# 61 W 70th Street

## New York, NY 10023

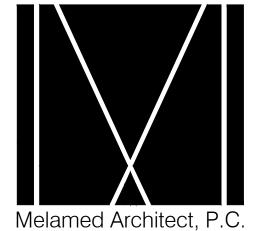
SET OF 20 DRAWINGS

COMMUNITY BOARD #7
DECEMBER 8<sup>th</sup>, 2022

FULL BOARD VOTE JANUARY 3<sup>rd</sup>, 2023

LANDMARKS REVIEW JANUARY 24<sup>th</sup>, 2023

Yossi Melamed, RA AIA
Melamed Architect, P.C.
153 West 27th Street
3rd Floor, Suite 303
New York, NY 10001
Tel: 212-203-5053
yosef@melamedarchitect.com
www.melamedarchitect.com



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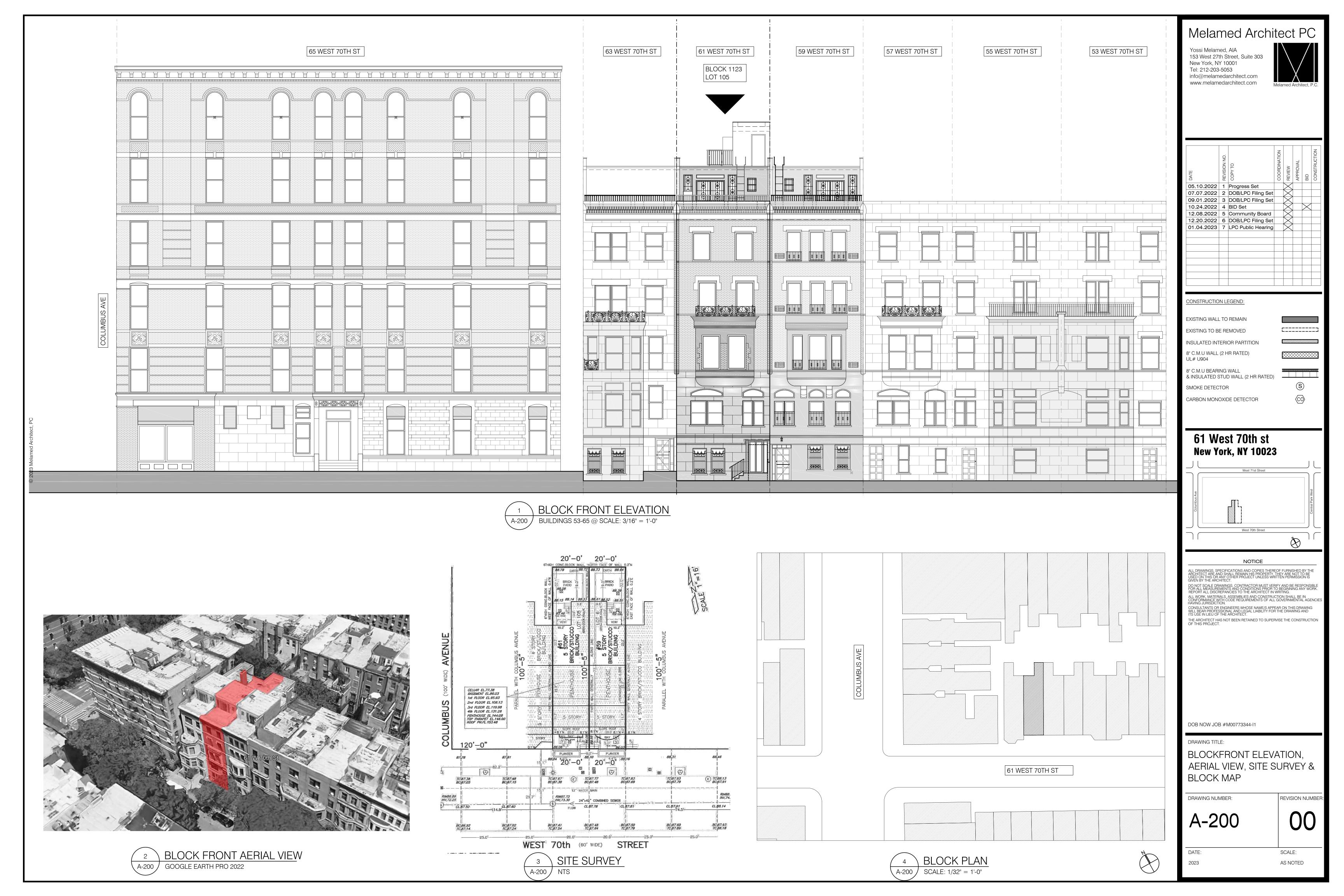
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FRONT YARD ELEVATION 1



FRONT YARD GRATING A-202 SCOPE 1



FRONT YARD ELEVATION 2



ENTRY DOOR 6 ENTRY
A-202 SCOPE 1



FRONT YARD ELEVATION 3



AREAWAY \ A-202 \ SCOPE 1



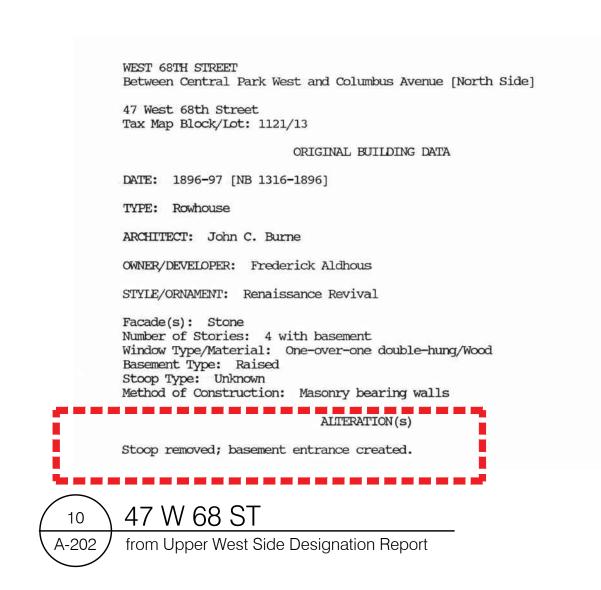
FRONT YARD ELEVATION 4 A-202



PLANTER A-202 SCOPE 1













12 \ 47 W 68 ST A-202 / close up



ENTRY DOORS OF 63 AND 61 W 70TH ST A-202 / THESE BUILDINGS ARE PART OF THE SAME ROW

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DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
05.10.2022	1	Progress Set		$\geq$			
07.07.2022	2	DOB/LPC Filing Set		$\geq$			
09.01.2022	3	DOB/LPC Filing Set		$\geq$			
10.24.2022	4	BID Set		$\geq$		$\times$	
12.08.2022	5	Community Board		$\times$			
12.20.2022	6	DOB/LPC Filing Set		$\times$			
CONSTRUCTIO	N LE	EGEND:					

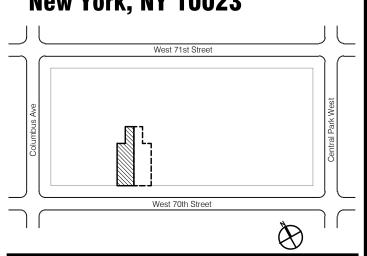
EXISTING WALL TO REMAIN EXISTING TO BE REMOVED INSULATED INTERIOR PARTITION

8" C.M.U WALL (2 HR RATED) UL# U904

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED) SMOKE DETECTOR

 $\langle co \rangle$ CARBON MONOXIDE DETECTOR

## 61 West 70th st New York, NY 10023



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DOB NOW JOB #M00773344-I1

DRAWING TITLE: PHOTOS OF THE FRONT **AREAWAY** 

DRAWING NUMBER:

2023

REVISION NUMBER: 00 A-202

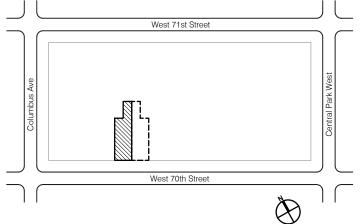
SCALE:





DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
05.10.2022	1	Progress Set		$>\!\!<$			
07.07.2022	2	DOB/LPC Filing Set		$\times$			
09.01.2022	З	DOB/LPC Filing Set		$\times$			
10.24.2022	4	BID Set		$\times$		$\times$	
12.08.2022	5	Community Board		$\geq$			
12.20.2022	6	DOB/LPC Filing Set		$\geq$			

(CO)



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REVISION NUMBER

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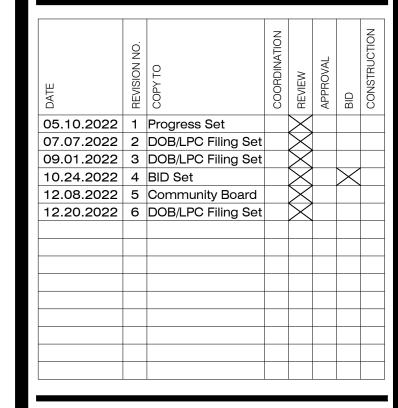
EXTERIOR LANTERN BY HAMPTON BAY COLOR: BLACK SIZE: 14"H X 6"W

> ENLARGED PROPOSED FRONT (SOUTH) ELEVATION A-204 / SCALE: 1/2" = 1'-0"

## Melamed Architect PC

Yossi Melamed, AIA 153 West 27th Street, Suite 303 Tel: 212-203-5053 info@melamedarchitect.com www.melamedarchitect.com





#### CONSTRUCTION LEGEND:

**EXISTING WALL TO REMAIN** 

EXISTING TO BE REMOVED

**INSULATED INTERIOR PARTITION** 

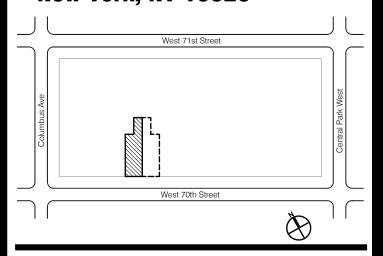
8" C.M.U WALL (2 HR RATED)

