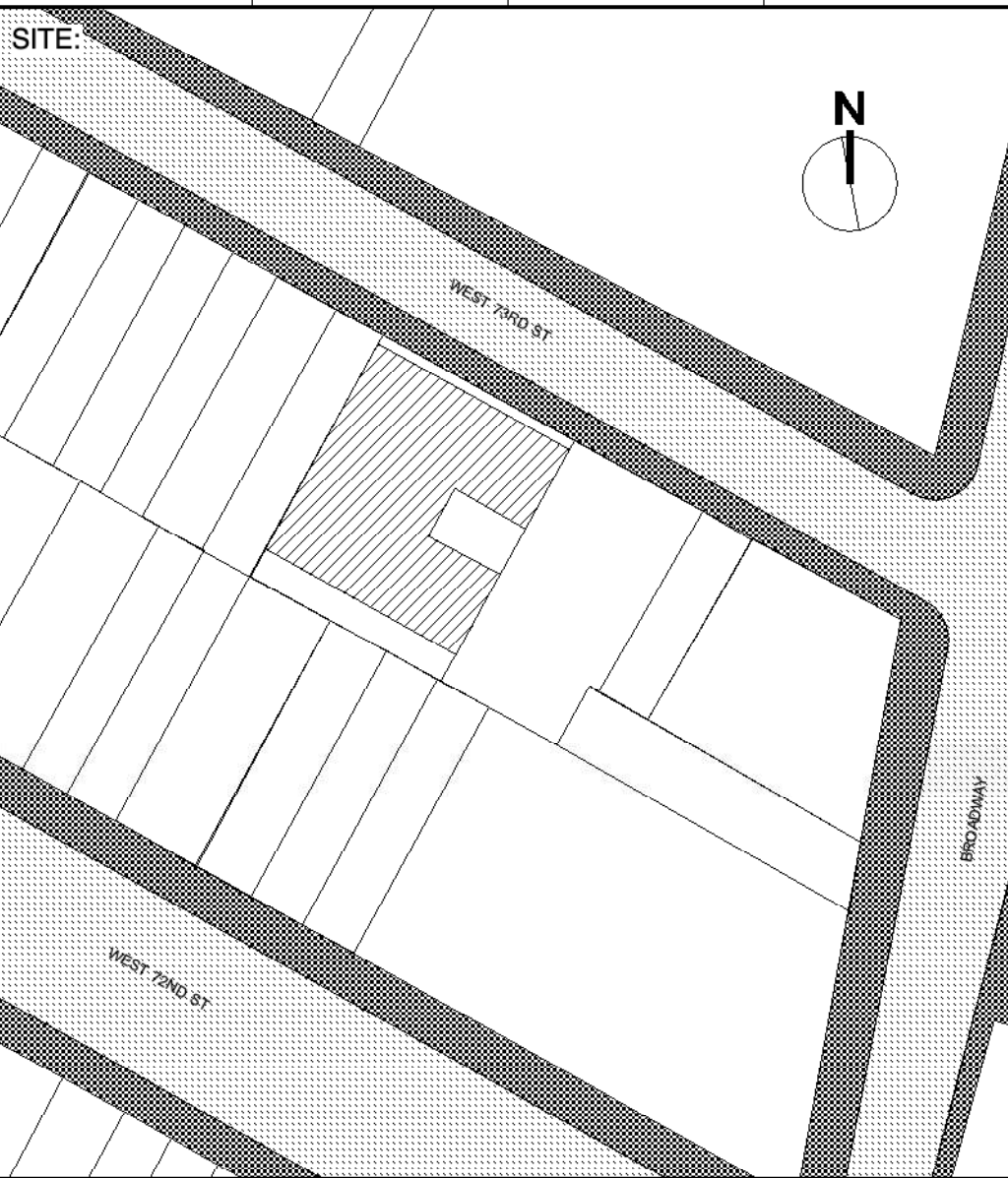
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BUILDING CLASSIFICATION: **O4** No. OF STORIES: **17**

BLOCK No. **1164** LOT No. **47** MAP: **8C** ZONE: **R8B**



DRAWING TITLE:

**NEW PLAQUE DETAILS**

DATE: **05/19/2020** SCALE: **AS NOTED**

SEAL: PROJECT No. **1633-07**

DRAWING No. **LPC-009.00**

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VIEW OF WESTERNMOST BAY SHOWING EXISTING WINDOW TO BE CONVERTED TO COMMERCIAL ENTRY.



VIEW OF EXISTING SERVICE ENTRY DOOR.



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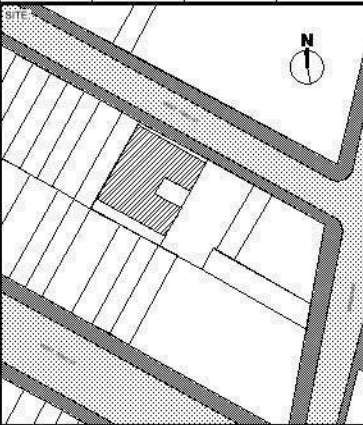
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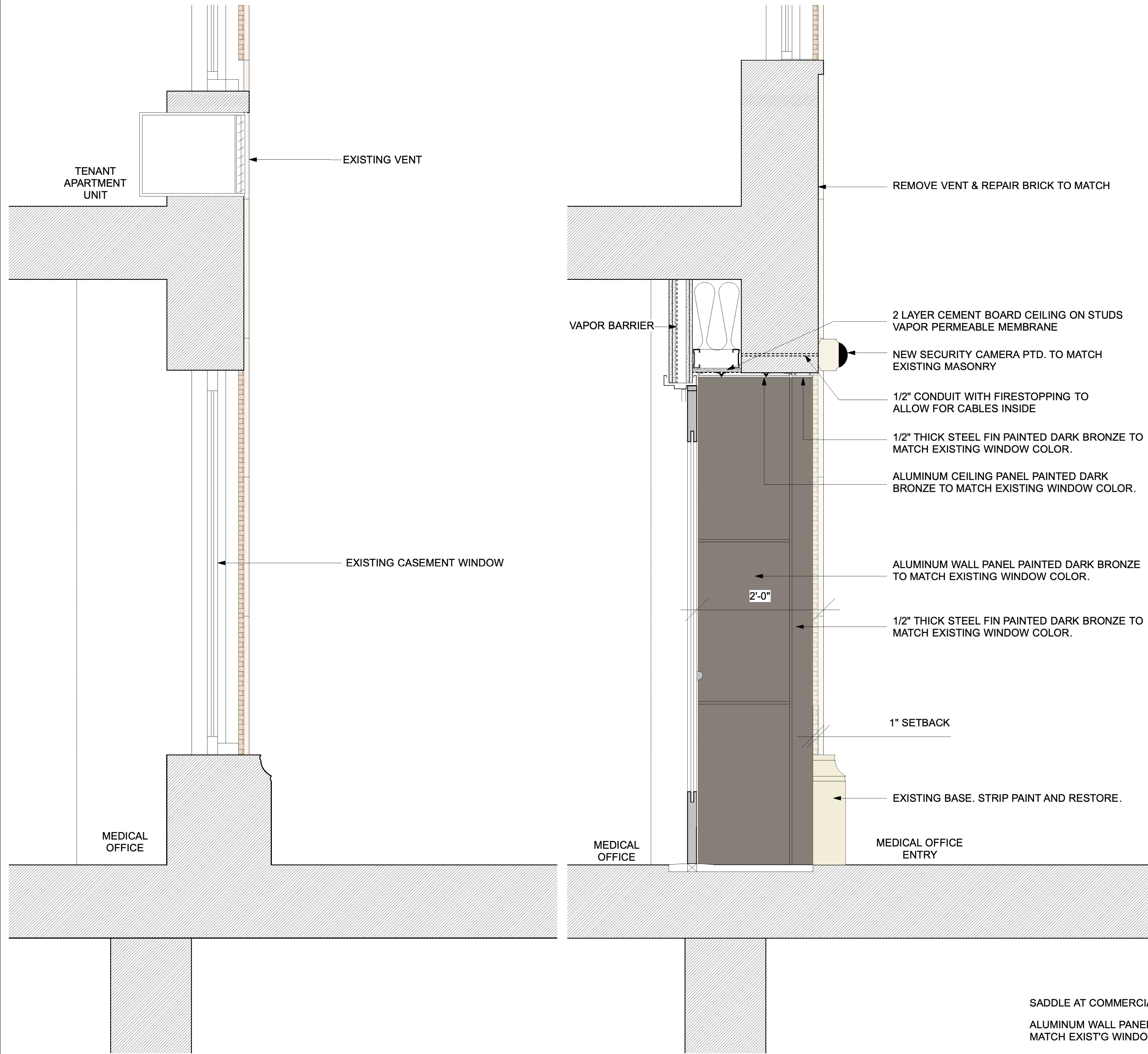
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BUILDING CLASSIFICATION:		No. OF STORIES:	
O4		17	
BLOCK No:	LOT No:	MAP:	ZONE:
1164	47	8C	R8B



DRAWING TITLE:  
**DETAIL VIEWS OF ENTRY LOCATIONS**

DATE:	SCALE:
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SEAL:	PROJECT No. 1633-07
	DRAWING No. LPC-010.00
	PAGE No.



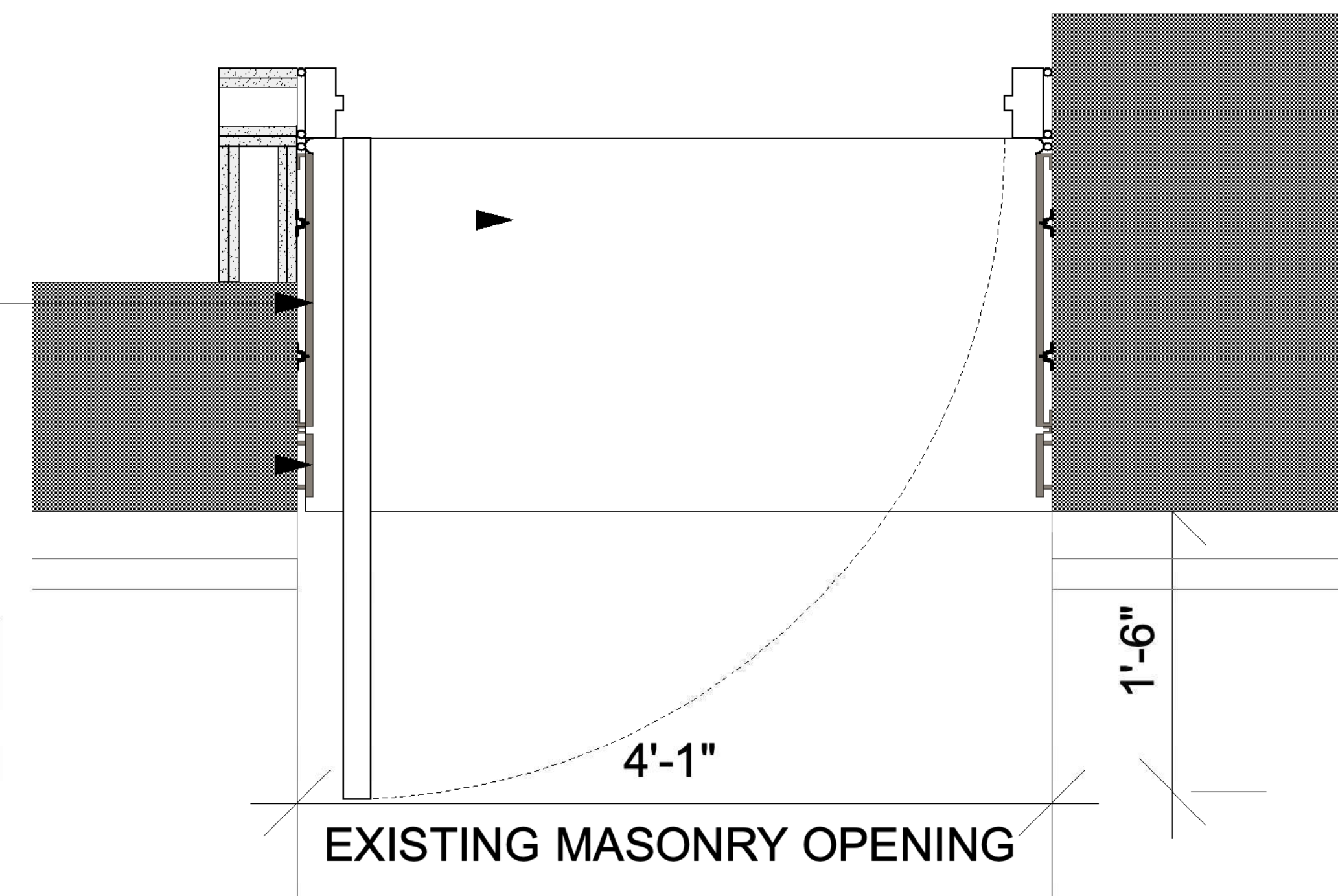


1 SECTION AT MEDICAL OFFICE EXISTING  
SCALE: 1 1/2"=1'-0"

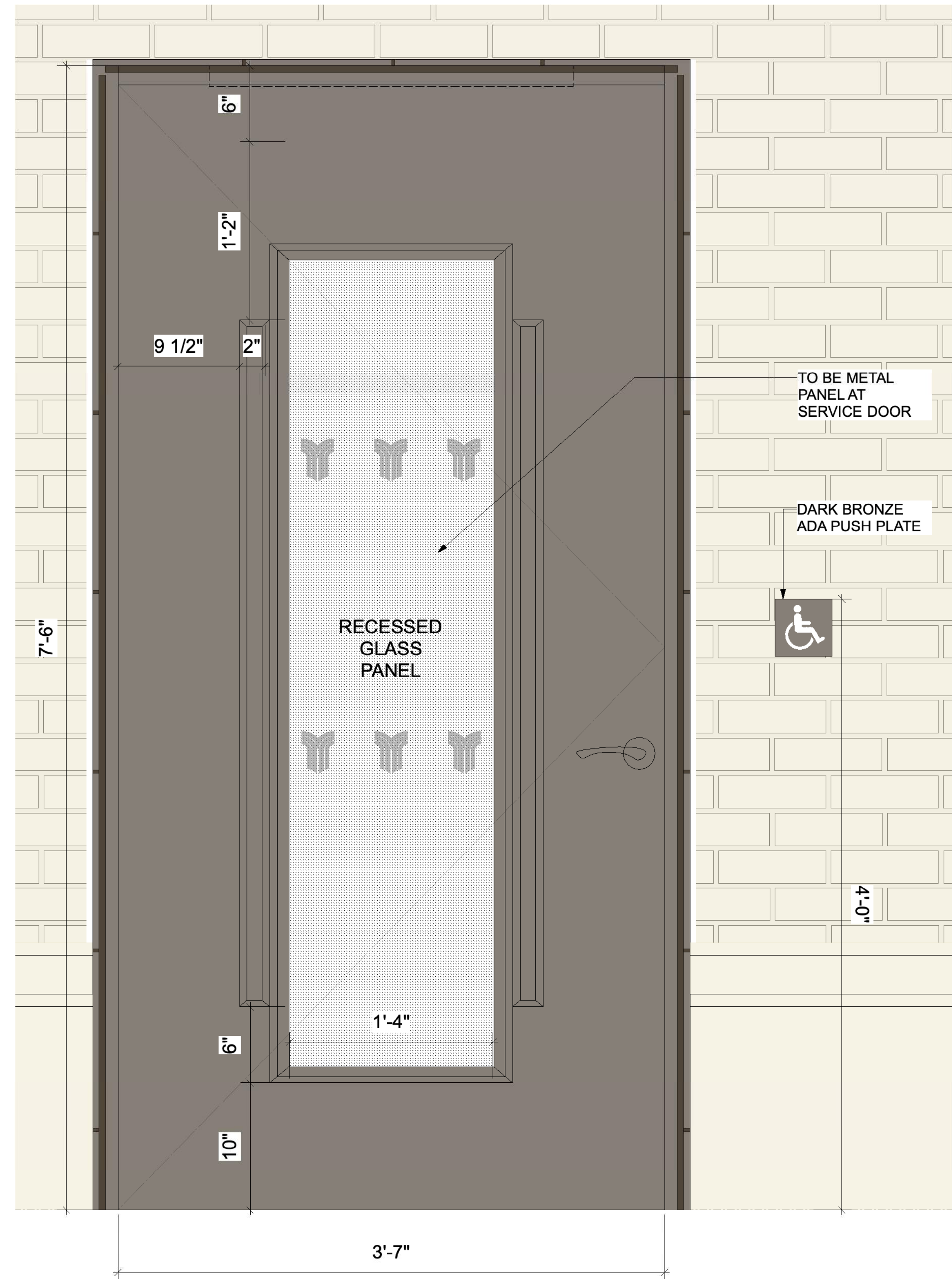
2 SECTION AT MEDICAL OFFICE PROPOSED  
SCALE: 1 1/2"=1'-0"

SADDLE AT COMMERCIAL ENTRANCE  
ALUMINUM WALL PANEL PTD. TO  
MATCH EXIST'G WINDOW COLOR  
1/2" THICK STEEL FIN PAINTED TO  
MATCH EXIST'G WINDOW COLOR

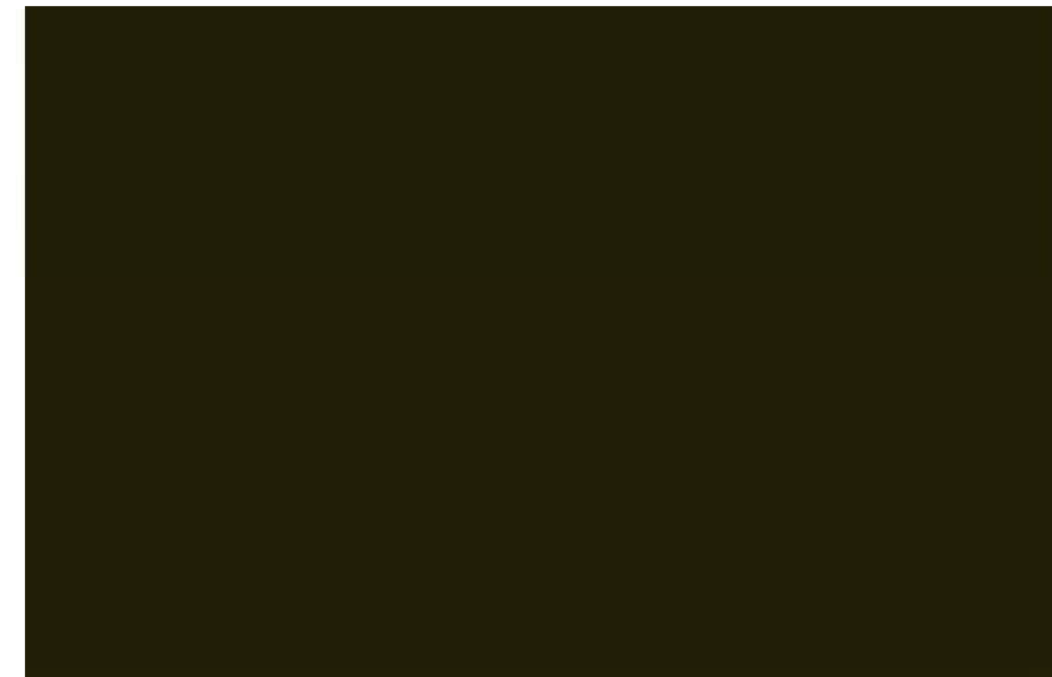
NOTE:  
WIDTH AT SERVICE DOOR IS 4'-0".  
DEPTH AND OTHER DIMENSIONS  
ARE THE SAME AS COMMERCIAL  
ENTRANCE



3 DETAIL @ COMMERCIAL ENTRY  
SCALE: 1 1/2"=1'-0"



6 DOOR ELEVATION-PROPOSED  
SCALE: 2"=1'-0"



COLOR TO MATCH EXISTING:  
PPG DURANAR  
BRONZE UC 110460 SRI 2



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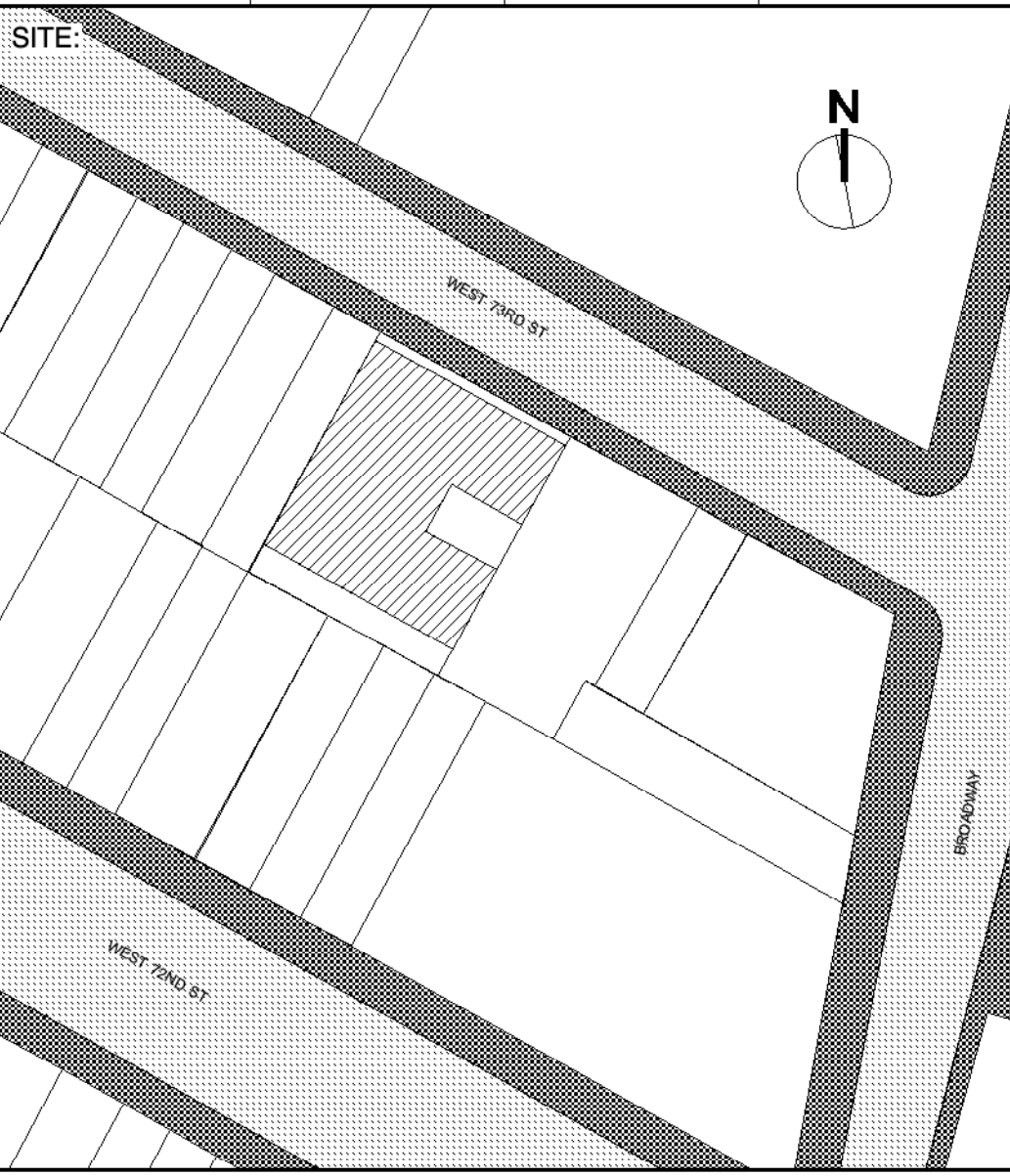
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BLOCK No. **1164** LOT No. **47** MAP: **8C** ZONE: **R8B**

SITE: 

DRAWING TITLE: **COMMERCIAL ENTRANCE DETAILS**

DATE: **05/19/2020** SCALE: **AS NOTED**

SEAL: PROJECT No. **1633-07**

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PROPOSED NORTH FACADE



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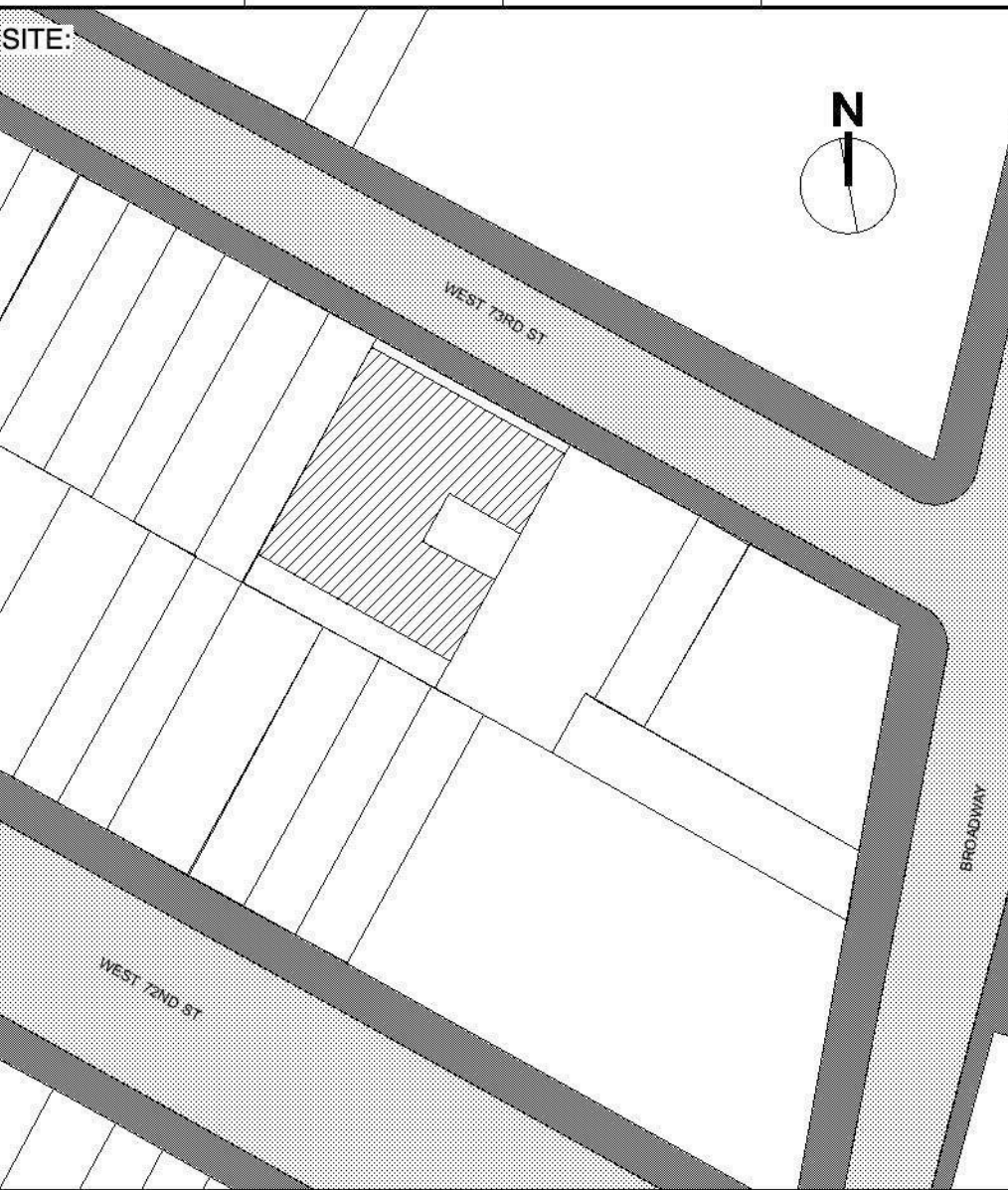
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BUILDING CLASSIFICATION: 04 No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



DRAWING TITLE:  
NORTH FACADE

DATE: 05/19/2020 SCALE: AS NOTED

SEAL: PROJECT No. 1633-07

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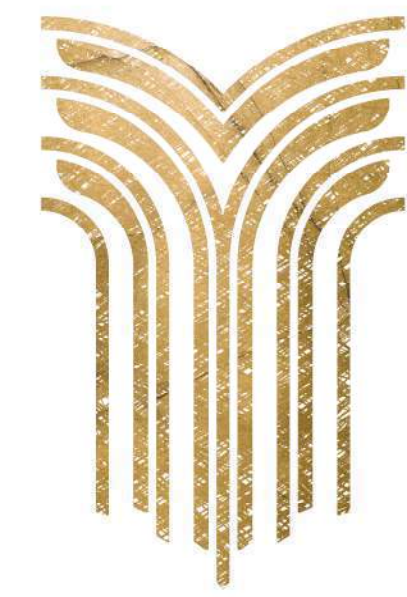




AERIAL VIEW OF PENTHOUSE AND ROOF, LOOKING NORTHWEST, EXISTING



AERIAL VIEW OF PENTHOUSE AND ROOF, LOOKING NORTHWEST, PROPOSED



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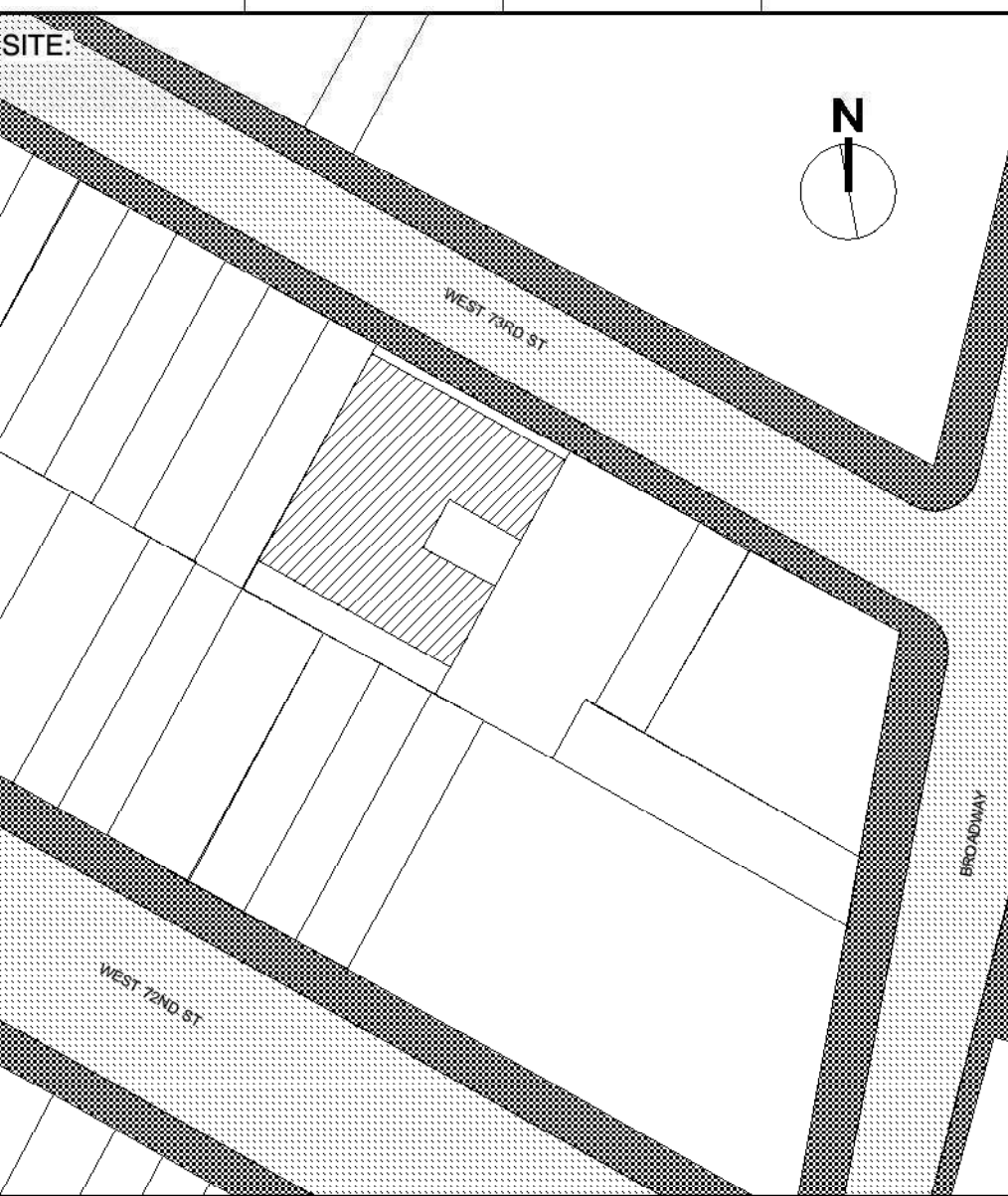
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BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



DRAWING TITLE:  
**ROOF PHOTOS**

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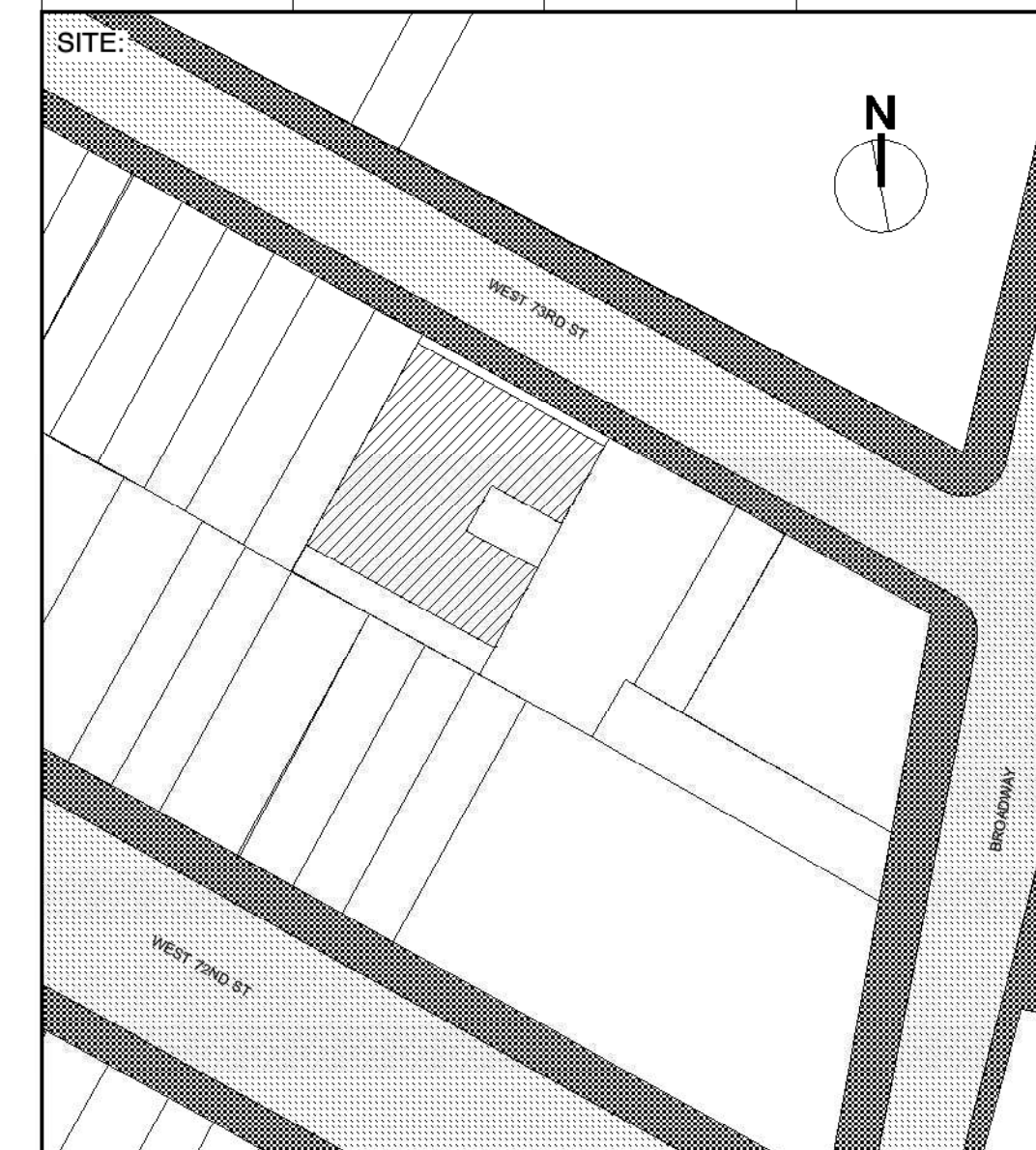
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BLOCK No. **1164** LOT No. **47** MAP: **8C** ZONE: **R8B**



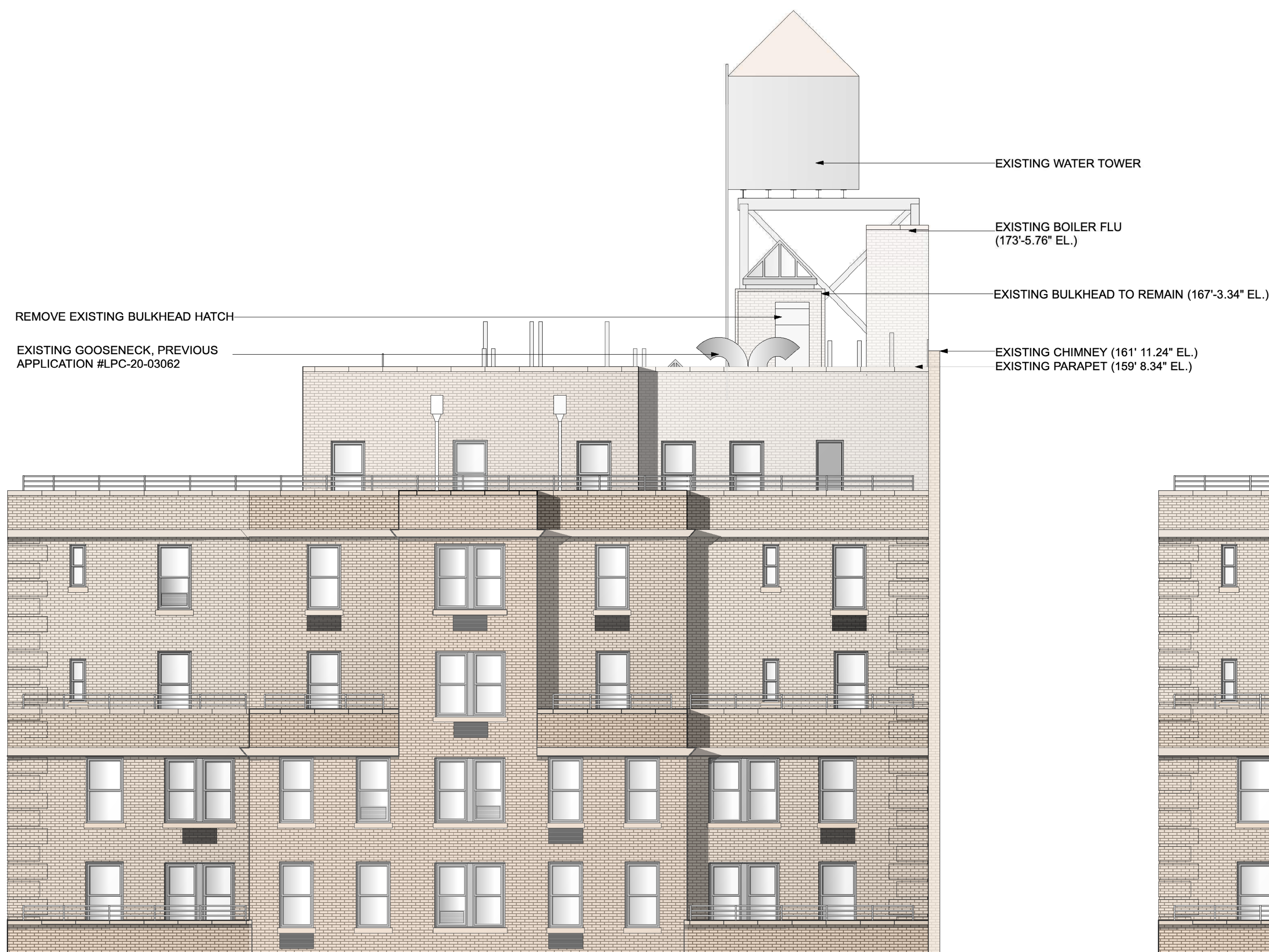
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**DETAIL ELEVATIONS,  
NORTH FACADE**

DATE: **05/19/2020** SCALE: **AS NOTED**

SEAL: PROJECT No. **1633-07**

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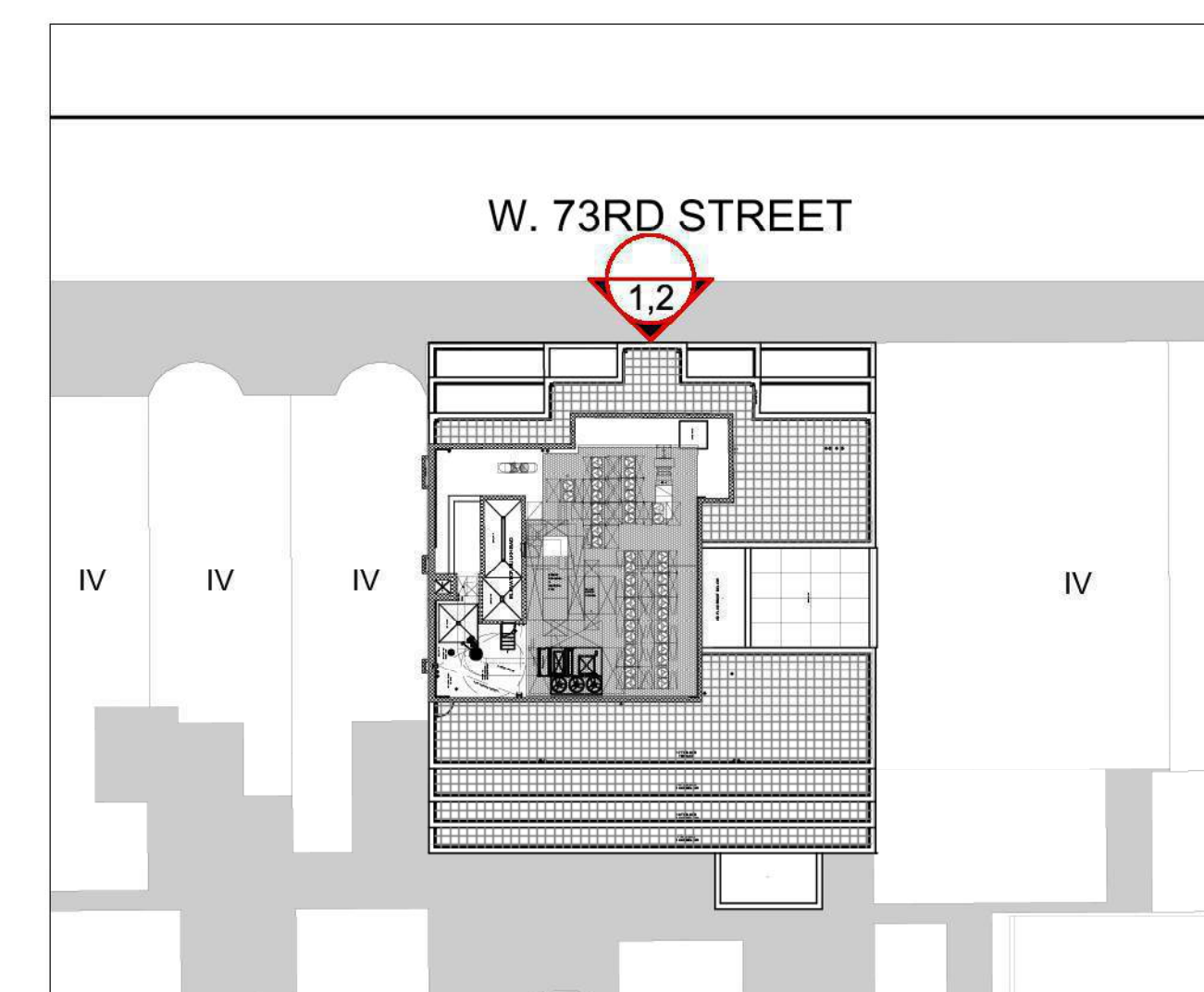
1 EXISTING NORTH ELEVATION  
Scale: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION  
Scale: 3/16" = 1'-0"



BRICK: MISTY GRAY WITH MAGNESIUM SPECS  
TO MATCH EXISTING

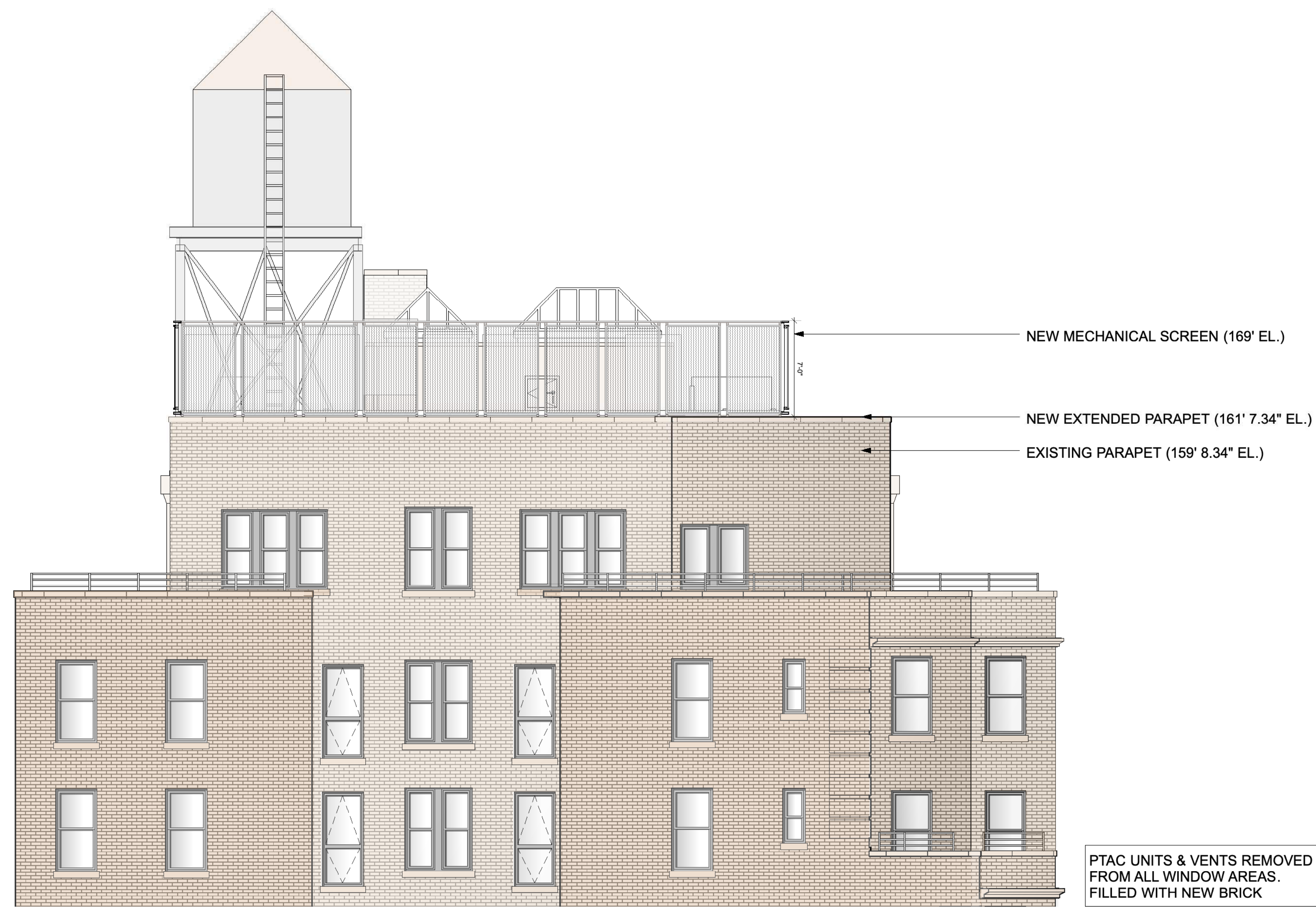


3 KEY PLAN  
1/32" = 1'-0"

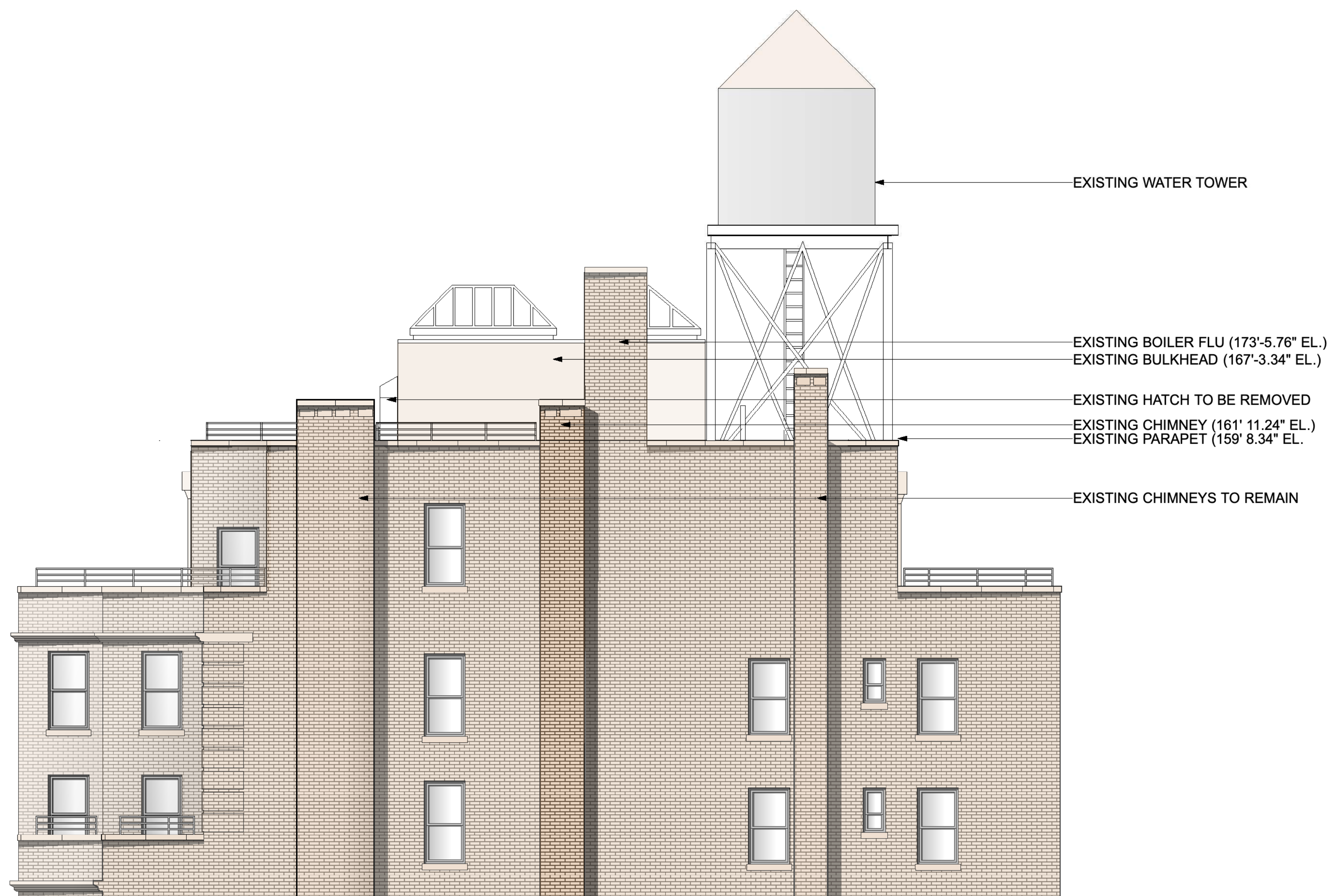




1 EXISTING EAST ELEVATION  
Scale: 3/16" = 1'-0"



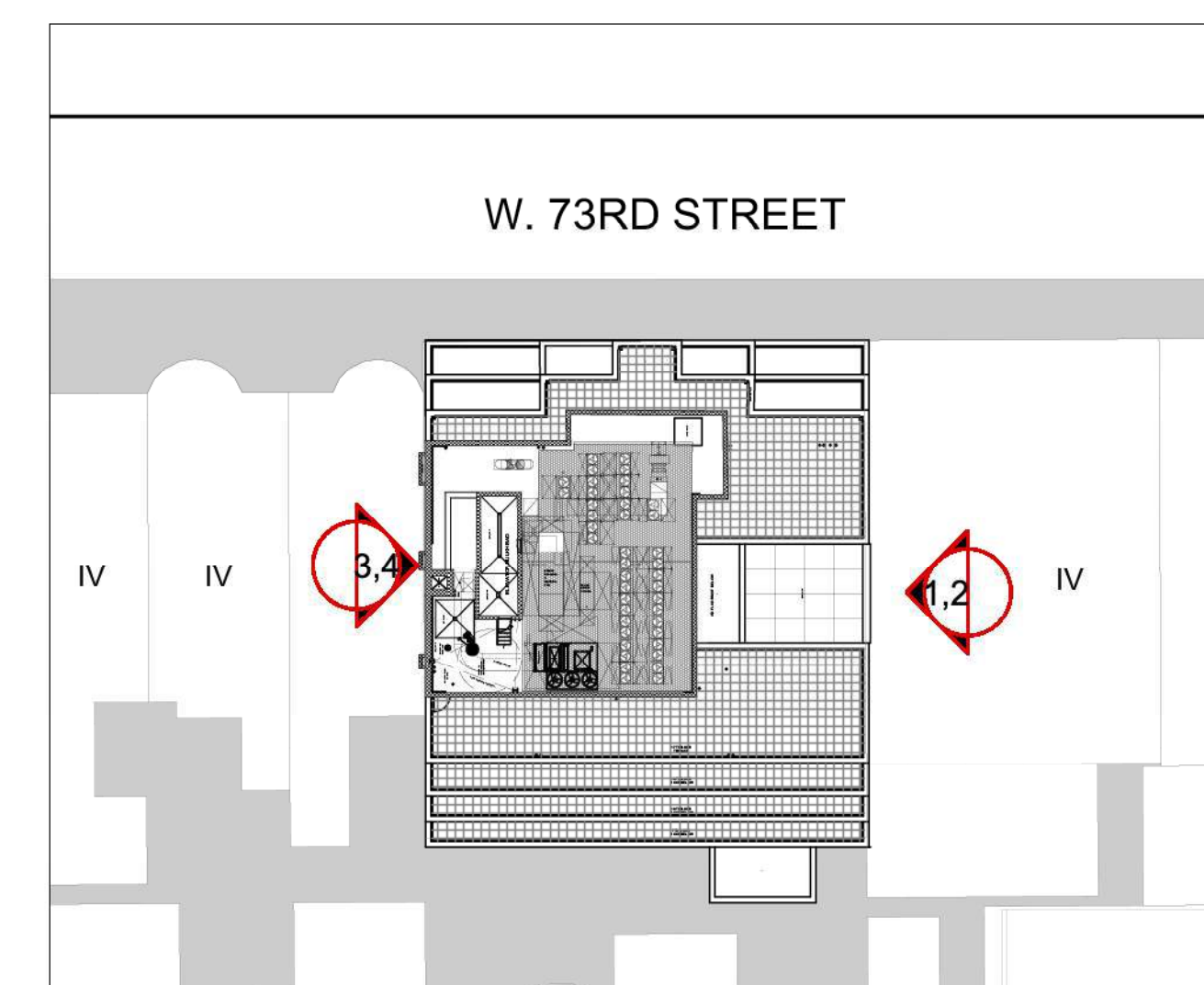
2 PROPOSED EAST ELEVATION  
Scale: 3/16" = 1'-0"



3 EXISTING WEST ELEVATION  
Scale: 3/16" = 1'-0"



4 PROPOSED WEST ELEVATION  
Scale: 3/16" = 1'-0"



5 KEY PLAN  
1/32" = 1'-0"



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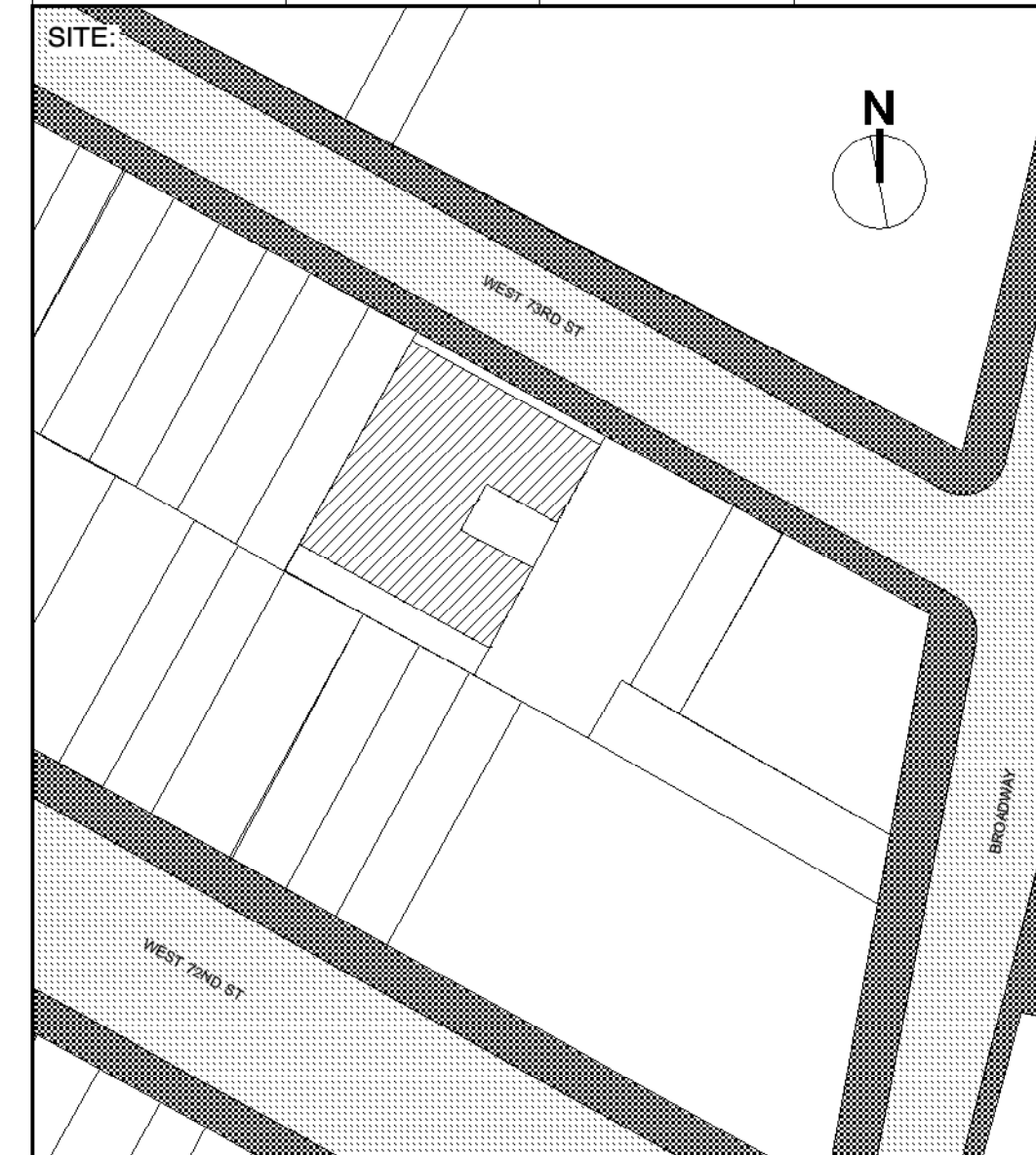
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BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



DRAWING TITLE:  
**EAST & WEST DETAIL ELEVATIONS**

DATE: 05/19/2020 SCALE: AS NOTED

SEAL: PROJECT No. 1633-07

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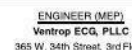




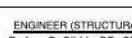
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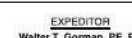
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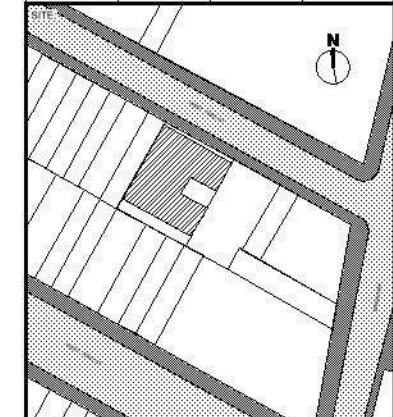