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

#### 61 West 70th st New York, NY 10023



#### NOTICE

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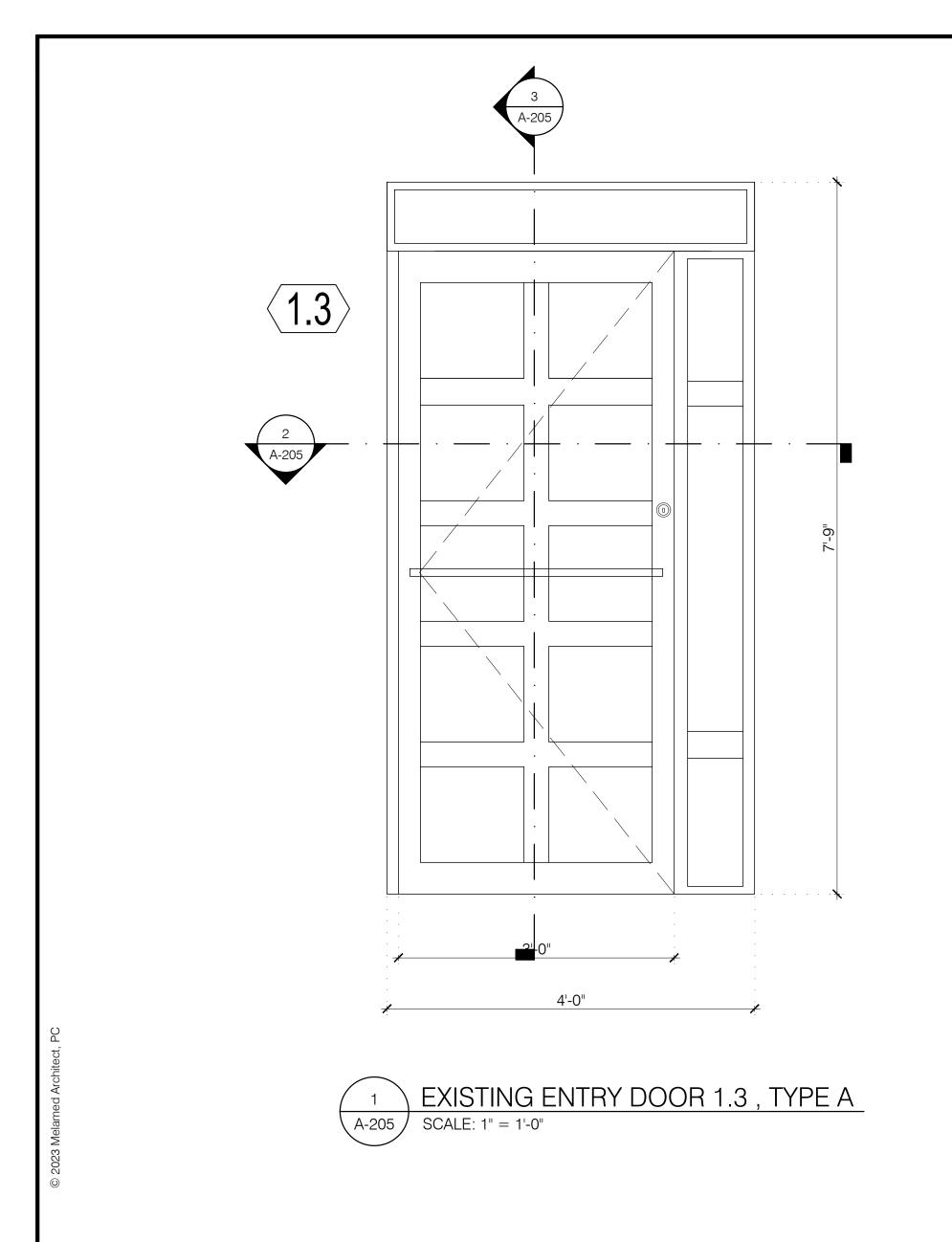
DOB NOW JOB #M00773344-I1

DRAWING TITLE:

ENLARGED PROPOSED FRONT SOUTH ELEVATION

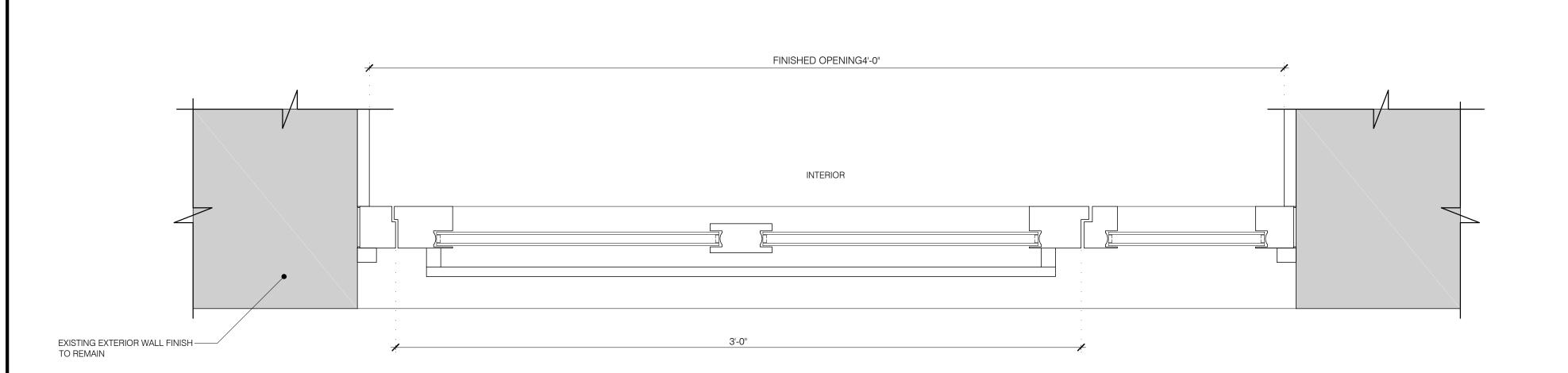
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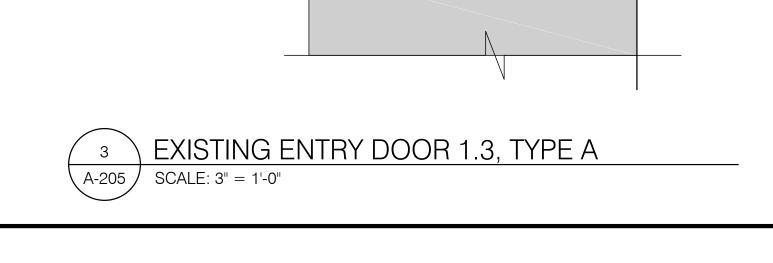
REVISION NUMBER 00 A-204





4 EXISTING NON-HISTORIC ENTRY DOOR
A-205 NTS





EXISTING EXTERIOR WALL FINISH-TO REMAIN

EXISTING FIXED TRANSOM —

EXISTING 2 OVER 5 ALUMINUM — ENTRY DOOR



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EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

INSULATED INTERIOR PARTITION

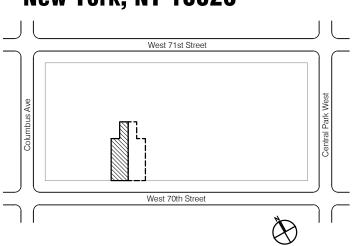
8" C.M.U WALL (2 HR RATED) UL# U904

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

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DOB NOW JOB #M00773344-I1

DRAWING TITLE:
EXISTING ENTRY DOOR 1.3
TYPE A (NON-HISTORIC) AT
PRIMARY FACADE

DRAWING NUMBER:

2023

A-205

00

REVISION NUMBER

SCALE: AS NOTED

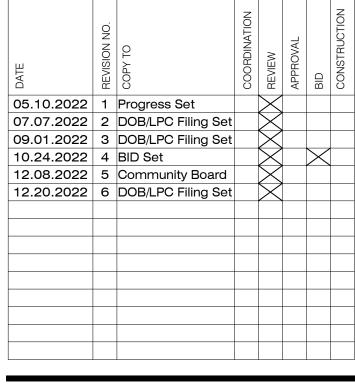
2 EXISTING ENTRY DOOR 1.3, TYPE A

A-205 SCALE: 3" = 1'-0"



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CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

INSULATED INTERIOR PARTITION

8" C.M.U WALL (2 HR RATED)

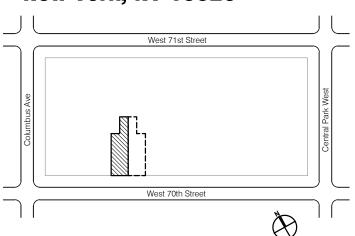
UL# U904

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

#### 61 West 70th st New York, NY 10023



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DOB NOW JOB #M00773344-I1

DRAWING TITLE: PROPOSED ENTRY DOOR 1.3 TYPE S AT PRIMARY FACADE

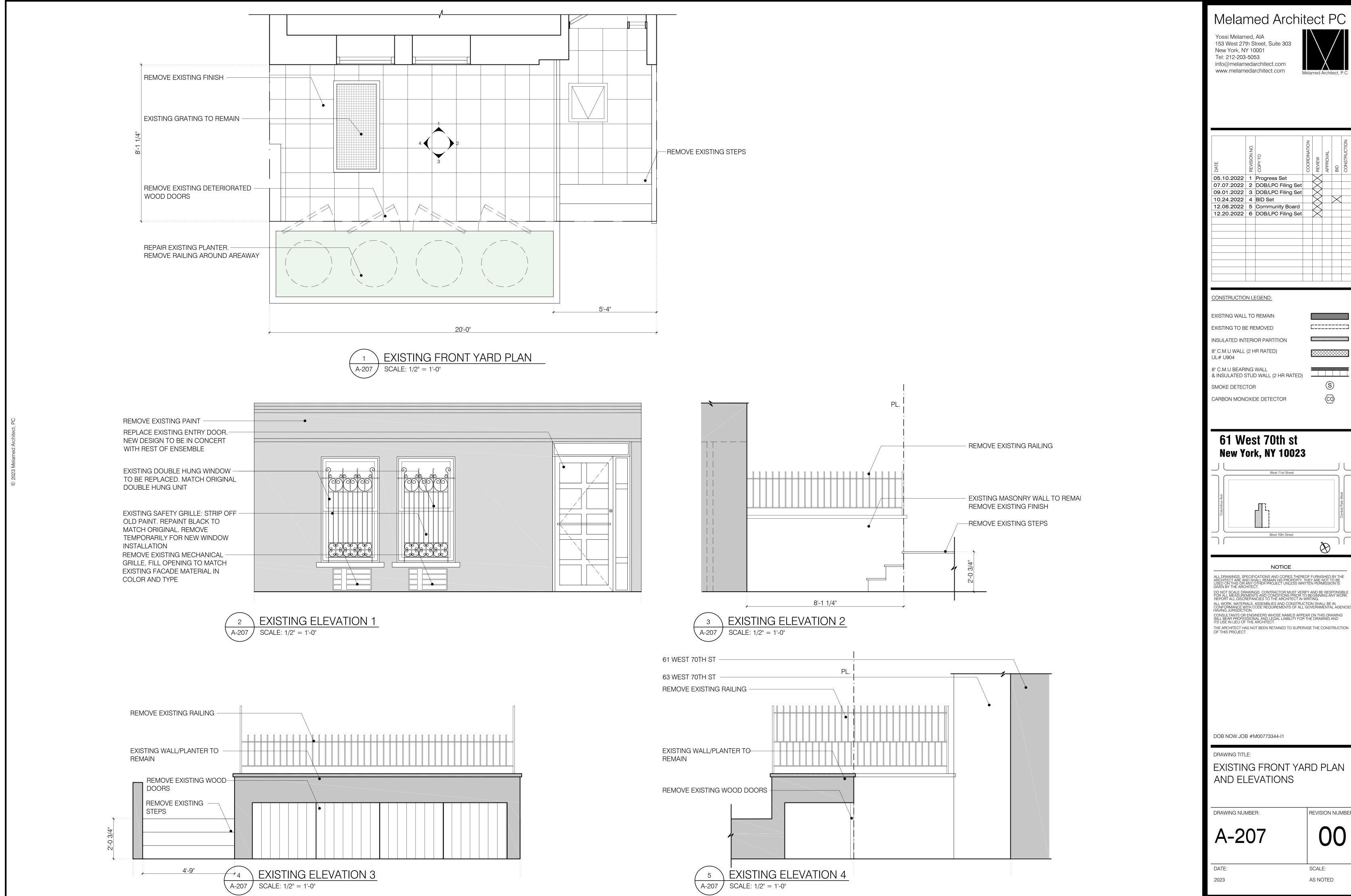
DRAWING NUMBER:

A-206

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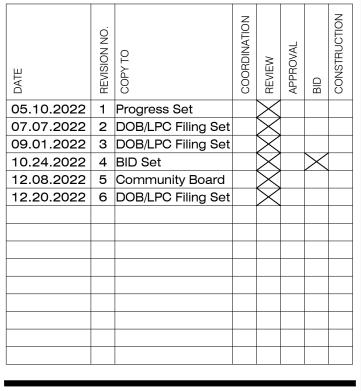
SCALE: AS NOTED

REVISION NUMBER



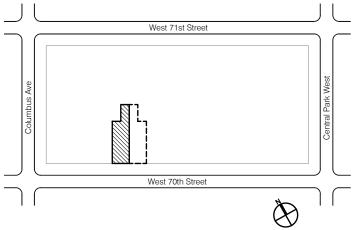
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CARBON MONOXIDE DETECTOR

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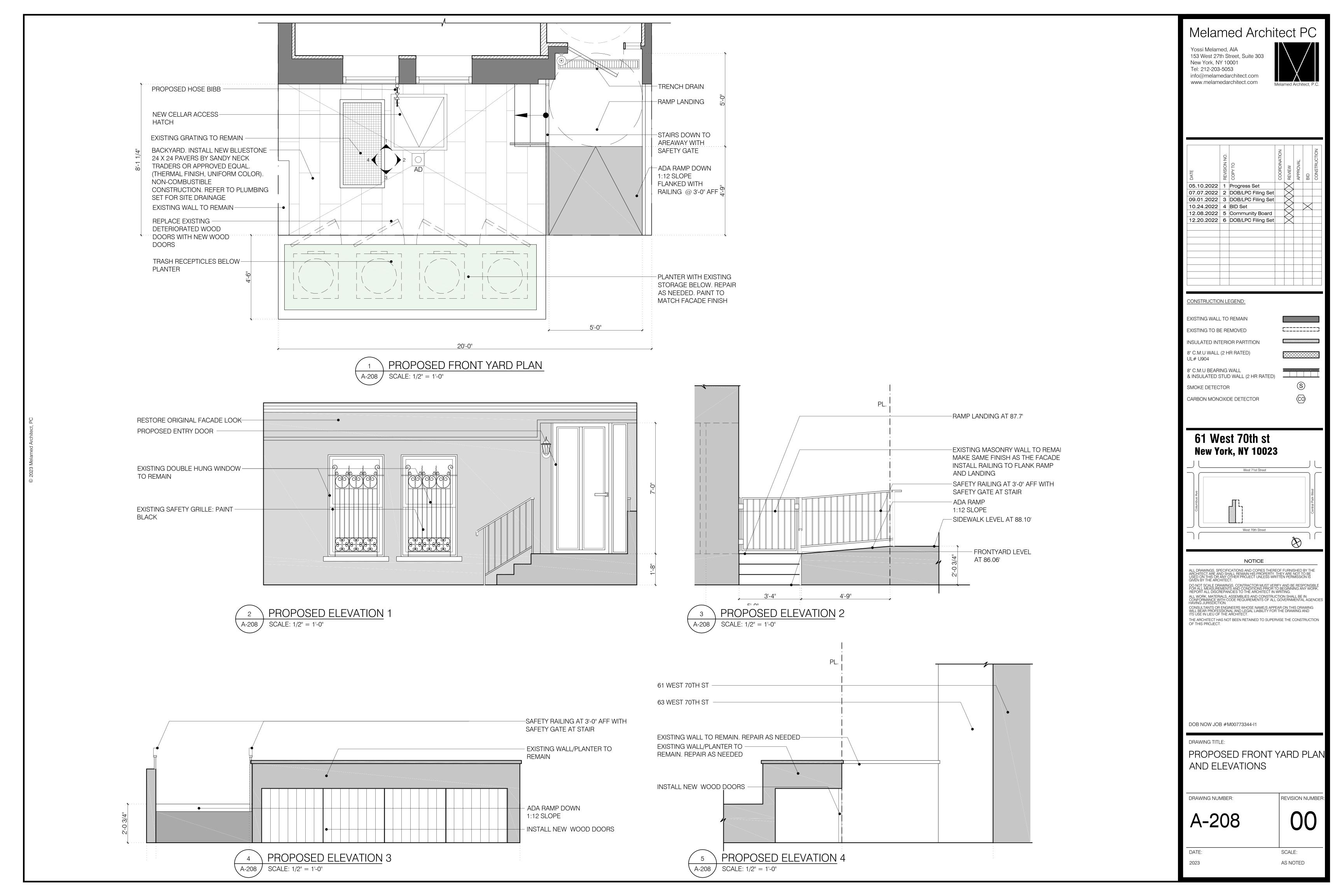
DOB NOW JOB #M00773344-I1

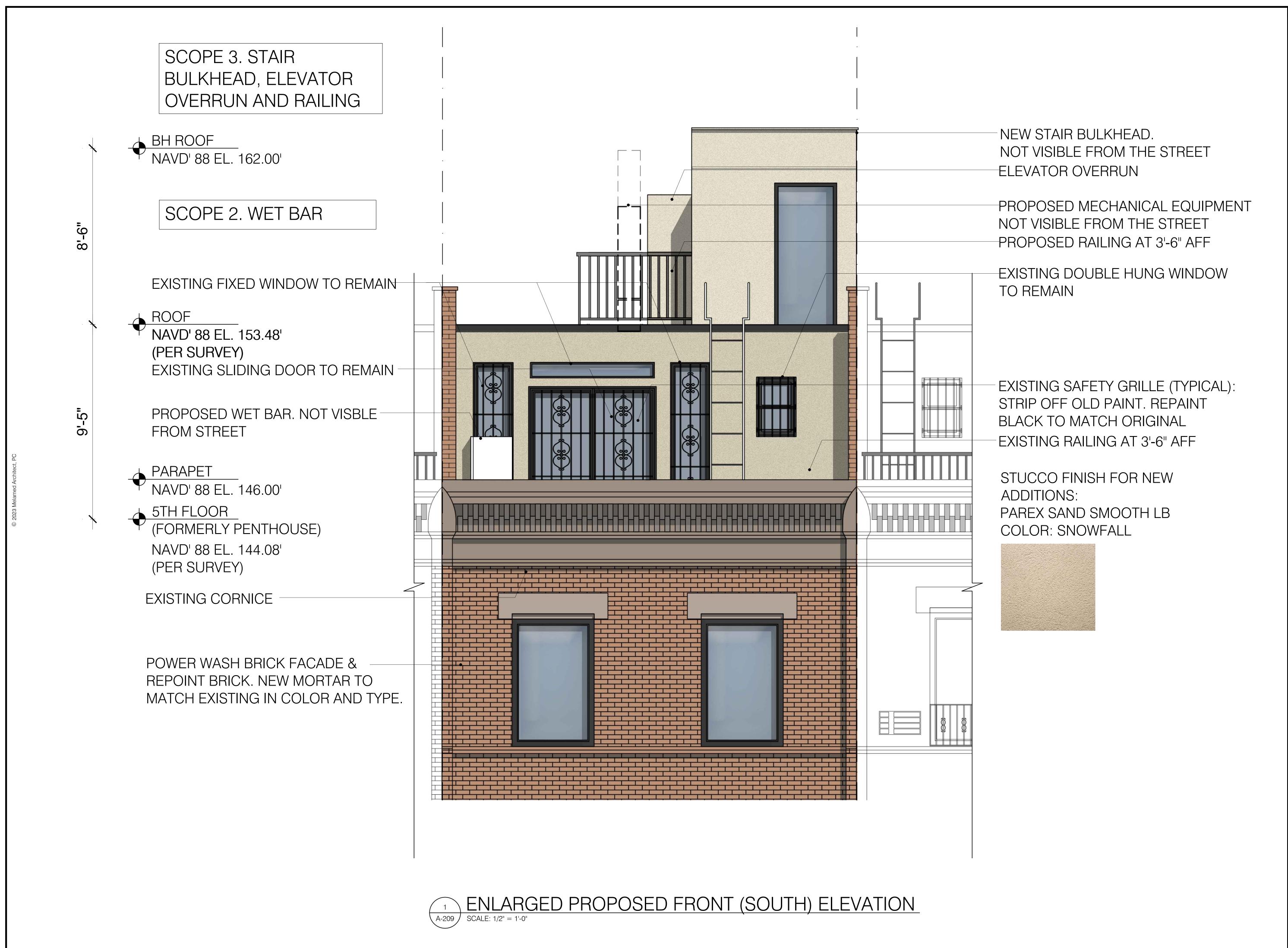
EXISTING FRONT YARD PLAN AND ELEVATIONS

00

SCALE: AS NOTED

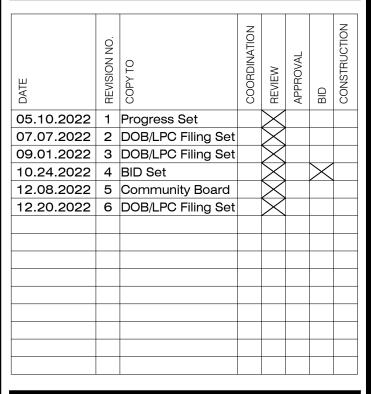
REVISION NUMBER





Yossi Melamed, AIA
153 West 27th Street, Suite 30
New York, NY 10001
Tel: 212-203-5053
info@melamedarchitect.com
www.melamedarchitect.com

Melamed Architect, P.



CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

INSULATED INTERIOR PAR

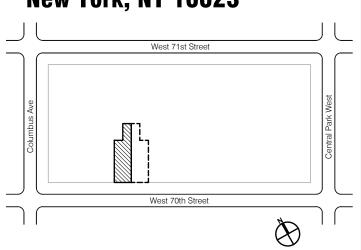
8" C.M.U WALL (2 HR RATED)

8" C.M.U BEARING WALL
& INSULATED STUD WALL (2 HR RATED)

& INSULATED STUD WALL (2 HR RA

CARBON MONOXIDE DETECTOR

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DOB NOW JOB #M00773344-I

DRAWING TITLE:

ENLARGED PROPOSED FRONT SOUTH ELEVATION

DRAWING NUMBER:

A-209

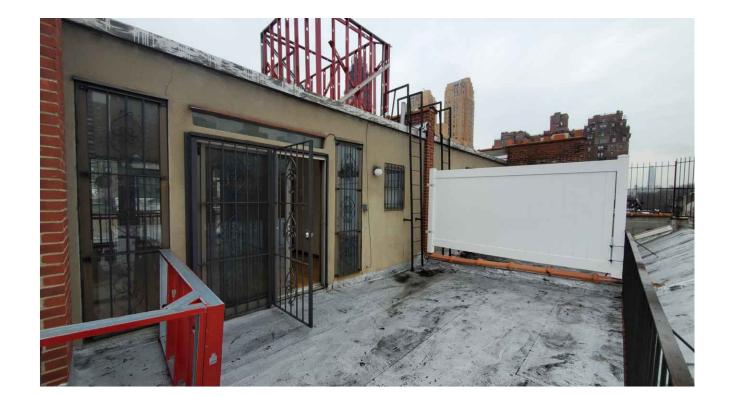
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AS NOTED

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PENTHOUSE PRIMARY FACADE A-210 SCOPE 2

PENTHOUSE PRIMARY FACADE A-210 | SCOPE 2















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(CO)

05.10.2022 1 Progress Set 07.07.2022 2 DOB/LPC Filing Set 09.01.2022 3 DOB/LPC Filing Set 10.24.2022 4 BID Set 12.08.2022 5 Community Board 12.20.2022 6 DOB/LPC Filing Set	DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
09.01.2022 3 DOB/LPC Filing Set 10.24.2022 4 BID Set 12.08.2022 5 Community Board	05.10.2022	1	Progress Set		$\times$			
10.24.2022 4 BID Set 12.08.2022 5 Community Board	07.07.2022	2	DOB/LPC Filing Set		X			
12.08.2022 5 Community Board	09.01.2022	3	DOB/LPC Filing Set		$\times$			
	10.24.2022	4	BID Set		X		$\times$	
12.20.2022 6 DOB/LPC Filing Set	12.08.2022	5	Community Board		$\boxtimes$			
	12.20.2022	6	DOB/LPC Filing Set		$\times$			

CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

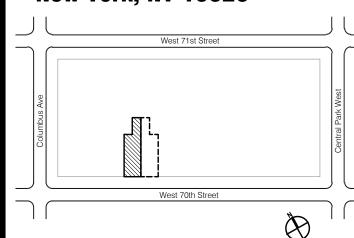
8" C.M.U WALL (2 HR RATED) UL# U904

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SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

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DOB NOW JOB #M00773344-I1

DRAWING TITLE:

PHOTOS ORGANIZED OF EXISTING PENTHOUSE

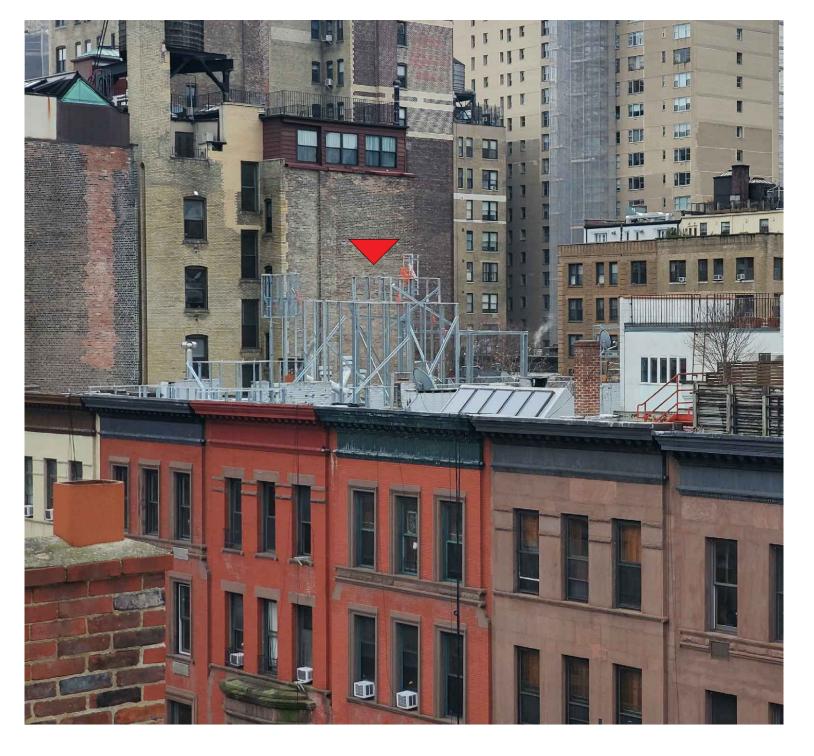
DRAWING NUMBER:

A-210

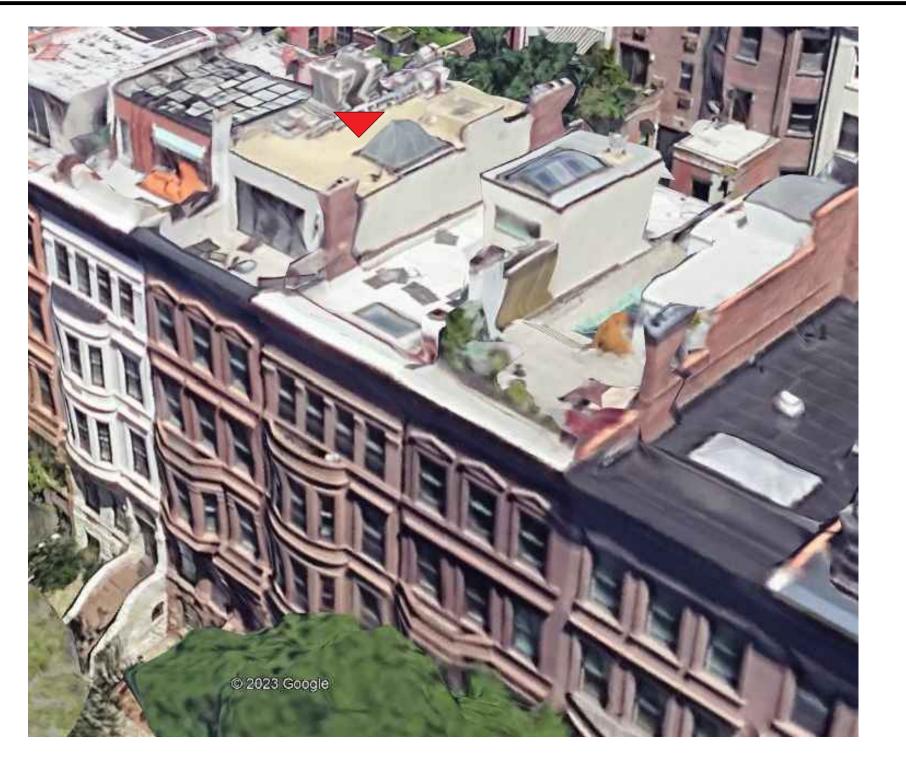
REVISION NUMBER:

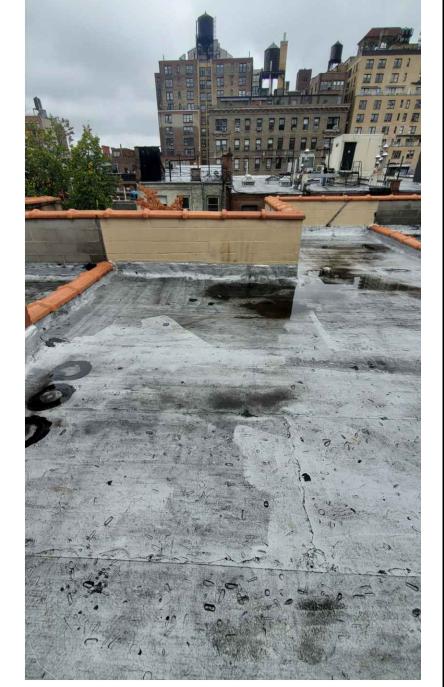
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2023



