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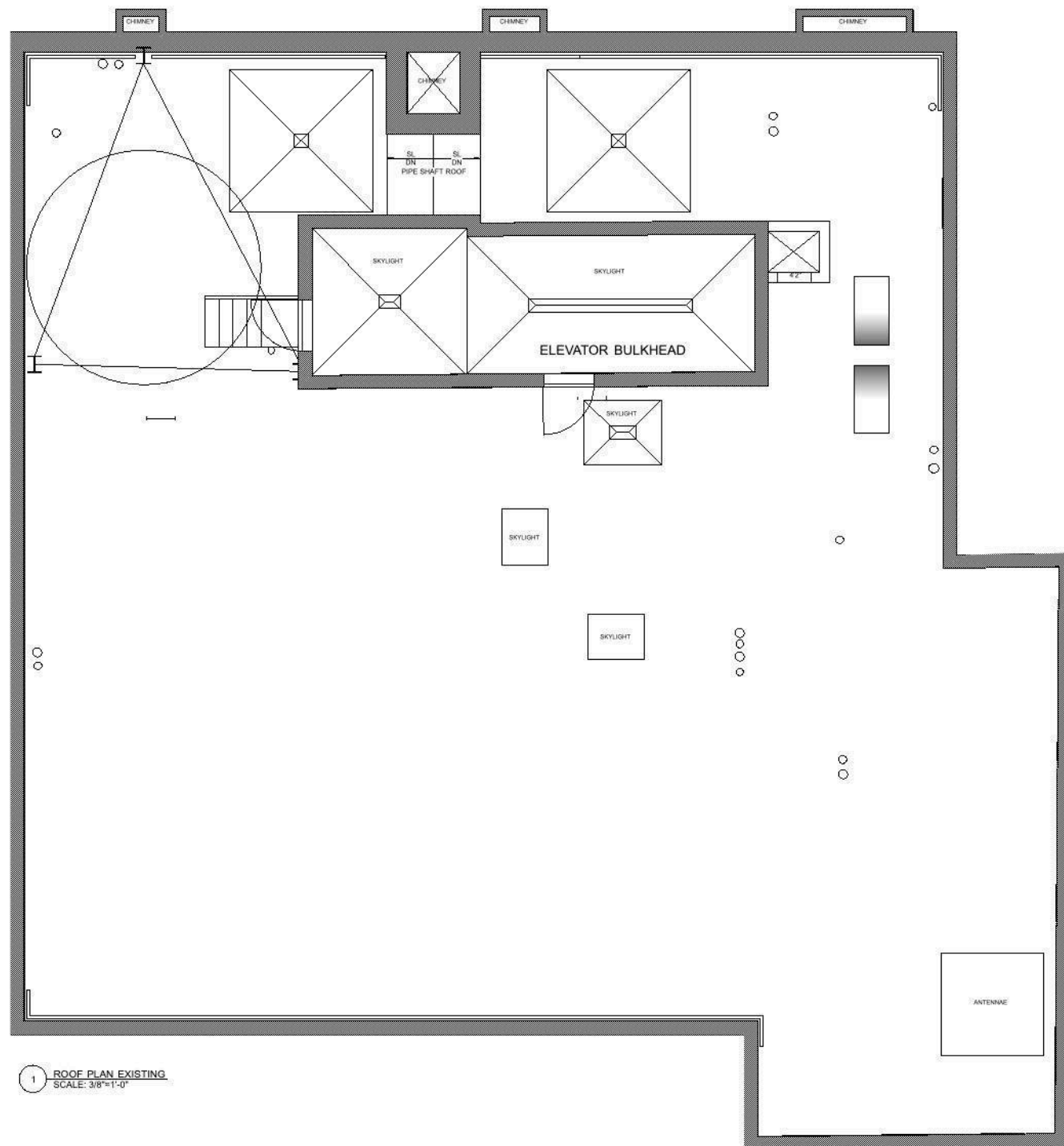
LOCATION: THE TEMPO APARTMENTS 240 W. 73RD ST. NEW YORK, NY 10036			
BUILDING CLASSIFICATION:		No. OF STORIES:	
O4		17	
BLOCK No:	LOT No:	MAP:	ZONE:
1164	47	8C	R8B



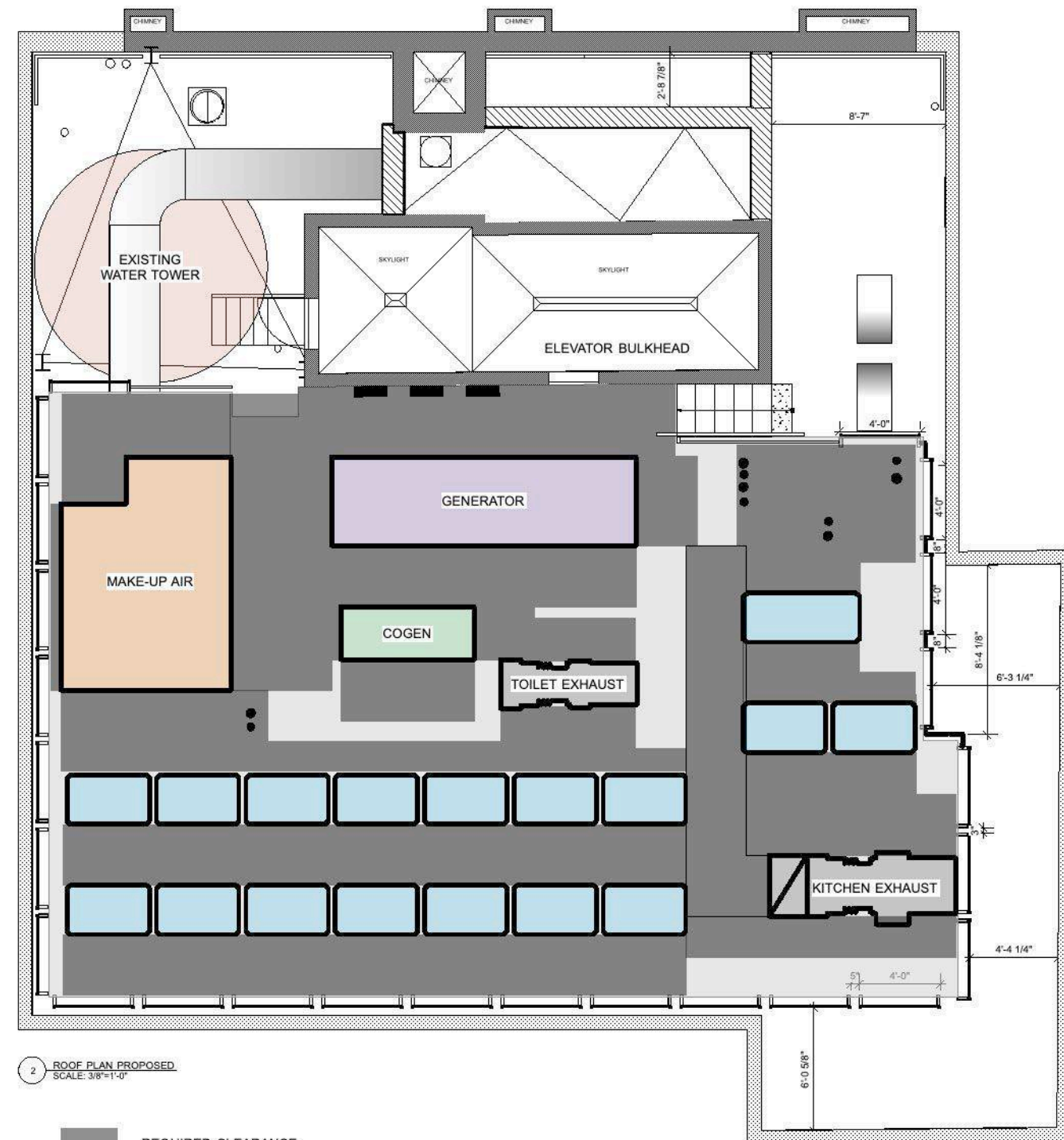
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**ROOF PLAN DIAGRAM**

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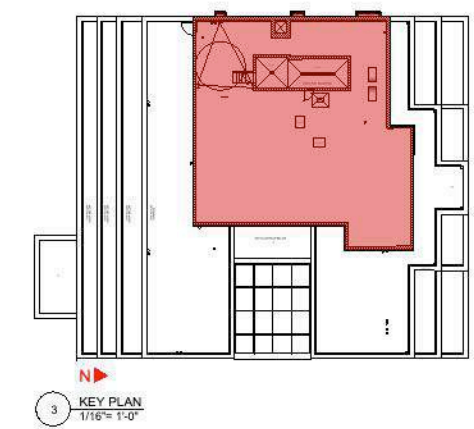


1 ROOF PLAN EXISTING  
SCALE: 3/8"=1'-0"



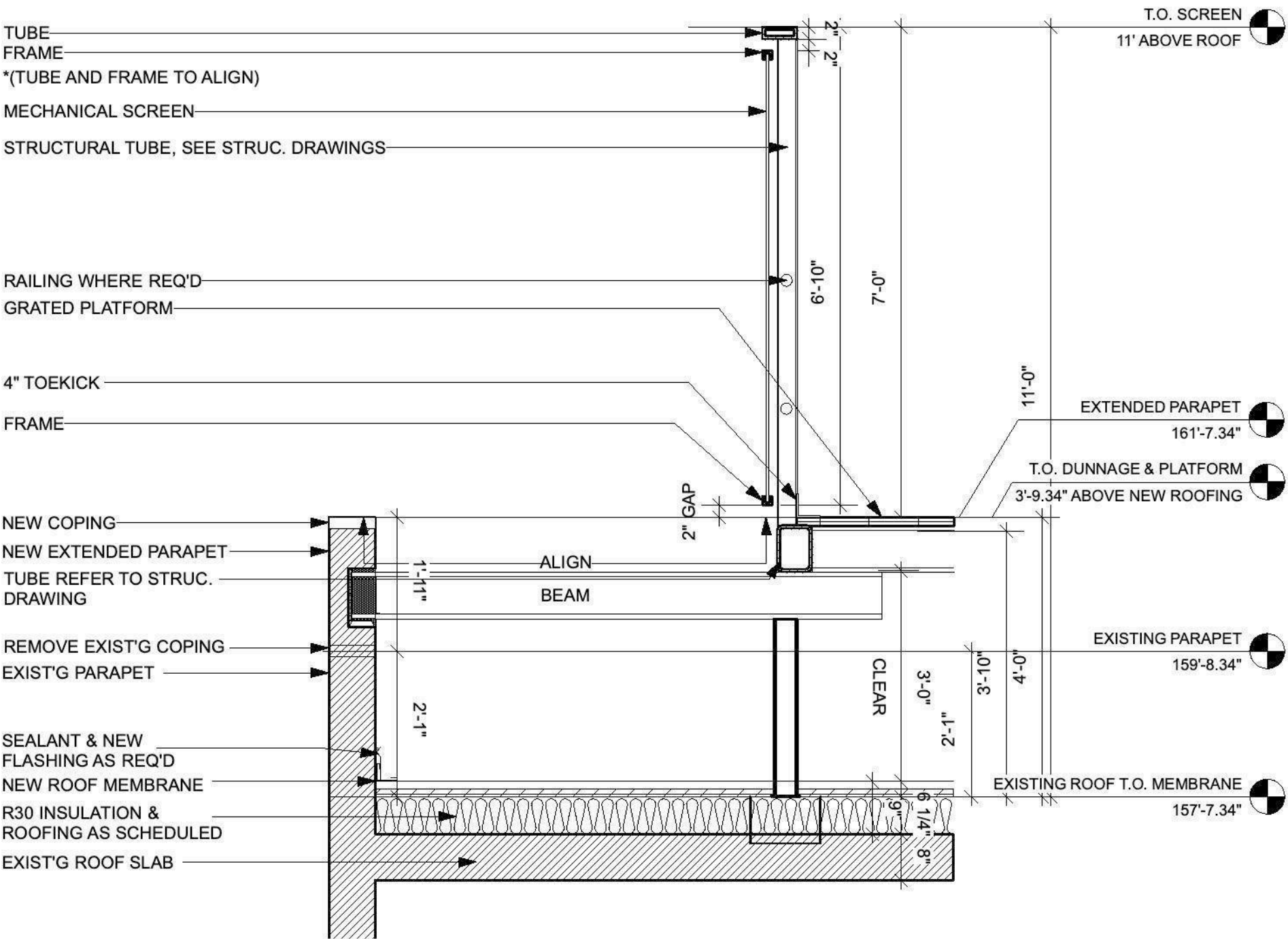
2 ROOF PLAN PROPOSED  
SCALE: 3/8"=1'-0"

- REQUIRED CLEARANCE
- VRF UNIT
- MECHANICAL SCREEN ENCLOSURE
- NEW WALL
- EXTENDED PARAPET
- RELOCATED PIPES
- NEW ELECTRICAL PANELS

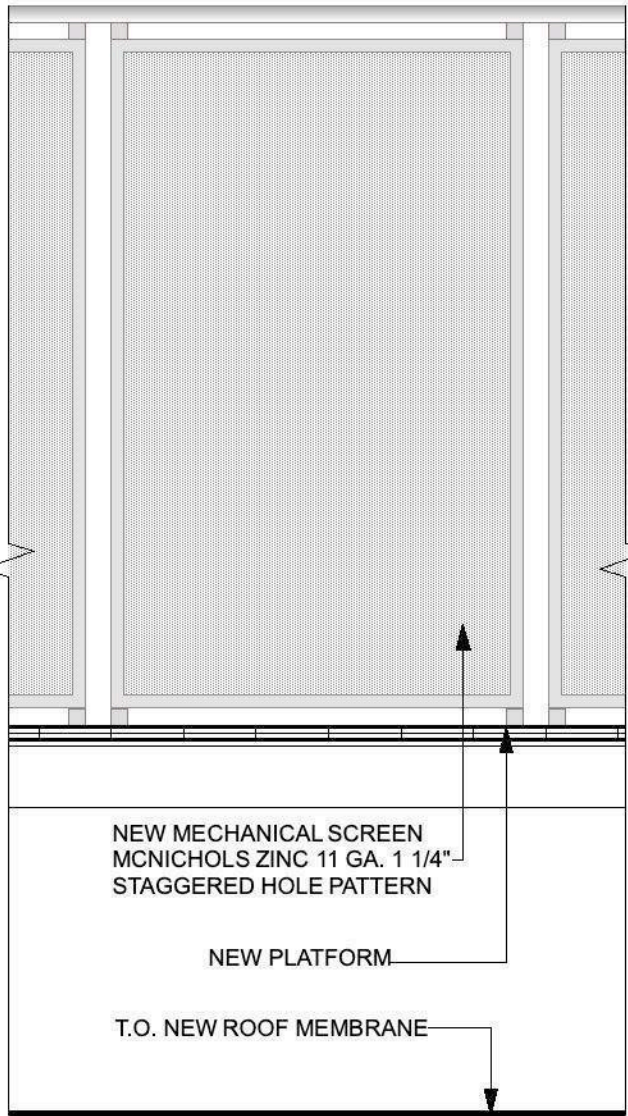


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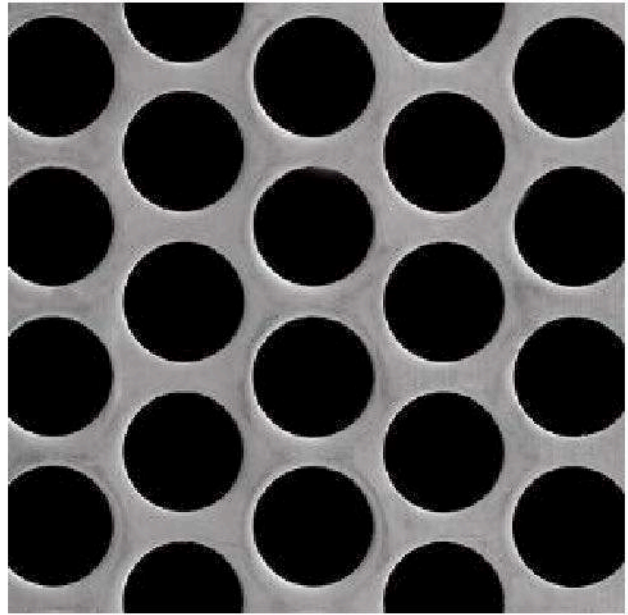




1 MECHANICAL SCREEN DETAIL  
SCALE: 1 1/2"-1'-0"



2 MECHANICAL SCREEN ELEVATION  
SCALE: 1 1/2"-1'-0"



MCNICHOLS 11 GA. 1 1/4" STAGGERED HOLE PATTERN  
CARBON STEEL WITH MATTE CLEAR LACQUER FINISH



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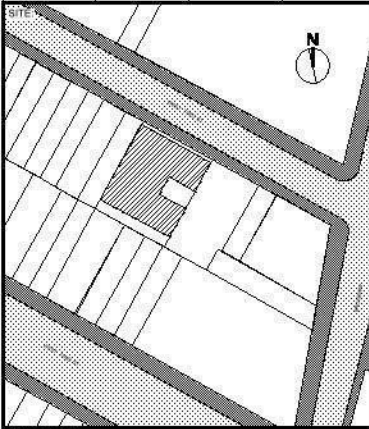
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BUILDING CLASSIFICATION:		No. OF STORIES:	
O4		17	
BLOCK No.	LOT No.	MAP:	ZONE:
1164	47	8C	R8B



DRAWING TITLE:

MECHANICAL SCREEN  
DETAILS

DATE:	05/19/2020	SCALE:	AS NOTED
SEAL:		PROJECT No.	1633-07
		DRAWING No.	LPC-017.00
		PAGE No.	





VIEW OF MOCKUP LOOKING EAST



VIEW OF MOCKUP LOOKING EAST



VIEW OF BULKHEAD EXTENSION



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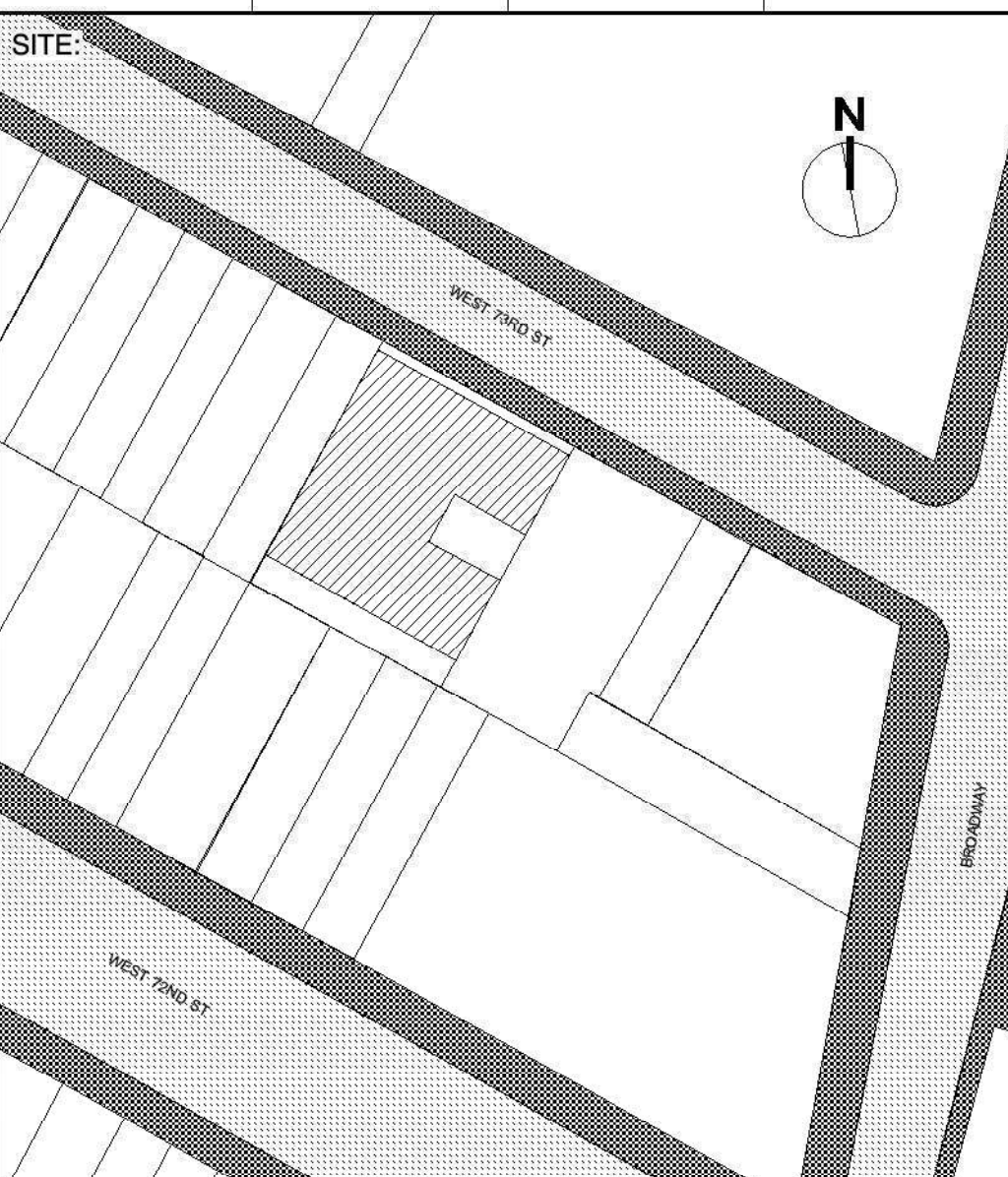
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NEW YORK, NY 10036

**BUILDING CLASSIFICATION:** O4  
**No. OF STORIES:** 17

**BLOCK No.:** 1164  
**LOT No.:** 47  
**MAP:** 8C  
**ZONE:** R8B



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**MOCKUP PHOTOS**

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**DRAWING No.:** LPC-018.00

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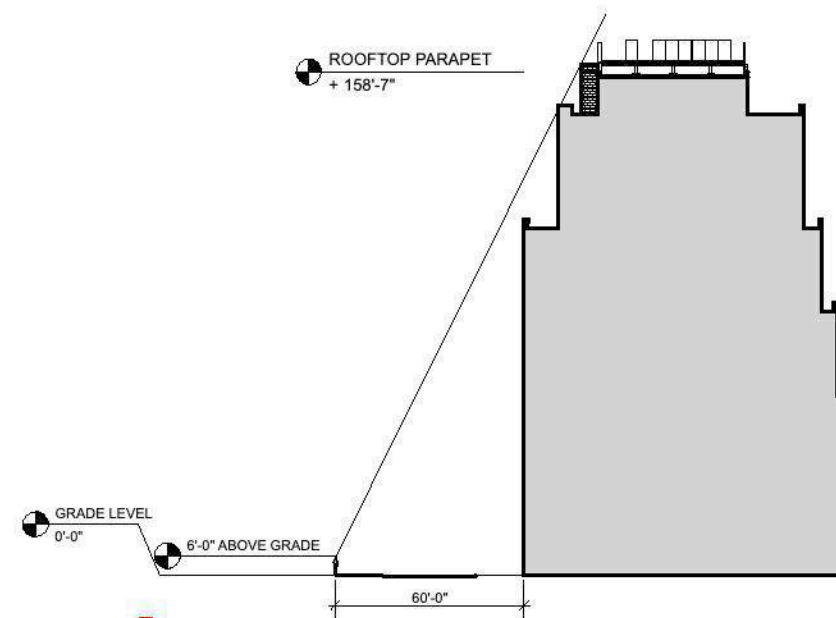
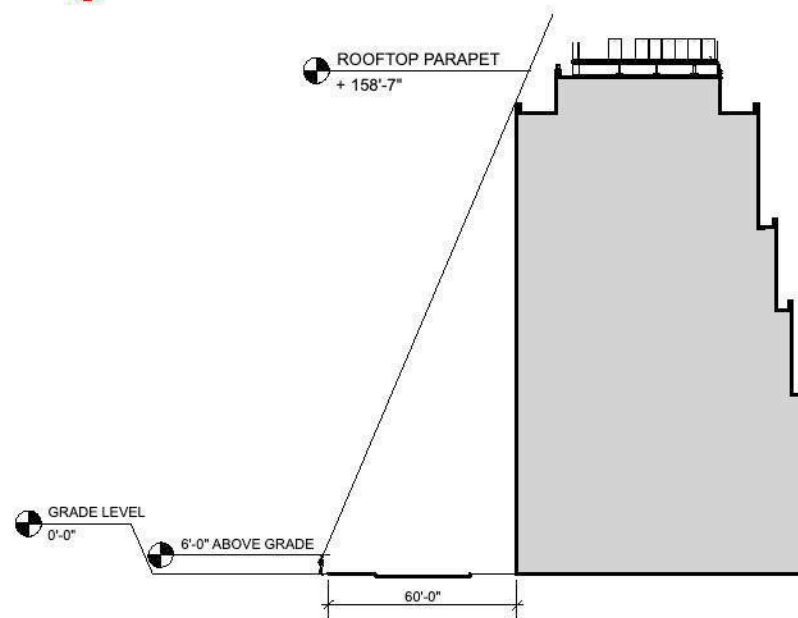
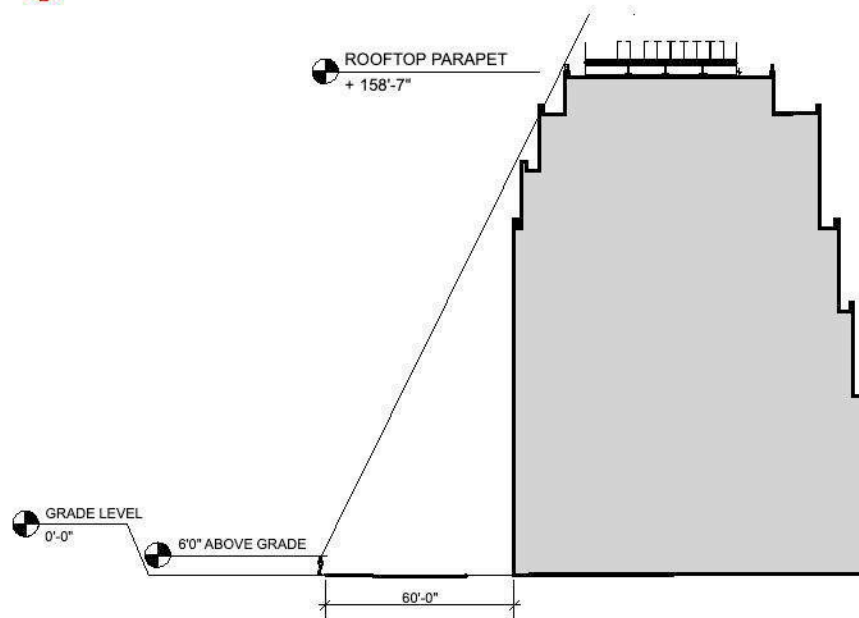




C

B

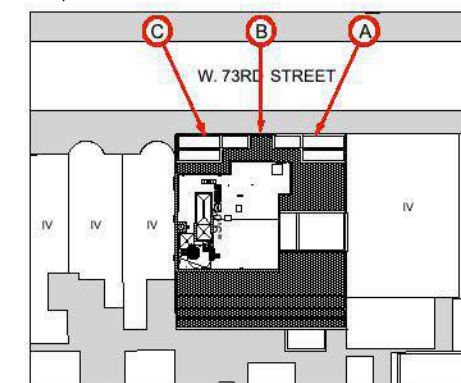
A



C

B

A



4 KEY PLAN  
1/32" = 1'-0"



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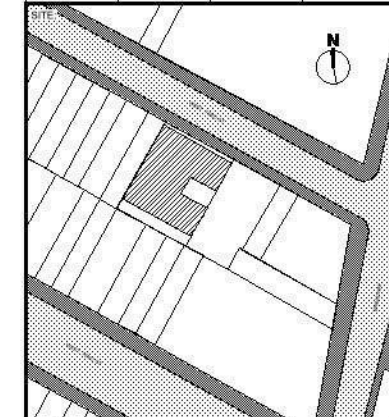
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No. OF STORIES: 17  
BLOCK No.: 1164  
LOT No.: 47  
MAP: 8C  
ZONE: R8B



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**VISIBILITY STUDY**

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DRAWING No.: LPC-019.00  
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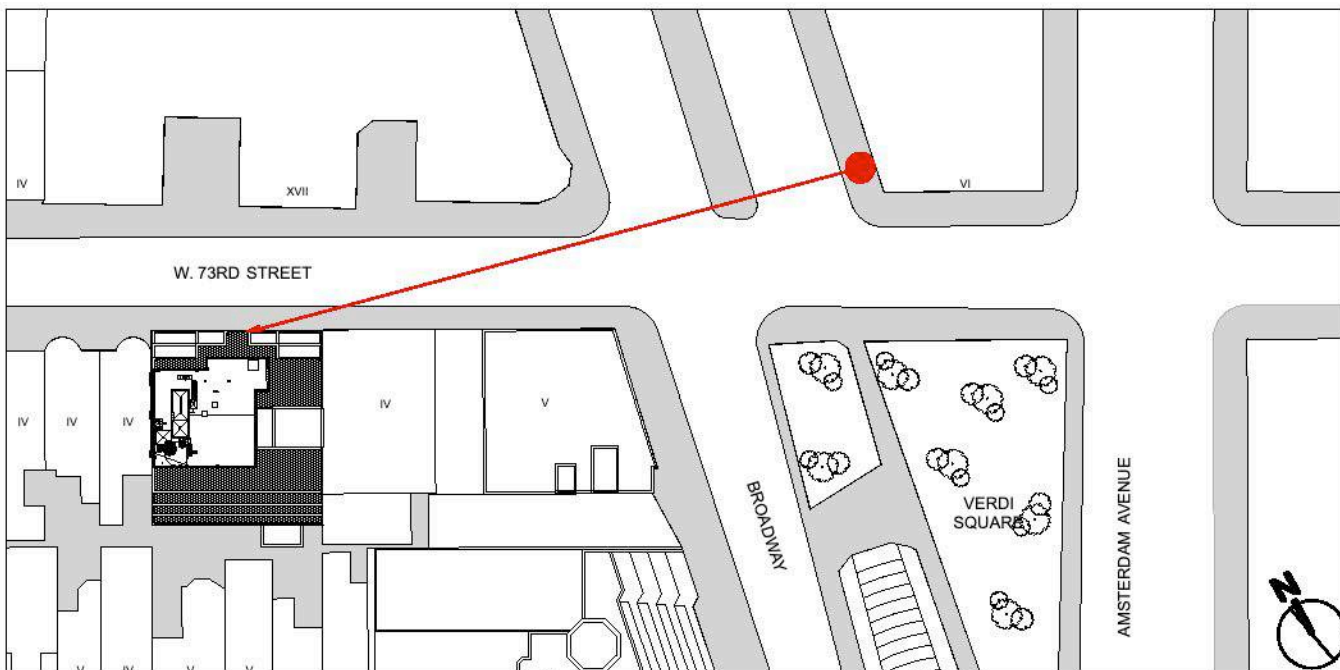
1 MOCKUP



2 PROPOSED FULL BUILDING



3 MOCKUP



4 PROPOSED RENDERING



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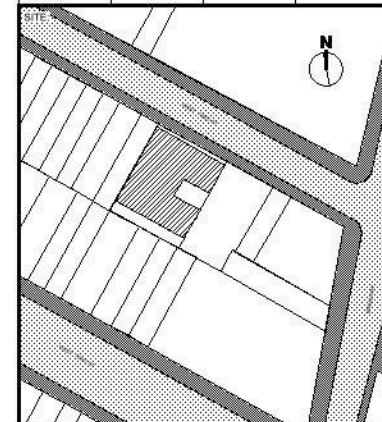
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BUILDING CLASSIFICATION: **O4** No. OF STORIES: **17**

BLOCK No. **1164** LOT No. **47** MAP: **8C** ZONE: **R8B**



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SEAL: **PROJECT No. 1633-07**

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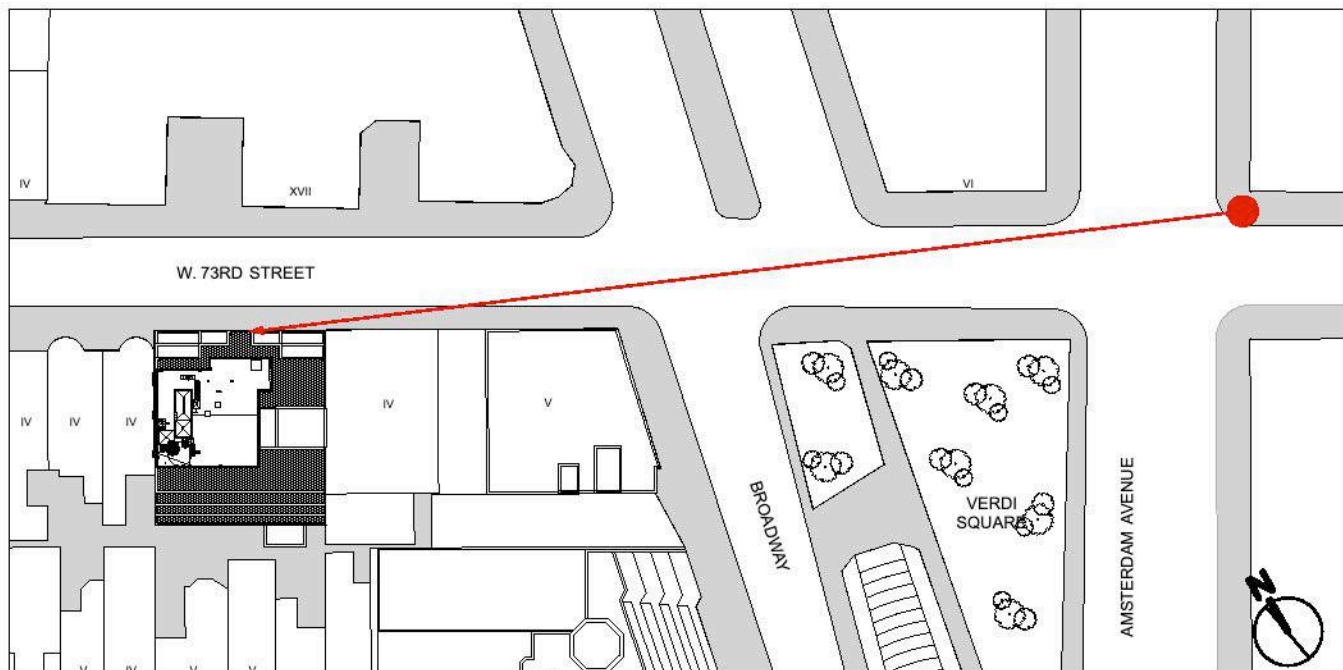
1 MOCKUP



2 PROPOSED FULL BUILDING



3 MOCKUP



4 PROPOSED RENDERING



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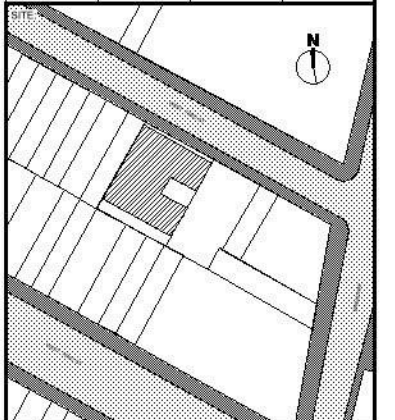
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BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



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DATE: 05/19/2020 SCALE: AS NOTED

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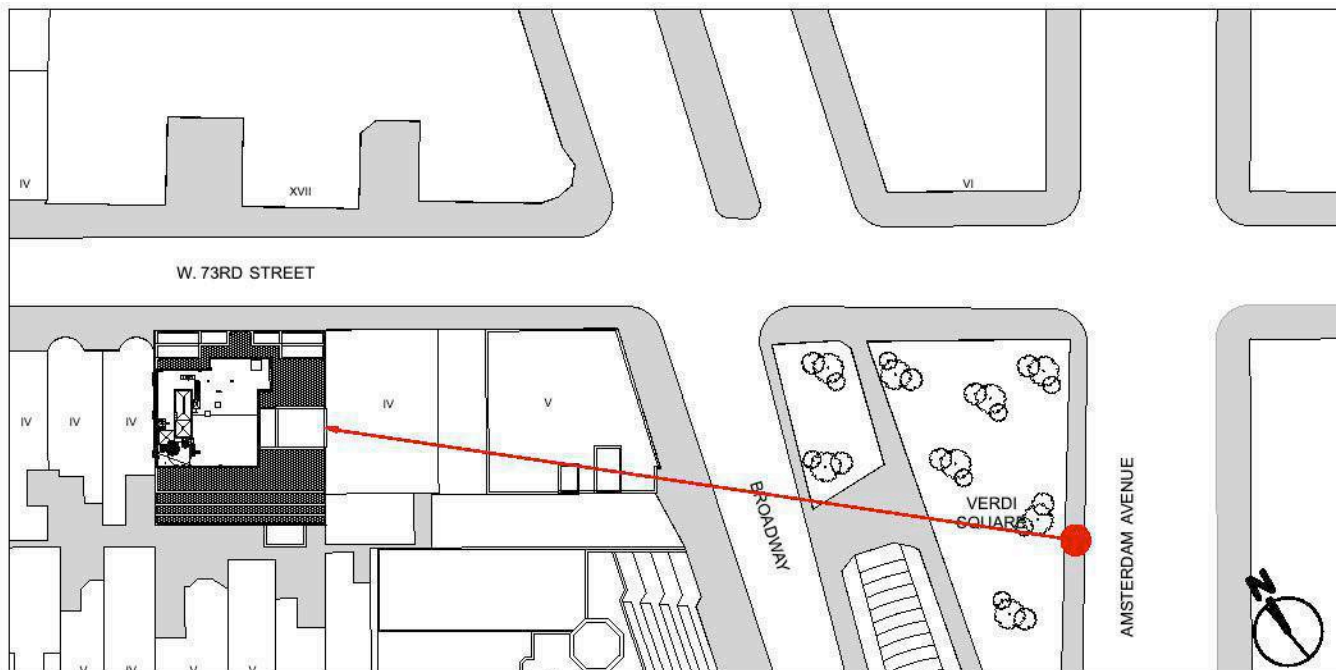
1 MOCKUP



2 PROPOSED FULL BUILDING



3 MOCKUP



4 PROPOSED RENDERING



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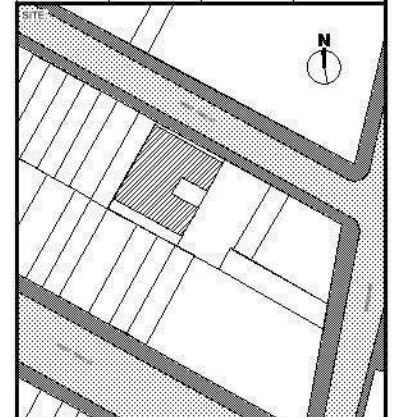
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**BLOCK No.:** 1164 **LOT No.:** 47 **MAP:** 8C **ZONE:** R8B



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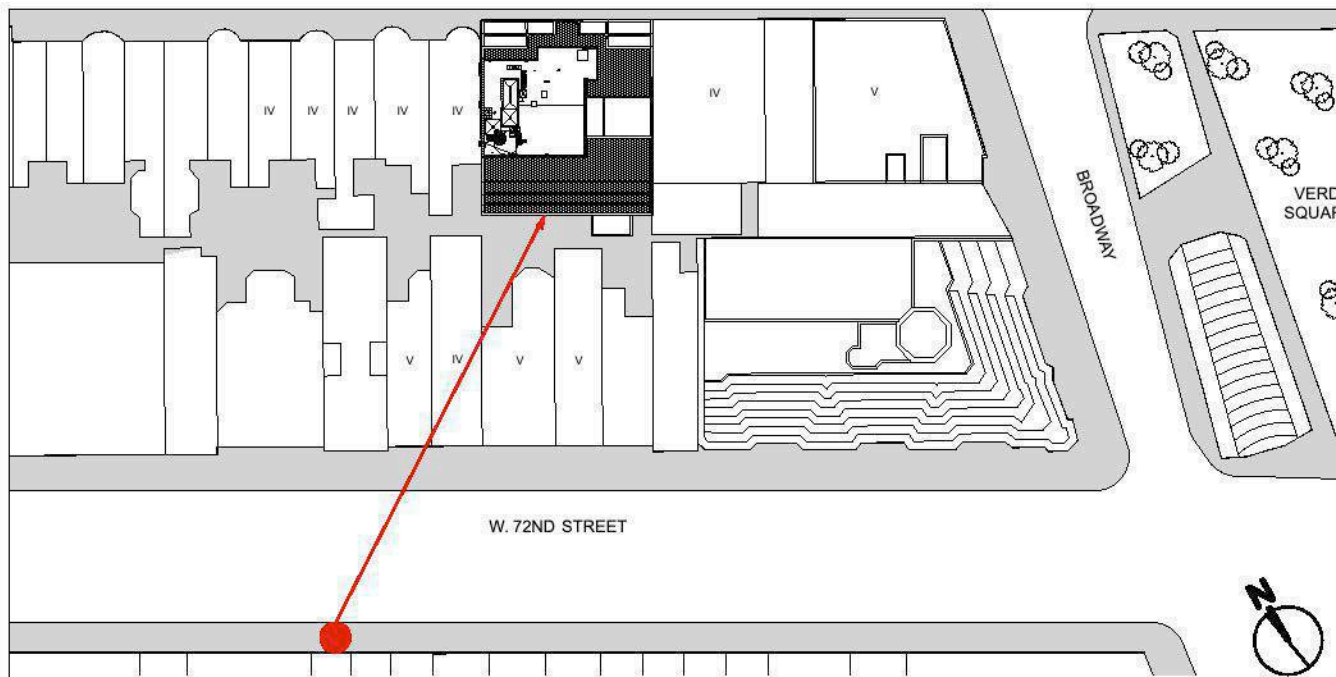
1 MOCKUP



2 PROPOSED FULL BUILDING



3 MOCKUP



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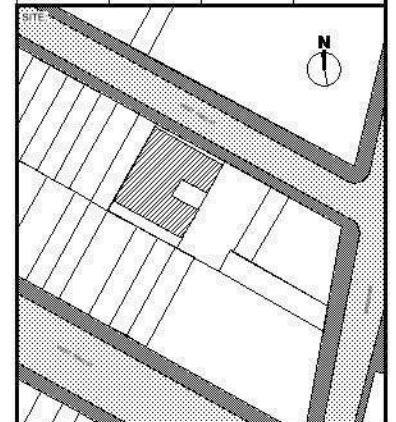
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No. OF STORIES: 17

BLOCK No.: 1164  
LOT No.: 47  
MAP: 8C  
ZONE: R8B



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**VISIBILITY STUDY**

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SCALE: AS NOTED

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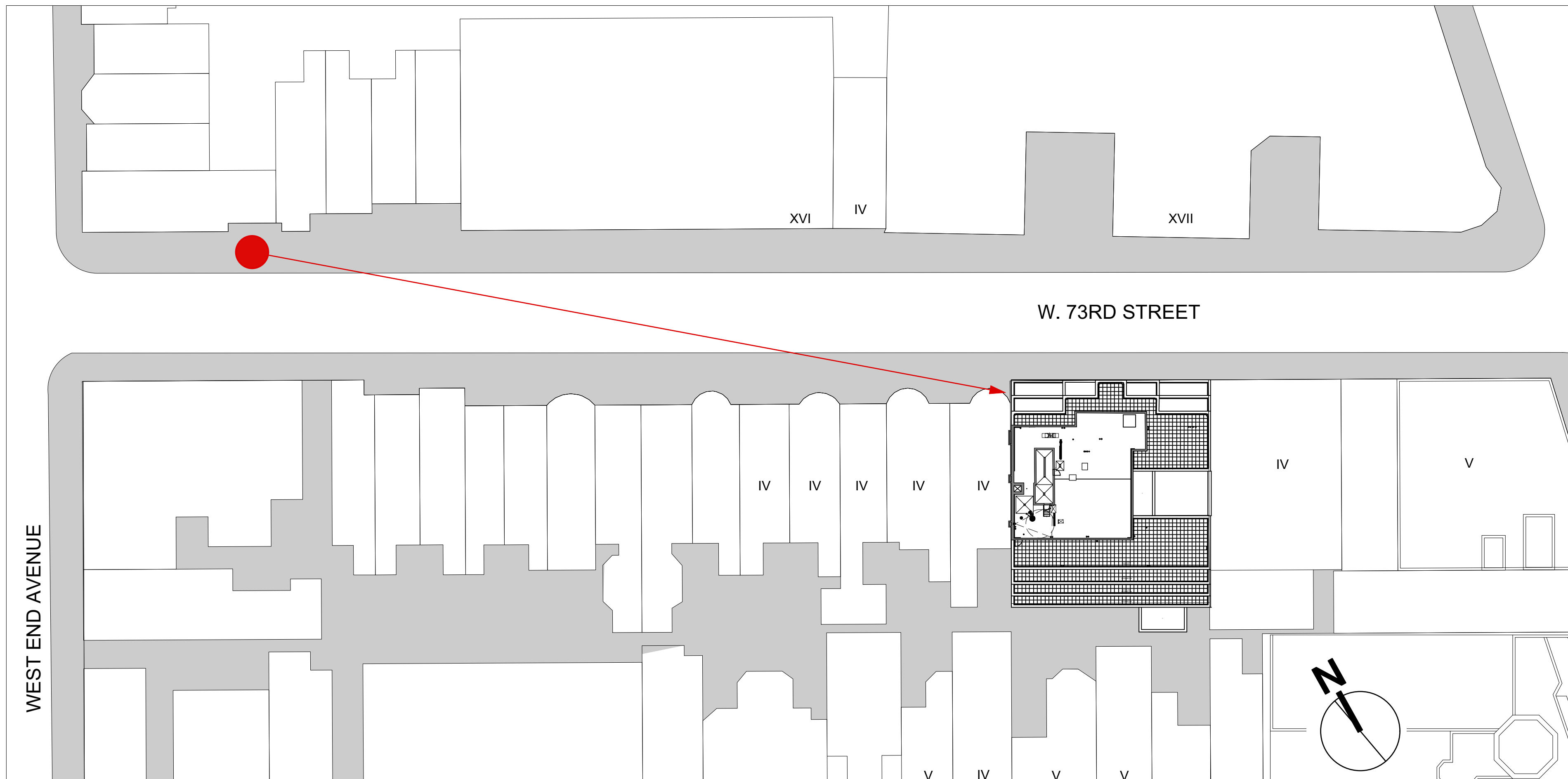


2 PROPOSED FULL BUILDING



3 MOCKUP

AFTER CONSTRUCTION OF THE MOCKUP, WE REMOVED THIS VISIBLE PORTION FROM OUR PLAN. THE MOCKUP HAS NOT BEEN ADJUSTED DUE TO THE CURRENT PANDEMIC AND THIS NOT QUALIFYING AS "ESSENTIAL CONSTRUCTION." WE HAVE AMMENDED THE PLANS SO THAT THE CONSTRUCTED MECHANICAL SCREEN WILL NOT BE VISIBLE . IT WILL APPEAR AS INDICATED IN THE PROSED RENDERING BELOW



4 PROPOSED RENDERING



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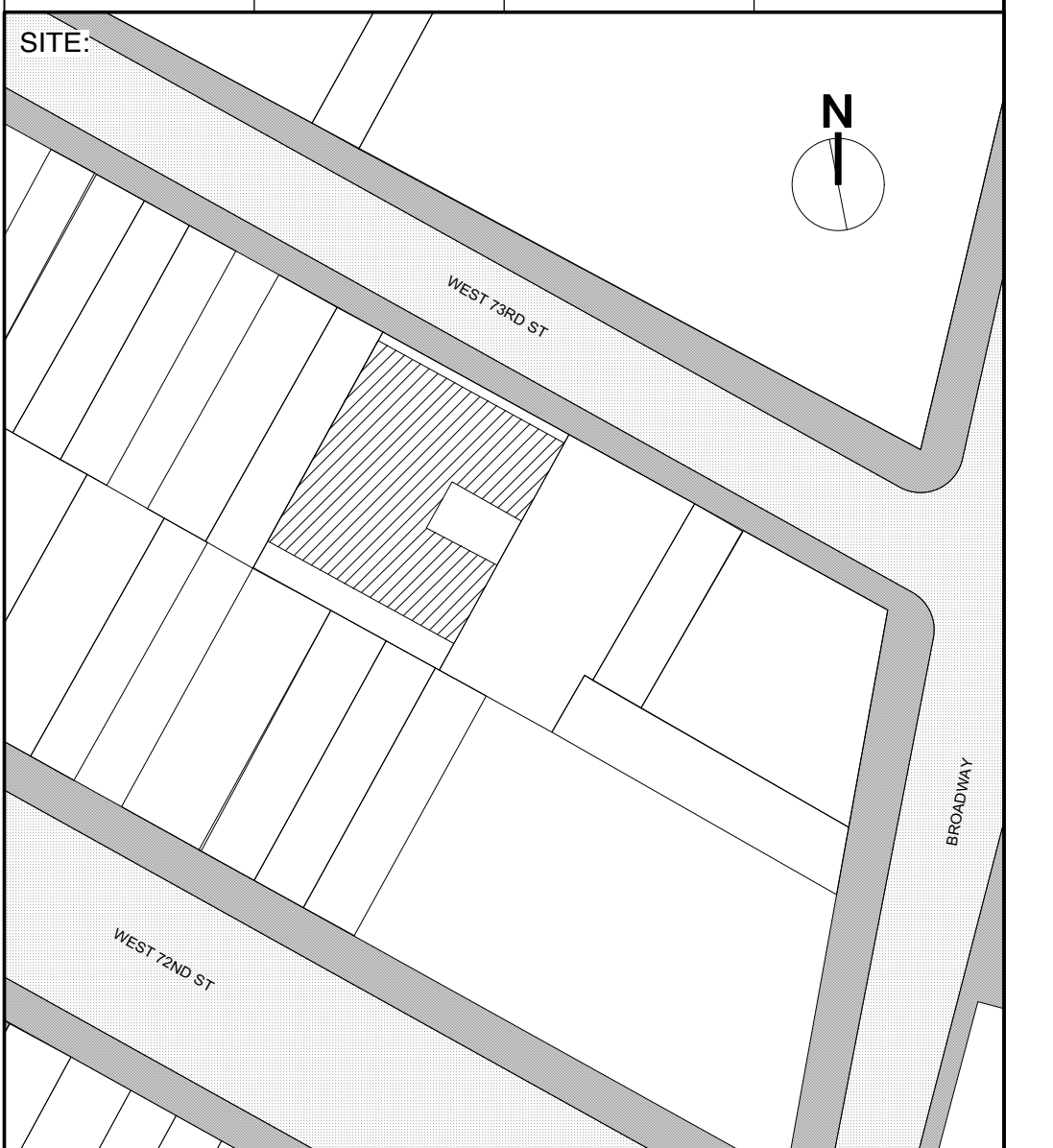
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BUILDING CLASSIFICATION: No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



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VISIBILITY STUDY

DATE: 05/19/2020 SCALE: AS NOTED

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EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE



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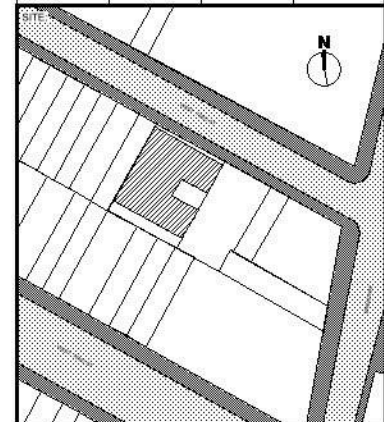


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BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

BLOCK No. 1164 LOT No. 47 MAP: 8C ZONE: R8B



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FULL BUILDING

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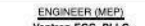
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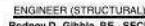
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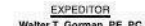
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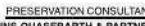
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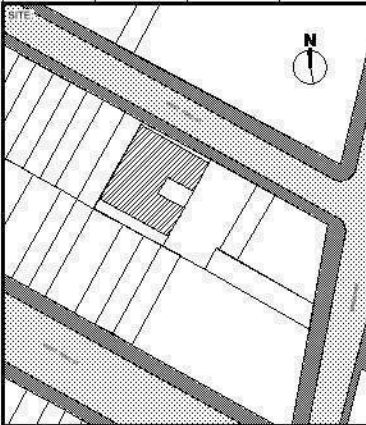


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NEW YORK, NY 10036

BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

BLOCK No.: 1164 LOT No.: 47 MAP: 8C ZONE: R8B



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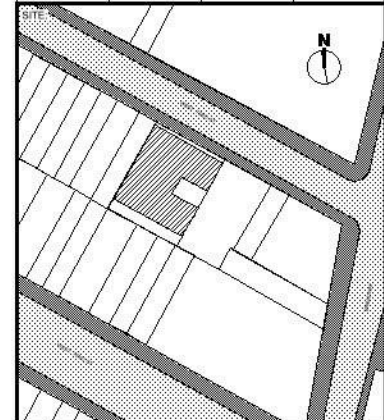
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BUILDING CLASSIFICATION: O4  
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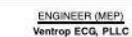




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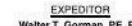
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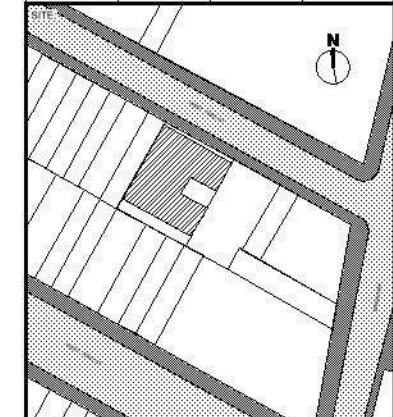


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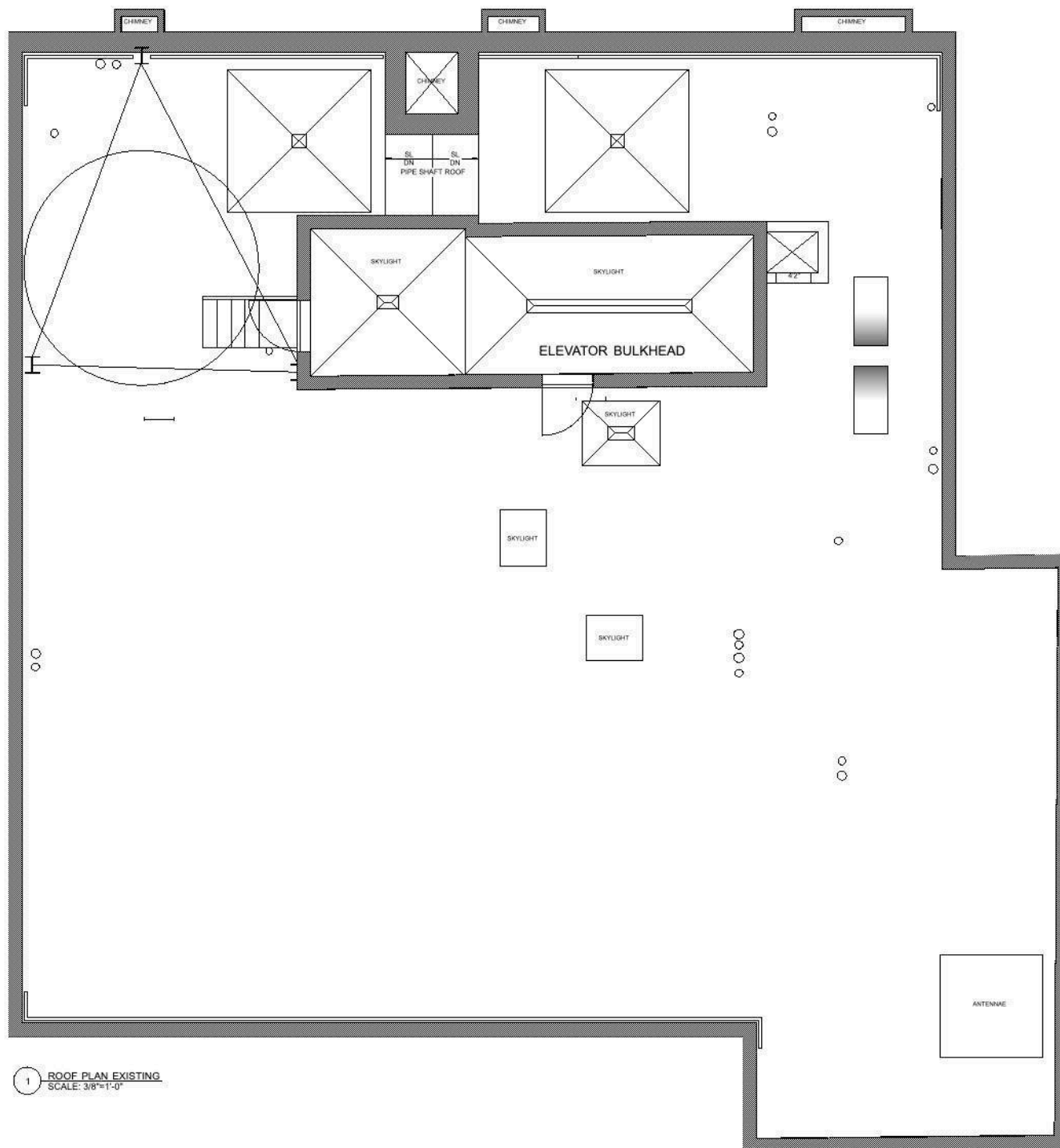


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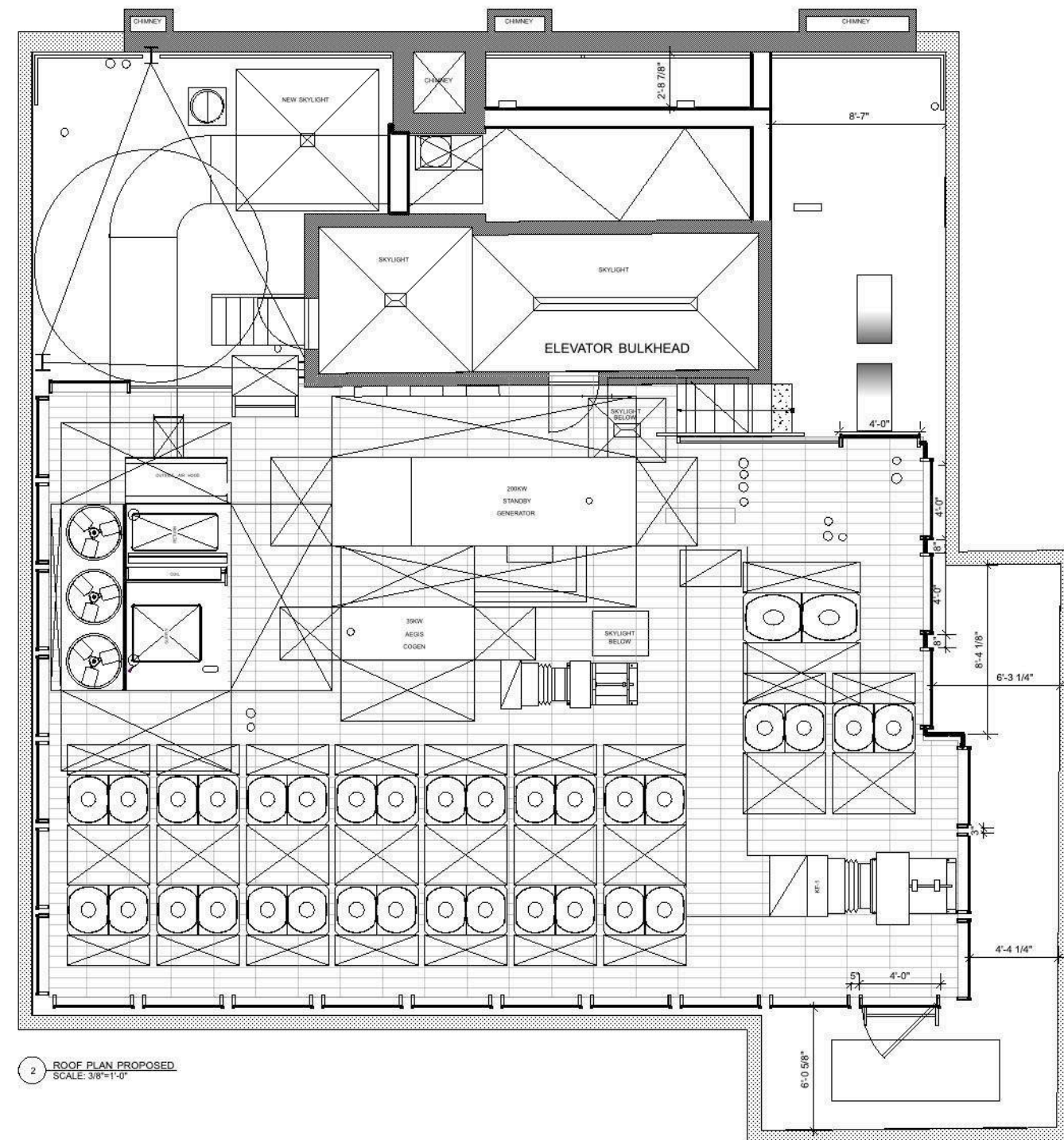
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BLOCK No:	LOT No:	MAP:	ZONE:
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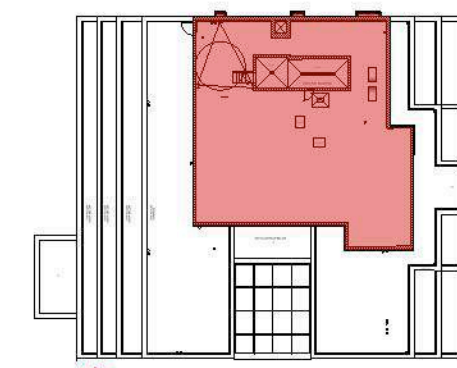
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1 ROOF PLAN EXISTING  
SCALE: 3/8"=1'-0"



2 ROOF PLAN PROPOSED  
SCALE: 3/8"=1'-0"



3 KEY PLAN  
1/16"=1'-0"





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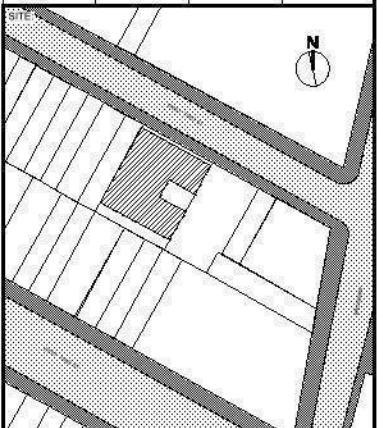
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BUILDING CLASSIFICATION: O4 No. OF STORIES: 17

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