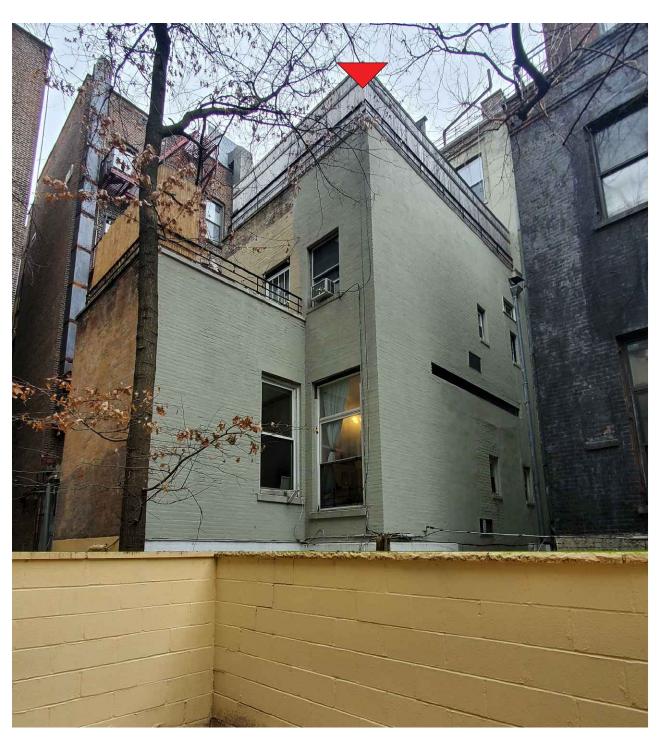








7 63 W 70 ST REAR FACADE



62 W 71 ST REAR FACADE THOROCOAT ADDRESS IS ESTIMATED FROM GOOGLE MAPS

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10.24.2022	4	BID Set		$\times$		X	
12.08.2022	5	Community Board		$\times$			
12.20.2022	6	DOB/LPC Filing Set		$\times$			

CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED INSULATED INTERIOR PARTITION

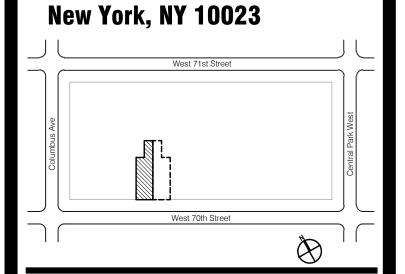
8" C.M.U WALL (2 HR RATED)

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR





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DRAWING TITLE:

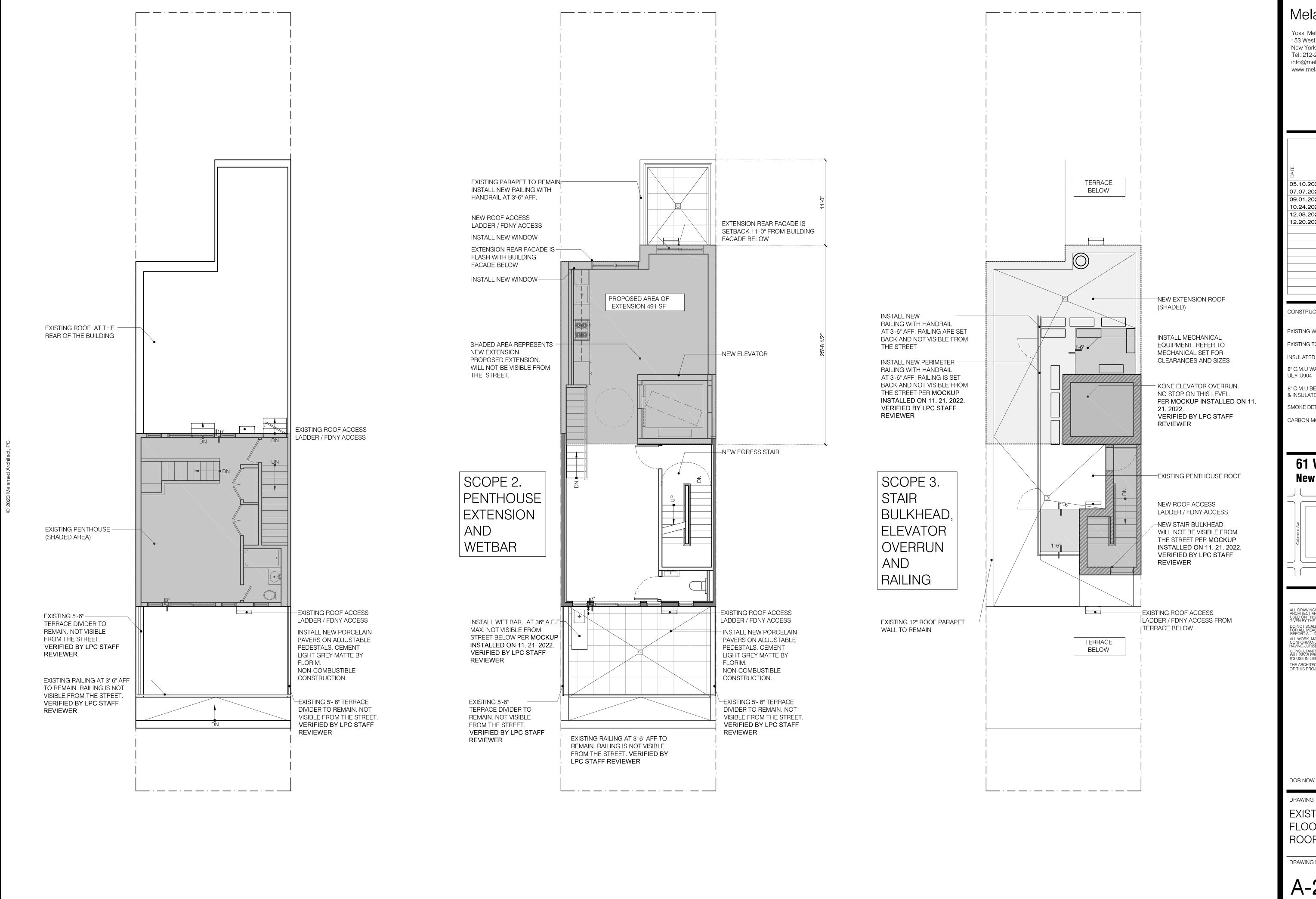
PHOTOS ORGANIZED BY 3 MAIN SCOPE AREAS

DRAWING NUMBER:

A-211

REVISION NUMBER

00



**ROOF PLAN** SCALE: 3/16" = 1'-0" Melamed Architect PC

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05.10.2022 | 1 | Progress Set 07.07.2022 2 DOB/LPC Filing Set 09.01.2022 3 DOB/LPC Filing Set 10.24.2022 4 BID Set 12.08.2022 5 Community Board 12.20.2022 6 DOB/LPC Filing Set

**CONSTRUCTION LEGEND:** 

**EXISTING WALL TO REMAIN** 

EXISTING TO BE REMOVED

INSULATED INTERIOR PARTITION

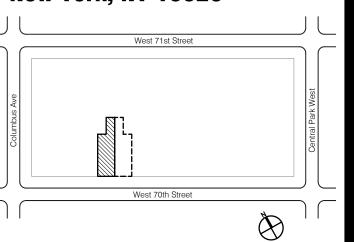
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CARBON MONOXIDE DETECTOR

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DOB NOW JOB #M00773344-I1

DRAWING TITLE:

DATE:

2023

EXISTING AND PROPOSED 5TH FLOOR PLANS, PROPOSED **ROOF PLAN** 

DRAWING NUMBER:

REVISION NUMBER 00

A-212

SCALE: AS NOTED

PENTHOUSE EXISTING PLAN

SCALE: 3/16" = 1'-0"

A-212



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12.08.2022	5	Community Board		$\geq$			
12.20.2022	6	DOB/LPC Filing Set		$\geq$			

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EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

INSULATED INTERIOR PARTITION

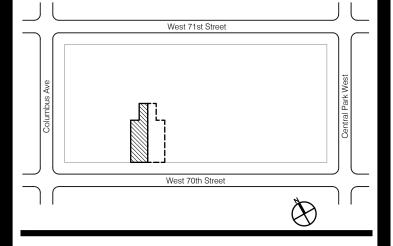
8" C.M.U WALL (2 HR RATED)

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DOB NOW JOB #M00773344-I1

DRAWING TITLE:

PROPOSED REAR NORTH **ELEVATION** 

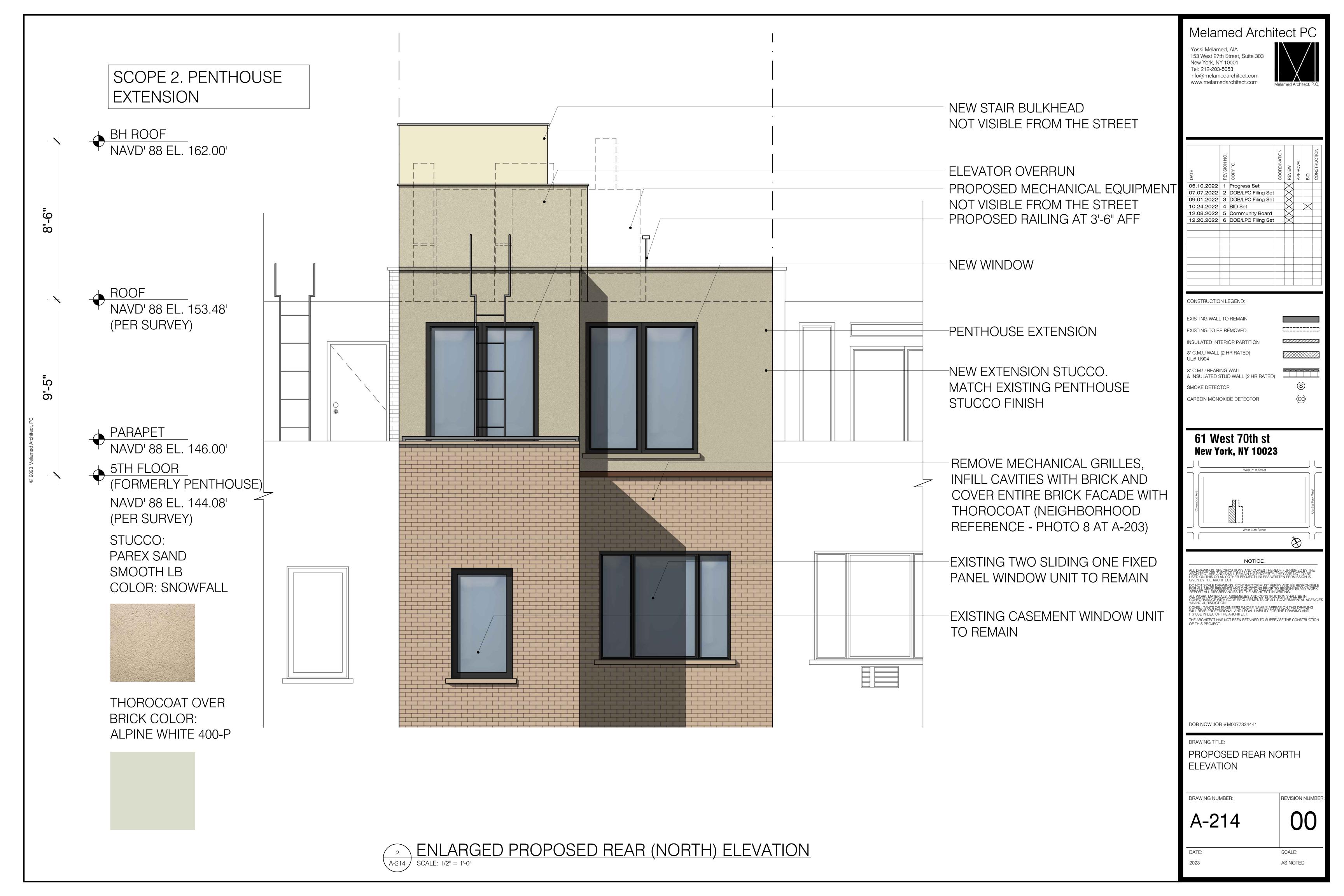
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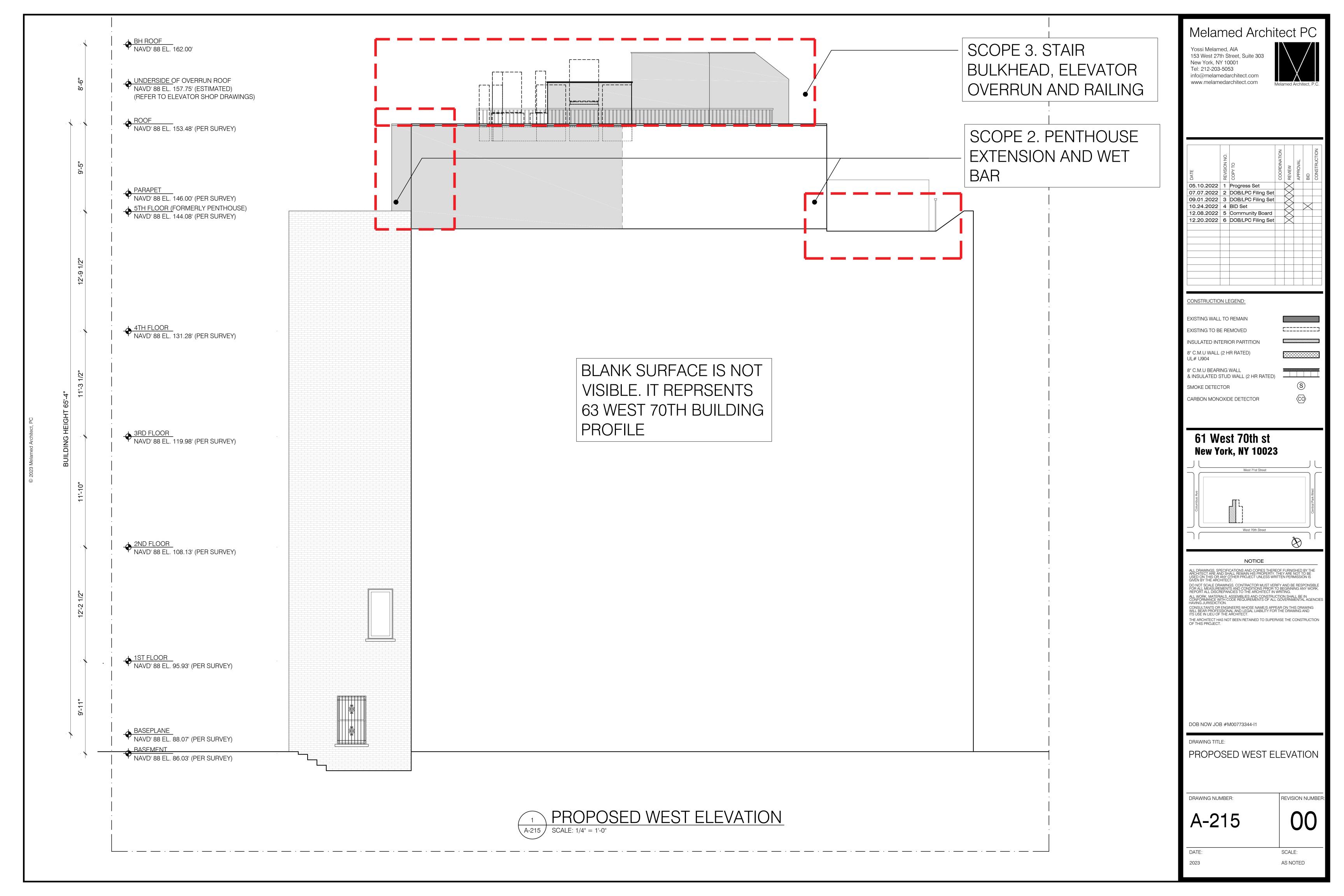
REVISION NUMBER

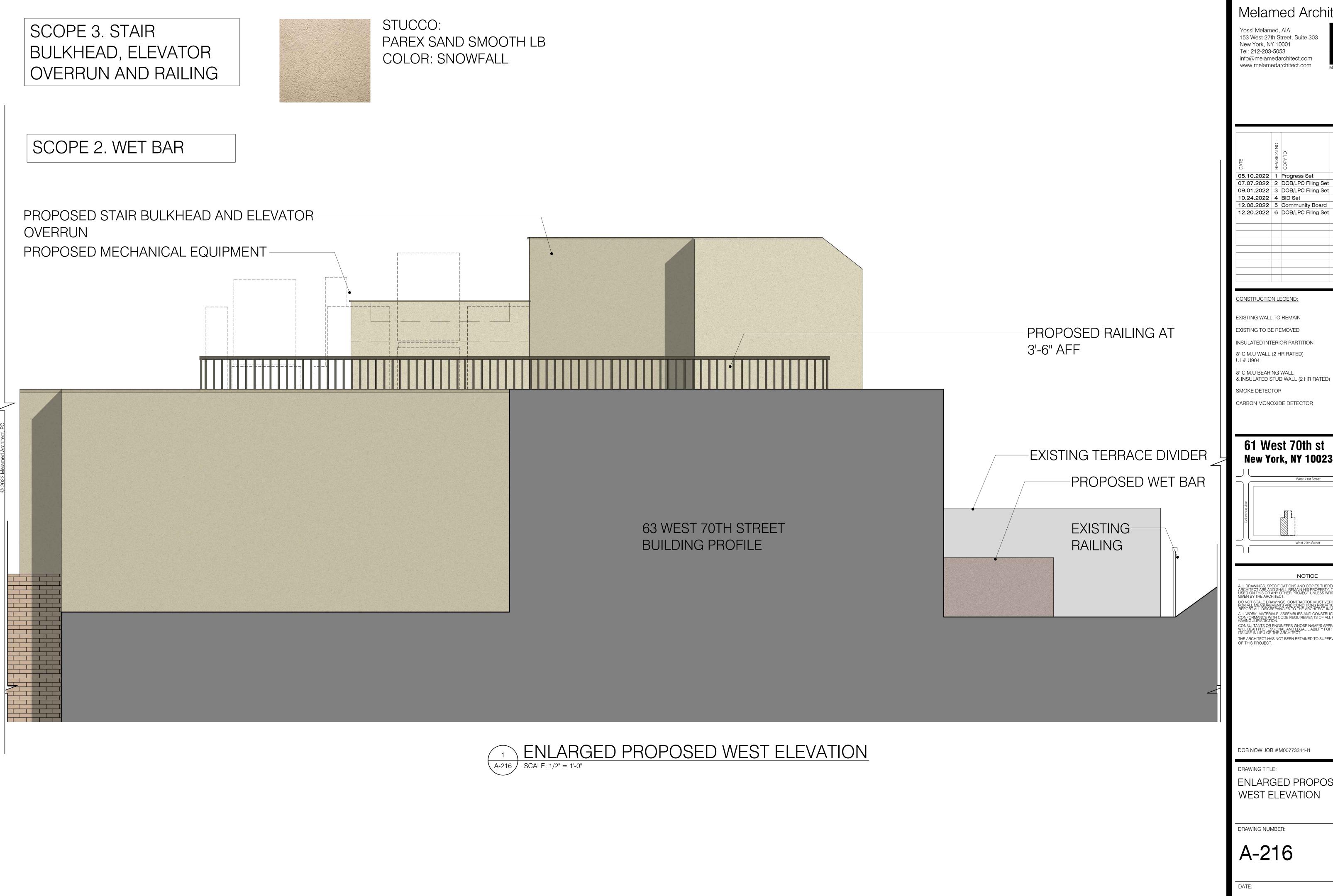
A-213

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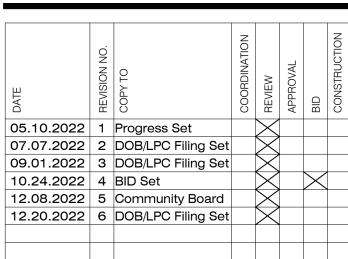
2023







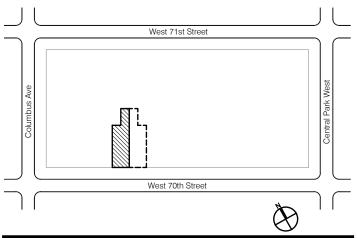
Yossi Melamed, AIA 153 West 27th Street, Suite 303 New York, NY 10001 info@melamedarchitect.com



EXISTING WALL TO REMAIN

CARBON MONOXIDE DETECTOR

#### 61 West 70th st New York, NY 10023

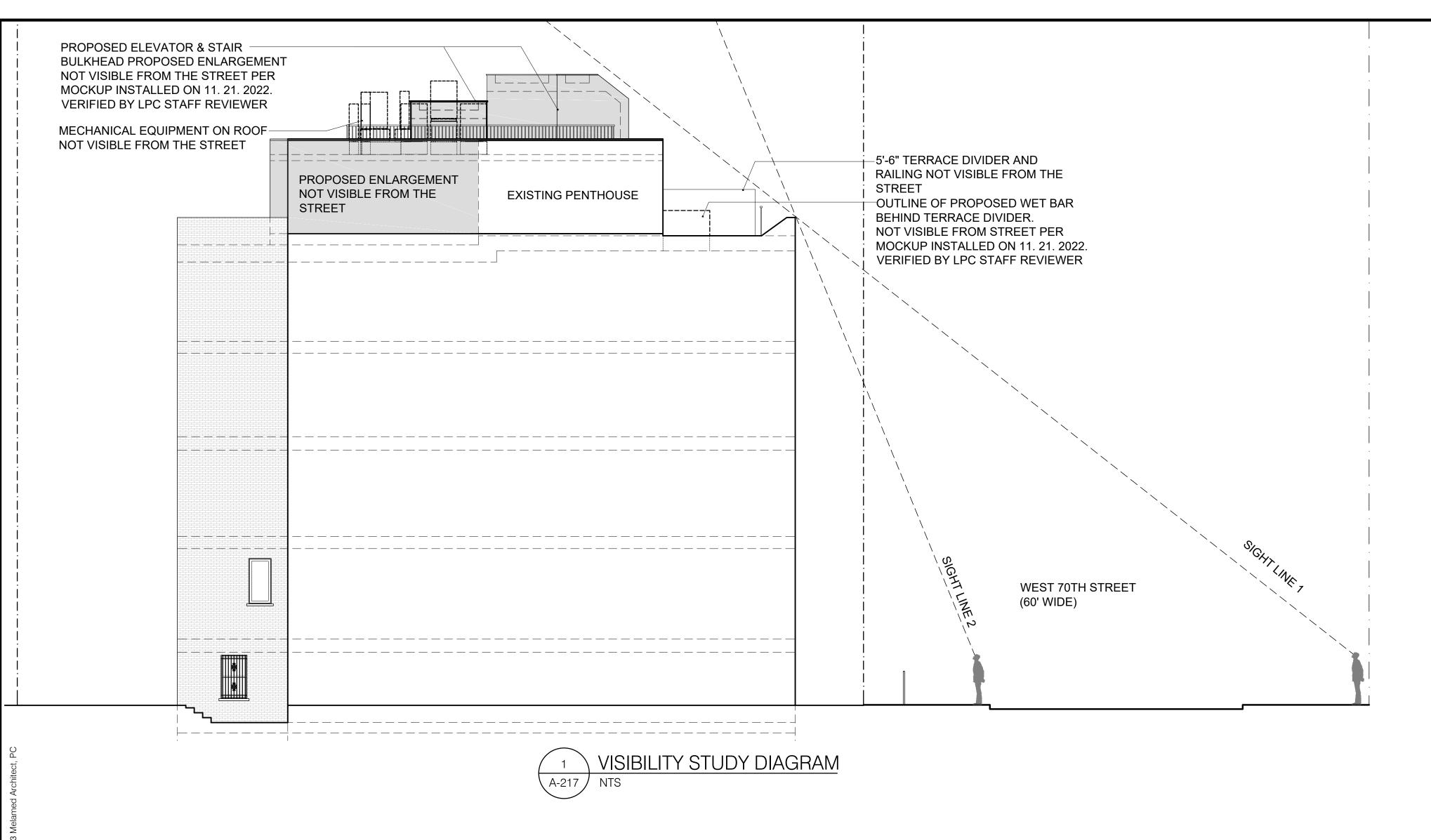


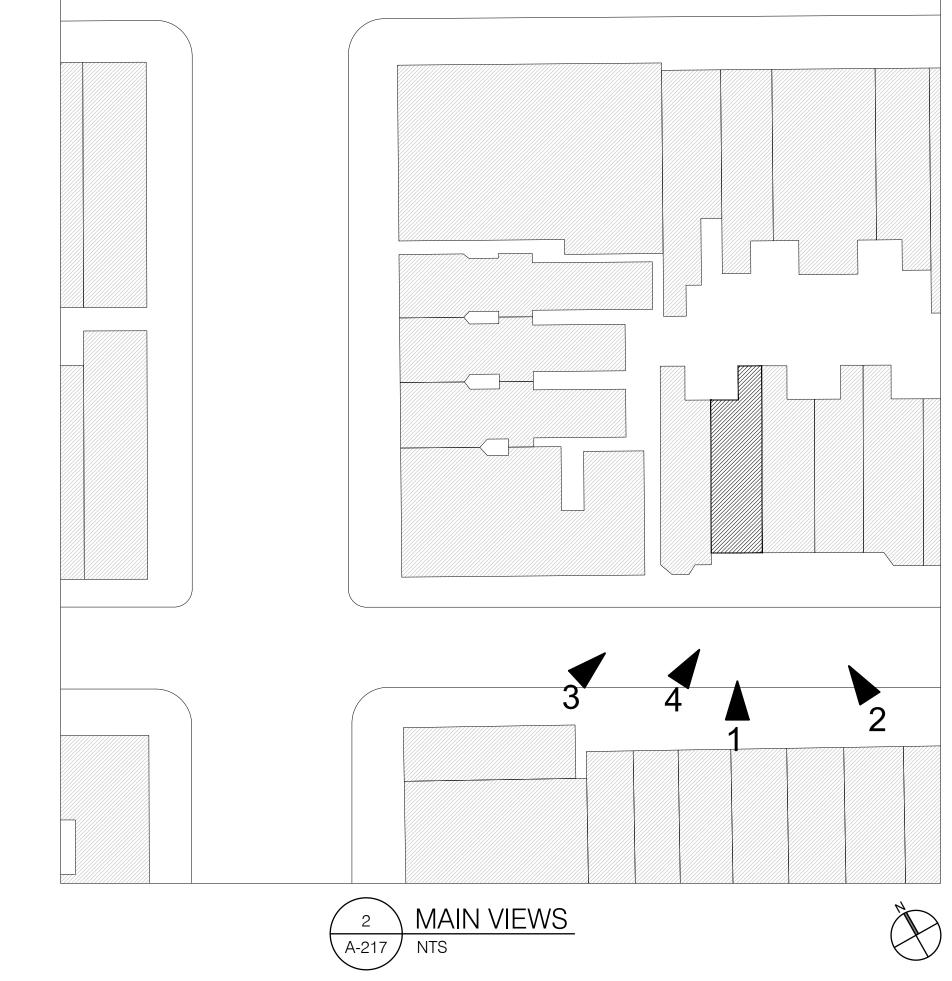
THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OF THIS PROJECT.

DOB NOW JOB #M00773344-I1

**ENLARGED PROPOSED** WEST ELEVATION

> REVISION NUMBER 00

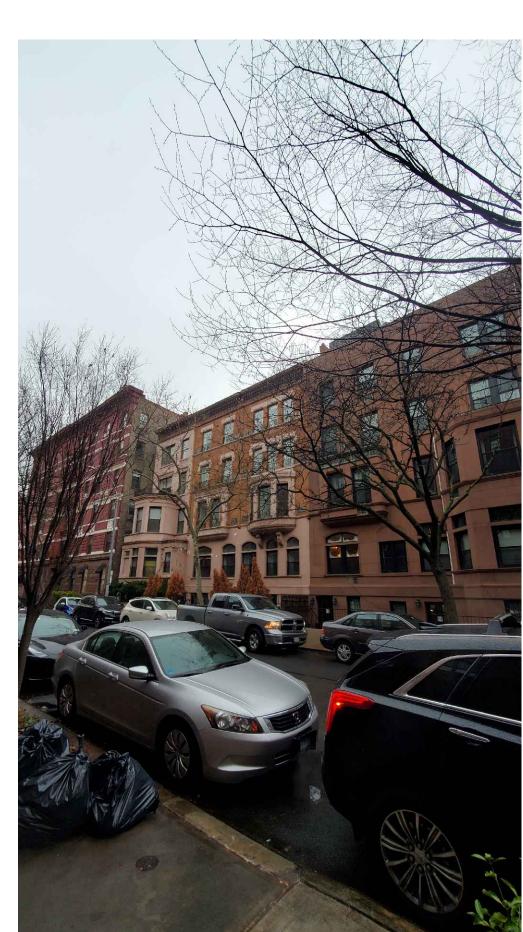




EXISTING TERRACE DIVIDERS AND RAILING ARE NOT VISIBLE FROM THE STREET BELOW. THESE PHOTOS WERE TAKEN WHEN MOCK-UP WAS ON









THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OF THIS PROJECT.

DOB NOW JOB #M00773344-I1

DRAWING TITLE:

SIGHT LINE DIAGRAM AND FOUR MAIN VIEWS OF THE FRONT FACADE

Melamed Architect PC

Yossi Melamed, AIA

New York, NY 10001 Tel: 212-203-5053

153 West 27th Street, Suite 303

info@melamedarchitect.com www.melamedarchitect.com

05.10.2022 1 Progress Set 07.07.2022 2 DOB/LPC Filing Set 09.01.2022 3 DOB/LPC Filing Set

12.08.2022 5 Community Board 12.20.2022 6 DOB/LPC Filing Set

10.24.2022 4 BID Set

CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

8" C.M.U WALL (2 HR RATED)

UL# U904

SMOKE DETECTOR

INSULATED INTERIOR PARTITION

CARBON MONOXIDE DETECTOR

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

61 West 70th st

New York, NY 10023

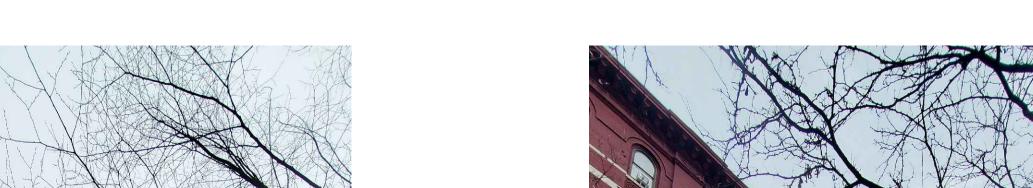
NOTICE

DRAWING NUMBER:

00 A-217

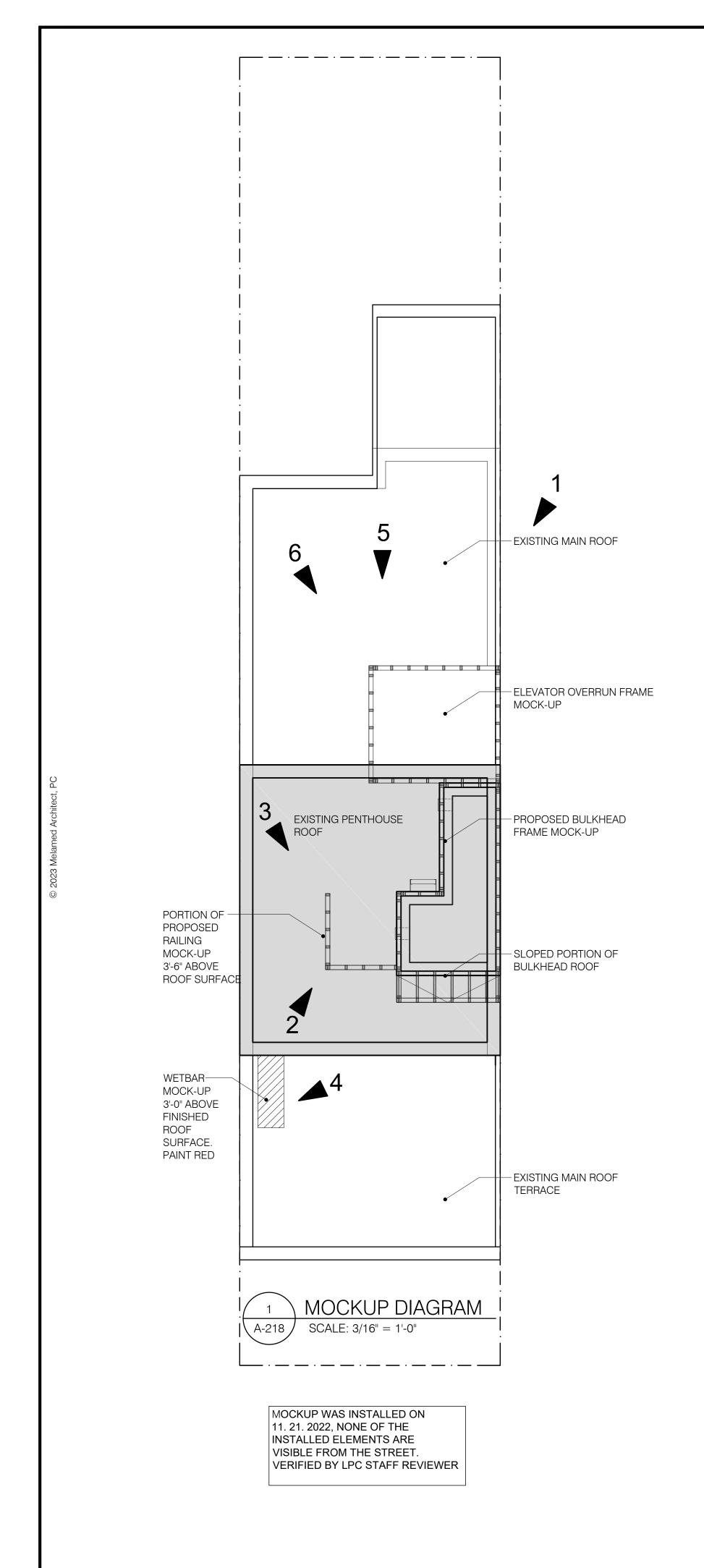
SCALE: AS NOTED

REVISION NUMBER



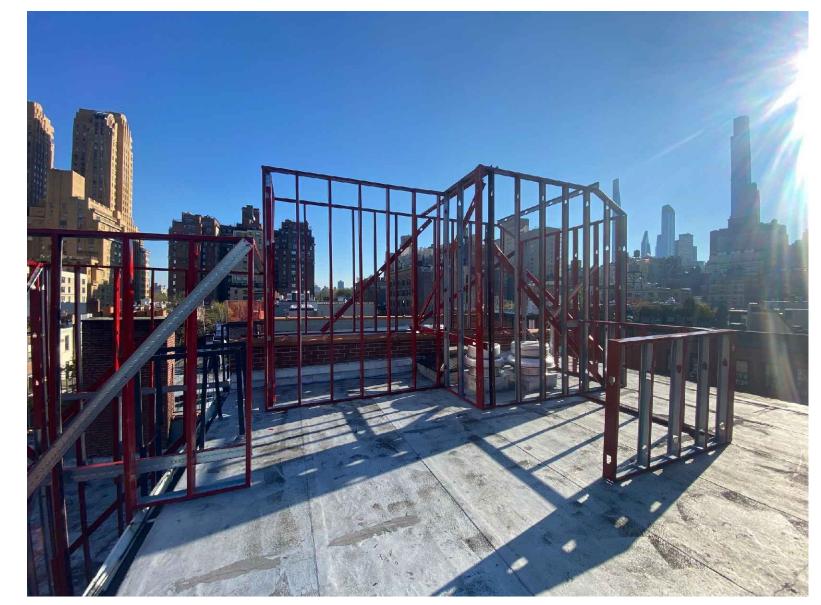
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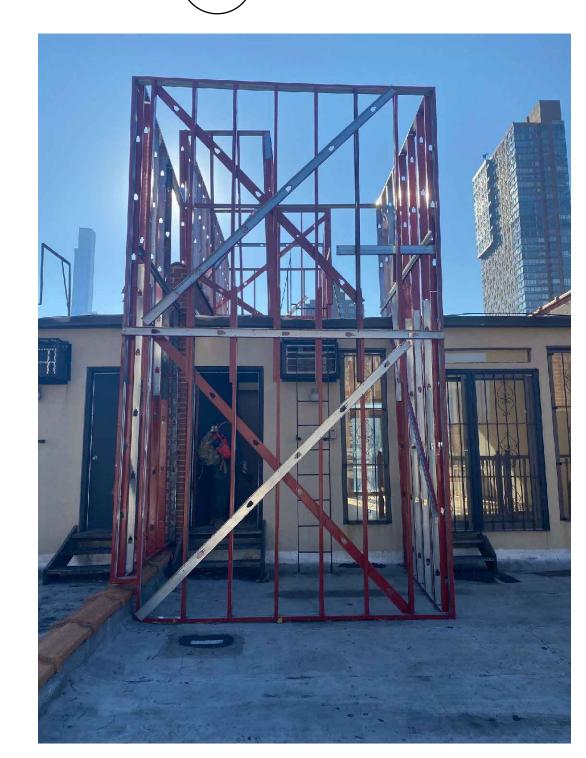


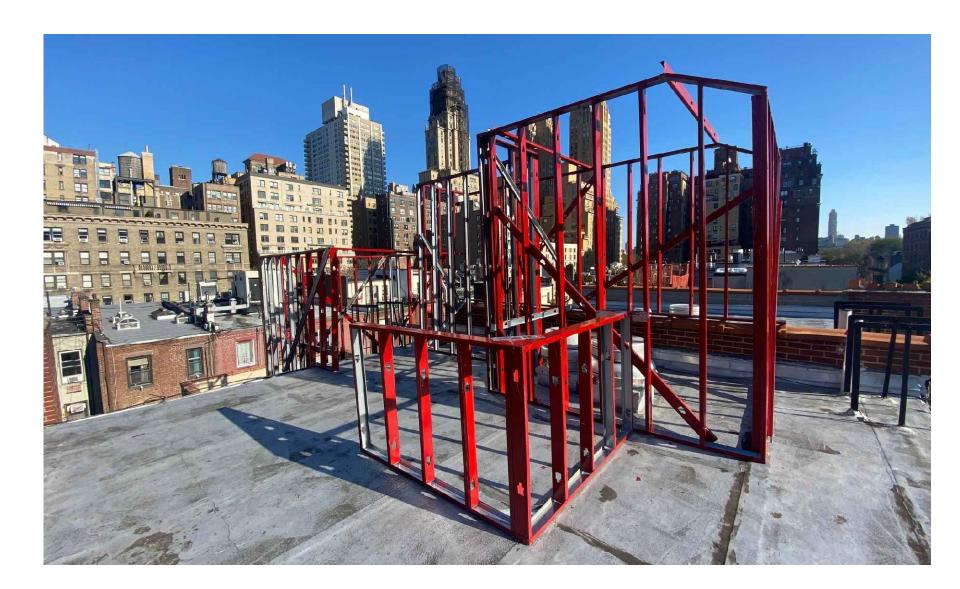


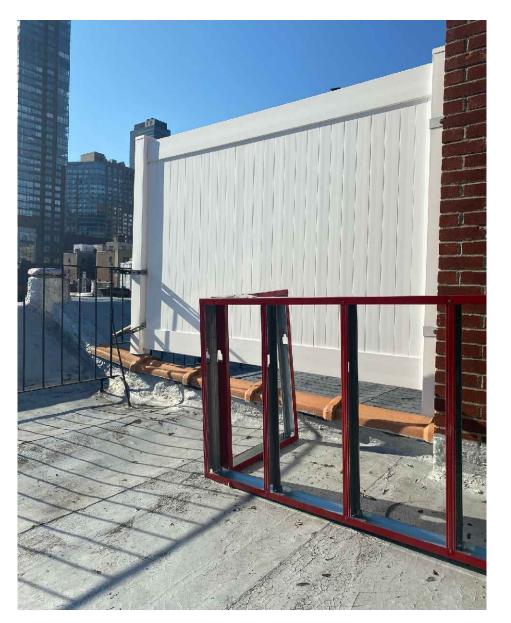
2 VIEW 1 A-218 / NTS



4 VIEW 3 A-218 NTS







A-218 NTS



Yossi Melamed, AIA 153 West 27th Street, Suite 303 New York, NY 10001 Tel: 212-203-5053 info@melamedarchitect.com www.melamedarchitect.com



DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
05.10.2022	1	Progress Set		$\times$			
07.07.2022	2	DOB/LPC Filing Set		$\times$			
09.01.2022	3	DOB/LPC Filing Set		$\times$			
10.24.2022	4	BID Set		$\geq$		$\geq$	
12.08.2022	5	Community Board		$\geq$			
12.20.2022	6	DOB/LPC Filing Set		$\geq$			

#### CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

INSULATED INTERIOR PARTITION

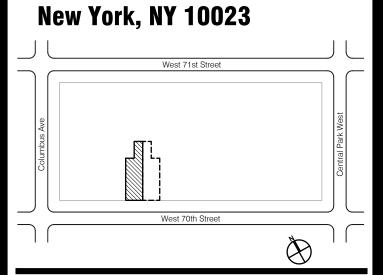
8" C.M.U WALL (2 HR RATED)

8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

## 61 West 70th st



#### NOTICE

GIVEN BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY AND BE RESPONSIBLE FOR ALL MEASUREMENTS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT IN WRITING.

ALL WORK, MATERIALS, ASSEMBLIES AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CODE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

CONSULTANTS OR ENGINEERS WHOSE NAME/S APPEAR ON THIS DRAWING WILL BEAR PROFESSIONAL AND LEGAL LIABILITY FOR THE DRAWING AND ITS USE IN LIEU OF THE ARCHITECT. THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OF THIS PROJECT.

DOB NOW JOB #M00773344-I1

DRAWING TITLE:

MOCK-UP DIAGRAM AND PHOTOS OF INSTALLED MOCK-UP

DRAWING NUMBER:

2023

A-218

REVISION NUMBER:

00

SCALE: