

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

154 WEST 73RD STREET

JULY 25, 2023

REAR YARD ADDITION AND ROOFTOP RENOVATION

SCOPE OF WORK:

-EXTERIOR WORK: REMOVAL OF EXISTING 'EL' EXTENSION, NEW REAR YARD ADDITION, NEW ELEVATOR BULKHEAD, REPLACEMENT OF EXISTING STAIR BULKHEAD, NEW ROOFTOP FINISHES, SCREENING & OUTDOOR KITCHENETTE, RESTORATION OF FRONT FACADE, REBUILD HISTORIC FRONT FACADE PORTICO, REPLACE EXISTING WINDOWS & DOORS WHERE NOTED.

DRAWING LIST

SHEET NO.	SHEET TITLE
LPC-1.00	DRAWING LIST, PLOT PLAN
LPC-2.00	EXISTING FRONT FACADE PHOTOS
LPC-3.00	HISTORIC AND FRONT FACADE PHOTOS
LPC-4.00	OVERHEAD DRONE PHOTOS
LPC-5.00	EXISTING ROOF PHOTOS
LPC-6.00	EXISTING REAR FACADE & YARD PHOTOS
LPC-7.00	BLOCK PLAN AND REAR YARD CALCULATIONS
LPC-8.00	REAR YARD 'DONUT' DRONE PHOTOS
LPC-9.00	REAR YARD 'DONUT' DRONE PHOTOS
LPC-10.00	EXISTING & PROPOSED REAR ELEVATIONS
LPC-11.00	REAR YARD ADDITION 3D MODEL OVERLAYED ONTO PHOTOS
LPC-11.A.00	REAR YARD ADDITION 3D MASSING MODELS
LPC-12.00	REAR YARD ADDITION 3D MASSING MODELS
LPC-13.00	REAR YARD ADDITION 3D MASSING MODELS
LPC-14.00	REAR YARD 3D ROOF VIEWS
LPC-15.00	PROPOSED ROOF ELEVATIONS
LPC-16.00	ROOF 3D MODEL OVERLAYED ONTO PHOTOS
LPC-16.A.00	ROOF 3D VIEWS
LPC-17.00	ROOF 3D VIEWS
LPC-18.00	OVERLAY SECTION & SIGHT LINES
LPC-19.00	MOCK-UP PHOTOS FROM ROOF
LPC-20.00	SIGHT LINE PHOTOS
LPC-21.00	EXISTING BUILDING SECTION
LPC-22.00	PROPOSED BUILDING SECTION
LPC-23.00	PROPOSED FOUNDATION & FRAMING PLAN
LPC-23.A.00	4TH FLOOR WALL DETAILS

APPENDIX DRAWING LIST

LPC-24.00	EXISTING & PROPOSED FRONT ELEVATIONS
LPC-25.00	FRONT STOOP & PORTICO PHOTOS
LPC-26.00	FRONT STOOP & PORTICO DETAIL PHOTOS
LPC-27.00	EXISTING & PROPOSED REAR ELEVATIONS LOOKING EAST & WEST
LPC-28.00	MATERIALS BOARD
LPC-29.00	CELLAR DEMOLITION & PROPOSED PLANS
LPC-30.00	BASEMENT DEMOLITION & PROPOSED PLANS
LPC-31.00	1ST FLOOR DEMOLITION & PROPOSED PLANS
LPC-32.00	2ND FLOOR DEMOLITION & PROPOSED PLANS
LPC-33.00	3RD FLOOR DEMOLITION & PROPOSED PLANS
LPC-34.00	4TH FLOOR DEMOLITION & PROPOSED PLANS
LPC-35.00	ROOF DEMOLITION & PROPOSED PLANS
LPC-36.00	FRONT FACADE EXISTING & PROPOSED WINDOW DETAILS
LPC-37.00	REAR FACADE EXISTING & PROPOSED WINDOW DETAILS
LPC-38.00	REAR FACADE PROPOSED STEEL & GLASS WINDOW & DOOR DETAILS
LPC-39.00	REAR FACADE EXISTING & PROPOSED WINDOW & TERRACE DOOR DETAILS
ZD1	ZONING DIAGRAM
	SITE SURVEY

Holmes Townhouse

154 West 73rd Street
New York, NY 10023

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5	25 JULY 23 LPC HEARING SET
4	22 JUNE 23 3RD LPC SUBMISSION
3	02 JUNE 23 2ND LPC SUBMISSION
2	06 APRIL 23 CB7 SUBMISSION
1	07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse

DRAWING LIST
& PLOT PLAN

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-1.00	
Drawn By	NG		
LPC DOCKET #23-08265			



144 WEST 73RD ST

146 WEST 73RD ST

148 WEST 73RD ST

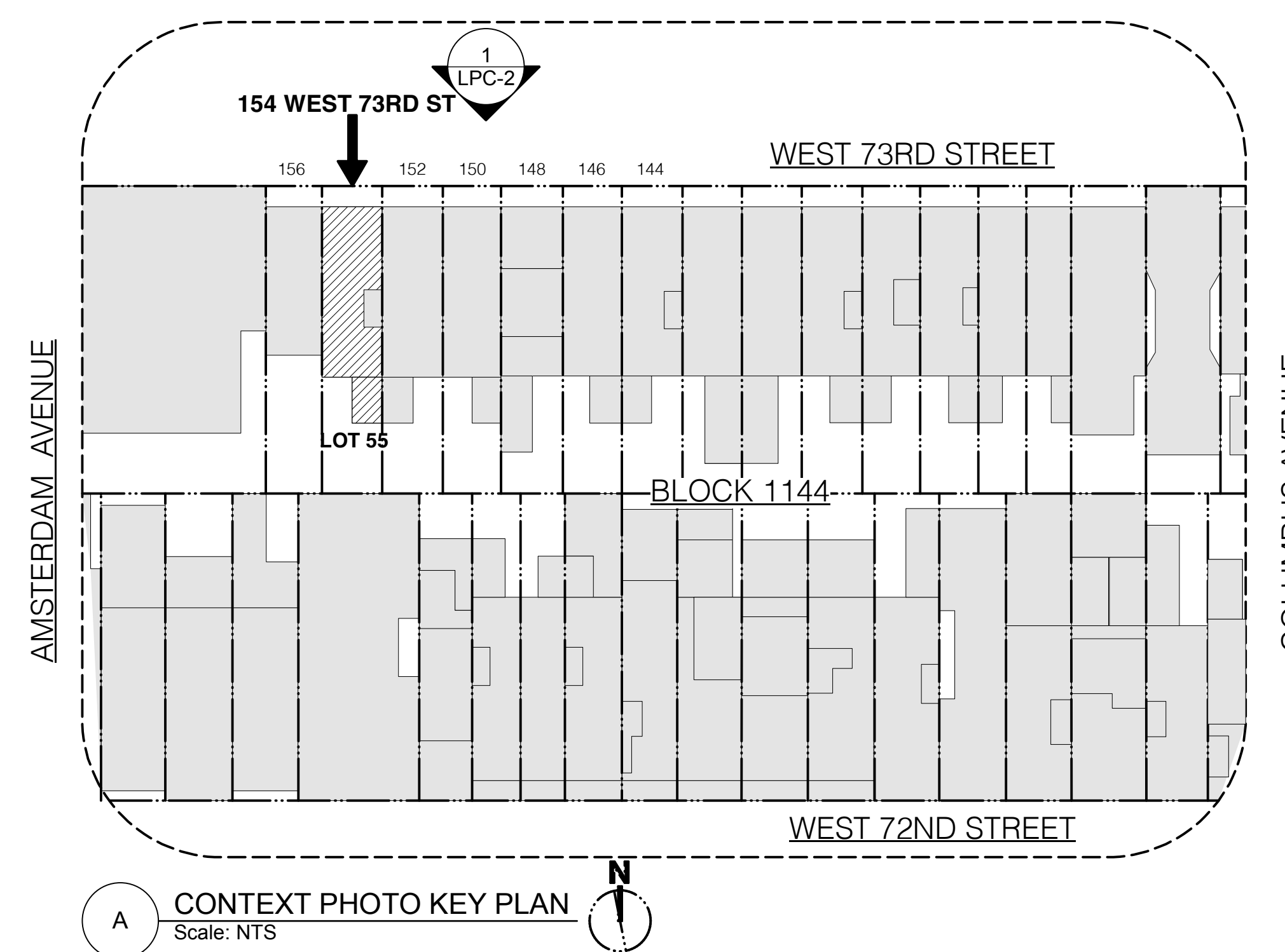
150 WEST 73RD ST

152 WEST 73RD ST

154 WEST 73RD ST

156 WEST 73RD ST

1 CURRENT PHOTO LOOKING SOUTH ALONG 73RD STREET
Scale: NTS



A CONTEXT PHOTO KEY PLAN
Scale: NTS

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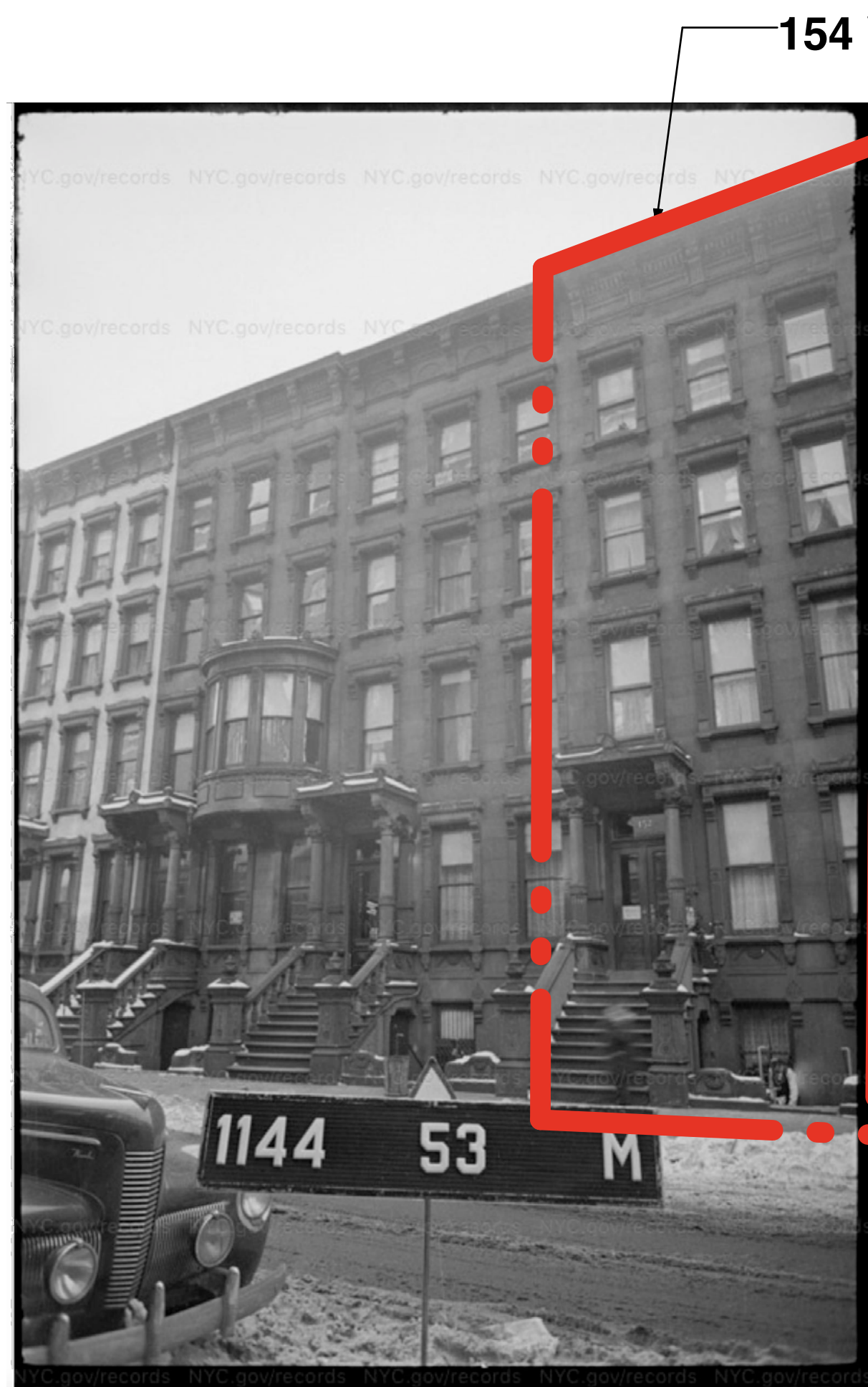
5	25 JULY 23 LPC HEARING SET
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3	02 JUNE 23 2ND LPC SUBMISSION
2	06 APRIL 23 CB7 SUBMISSION
1	07 MAR 23 LPC SUBMISSION

No. Date Issue

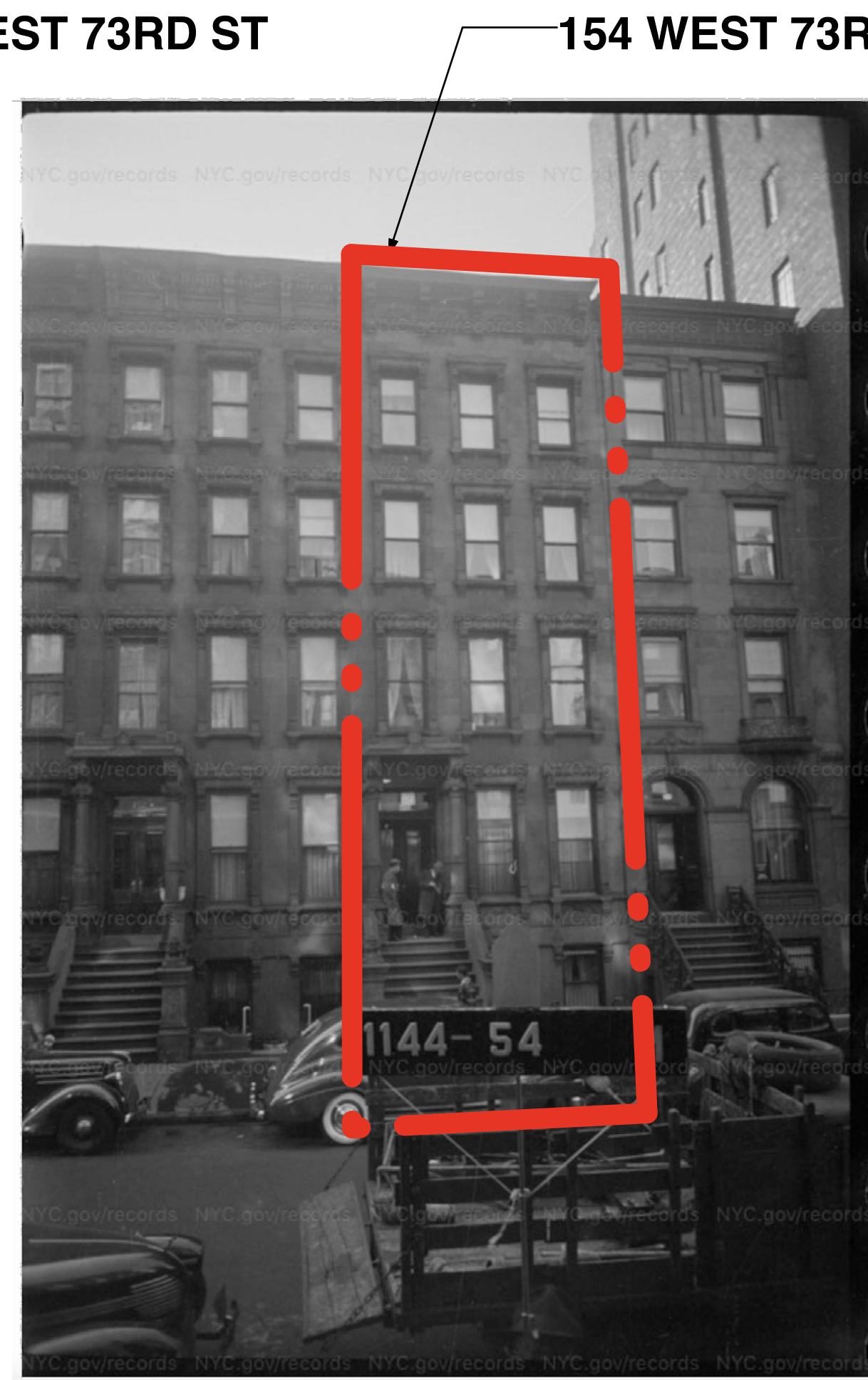
Seal

Drawing Title
Holmes Townhouse
EXISTING FRONT FACADE
PHOTOS

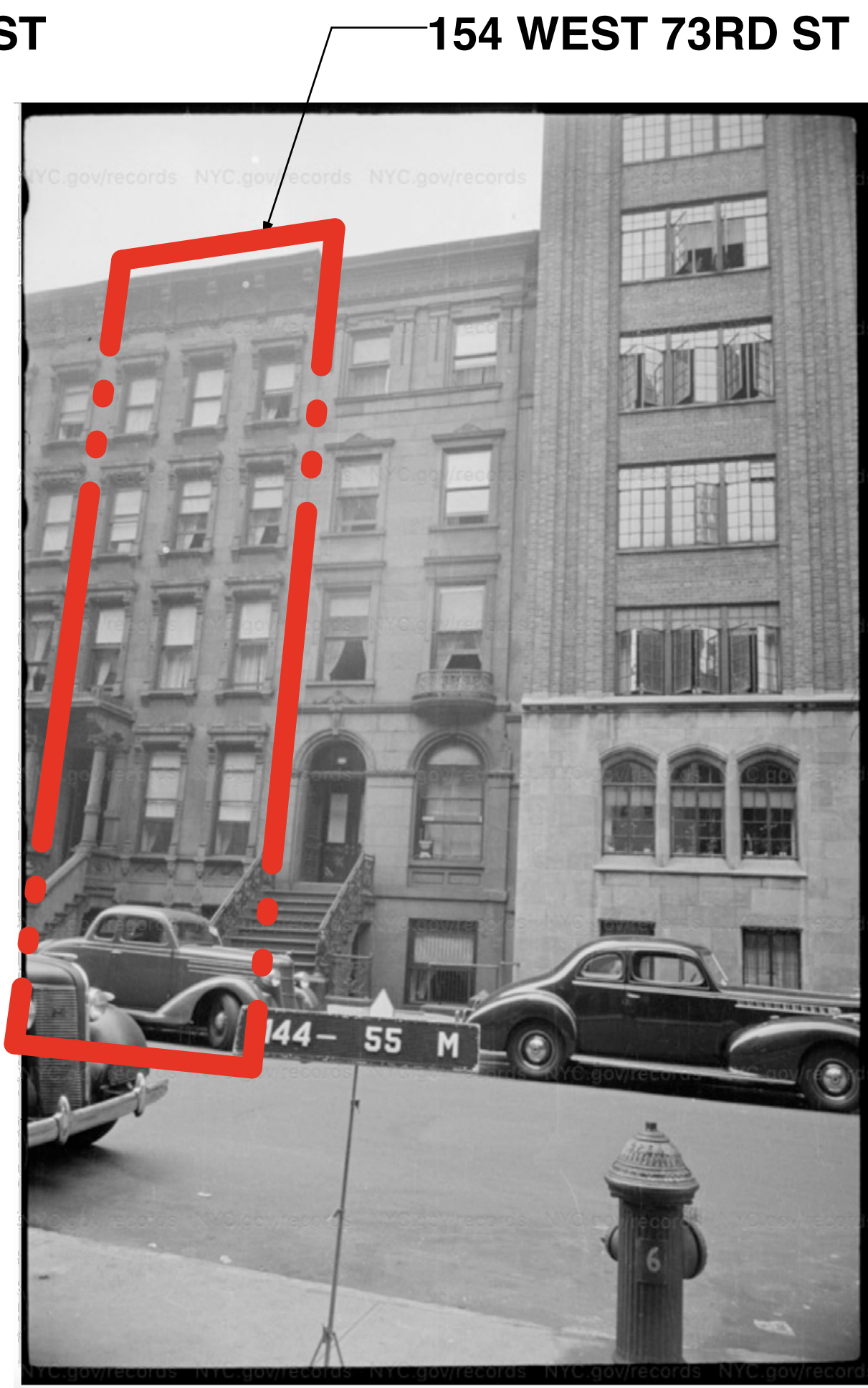
Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-2.00	
Drawn By	NG		
LPC DOCKET #23-08265			



1 HISTORIC PHOTO 1940s LOOKING SOUTH
Scale: NTS



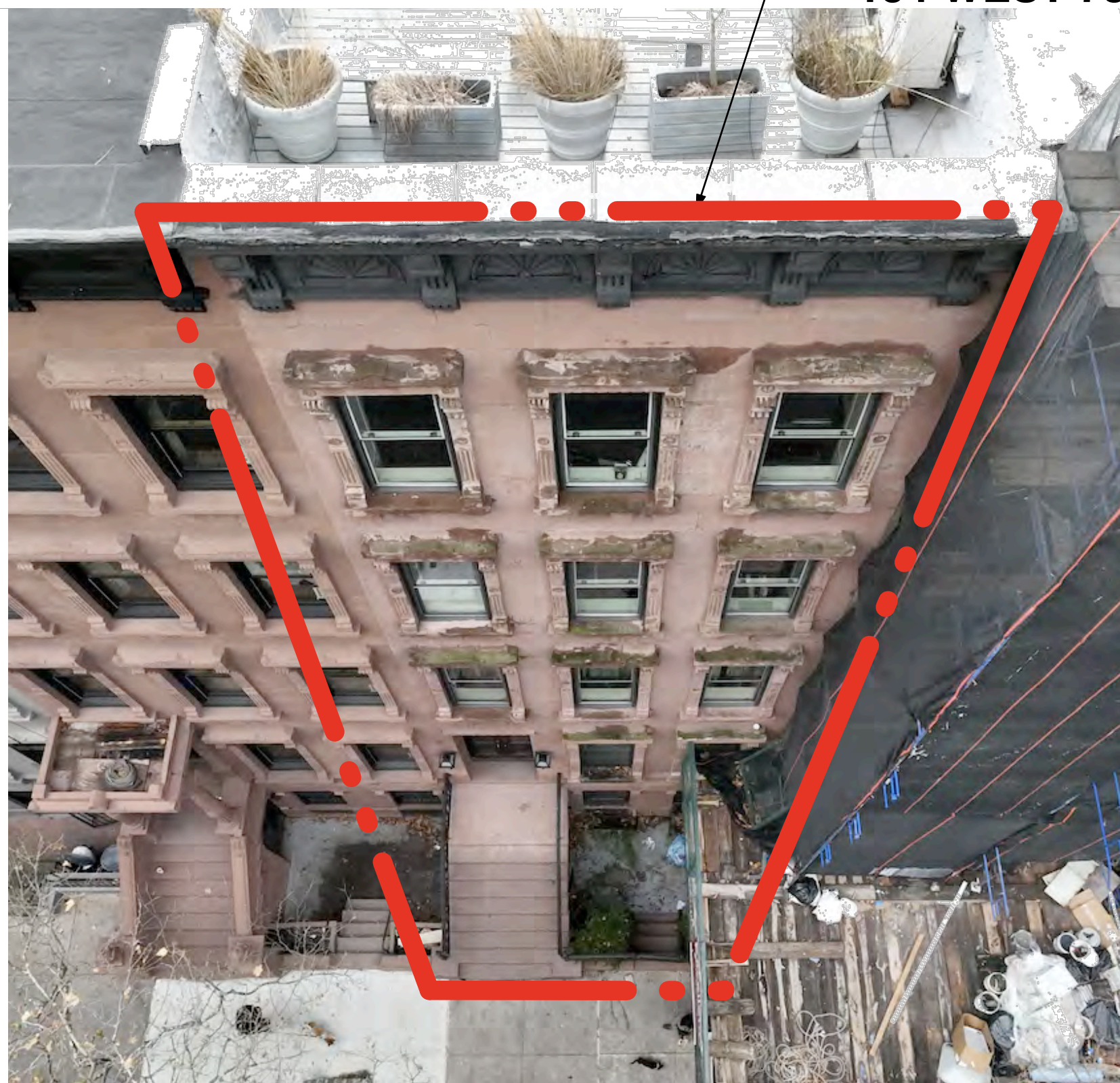
2 HISTORIC PHOTO 1940s LOOKING SOUTH
Scale: NTS



3 HISTORIC PHOTO 1940s LOOKING SOUTH
Scale: NTS



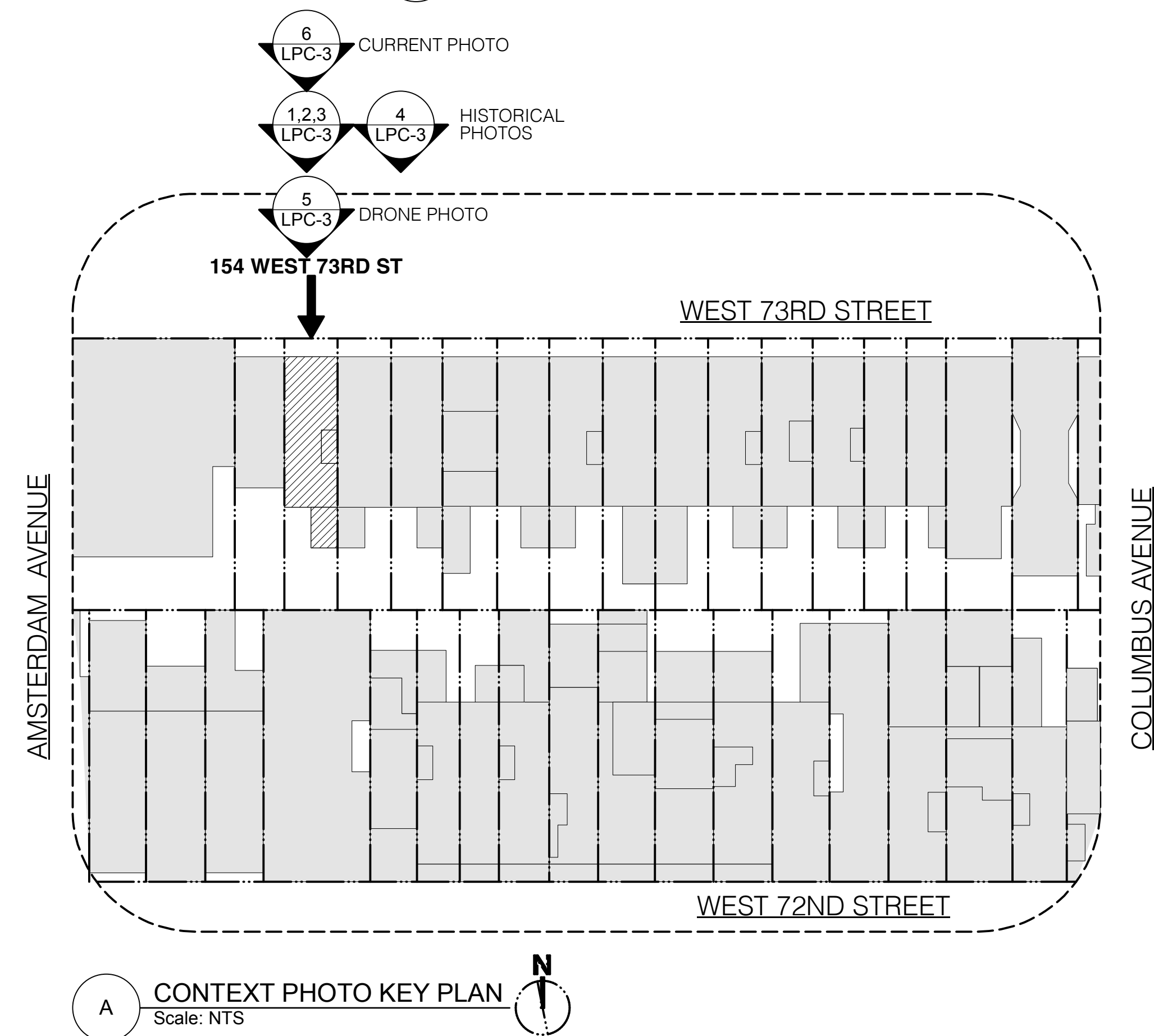
4 HISTORIC PHOTO 1983-1988 LOOKING SOUTH
Scale: NTS



5 DRONE VIEW- CURRENT FRONT FACADE LOOKING SOUTH
Scale: NTS



6 CURRENT PHOTO LOOKING SOUTH
Scale: NTS



A CONTEXT PHOTO KEY PLAN
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
HISTORIC & FRONT
FACADE PHOTOS

Project No. 2203 Dwg No.
Scale As Indicated LPC-3.00
Drawn By NG
LPC DOCKET #23-08265



1 OVERHEAD DRONE PHOTO
Scale: NTS



2 OVERHEAD DRONE PHOTO
Scale: NTS



3 OVERHEAD DRONE PHOTO
Scale: NTS

154 WEST 73RD ST

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
OVERHEAD DRONE
PHOTOS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-4.00	
Drawn By	NG		
LPC DOCKET #23-08265			



1 PHOTO FROM ROOF LOOKING NORTH
Scale: NTS



2 PHOTO FROM ROOF LOOKING SOUTH
Scale: NTS



3 PHOTO FROM ROOF LOOKING SOUTH EAST
Scale:



4 PHOTO FROM ROOF LOOKING SOUTH
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
EXISTING ROOF PHOTOS

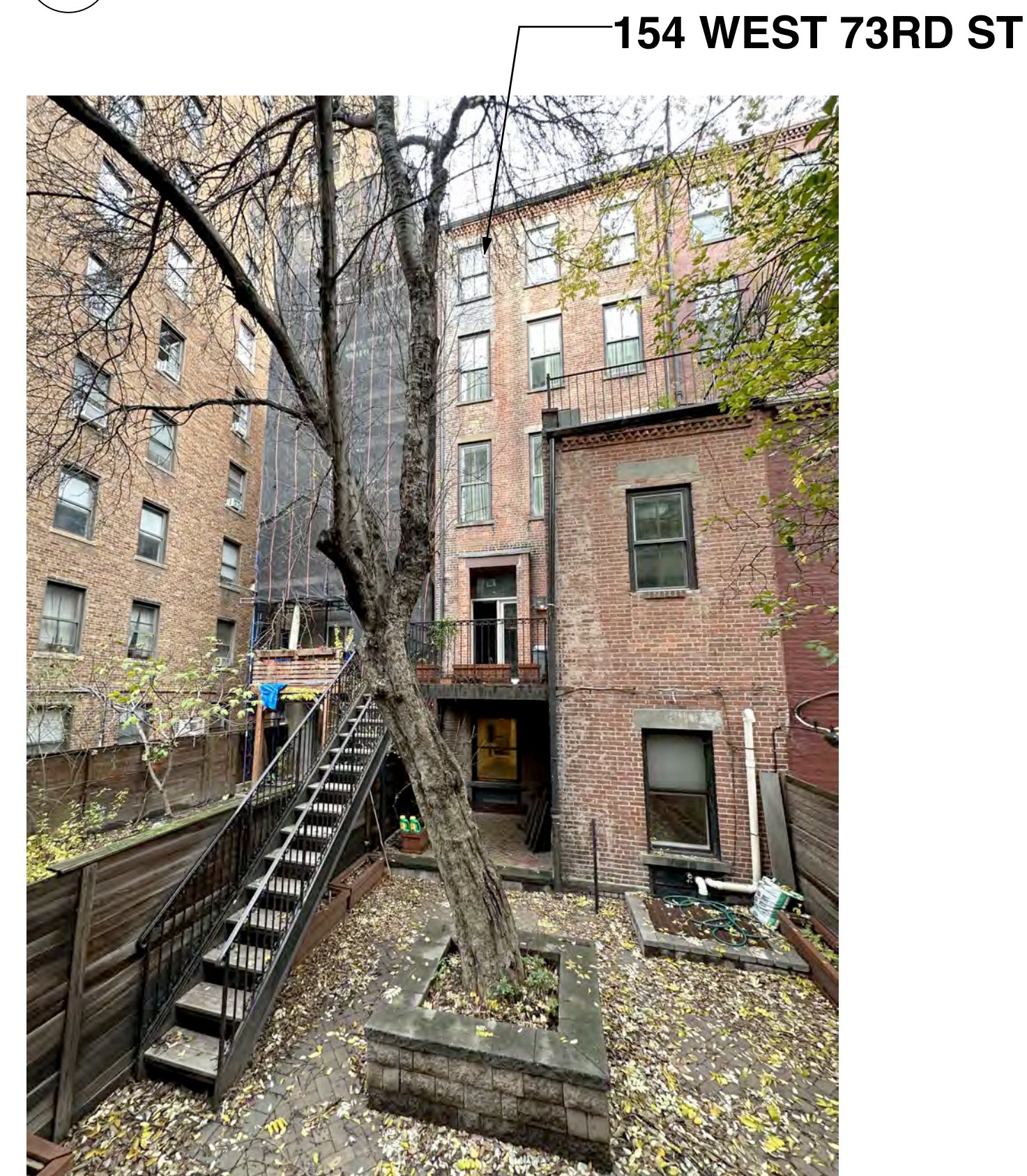
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Drawn By	NG		
LPC DOCKET #23-08265			



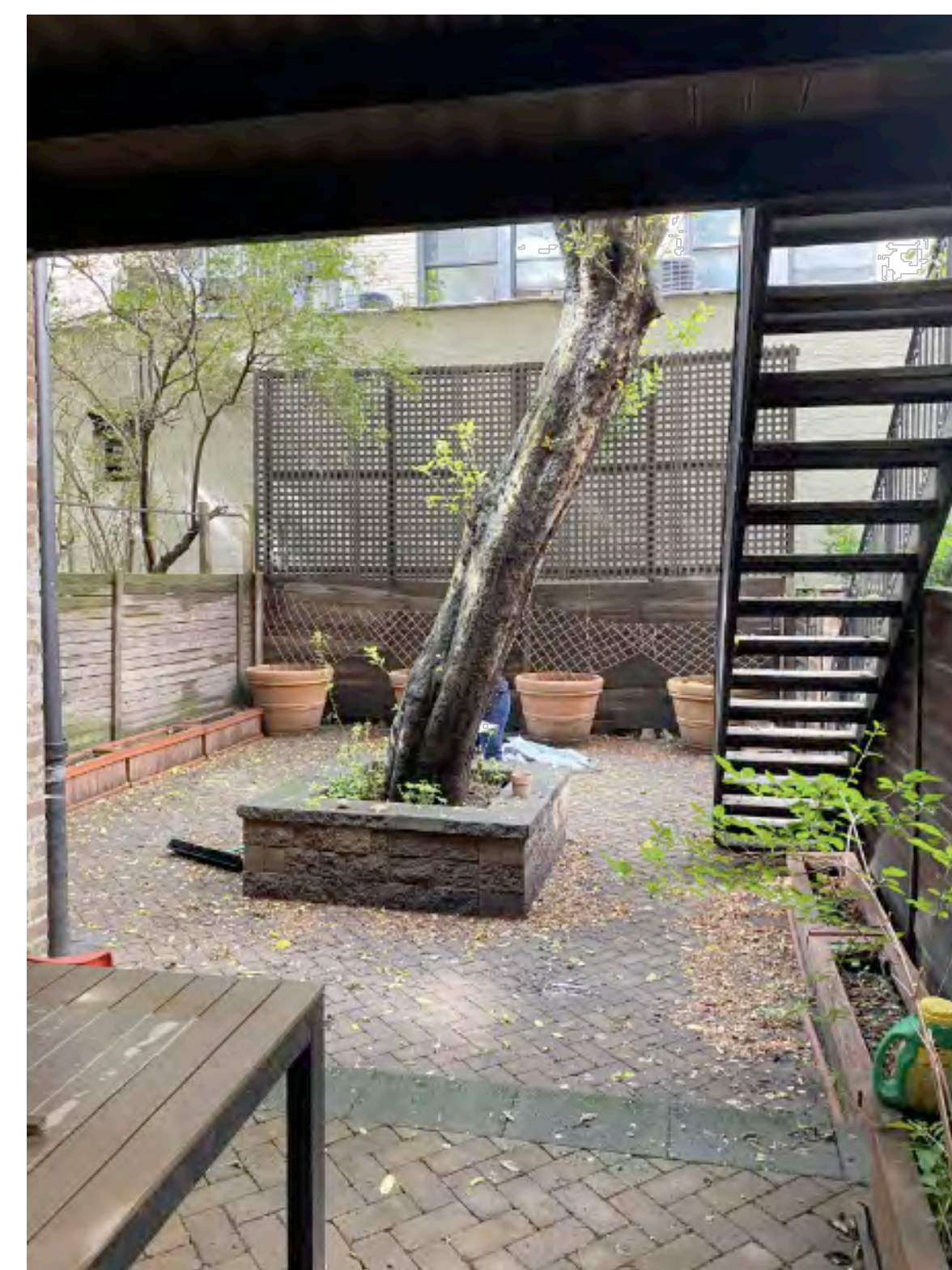
1 DRONE PHOTO LOOKING EAST
Scale:



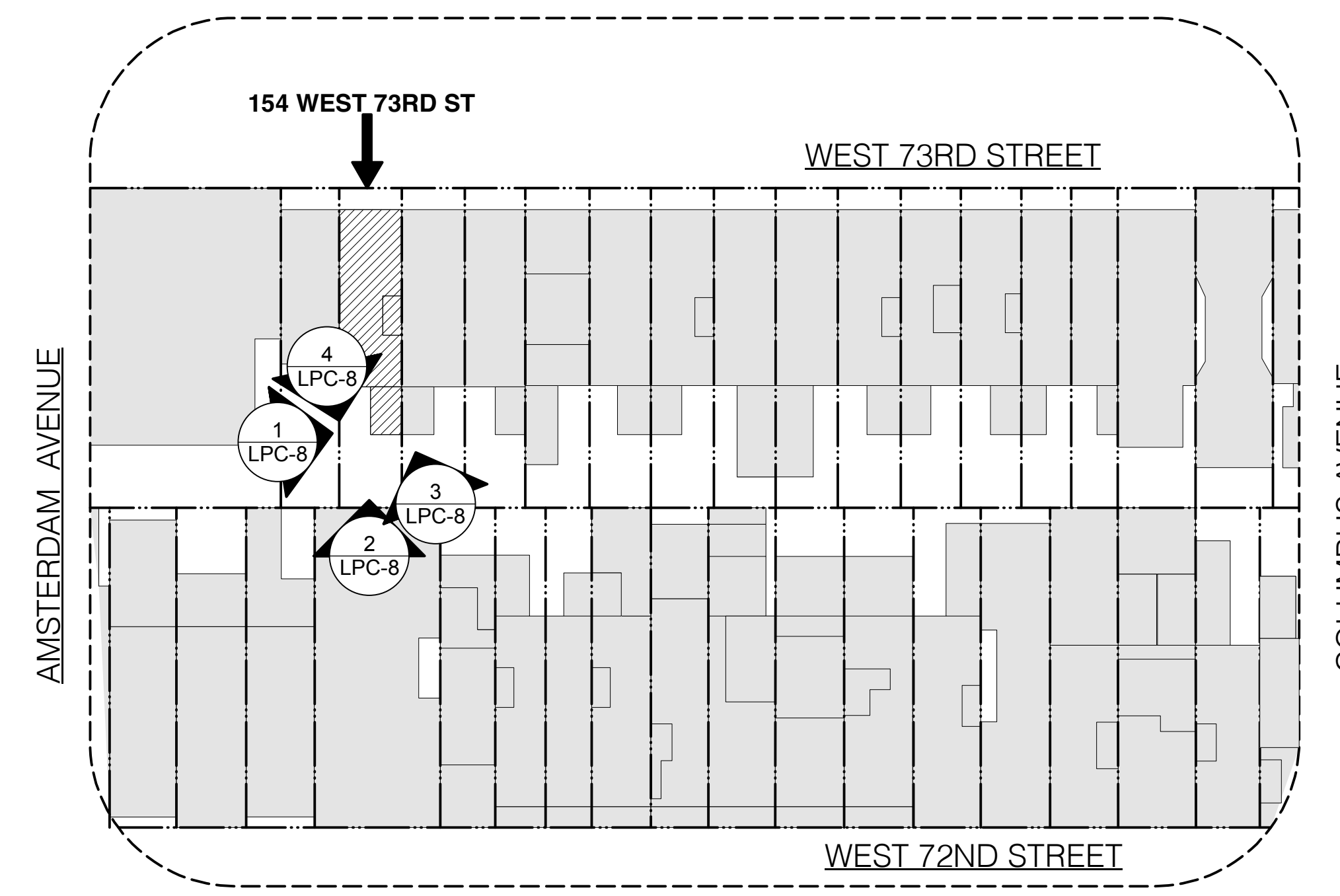
2 DRONE PHOTO LOOKING NORTH
Scale:



3 PHOTO FROM REAR YARD LOOKING NORTH
Scale:



4 PHOTO FROM REAR YARD LOOKING SOUTH
Scale:



A PHOTO KEY PLAN
Scale:

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

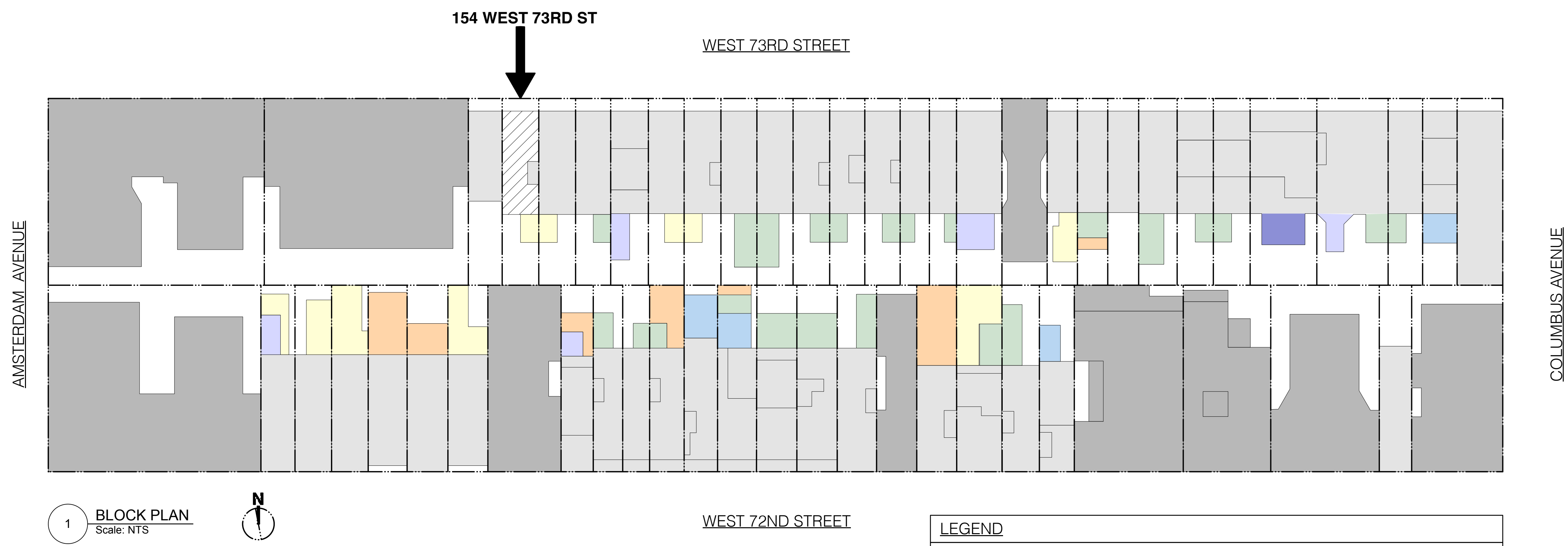
Drawing Title

Holmes Townhouse
EXISTING REAR FACADE &
YARD PHOTOS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-6.00	
Drawn By	NG		
LPC DOCKET #23-08265			

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1 **BLOCK PLAN**
 Scale: NTS

REAR YARD ADDITION CALCULATIONS:

THERE ARE 46 TOTAL TOWNHOUSES WITH 43 HAVING ONE OR MORE REAR YARD ADDITIONS (93%)

9% OF REAR YARD ADDITIONS ARE 4 STORY



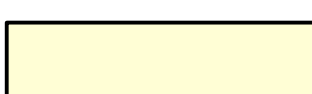





5 STORY ADDITIONS MAKE UP AN ADDITIONAL 8%

6 STORY ADDITIONS MAKE UP AN ADDITIONAL 3%

20% OF ADDITIONS ARE 4 STORIES OR TALLER

	QTY.	AREA SF	
1 STORY	7	3028	20%
2 STORY	10	3708	25%
3 STORY	23	5258	35%
4 STORY	4	1316	9%
5 STORY	5	1286	8%
6 STORY	1	403	3%
TOTAL	50 ADDITIONS	14999	100%

LEGEND

	1 STORY		TOWNHOUSE
	2 STORY		OTHER BUILDING
	3 STORY		
	4 STORY		
	5 STORY		
	6 STORY		

- 5 25 JULY 23 LPC HEARING SET
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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title
 Holmes Townhouse
 BLOCK PLAN & REAR
 YARD CALCULATIONS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-7.00	
Drawn By	NG		
LPC DOCKET #23-08265			

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 03 APR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
 REAR YARD
 'DONUT' DRONE PHOTOS

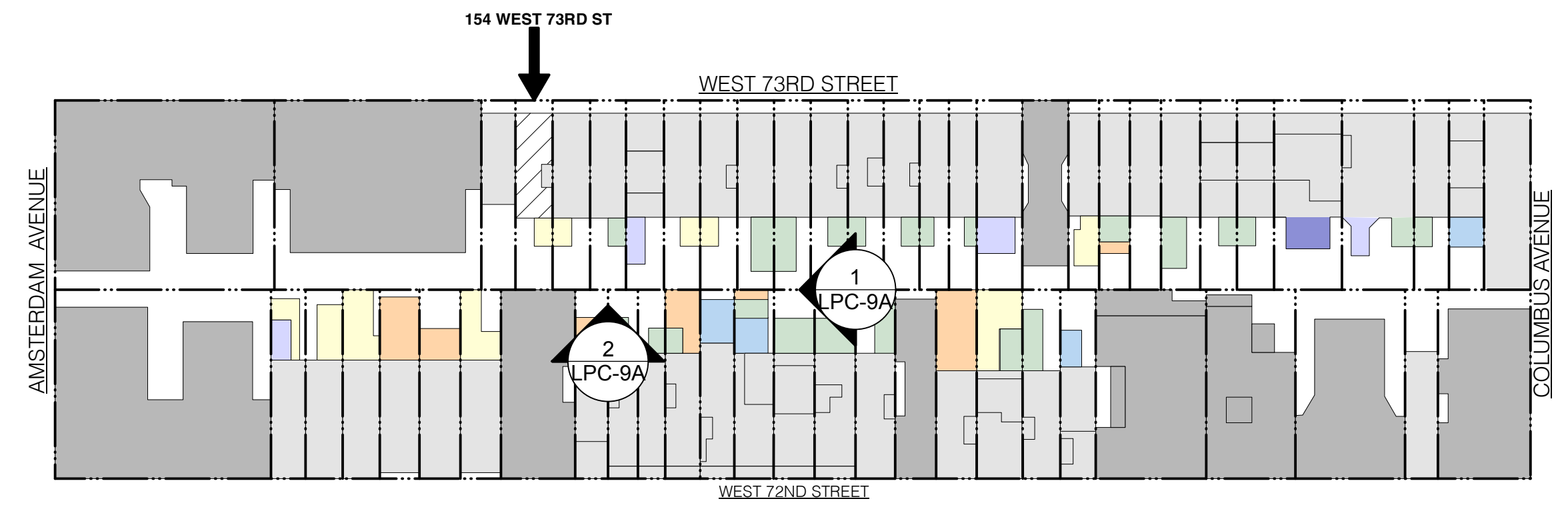
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Drawn By	NG		
LPC DOCKET #23-08265			

154 WEST 73RD ST

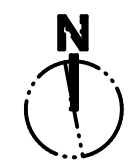


1 DRONE VIEW OF 'DONUT' LOOKING WEST
 Scale: NTS

2 DRONE VIEW OF 'DONUT' LOOKING NORTH
 Scale: NTS



A BLOCK KEY PLAN
 Scale: NTS



Holmes Townhouse

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- 1 03 APR 23 LPC SUBMISSION

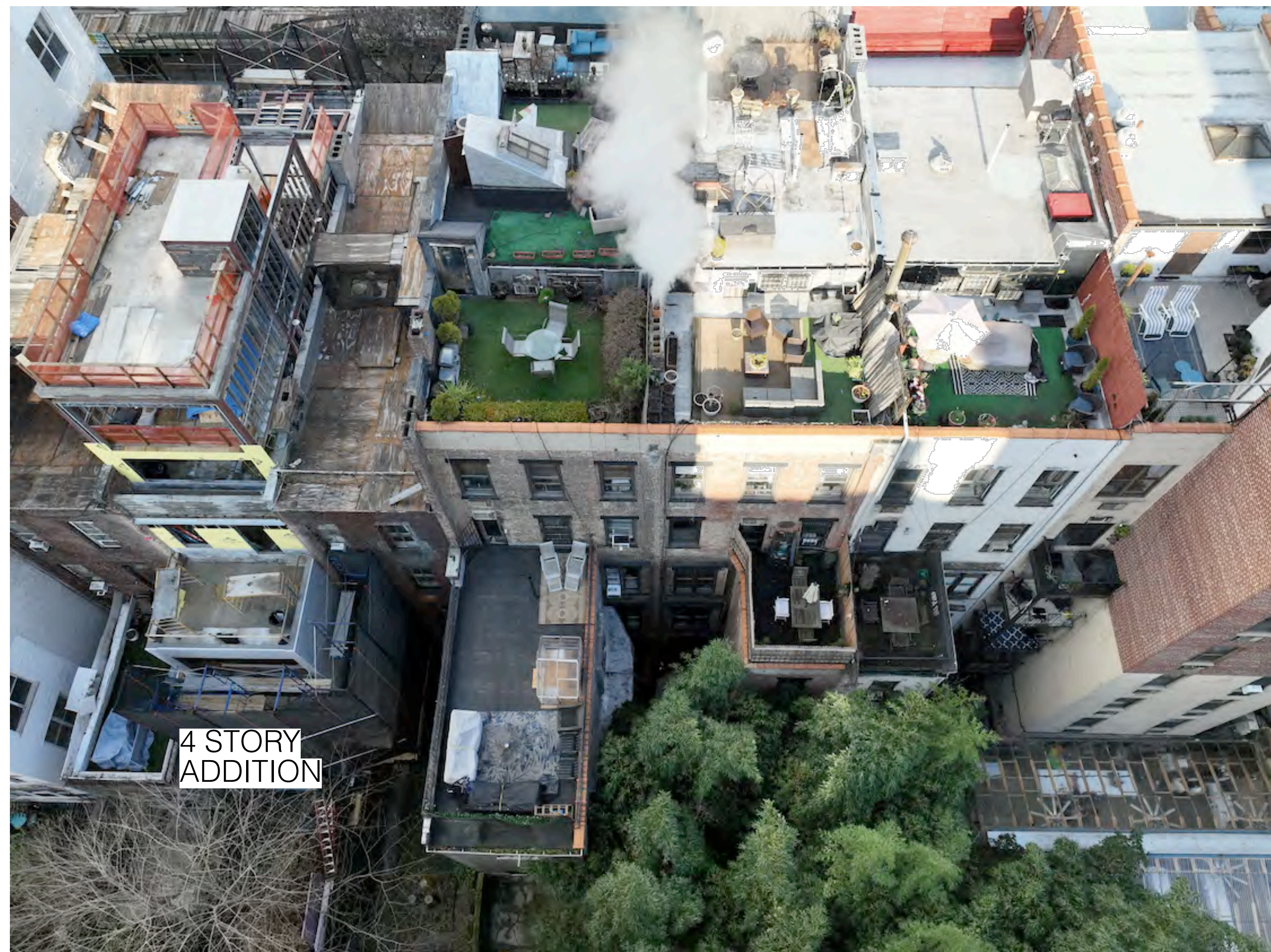
No. Date Issue

Seal

Drawing Title

Holmes Townhouse
REAR YARD
'DONUT' DRONE PHOTOS

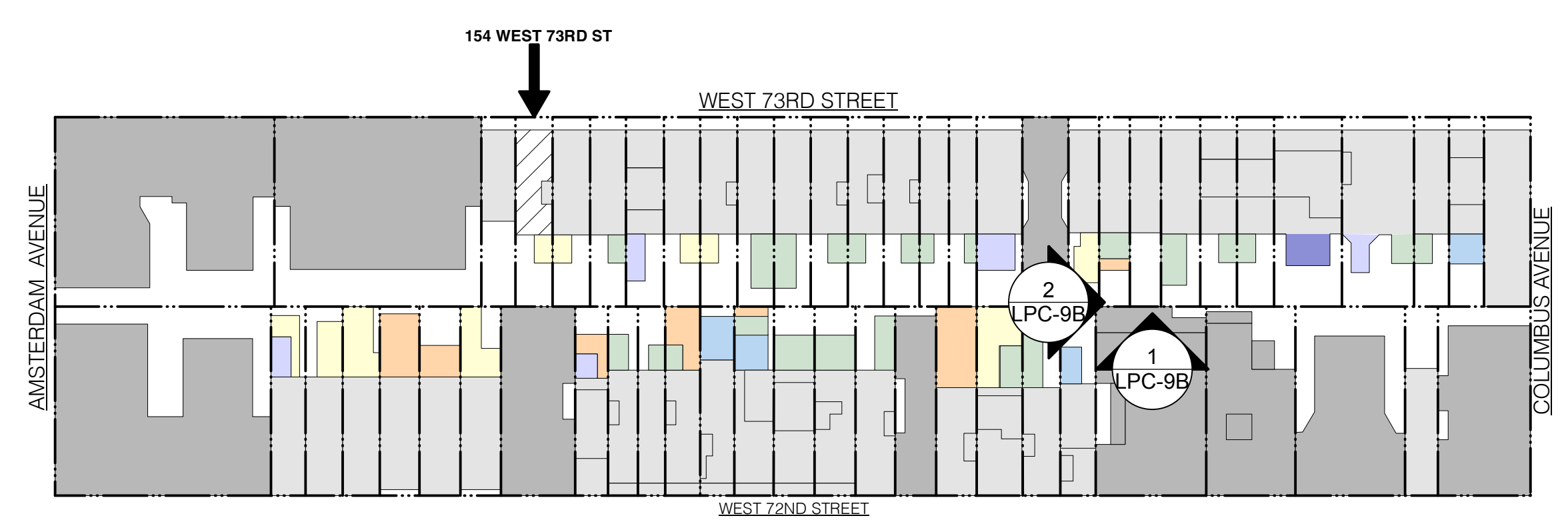
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Scale	As Indicated	LPC-9.00	
Drawn By	NG		
LPC DOCKET #23-08265			



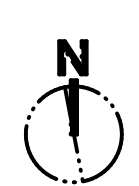
1 DRONE VIEW OF 'DONUT' LOOKING NORTH
Scale: NTS



2 DRONE VIEW OF 'DONUT' LOOKING EAST
Scale: NTS



A BLOCK KEY PLAN
Scale: NTS



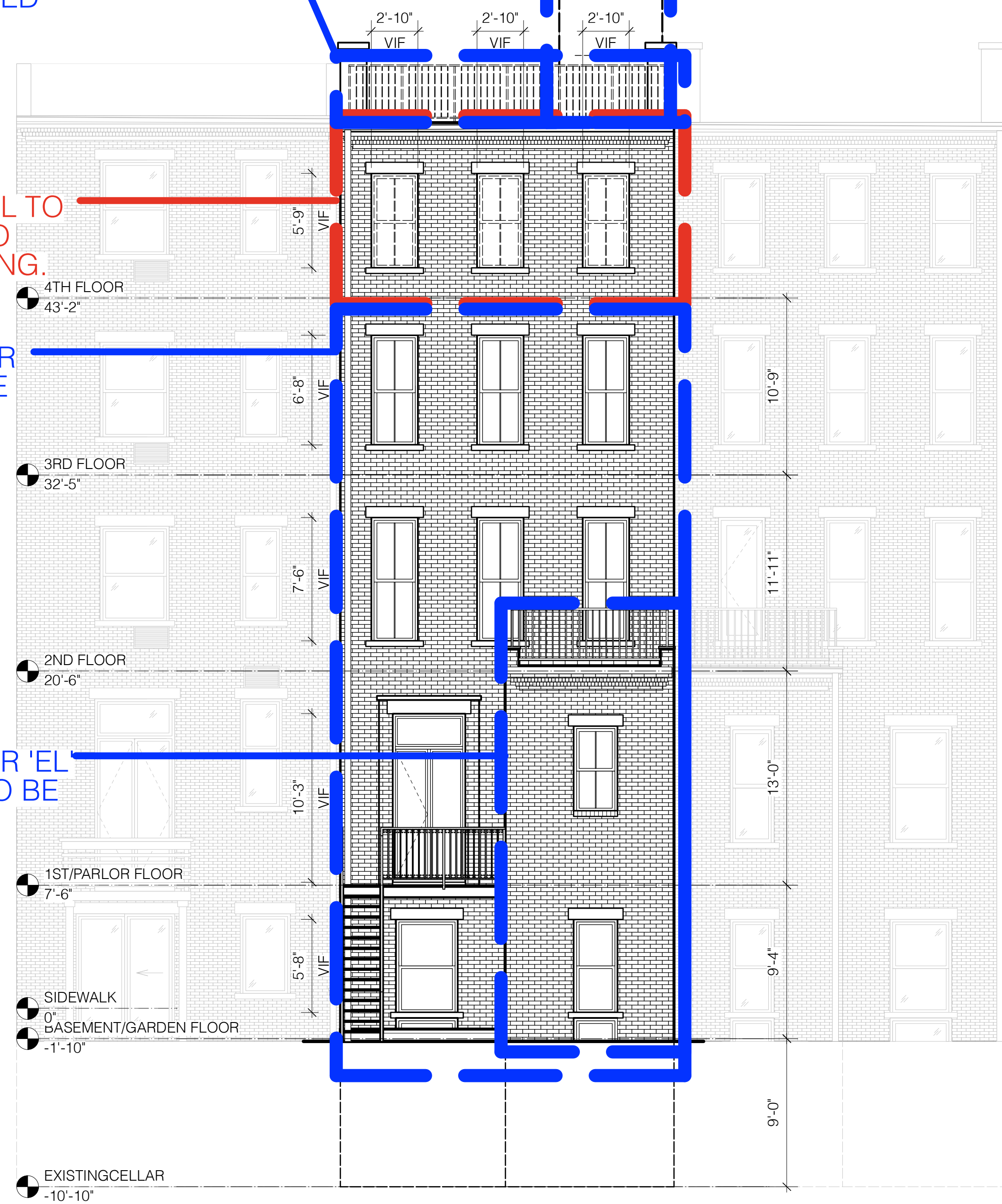
EXISTING BULKHEAD TO BE REMOVED

EXISTING RAILING TO BE REMOVED

EXISTING WALL TO BE REBUILT TO MATCH EXISTING.

EXISTING REAR FACADE TO BE REMOVED

EXISTING REAR 'EL' EXTENSION TO BE REMOVED



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

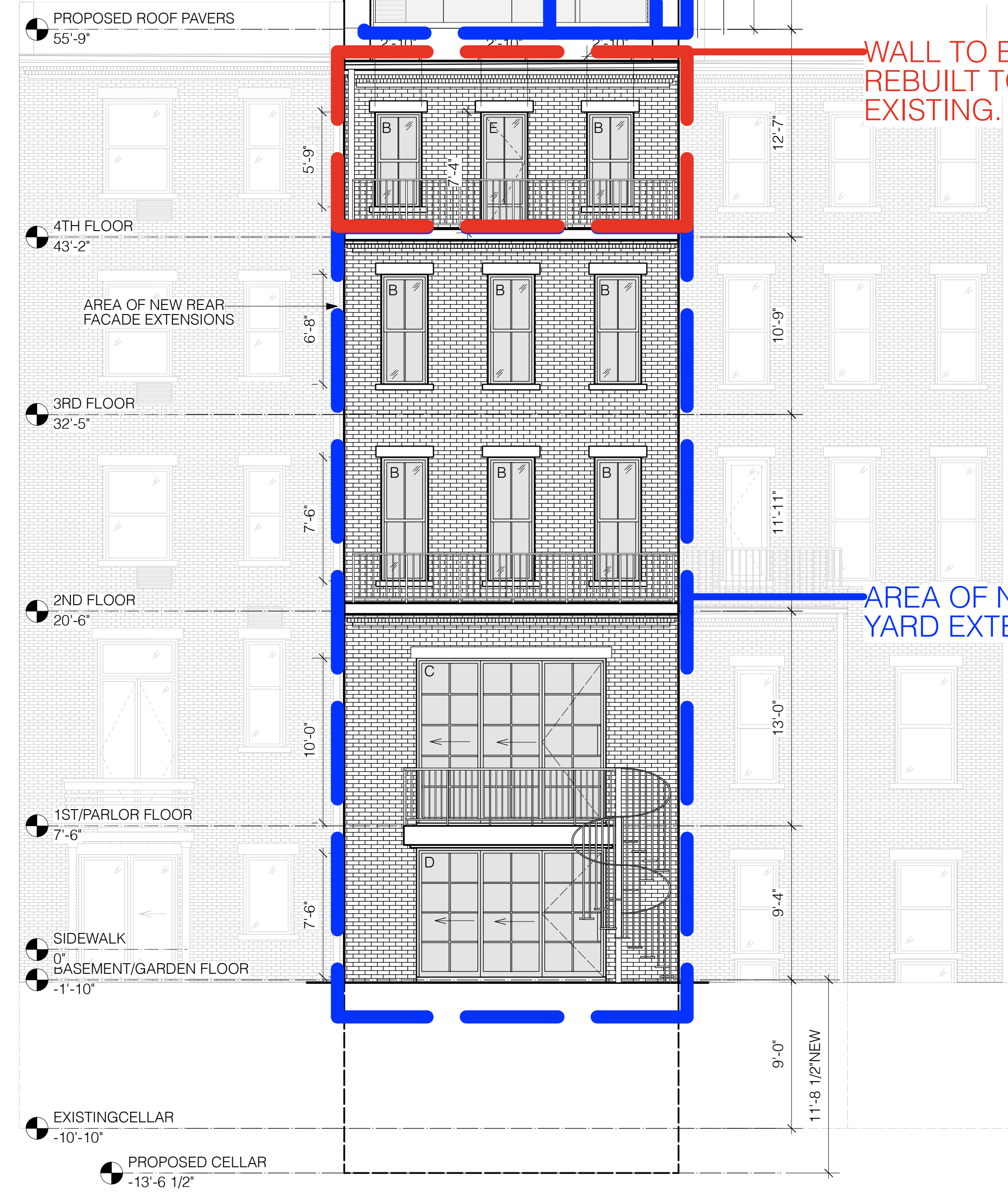
NEW ALUMINUM PERGOLA, BLACK

NEW ELEVATOR & STAIR BULKHEAD

NEW TEMPERED GLASS GUARD RAIL

WALL TO BE REBUILT TO MATCH EXISTING.

AREA OF NEW REAR YARD EXTENSION



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

NOT VISIBLE FROM ANY PUBLIC THOROUGHFARE

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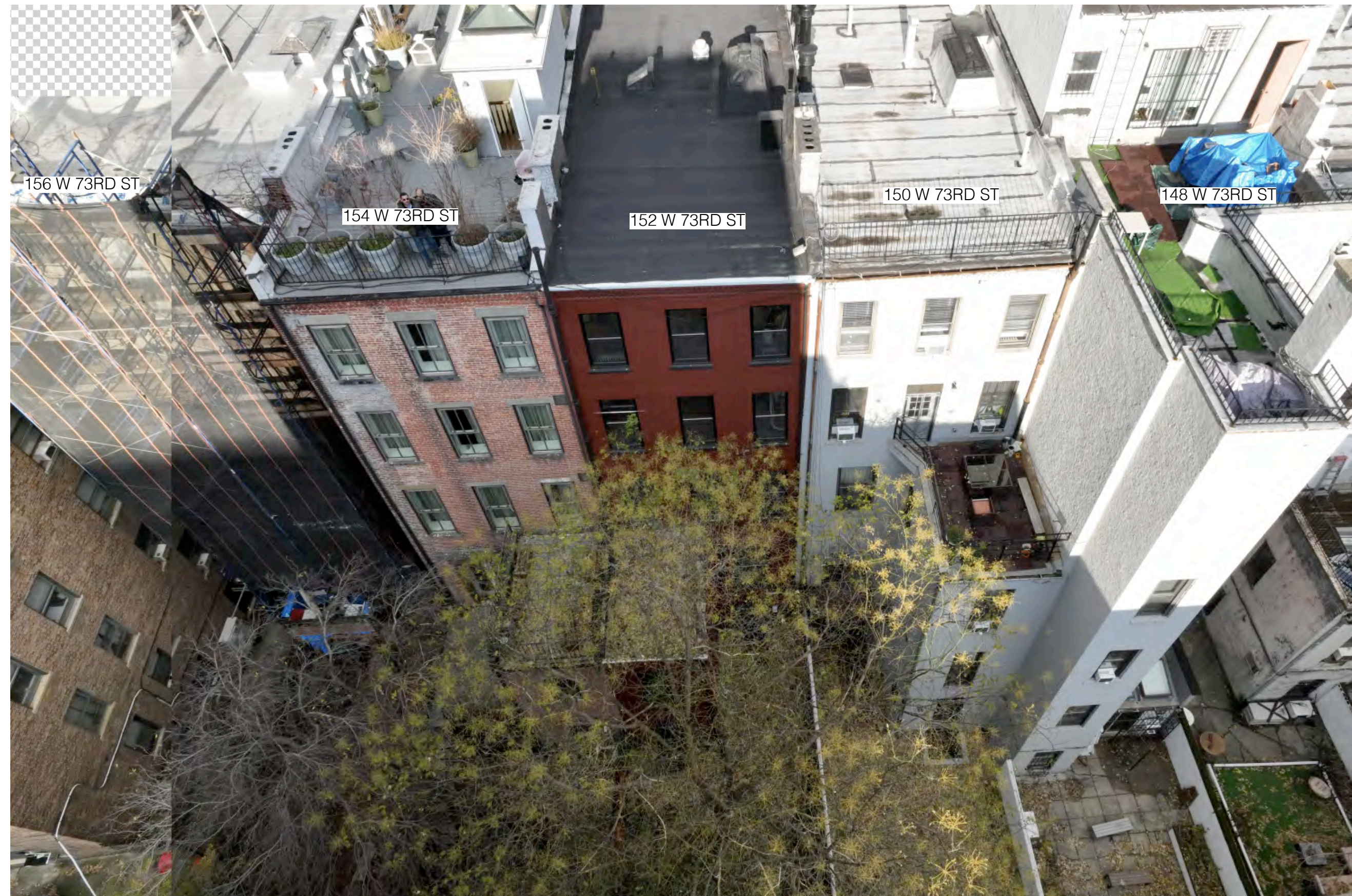
No. Date Issue

Seal

Drawing Title

Holmes Townhouse
EXISTING & PROPOSED
REAR ELEVATIONS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-10.00
Drawn By NG	
LPC DOCKET #23-08265	



1 EXISTING DRONE PHOTO OF REAR YARD LOOKING NORTH
Scale: NTS



2 PROPOSED- DRONE PHOTO OF REAR YARD LOOKING NORTH WITH 3D MODEL OVERLAYED ONTO PHOTO
Scale: NTS



3 EXISTING DRONE PHOTO OF REAR YARD LOOKING NORTHWEST
Scale: NTS



4 PROPOSED- DRONE PHOTO OF REAR YARD LOOKING NORTHWEST WITH 3D MODEL OVERLAYED ONTO PHOTO
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse

REAR YARD ADDITION
3D MODEL OVERLAYED
ONTO PHOTOS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-11.00
Drawn By NG	
LPC DOCKET #23-08265	

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No. Date Issue

Seal

Drawing Title

Holmes Townhouse
 REAR YARD ADDITION
 3D MASSING MODELS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-11.A.00
Drawn By NG	
LPC DOCKET #23-08265	



1 EXISTING 3D VIEW LOOKING NORTH EAST
 Scale: NTS



2 PROPOSED 3D VIEW LOOKING NORTH EAST
 Scale: NTS



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Drawing Title

Holmes Townhouse

REAR YARD ADDITION
 3D MASSING MODELS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-12.00
Drawn By NG	
LPC DOCKET #23-08265	

1 EXISTING 3D VIEW LOOKING NORTH WEST
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2 PROPOSED 3D VIEW LOOKING NORTH WEST
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Seal

Drawing Title

Holmes Townhouse
 REAR YARD ADDITION
 3D MASSING MODELS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-13.00
Drawn By NG	
LPC DOCKET #23-08265	



1 **ARIAL 3D VIEW**
 Scale: NTS



2 **REAR FACADE LOOKING NORTH**
 Scale: NTS

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- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

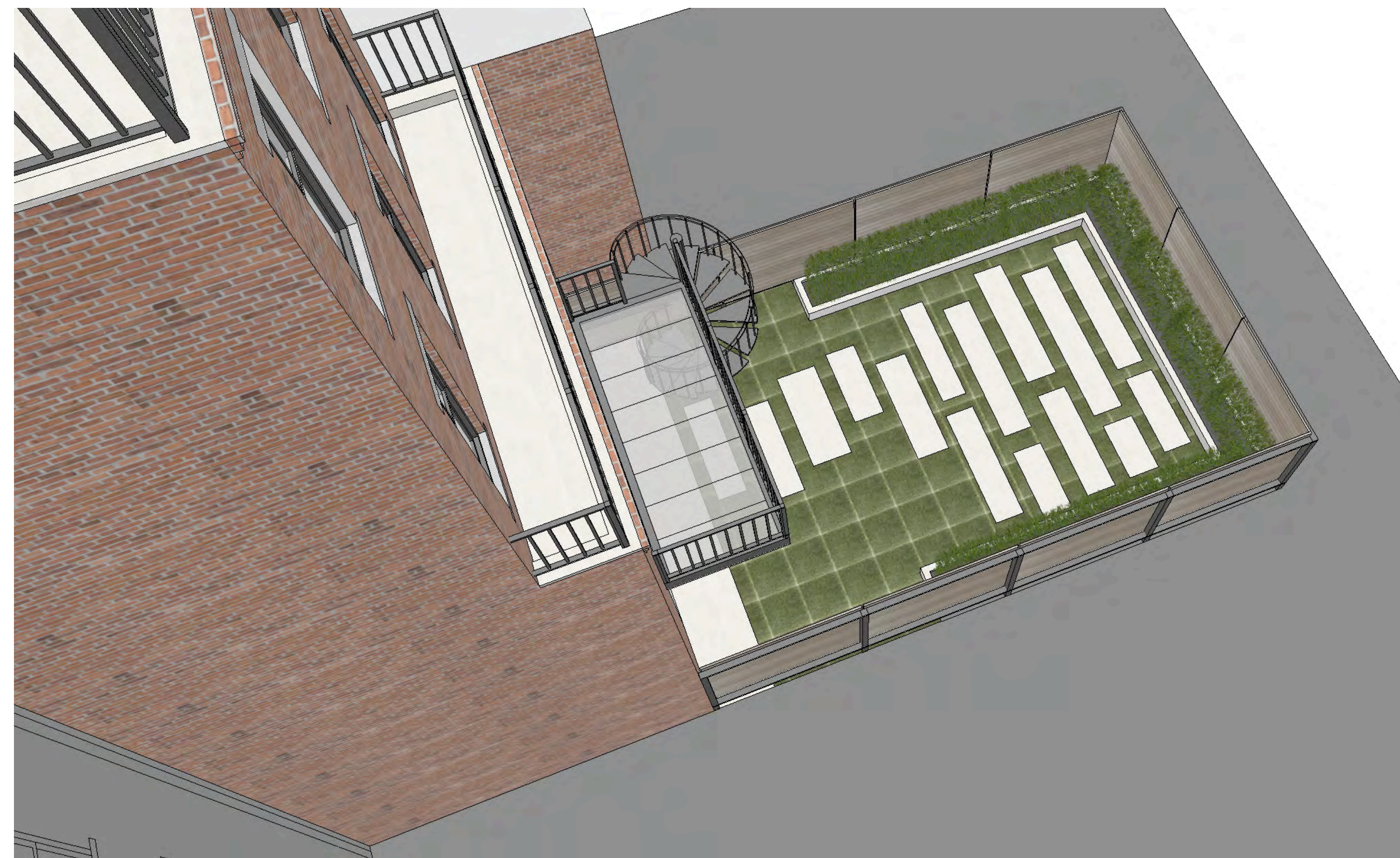
Drawing Title

Holmes Townhouse
 REAR YARD
 3D VIEWS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-14.00
Drawn By NG	
LPC DOCKET #23-08265	



1 **ARIAL 3D VIEW LOOKING NORTH**
 Scale: NTS



2 **ARIAL 3D VIEW LOOKING SOUTH**
 Scale: NTS

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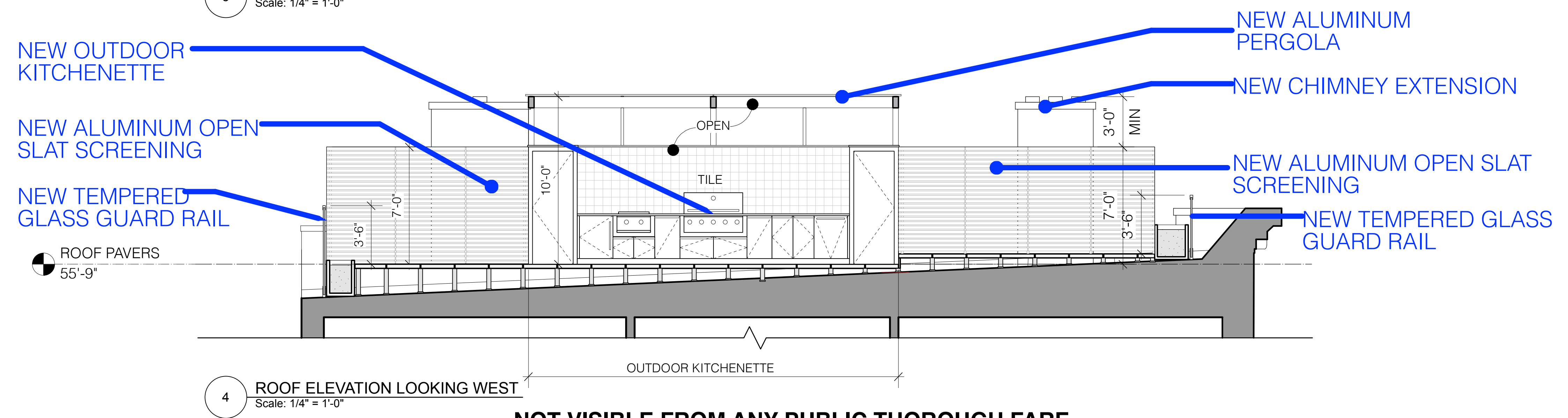
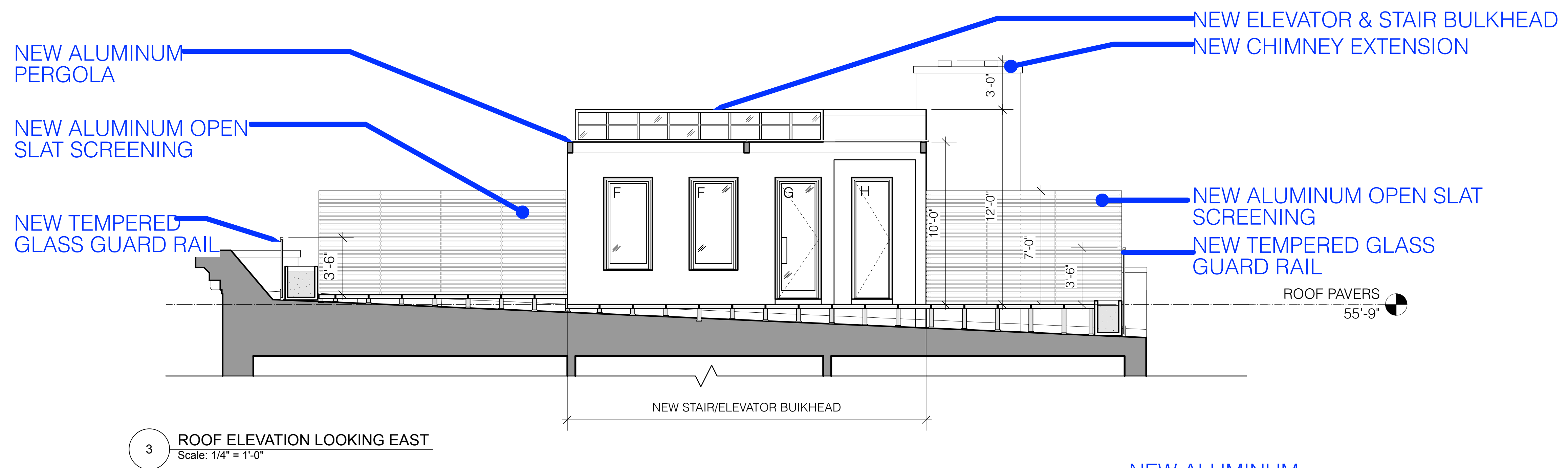
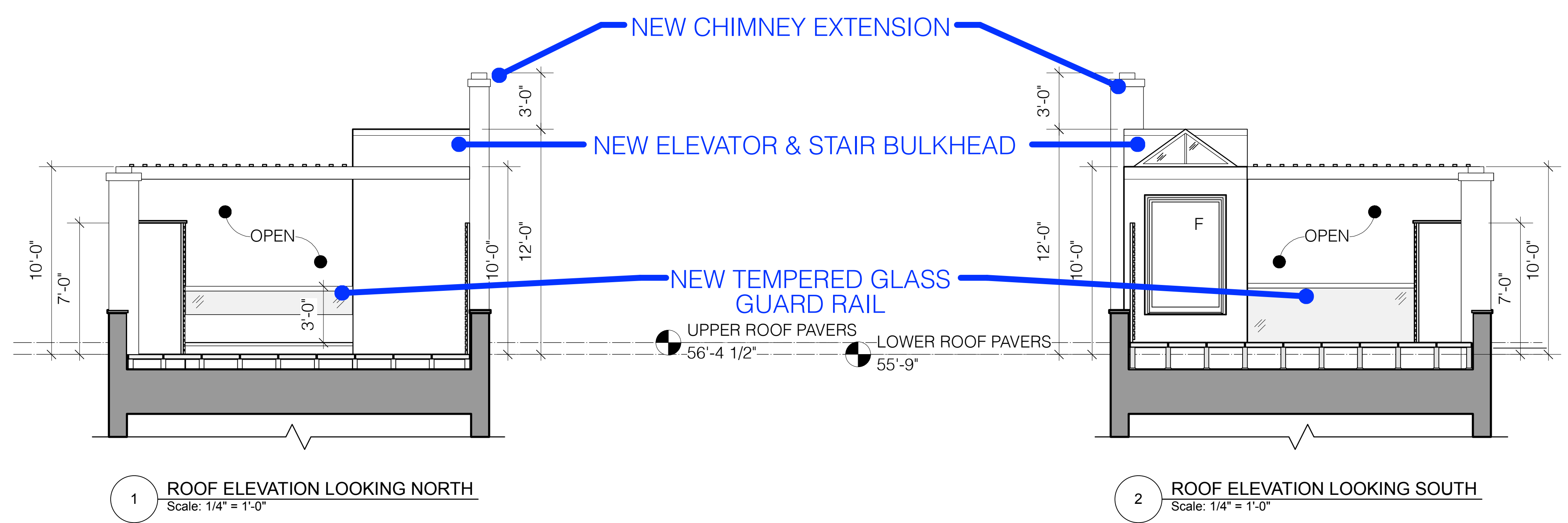
- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title
 Holmes Townhouse
 PROPOSED ROOF ELEVATIONS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-15.00
Drawn By NG	
LPC DOCKET #23-08265	



NOT VISIBLE FROM ANY PUBLIC THOROUGH FARE



1 VIEW FROM ROOF OF 156 W 73RD ST LOOKING EAST W/ 3D MODEL OVERLAYED IN
Scale: NTS



2 VIEW FROM ROOF OF 152 W 73RD ST LOOKING WEST W/ 3D MODEL OVERLAYED IN
Scale: NTS



3 VIEW FROM ROOF LOOKING SOUTH W/ 3D MODEL OVERLAYED IN
Scale: NTS



4 OVERHEAD VIEW OF ROOF W/ 3D MODEL OVERLAYED IN
Scale: NTS

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
ROOF 3D VIEWS OVERLAYED
ONTO PHOTOS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-16.00
Drawn By NG	
LPC DOCKET #23-08265	



1 3D SECTION VIEW LOOKING EAST
Scale: NTS



2 ARIAL 3D VIEW LOOKING SOUTH EAST
Scale: NTS



3 ARIAL 3D VIEW LOOKING SOUTH WEST
Scale: NTS



4 ARIAL 3D VIEW LOOKING NORTH EAST
Scale: NTS



5 ROOF VIEW LOOKING SOUTH EAST
Scale: NTS

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

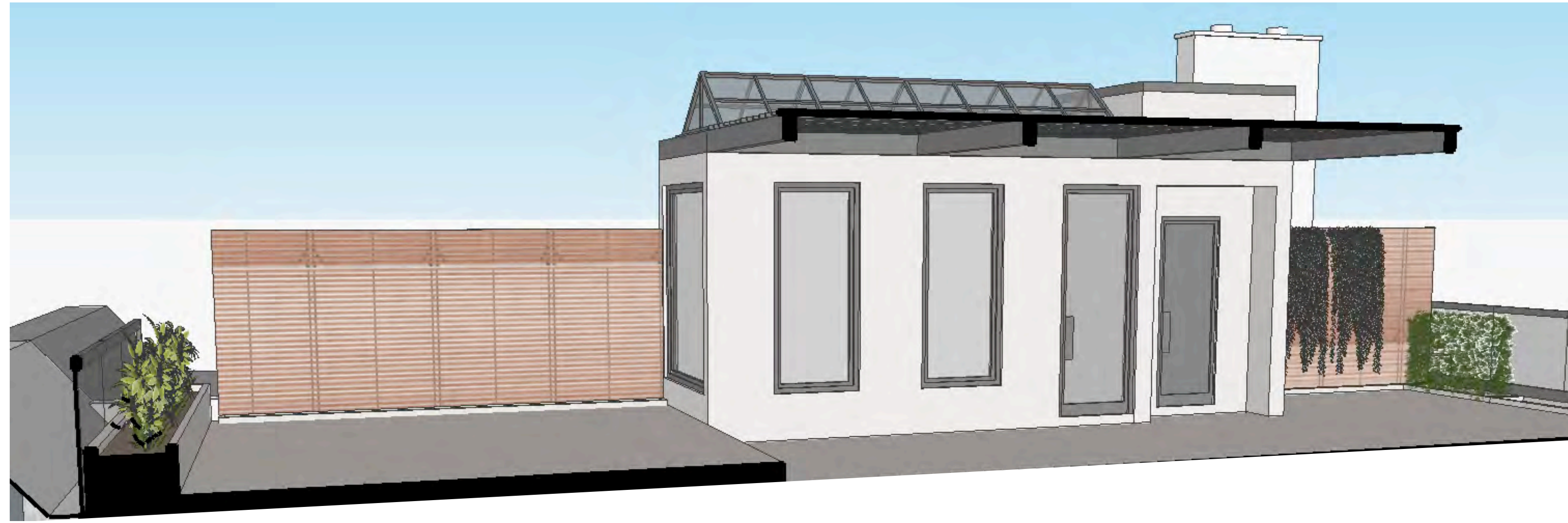
No. Date Issue

Seal

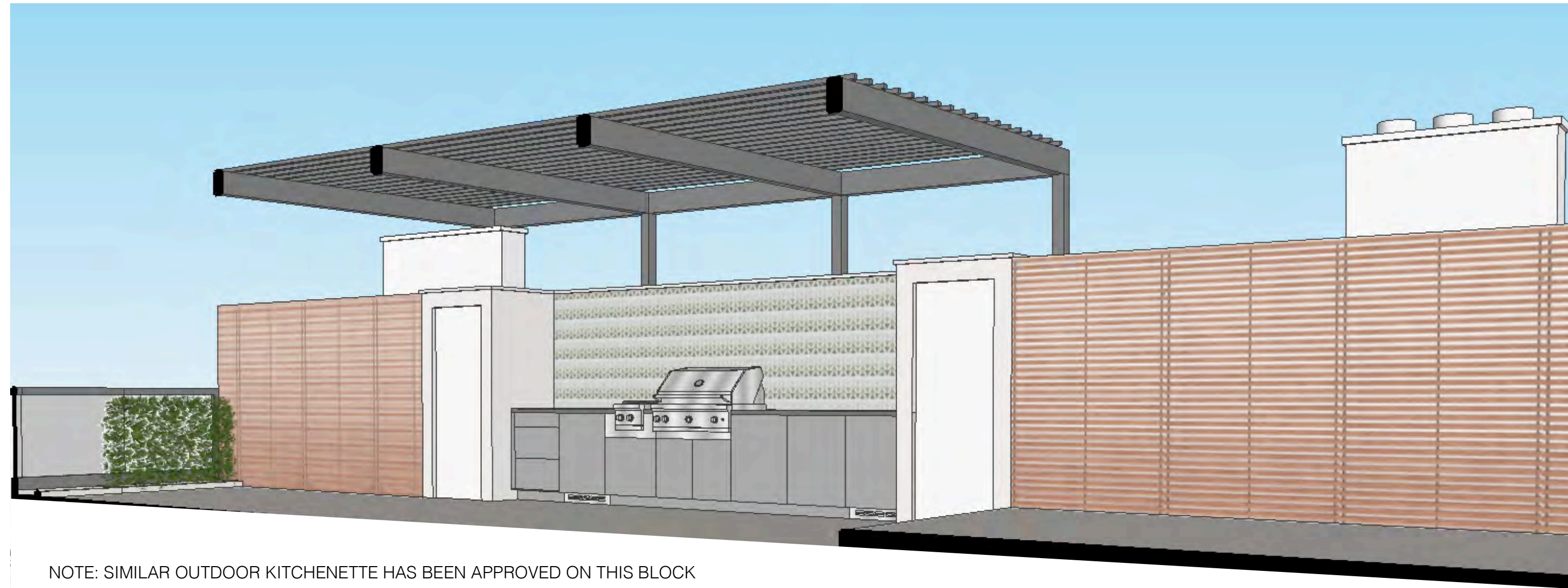
Drawing Title

Holmes Townhouse
ROOF 3D VIEWS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-16.A.00	
Drawn By	NG		
LPC DOCKET #23-08265			

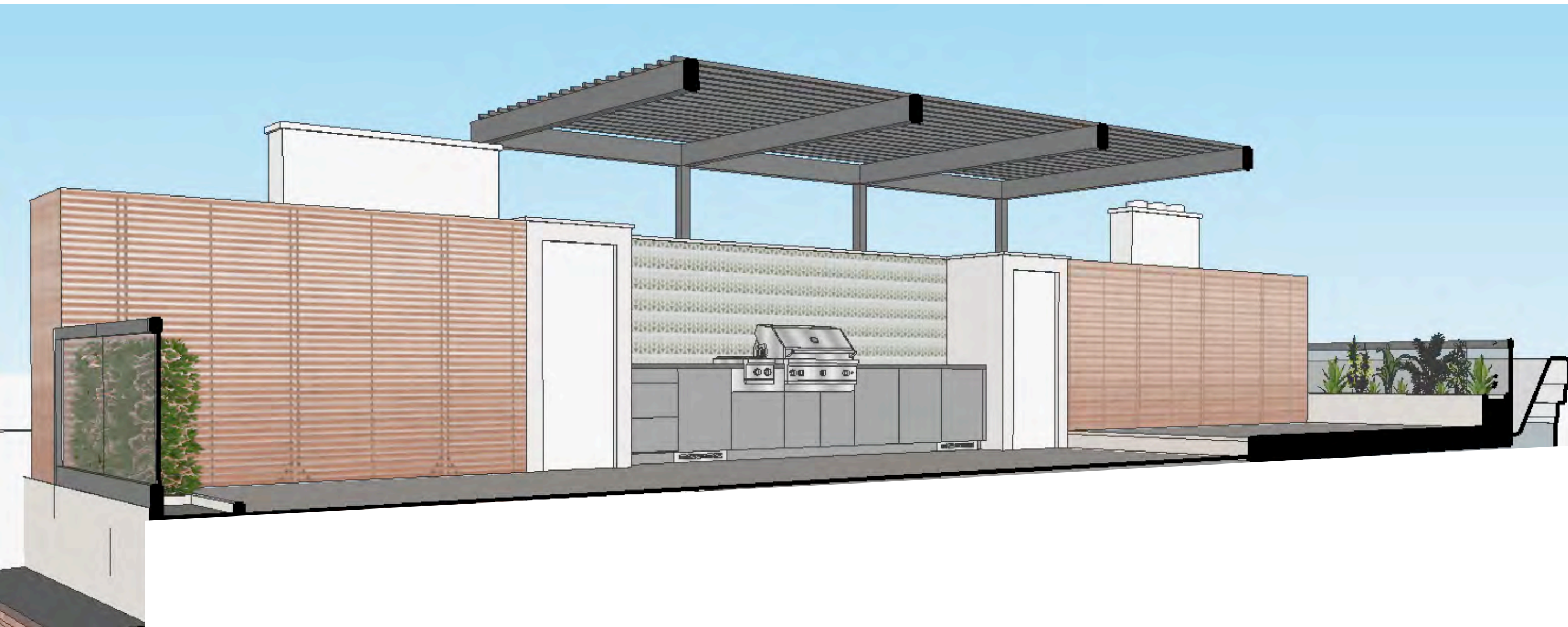


1 3D SECTION VIEW LOOKING EAST
Scale: NTS



NOTE: SIMILAR OUTDOOR KITCHENETTE HAS BEEN APPROVED ON THIS BLOCK

2 3D SECTION VIEW LOOKING WEST
Scale: NTS



3 3D SECTION VIEW LOOKING WEST
Scale: NTS



4 3D SECTION VIEW LOOKING SOUTH WEST
Scale: NTS



5 PHOTOS OF SIMILAR OUTDOOR KITCHENETTES INSTALLED ON NYC ROOFTOPS
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
ROOF 3D VIEWS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-17.00	
Drawn By	NG		
LPC DOCKET #23-08265			

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

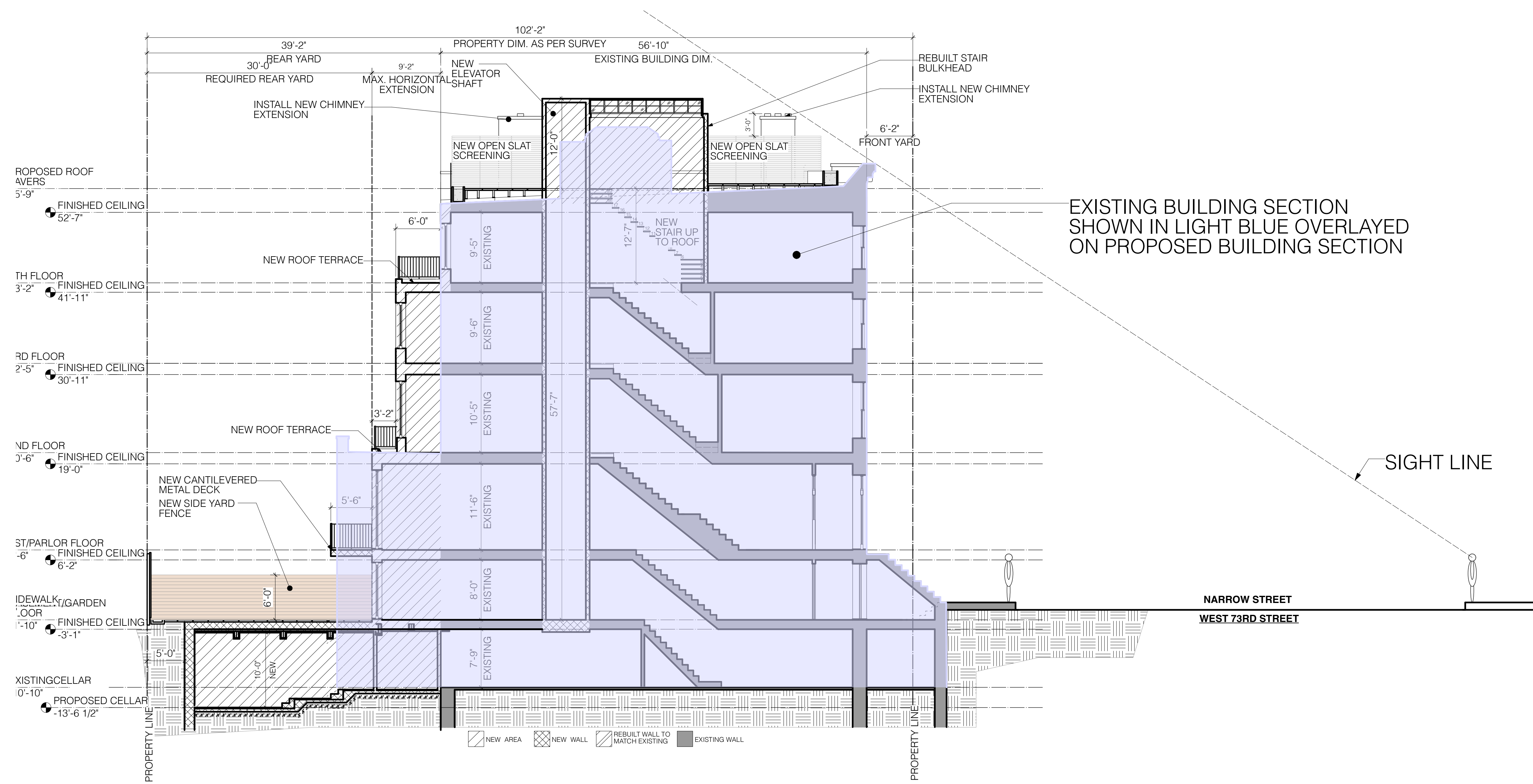
Seal

Drawing Title

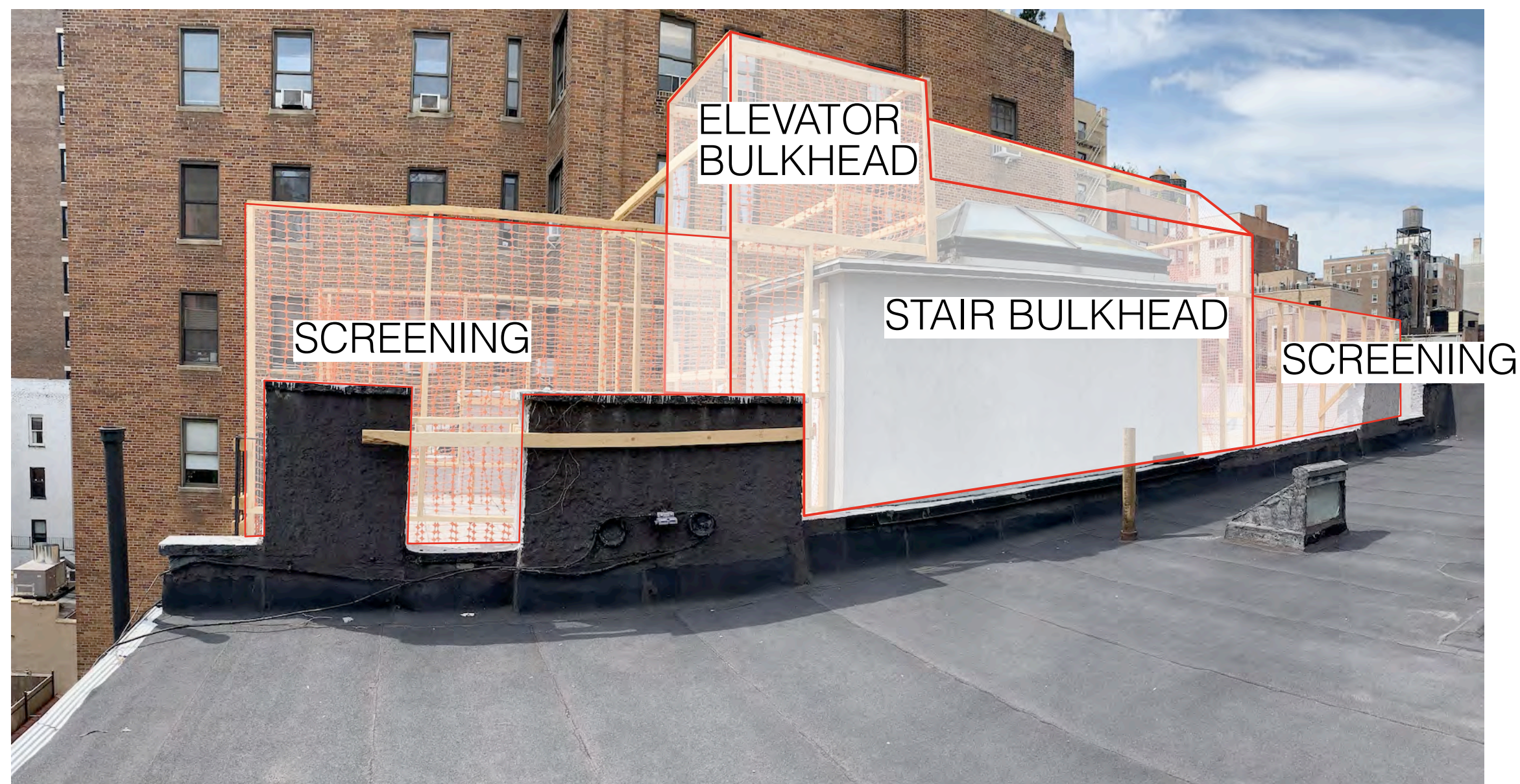
Holmes Townhouse

OVERLAY SECTION
 & SIGHT LINES

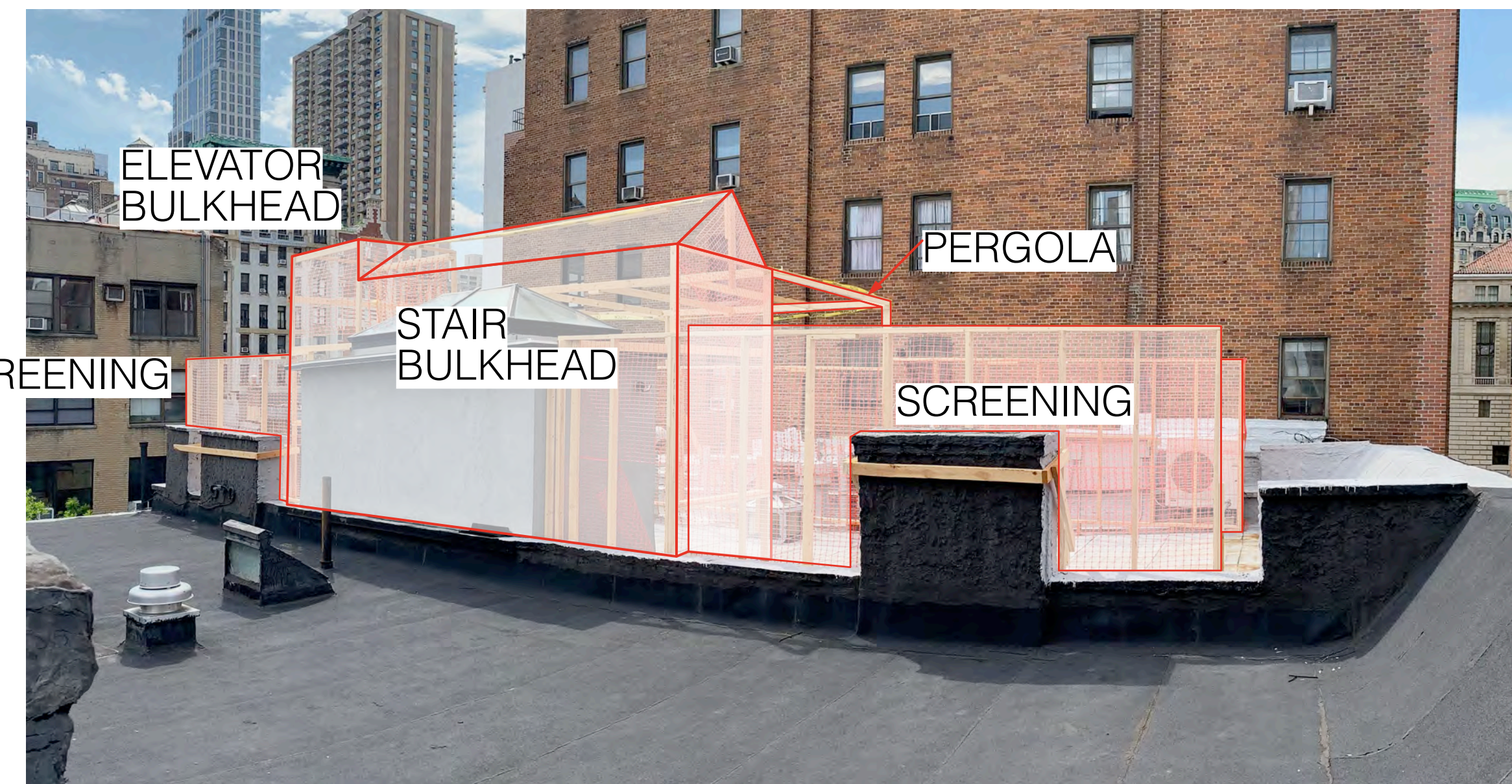
Project No. 2203	Dwg No.
Scale As Indicated	LPC-18.00
Drawn By NG	
LPC DOCKET #23-08265	



1 OVERLAY SECTION LOOKING WEST
 Scale: 1/8" = 1'-0"



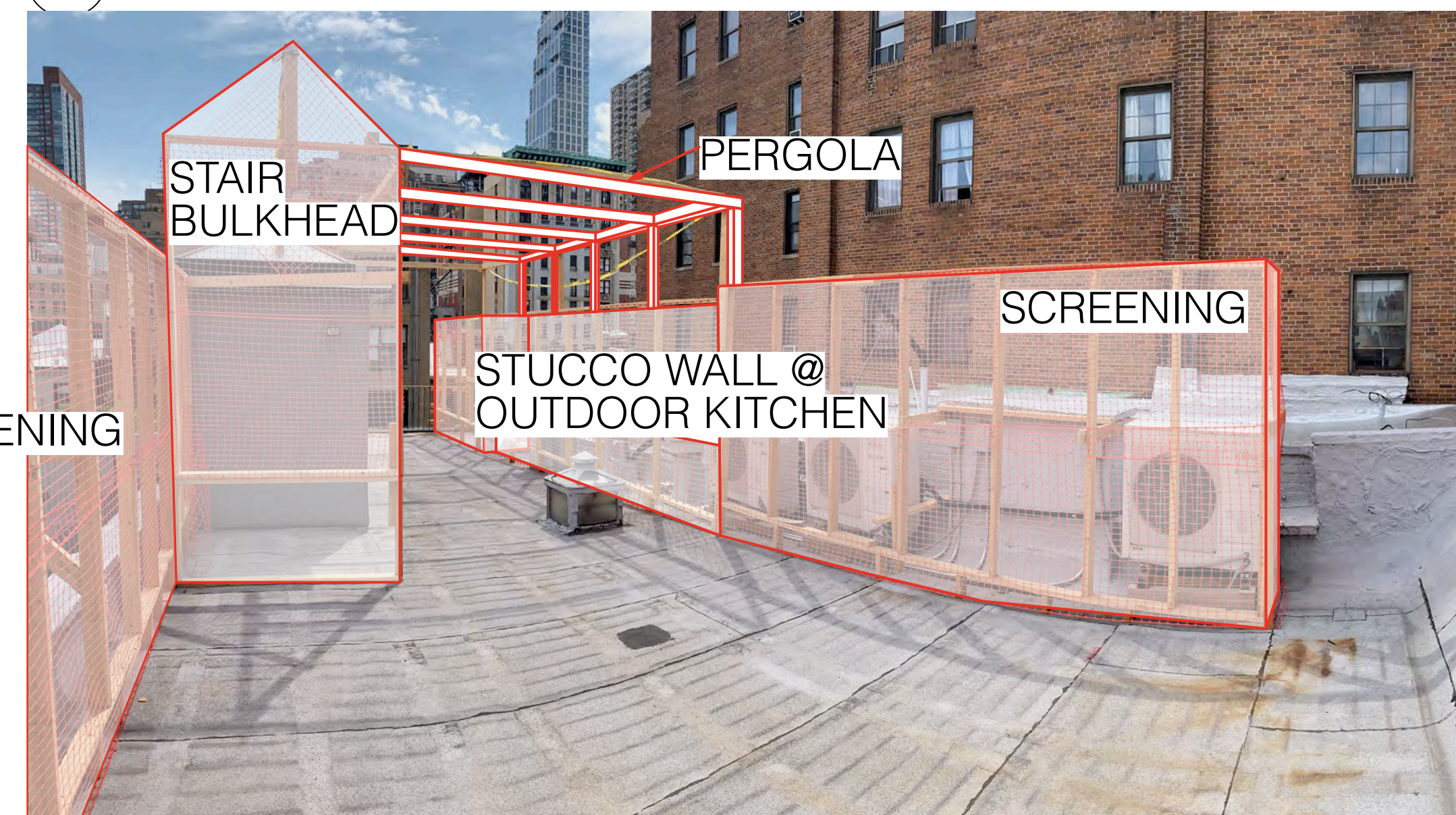
6 PHOTO OF MOCK-UP FROM ROOF LOOKING NORTH
Scale: NTS



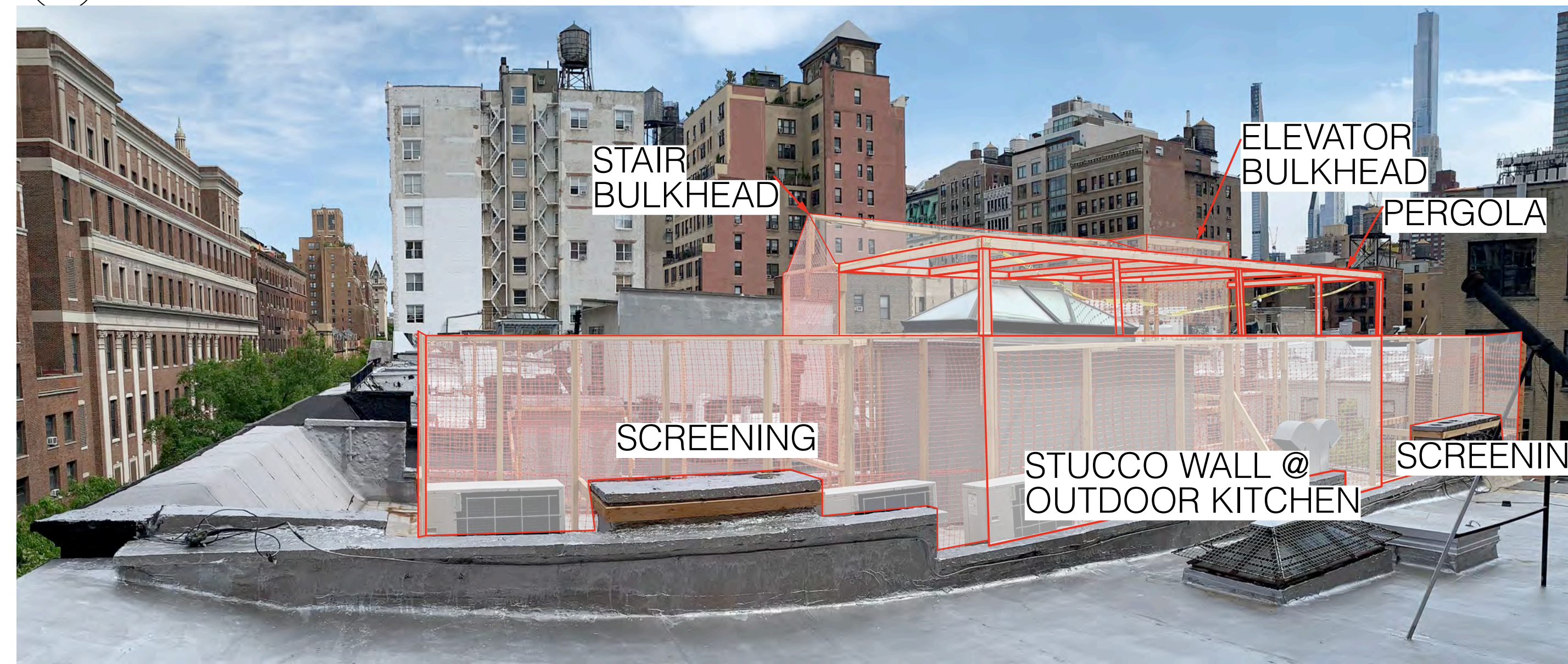
2 PHOTO OF MOCK-UP FROM ROOF LOOKING NORTH
Scale: NTS



1 PHOTO OF MOCK-UP FROM ROOF LOOKING SOUTH
Scale: NTS



4 PHOTO OF MOCK-UP FROM ROOF LOOKING SOUTH
Scale: NTS



3 PHOTO OF MOCK-UP FROM ROOF LOOKING NORTH
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse

MOCK-UP PHOTOS
FROM ROOF

Project No. 2203	Dwg No.
Scale As Indicated	LPC-19.00
Drawn By NG	
LPC DOCKET #23-08265	



1 SIGHT LINE PHOTO: D TO A **154 W 73RD ST**
Scale: NTS



2 SIGHT LINE PHOTO: B TO A **154 W 73RD ST**
Scale: NTS



3 SIGHT LINE PHOTO: C TO A **154 W 73RD ST**
Scale: NTS

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- 1 07 MAR 23 LPC SUBMISSION

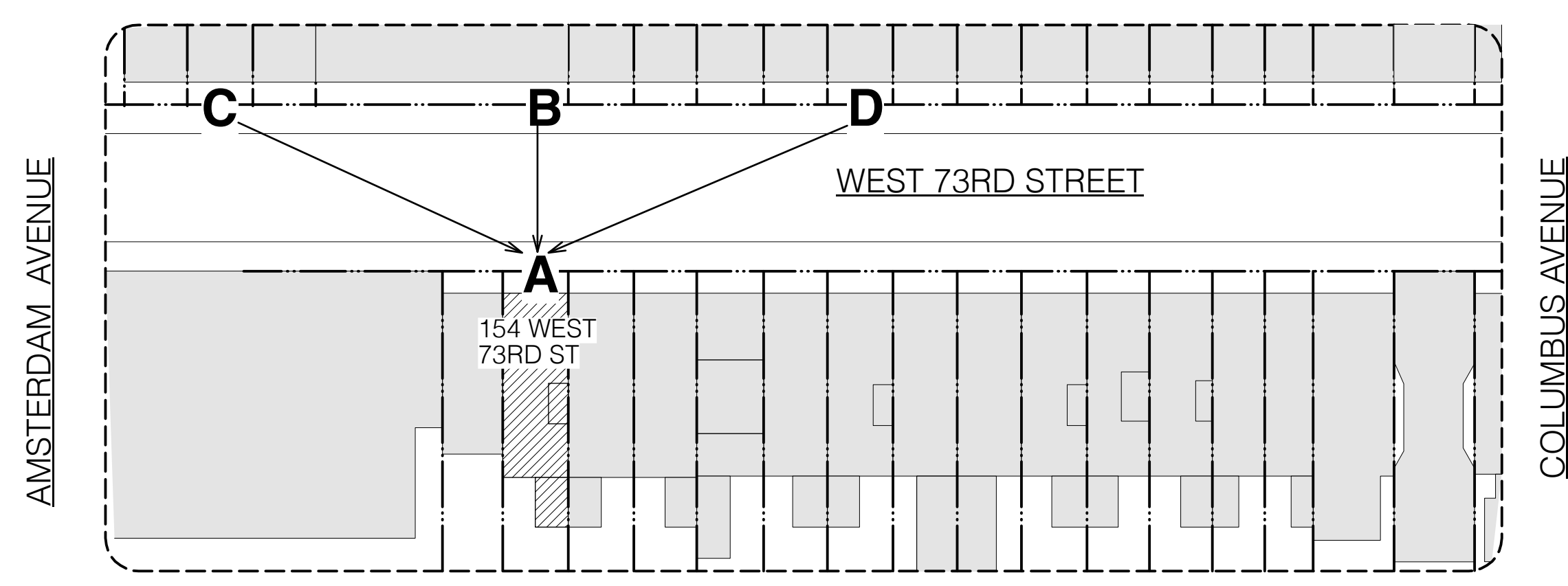
No. Date Issue

Seal

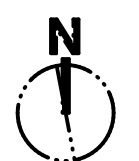
Drawing Title
Holmes Townhouse
SIGHT LINE PHOTOS

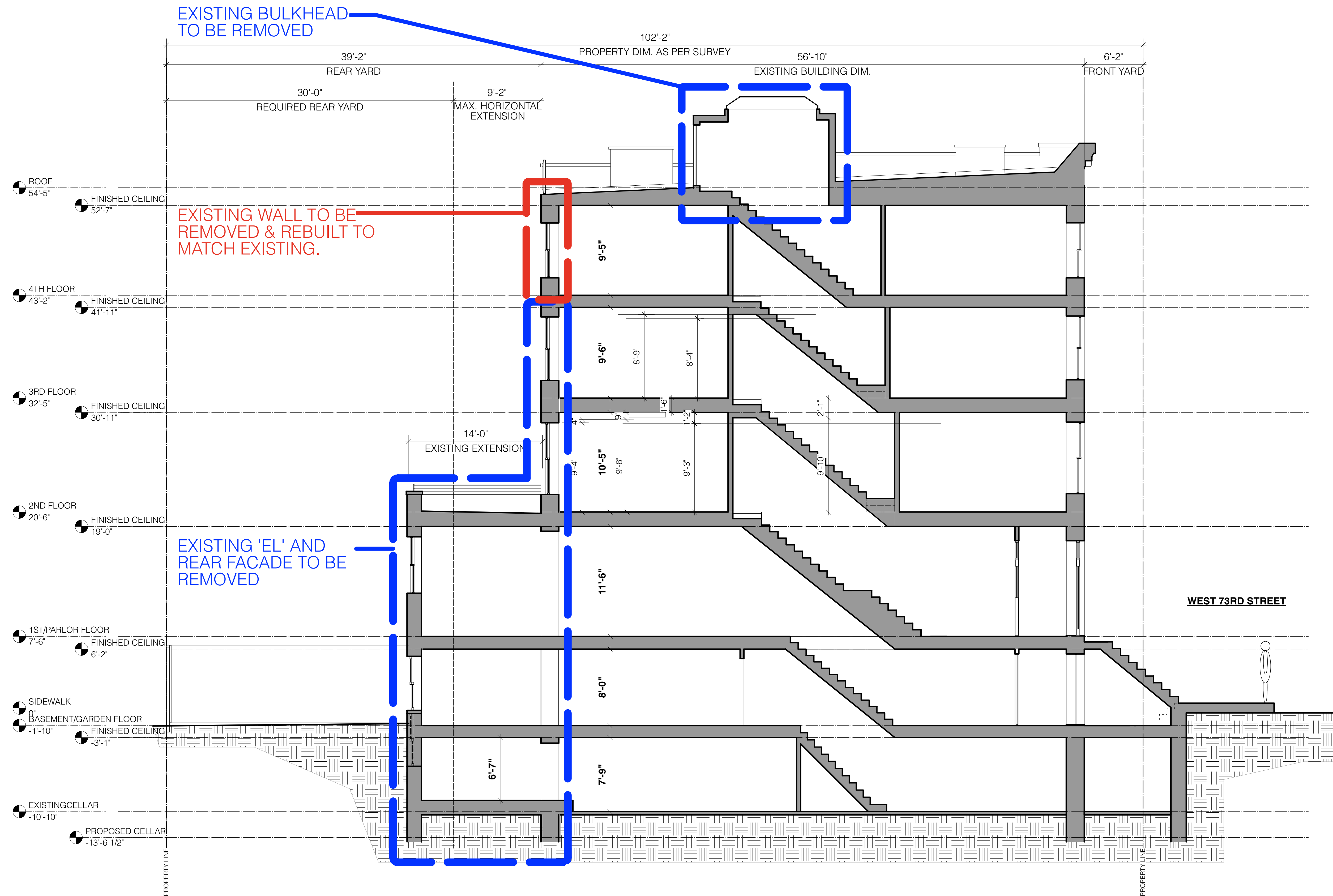
Project No. 2203	Dwg No.
Scale As Indicated	LPC-20.00
Drawn By NG	
LPC DOCKET #23-08265	

PHOTOS TAKEN WHEN ROOF MOCK-UP IS IN PLACE-SCOPE OF ROOF WORK NOT VISIBLE FROM THE STREET



A SITE LINE KEY PLAN
Scale: NTS





1 EXISTING BUILDING SECTION
Scale: 3/16" = 1'-0"

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- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

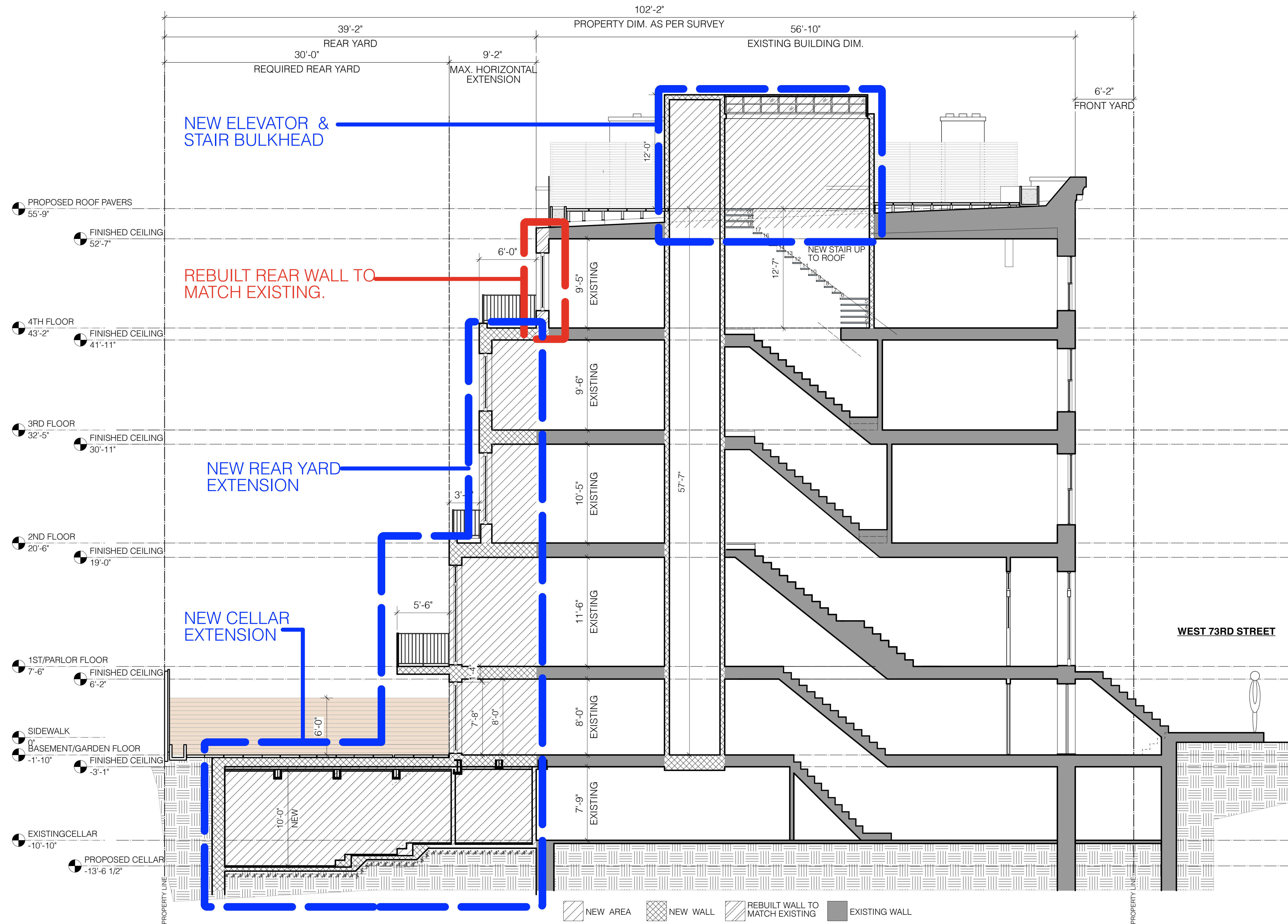
No. Date Issue

Seal

Drawing Title

Holmes Townhouse
EXISTING BUILDING SECTION

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-21.00	
Drawn By	NG		
LPC DOCKET #23-08265			



1 PROPOSED BUILDING SECTION
Scale: 3/16" = 1'-0"

Holmes Townhouse

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- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse

PROPOSED BUILDING SECTION

Project No. 2203 Dwg No.

Scale As Indicated LPC-22.00

Drawn By NG

LPC DOCKET #23-08265

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1 25 JULY 23 LPC HEARING SET

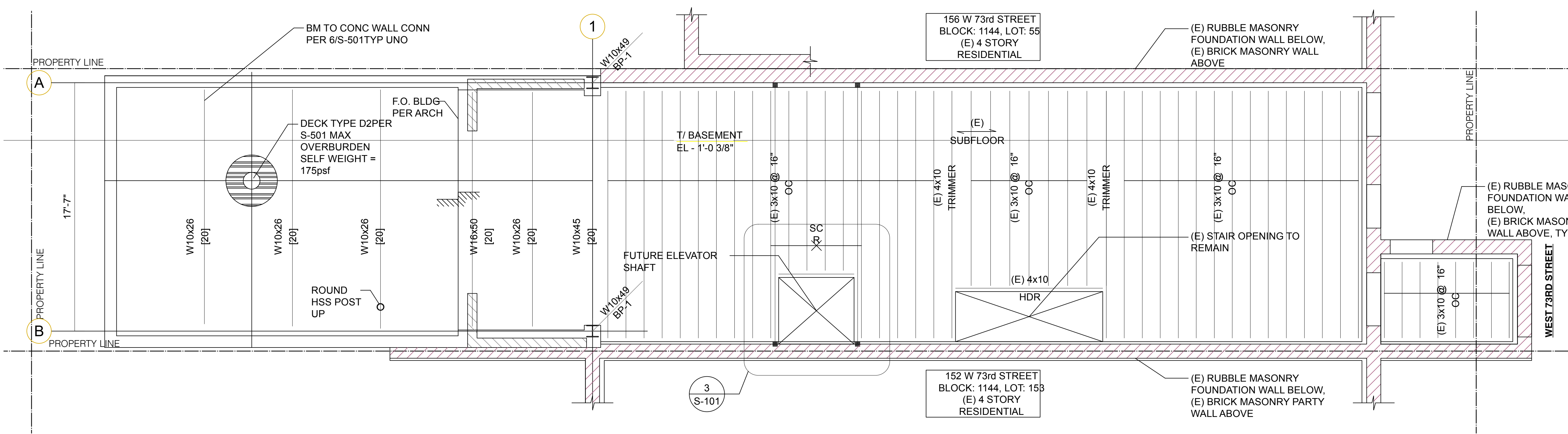
No. Date Issue

Seal

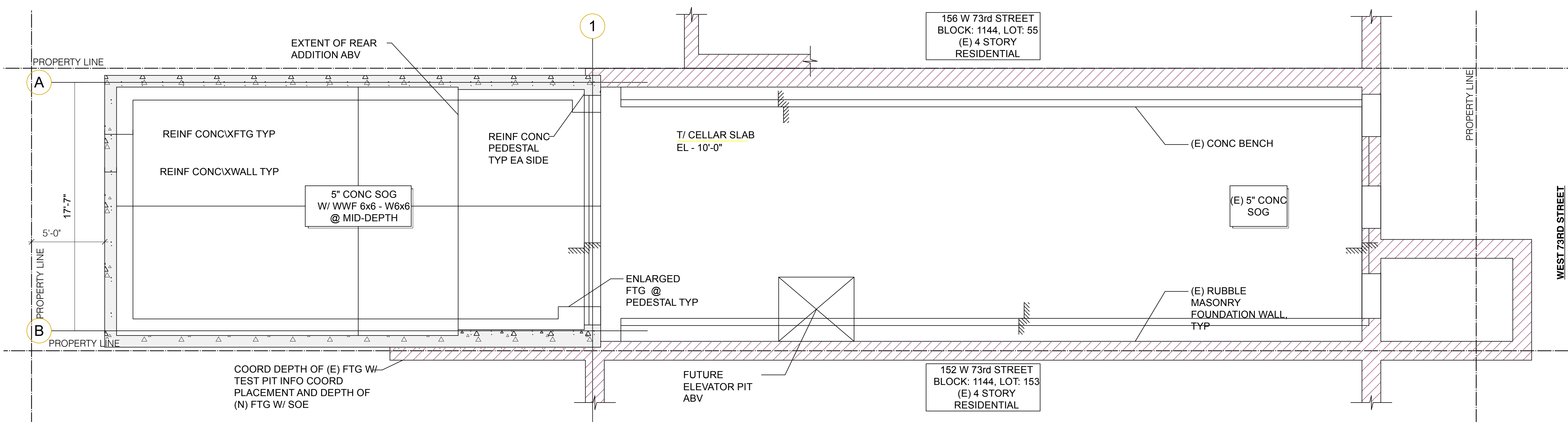
Drawing Title

Holmes Townhouse
PROPOSED FOUNDATION & FRAMING PLANS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-23.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	



1 BASEMENT FRAMING PLAN
 Scale: 1/4" = 1'-0"



2 CELLAR FOUNDATION PLAN
 Scale: 1/4" = 1'-0"

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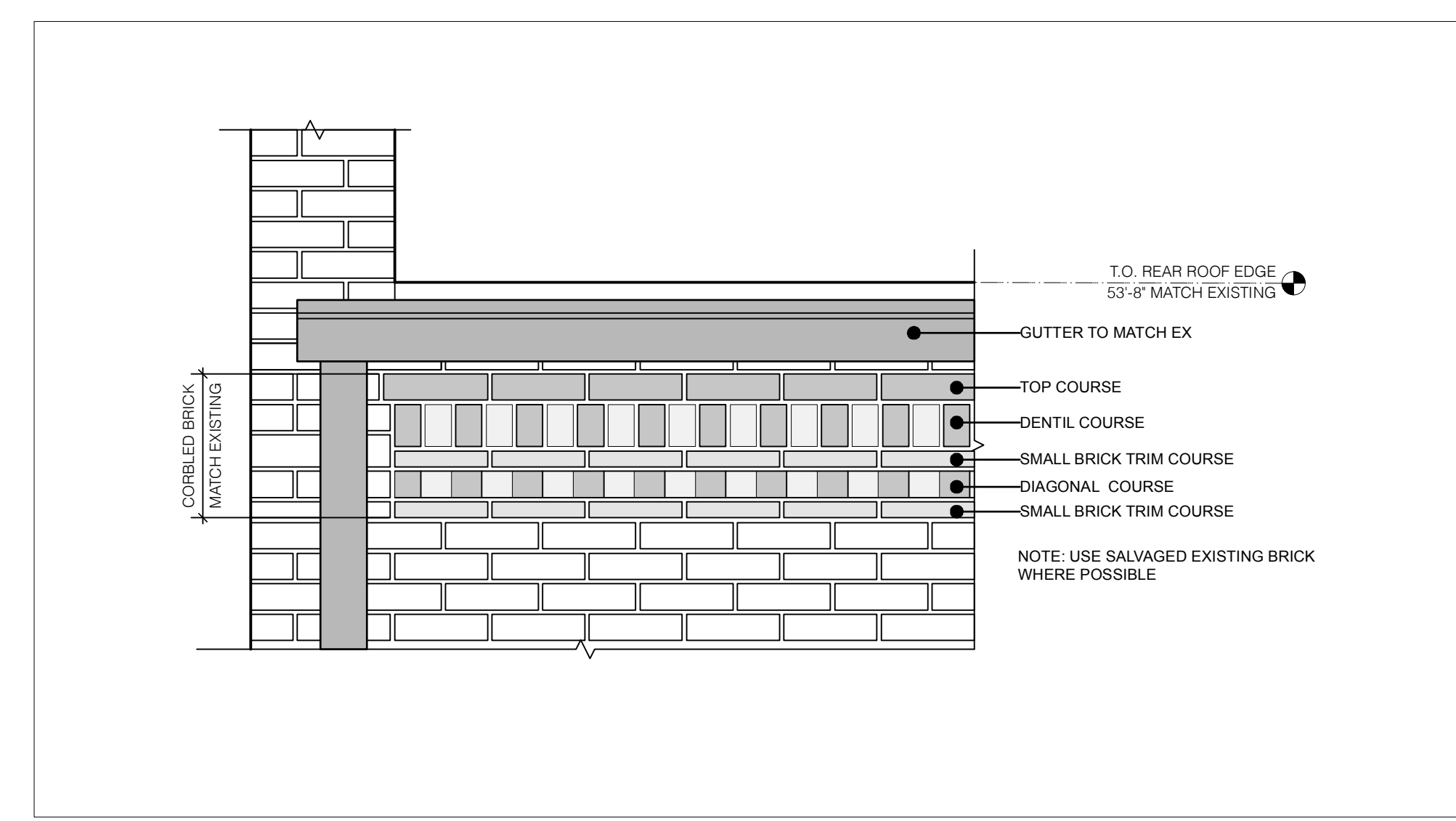
1 25 JULY 23 LPC HEARING SET

No. Date Issue

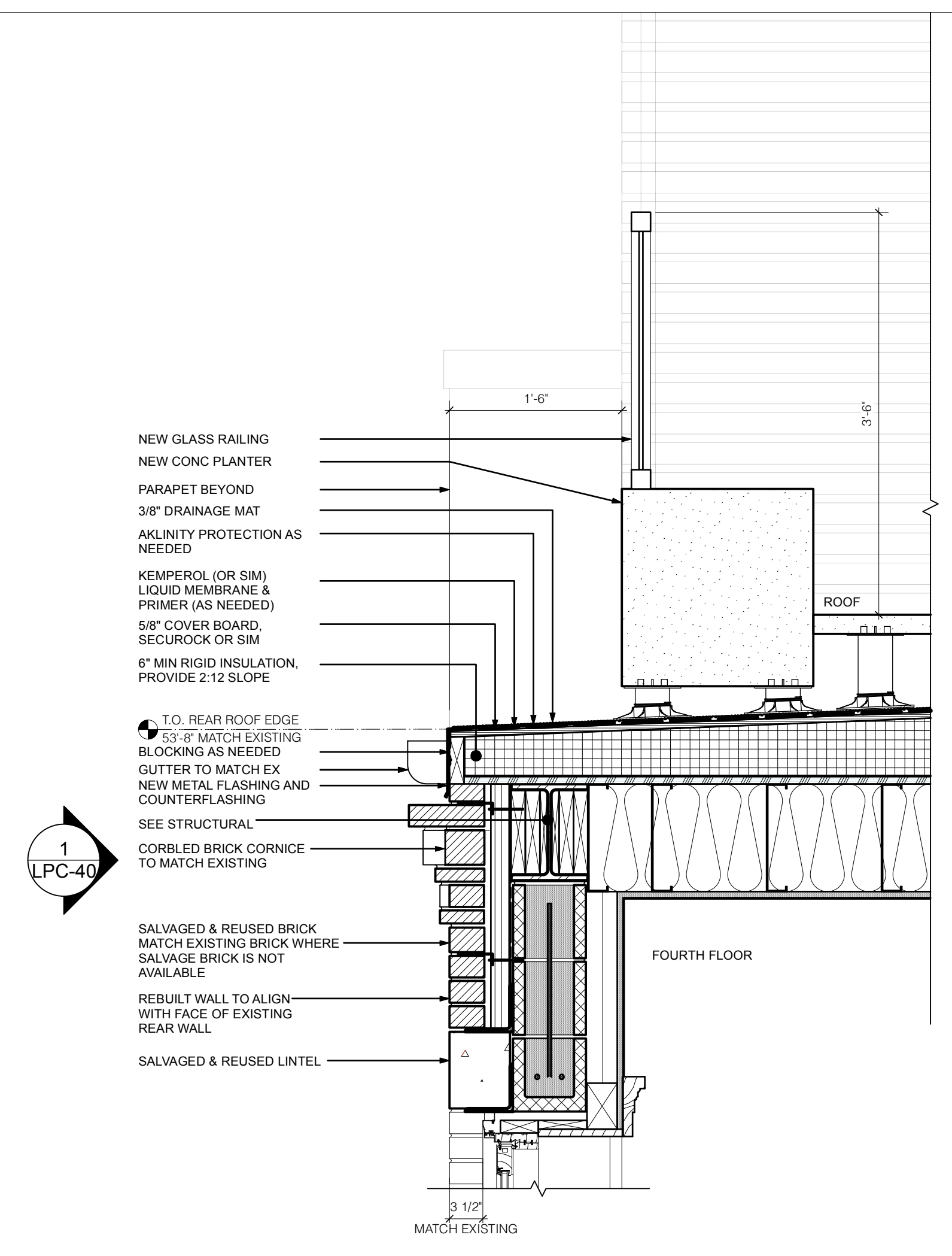
Seal

Drawing Title
 Holmes Townhouse
 REAR FACADE EXISTING &
 PROPOSED WINDOW &
 TERRACE DOOR DETAILS

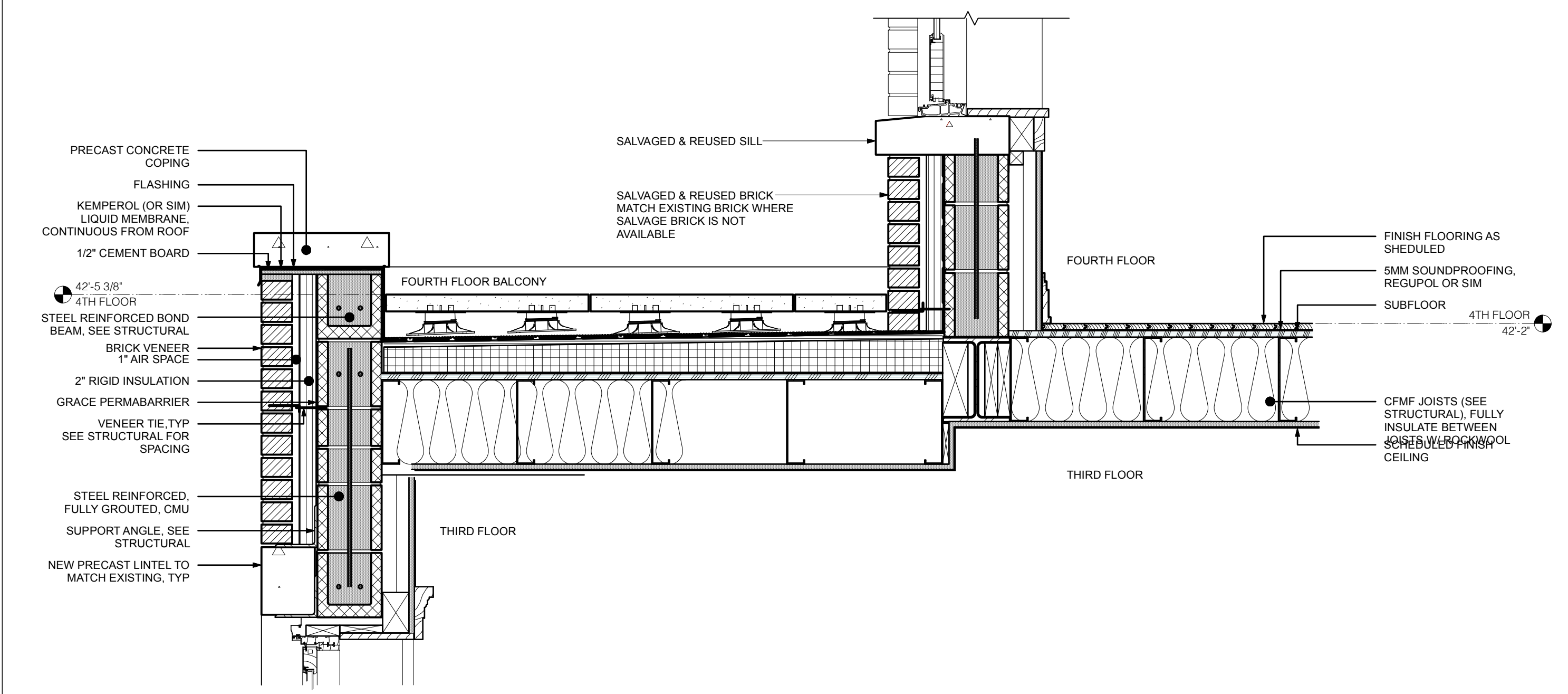
Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-23.A.00	
Drawn By	NG		
LPC DOCKET #23-08265			



1 ENLARGED ELEVATION AT REAR FACADE CORBLED CORNICE DETAIL
 Scale: 1" = 1'-0"



1 LPC-40



2 4TH FLOOR WALL DETAILS
 Scale: 1" = 1'-0"

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title
 Holmes Townhouse
 REAR YARD ADDITION
 3D MASSING MODELS

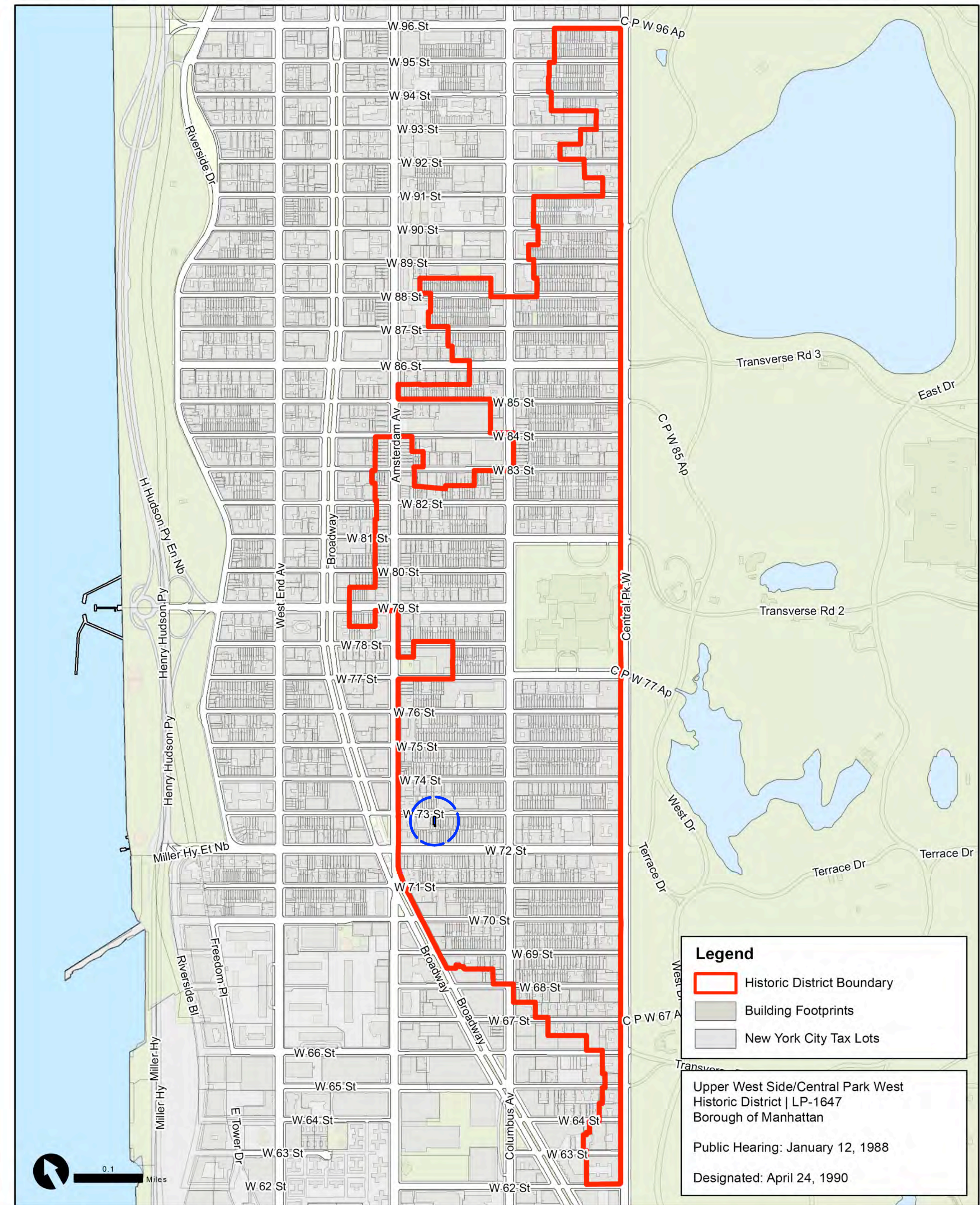
Project No. 2203	Dwg No.
Scale As Indicated	LPC-13.00
Drawn By NG	
LPC DOCKET #23-08265	



1 **ARIAL 3D VIEW**
 Scale: NTS



2 **REAR FACADE LOOKING NORTH**
 Scale: NTS



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

154 WEST 73RD STREET

JULY 25, 2023

REAR YARD ADDITION AND ROOFTOP RENOVATION

APPENDIX

APPENDIX DRAWING LIST

- LPC-24.00 EXISTING & PROPOSED FRONT ELEVATIONS
- LPC-25.00 FRONT STOOP & PORTICO PHOTOS
- LPC-26.00 FRONT STOOP & PORTICO DETAIL PHOTOS
- LPC-27.00 EXISTING & PROPOSED REAR ELEVATIONS LOOKING EAST & WEST
- LPC-28.00 MATERIALS BOARD
- LPC-29.00 CELLAR DEMOLITION & PROPOSED PLANS
- LPC-30.00 BASEMENT DEMOLITION & PROPOSED PLANS
- LPC-31.00 1ST FLOOR DEMOLITION & PROPOSED PLANS
- LPC-32.00 2ND FLOOR DEMOLITION & PROPOSED PLANS
- LPC-33.00 3RD FLOOR DEMOLITION & PROPOSED PLANS
- LPC-34.00 4TH FLOOR DEMOLITION & PROPOSED PLANS
- LPC-35.00 ROOF DEMOLITION & PROPOSED PLANS
- LPC-36.00 FRONT FACADE EXISTING & PROPOSED WINDOW DETAILS
- LPC-37.00 REAR FACADE EXISTING & PROPOSED WINDOW DETAILS
- LPC-38.00 REAR FACADE PROPOSED STEEL & GLASS WINDOW & DOOR DETAILS
- LPC-39.00 REAR FACADE EXISTING & PROPOSED WINDOW & TERRACE DOOR DETAILS
- ZD1 ZONING DIAGRAM
- SITE SURVEY

Holmes Townhouse

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No. Date Issue

Seal

Drawing Title

Holmes Townhouse

DRAWING LIST
& PLOT PLAN

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-A	
Drawn By	NG		
LPC DOCKET #23-08265			

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- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
 EXISTING & PROPOSED
 FRONT ELEVATIONS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-24.00
Drawn By NG	
LPC DOCKET #23-08265	



1 EXISTING FRONT ELEVATION LOOKING SOUTH
 Scale: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION LOOKING SOUTH
 Scale: 3/16" = 1'-0"

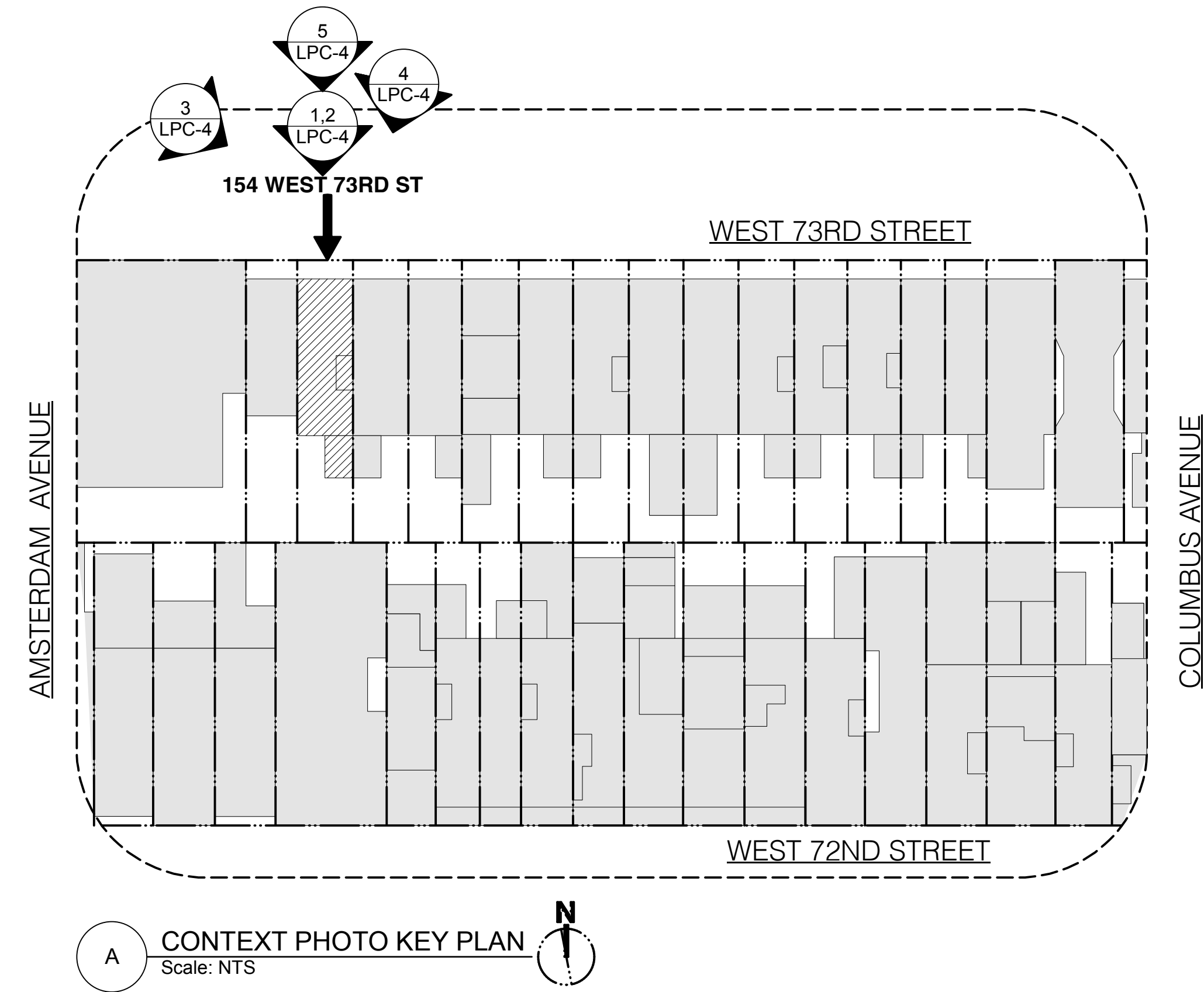
- REPAIR & REFINISH EXISTING CORNICE. BENJAMIN MOORE BLACK 2132-10, TYP.
- RESTORE HISTORIC BROWNSTONE LINTELS, SILLS AND CASINGS, TYP.
- NEW WINDOWS 'A': MARVIN CLAD ULTIMATE DOUBLE HUNG, W/ BRICK MOULD, PRIMED INTERIOR, EBONY EXTERIOR, TYP.
- WASH FACADE AND STOOP W/RESTORATION CLEANER AND LOW WATER PRESSURE.
- REMOVE DETERIORATED STONE DOWN TO BASE. APPLY SLURRY COAT AND SCRATCH COAT BRINGING OUT DESIGN DETAILS AS NEEDED. APPLY FINISH COAT OF BROWNSTONE AGGREGATE CEMENT MATCHING COLOR AND MINERAL GRAIN OF EXISTING. REMOVE EXCESS LIME EFFLORESCENCE WHEN IT IS CURED.
- NEW BROWNSTONE PORTICO TO MATCH ORIGINAL. SEE HISTORIC PHOTO
- REPAIR AND REFINISH EXISTING DOOR. BENJAMIN MOORE BLACK 2132-10, TYP.
- NEW BROWNSTONE HANDRAIL, BROWNSTONE HANDRAIL SIDE WALLS, & BROWNSTONE POSTS TO MATCH ORIGINAL. SEE HISTORIC PHOTO
- REFINISH EXISTING WROUGHT IRON WINDOW GUARDS AND RAILING. BENJAMIN MOORE BLACK 2132-10, TYP.
- NEW HANDRAIL MOUNTED INBOARD OF CHEEK WALL 1 1/2" DIAMETER BLACK METAL HANDRAIL



1 HISTORIC PHOTO (1940s) 152 WEST 73RD ST LOOKING SOUTH
Scale: NTS



2 CURRENT PHOTO OF 152 WEST 73RD ST. PORTICO LOOKING SOUTH
Scale: NTS



A CONTEXT PHOTO KEY PLAN
Scale: NTS

Holmes Townhouse
154 West 73rd Street
New York, NY 10023

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- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
FRONT STOOP & PORTICO
PHOTOS

Project No. 2203 Dwg No.
Scale As Indicated LPC-25.00
Drawn By NG
LPC DOCKET #23-08265



3 CURRENT PHOTO 152 WEST 73RD ST PORITICO LOOKING EAST
Scale: NTS



4 CURRENT PHOTO OF EXISTING STOOP 154 WEST 73RD ST. LOOKING SOUTH
Scale: NTS



5 CURRENT PHOTO OF EXISTING STOOP 154 WEST 73RD ST. LOOKING SOUTH
Scale: NTS



VIEW LOOKING UP

2 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING WEST

3 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING WEST

4 PORITICO DETAIL PHOTO
Scale: NTS

NOTE: CURRENT PHOTOS OF 152 W 73RD ST FRONT FACADE SHOWING DETAILS THAT ARE PROPOSED TO BE MATCHED AT 154 W 73RD ST



NEW PORTICO & STOOP TO MATCH ADJACENT BUILDING'S ORIGINAL PORTICO & STOOP.

1 CURRENT PHOTO OF 152 WEST 73RD ST. PORTICO
Scale: NTS



VIEW LOOKING WEST

5 PORITICO DETAIL PHOTO
Scale: NTS



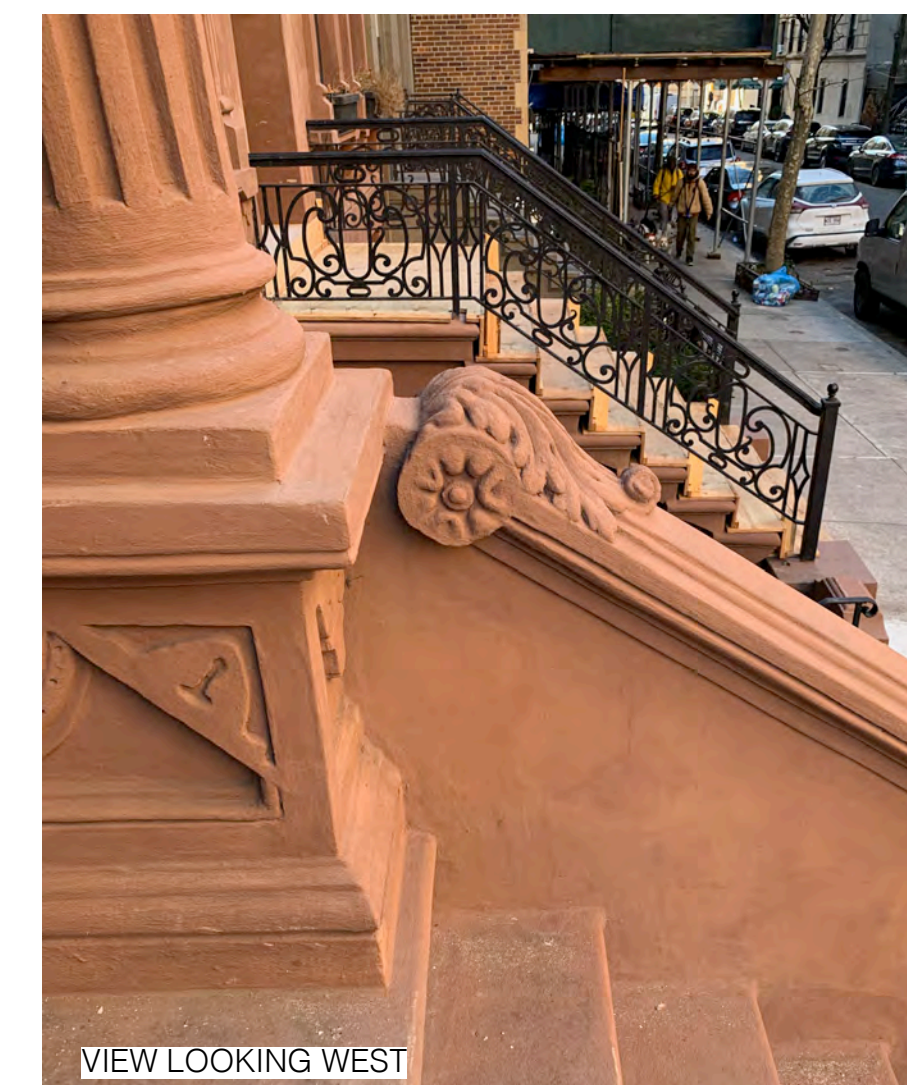
VIEW LOOKING WEST

6 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING WEST

7 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING WEST

8 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING SOUTH

9 PORITICO DETAIL PHOTO
Scale: NTS



VIEW LOOKING EAST

10 PORITICO DETAIL PHOTO
Scale: NTS

Holmes Townhouse
154 West 73rd Street
New York, NY 10023

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
FRONT STOOP & PORTICO
DETAIL PHOTOS

Project No.	2203	Dwg No.	LPC-26.00
Scale	As Indicated		
Drawn By	NG		
LPC DOCKET #23-08265			

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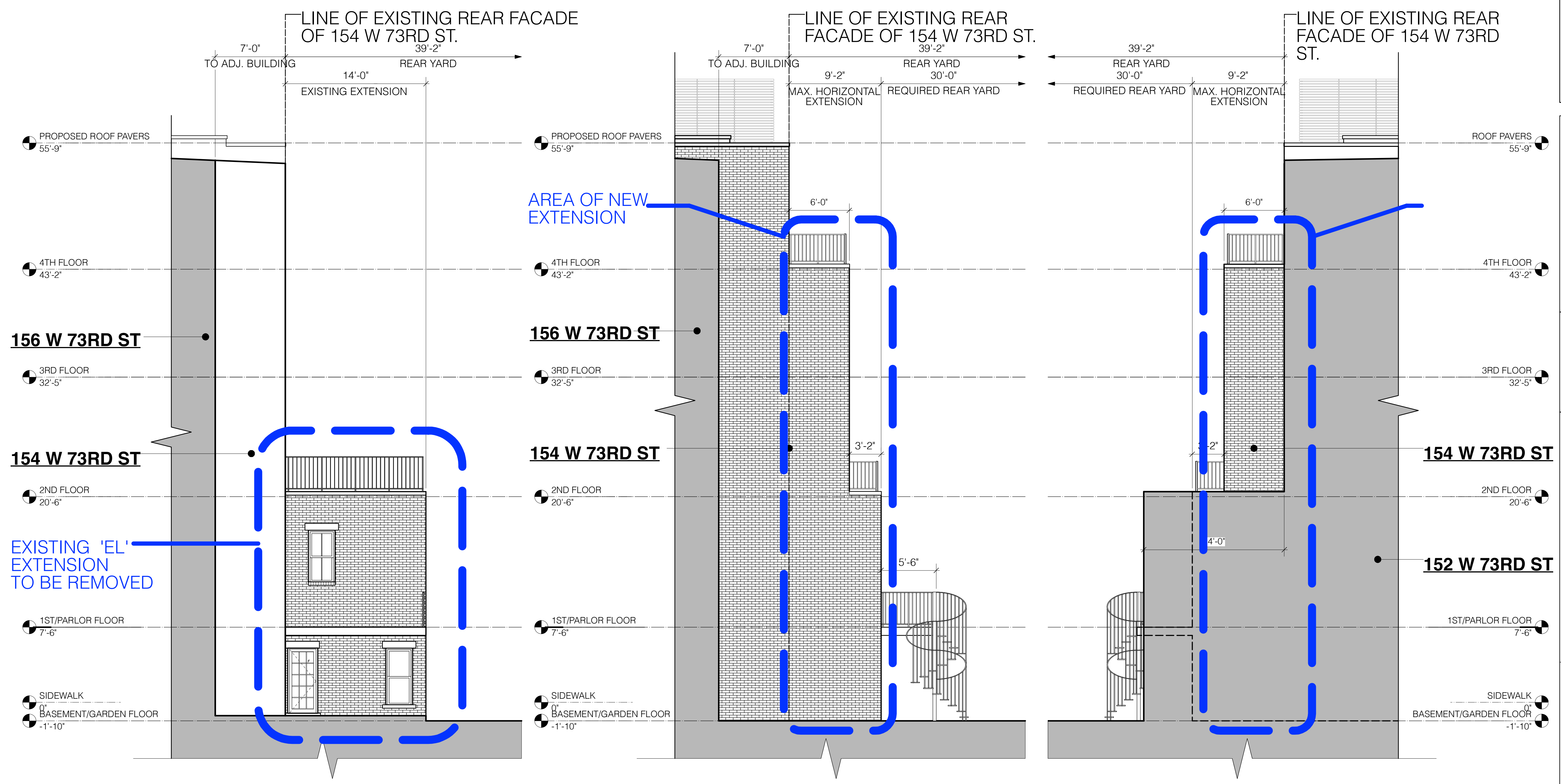
- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title
 Holmes Townhouse
 EXISTING & PROPOSED
 REAR ELEVATIONS
 LOOKING EAST & WEST

Project No. 2203	Dwg No.
Scale As Indicated	LPC-27.00
Drawn By NG	
LPC DOCKET #23-08265	



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

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

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

NOT VISIBLE FROM ANY PUBLIC THOROUGHFARE

EW

REAR FACADE MATERIALS



Ebony

MARVIN ULTIMATE SERIES ALUMINUM CLADDING, COLOR EBONY



REAR FACADE BRICK COLOR. MATCH EXISTING. SALVAGE AND REUSE EXISTING BRICK WHERE POSSIBLE



ALL NEW REAR RAILINGS & GUARD RAILS BENJAMIN MOORE BLACK 2132-10, TYP.



EXISTING REAR FACADE CORBELED CORNICE BRICK DETAIL. AREAS WITH NEW REAR CORNICE TO MATCH EXISTING



STEEL WINDOWS & DOORS, OPTIMUM WINDOWS, SOFT TOUCH SMOOTH BLACK



EXISTING REAR FACADE STONE LINTELS & SILLS. ALL NEW LINTELS & SILLS TO MATCH EXISTING.

Holmes Townhouse

**154 West 73rd Street
New York, NY 10023**

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse

MATERIALS BOARD

Project No. 2203	Dwg No.
Scale As Indicated	LPC-28.00
Drawn By NG	
LPC DOCKET #23-08265	

Holmes Townhouse
154 West 73rd Street
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- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

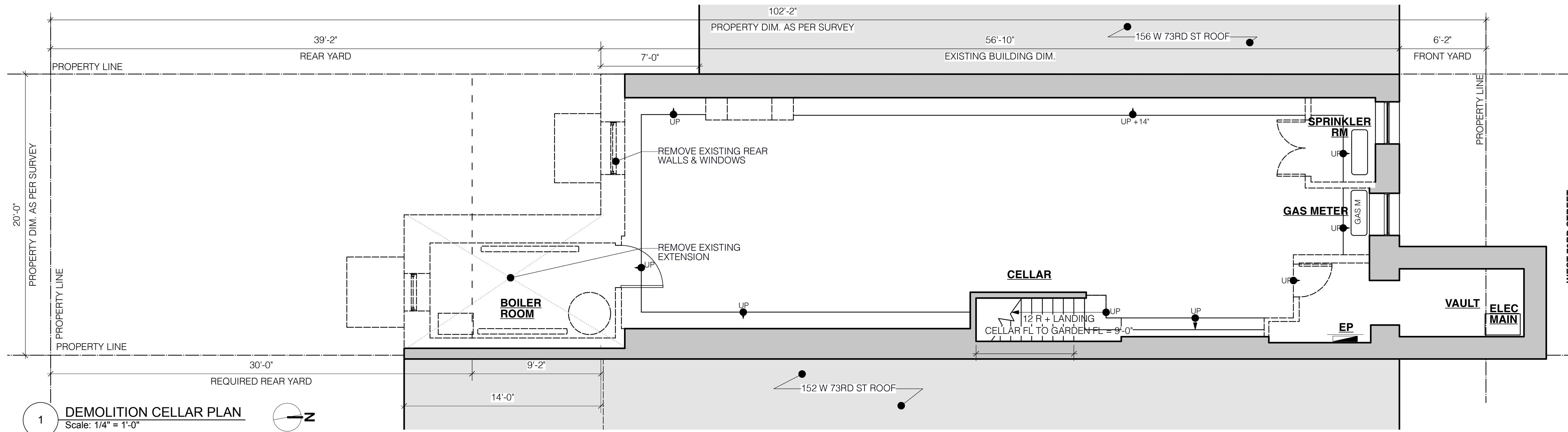
Drawing Title

Holmes Townhouse
 CELLAR DEMOLITION &
 PROPOSED PLANS

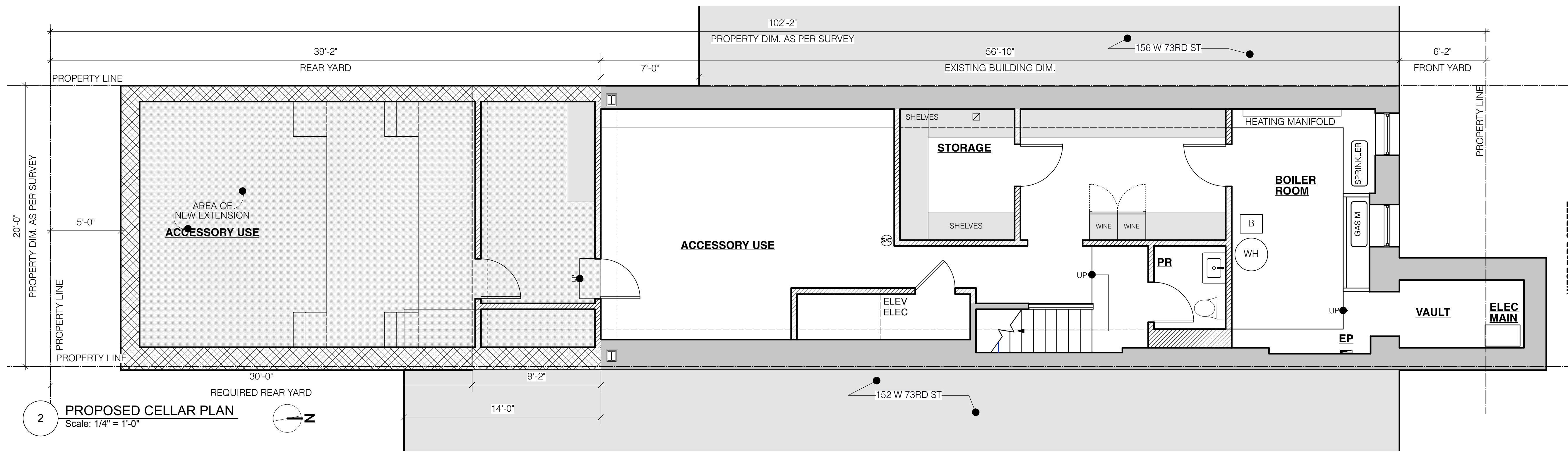
Project No. 2203	Dwg No.
Scale As Indicated	LPC-29.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



1 DEMOLITION CELLAR PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED CELLAR PLAN
 Scale: 1/4" = 1'-0"

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New York, NY 10023

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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

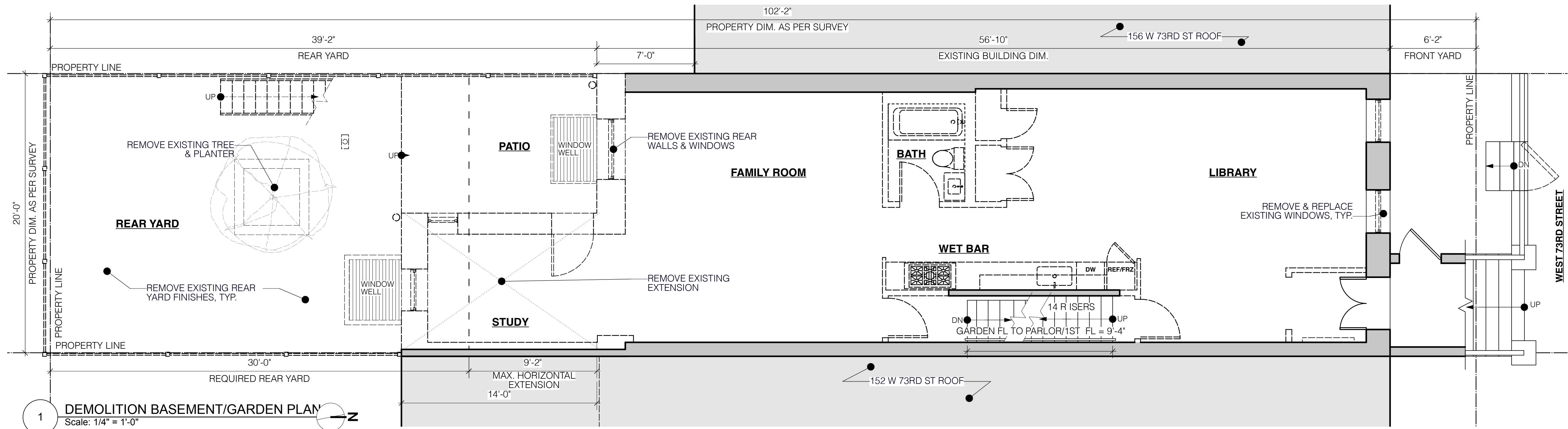
Holmes Townhouse

BASEMENT DEMOLITION & PROPOSED PLANS

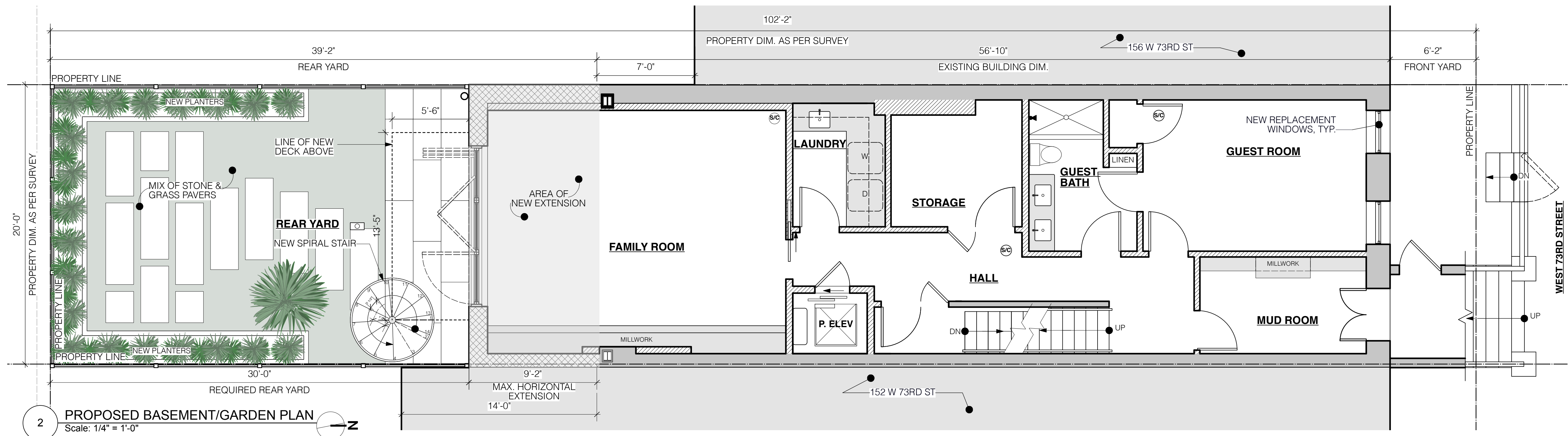
Project No. 2203	Dwg No.
Scale As Indicated	LPC-30.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



1 DEMOLITION BASEMENT/GARDEN PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED BASEMENT/GARDEN PLAN
 Scale: 1/4" = 1'-0"

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- 5 25 JULY 23 LPC HEARING SET
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- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

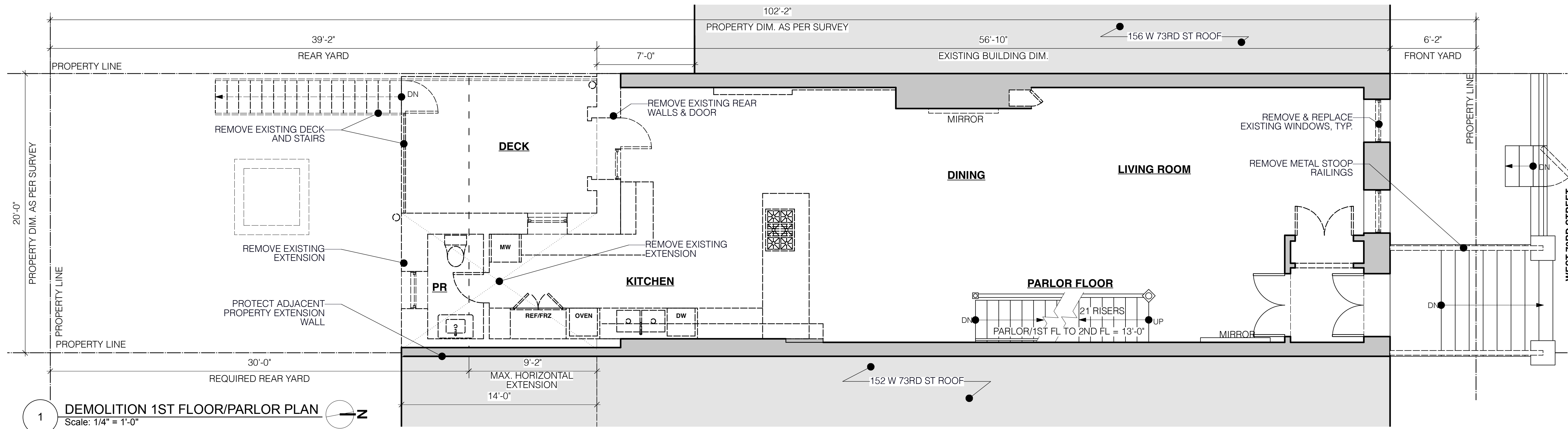
Drawing Title

Holmes Townhouse
 1ST FLOOR DEMOLITION
 & PROPOSED PLANS

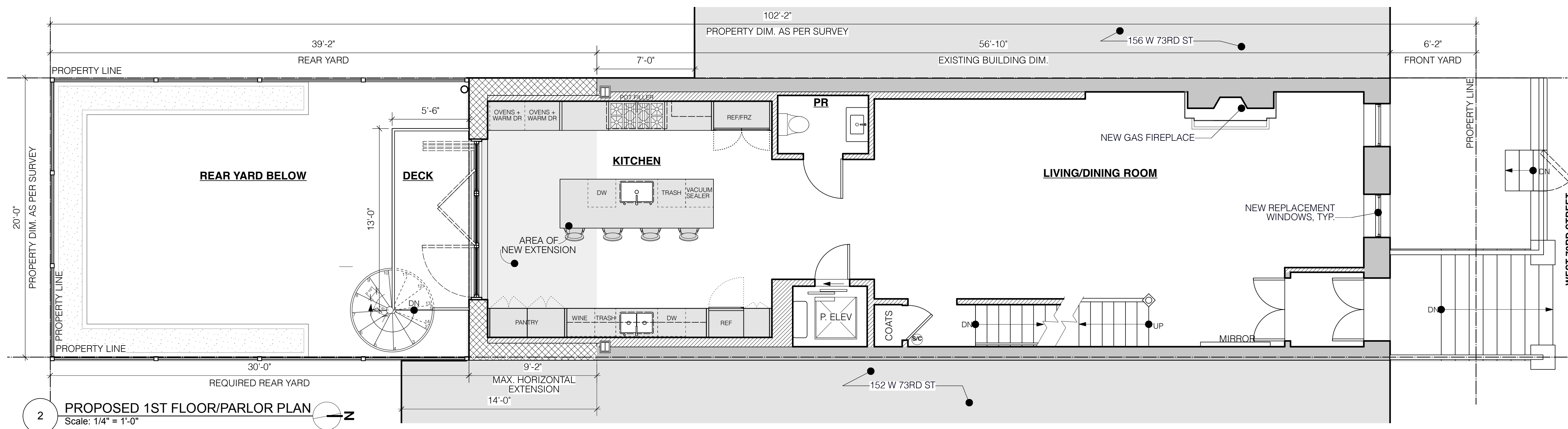
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Scale As Indicated	LPC-31.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



1 DEMOLITION 1ST FLOOR/PARLOR PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR/PARLOR PLAN
 Scale: 1/4" = 1'-0"

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- 5 25 JULY 23 LPC HEARING SET
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- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

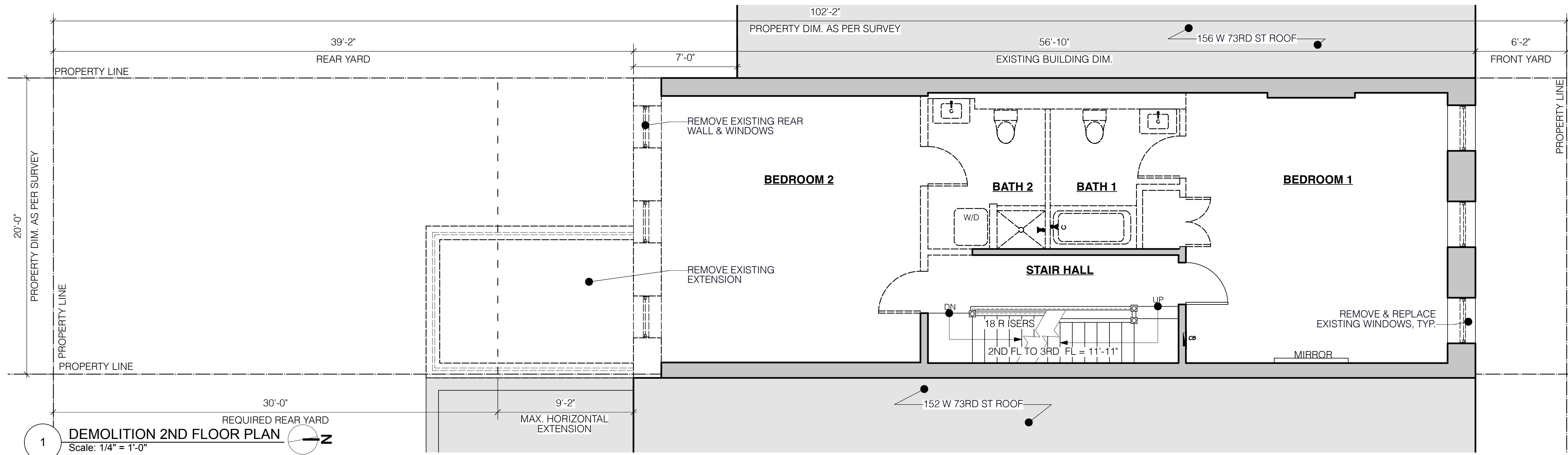
Drawing Title

Holmes Townhouse
 2ND FL DEMOLITION &
 PROPOSED PLANS

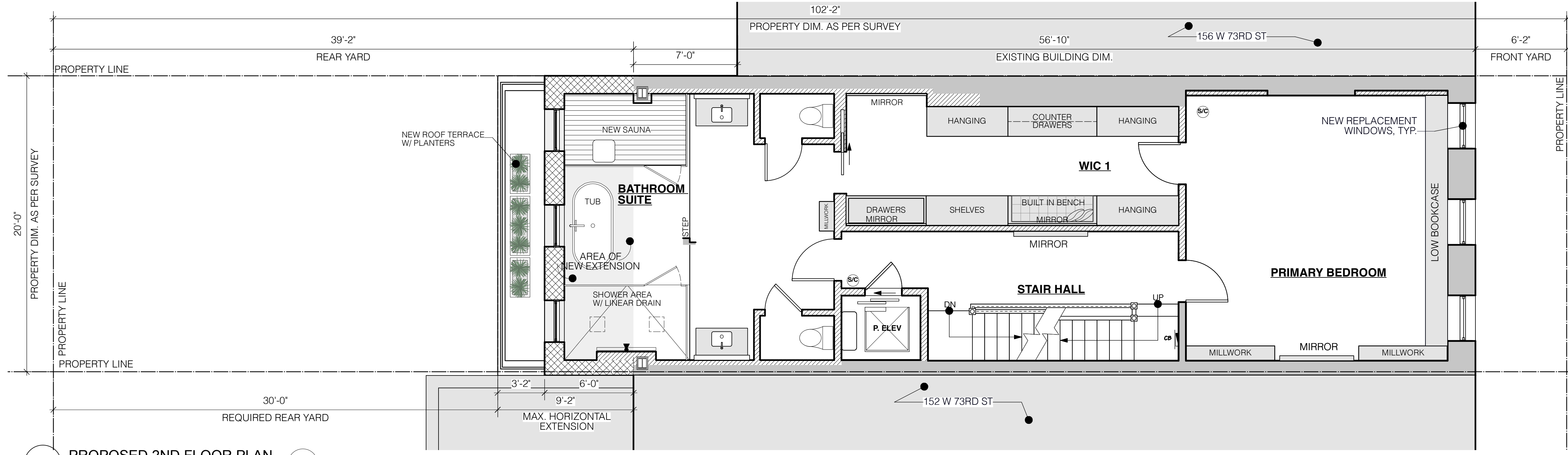
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Scale As Indicated	LPC-32.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



1 DEMOLITION 2ND FLOOR PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
 Scale: 1/4" = 1'-0"

WEST 73RD STREET

WEST 73RD STREET

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5	25 JULY 23 LPC HEARING SET
4	22 JUNE 23 3RD LPC SUBMISSION
3	02 JUNE 23 2ND LPC SUBMISSION
2	06 APRIL 23 CB7 SUBMISSION
1	07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

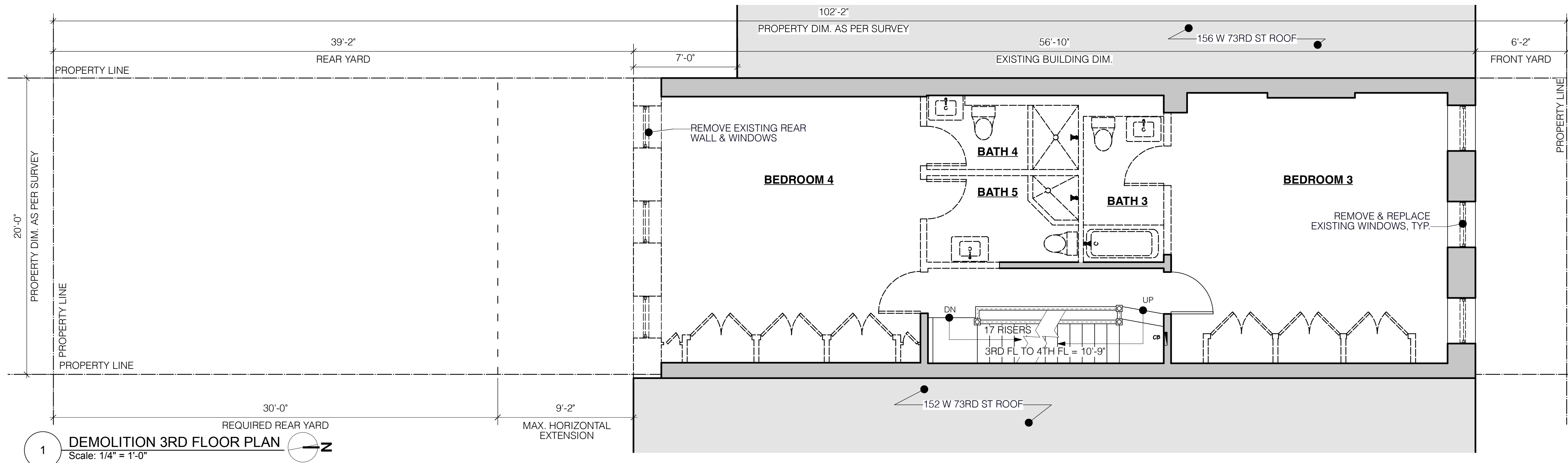
Drawing Title

Holmes Townhouse
 3RD FLOOR DEMOLITION & PROPOSED PLANS

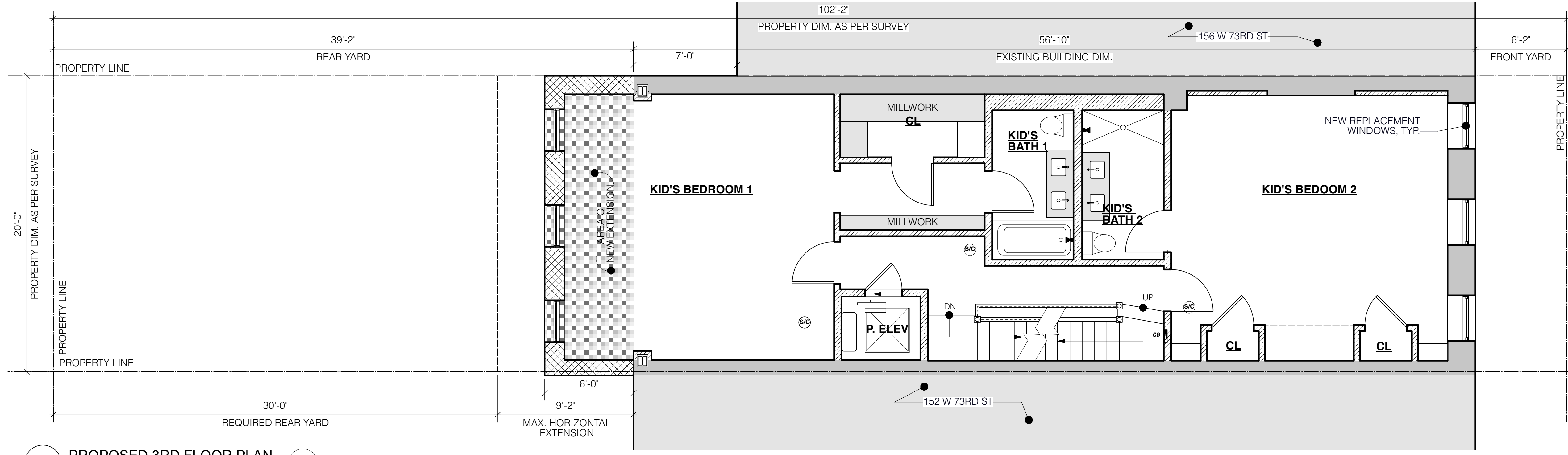
Project No. 2203	Dwg No.
Scale As Indicated	LPC-33.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



1 DEMOLITION 3RD FLOOR PLAN
 Scale: 1/4" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN
 Scale: 1/4" = 1'-0"

WEST 73RD STREET

WEST 73RD STREET

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- 3 02 JUNE 23 2ND LPC SUBMISSION
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- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

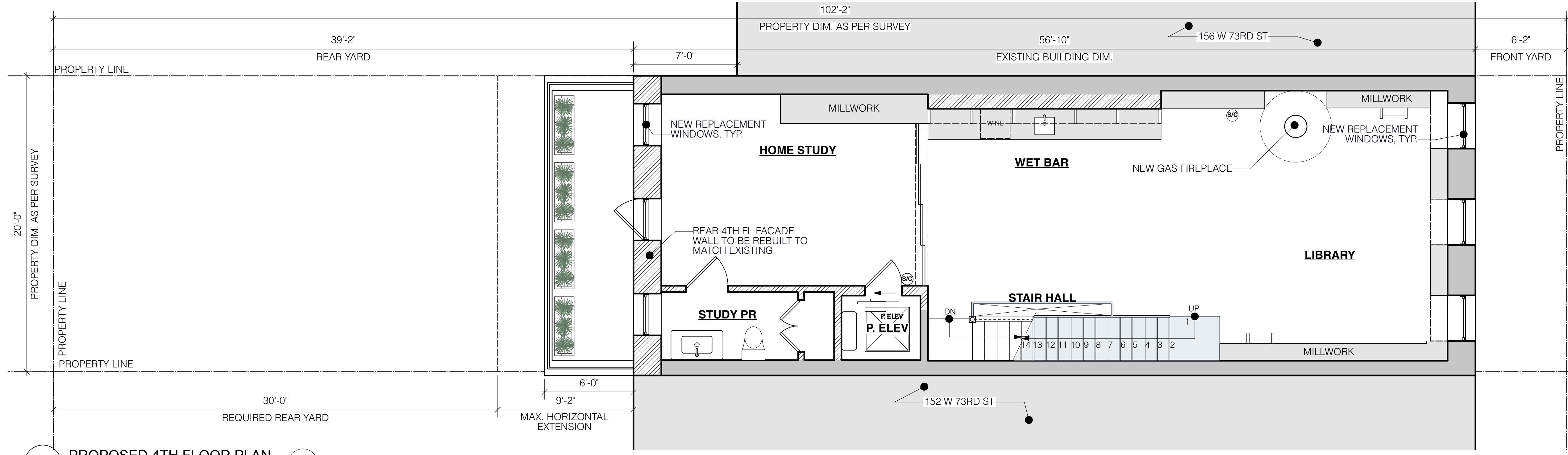
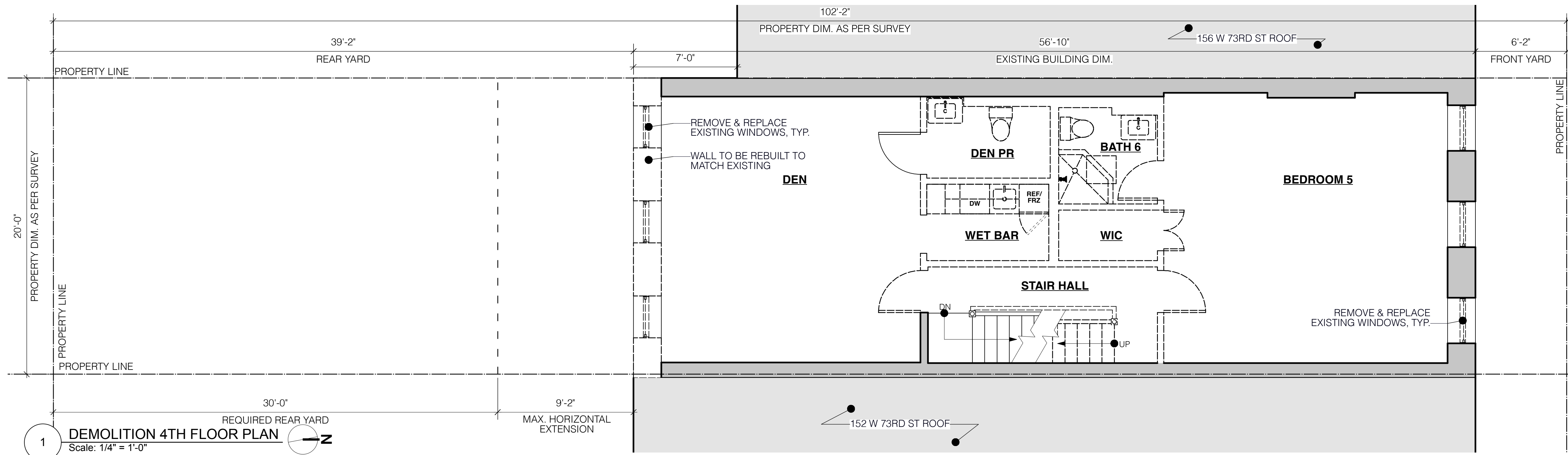
Holmes Townhouse

4TH FLOOR DEMOLITION & PROPOSED PLANS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-34.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



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- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

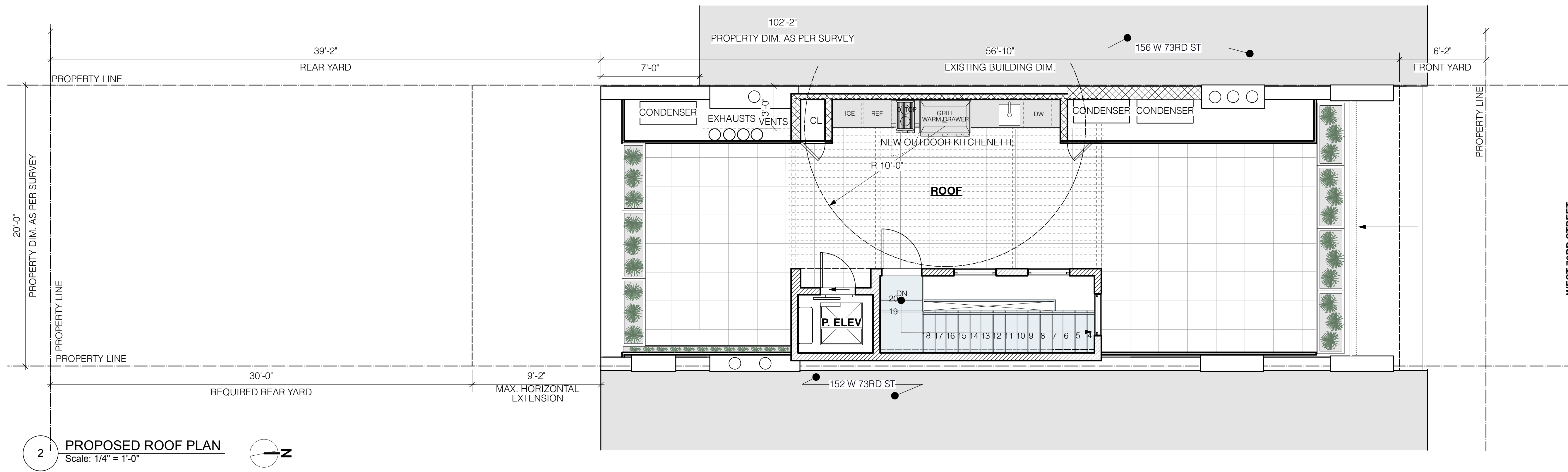
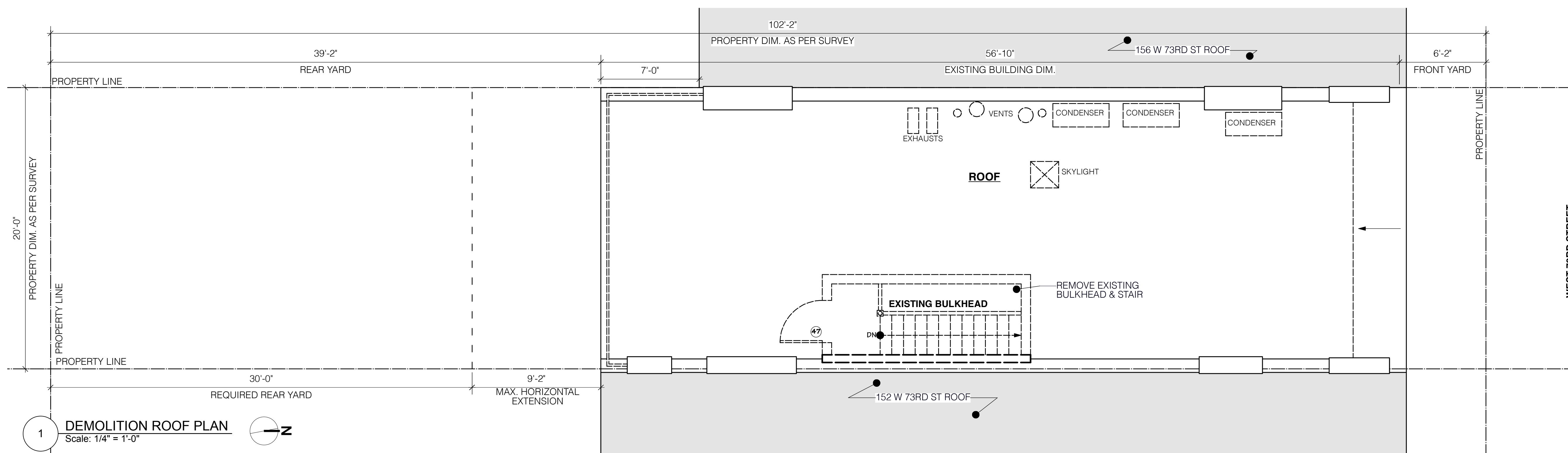
Holmes Townhouse

ROOF DEMOLITION & PROPOSED PLANS

Project No. 2203	Dwg No.
Scale As Indicated	LPC-35.00
Drawn By NG	
LPC DOCKET #23-08265	
DOB #XXXXXXXXXX	

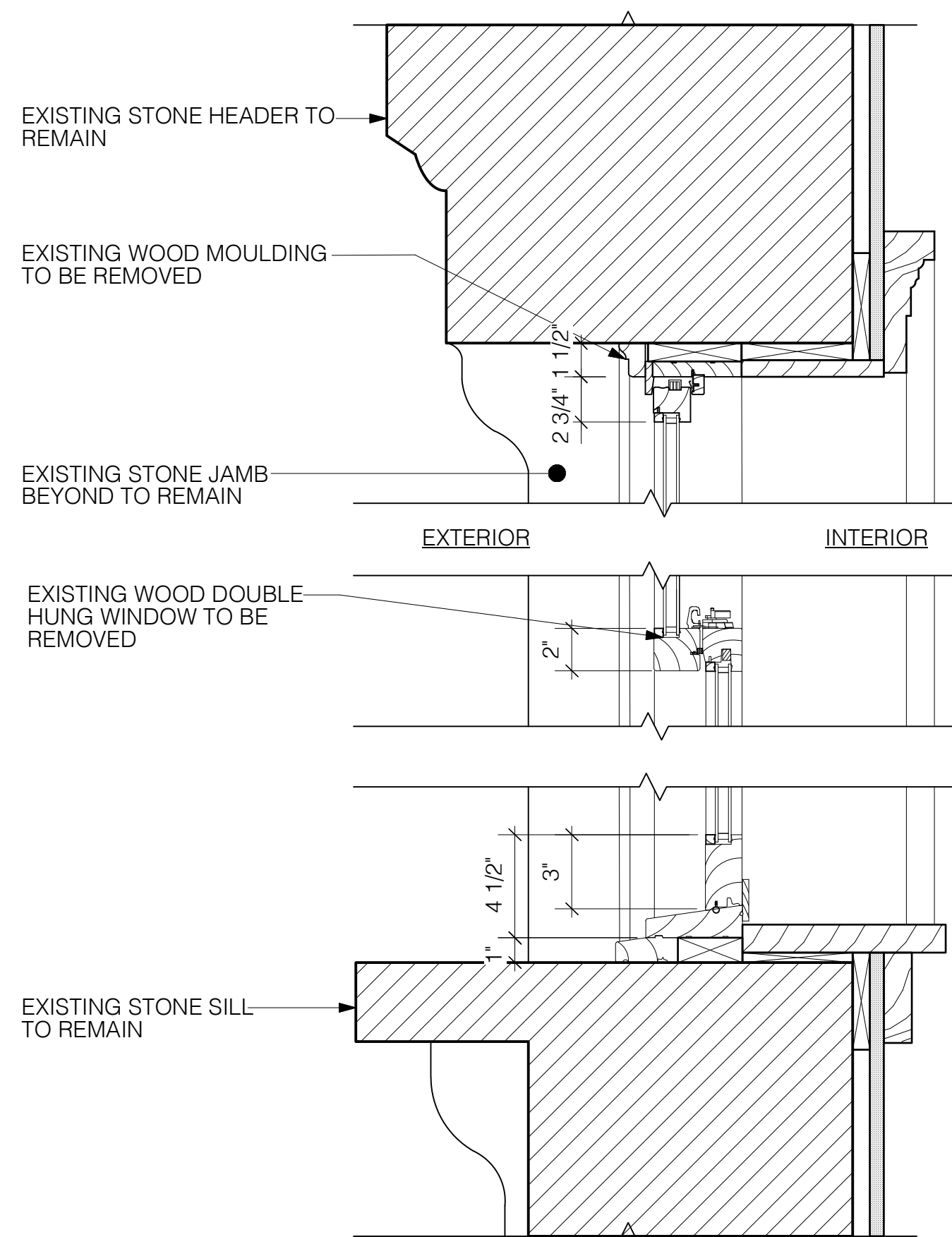
SYMBOL LEGEND

	PROPERTY LINE
	EXISTING WALL TO REMAIN
	EXISTING PARTITIONS TO BE REMOVED
	NEW MASONRY WALL
	NEW GWB/ STUD WALL
	AREA OF NEW EXTENSION



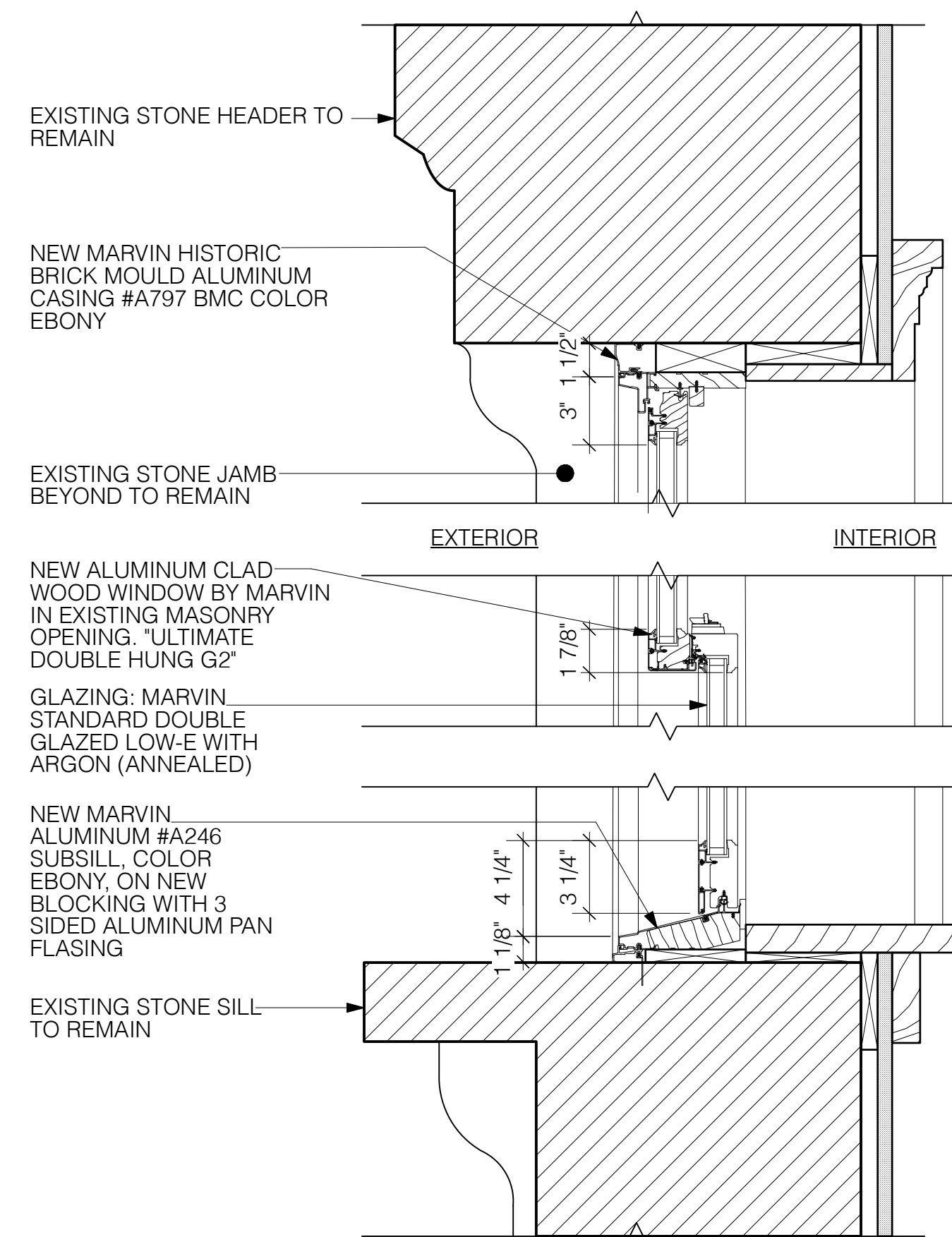
WEST 73RD STREET

WEST 73RD STREET

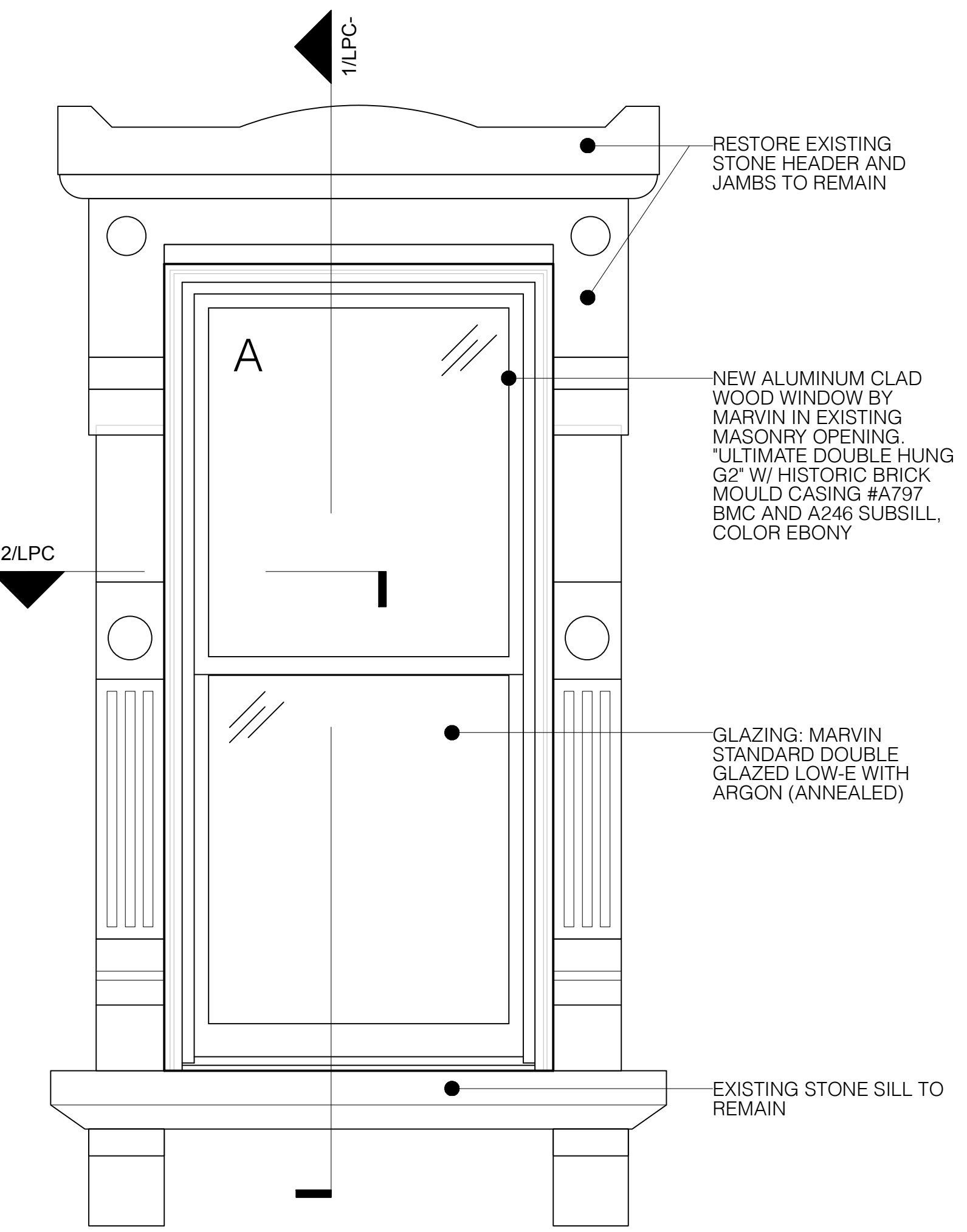


NOTE: EXISTING WOOD WINDOWS AND WOOD TRIM ARE NOT ORIGINAL TO THE BUILDING

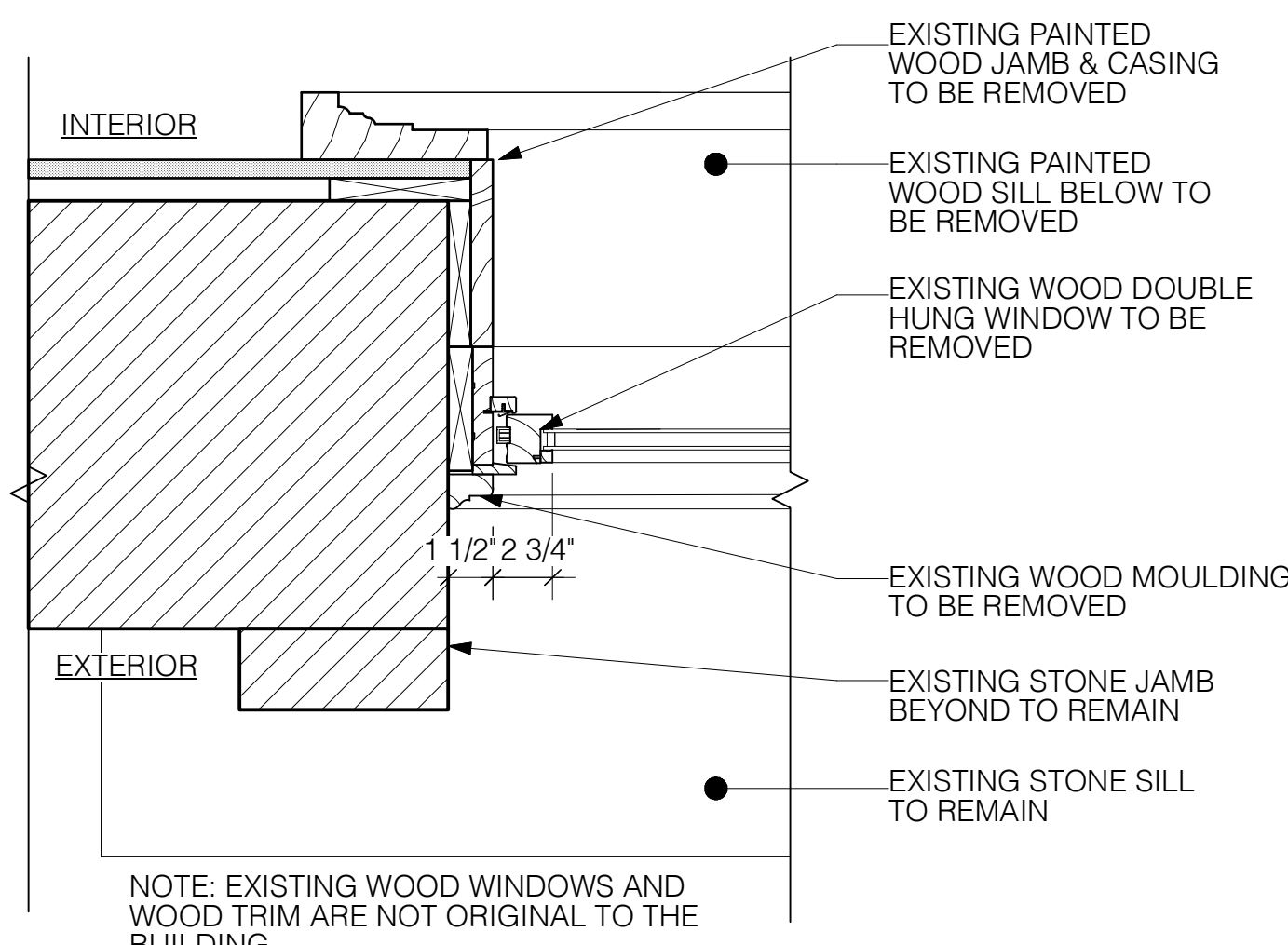
1A EXISTING FRONT FACADE WINDOW SECTION
Scale:



1B PROPOSED FRONT FACADE WINDOW SECTION
Scale:

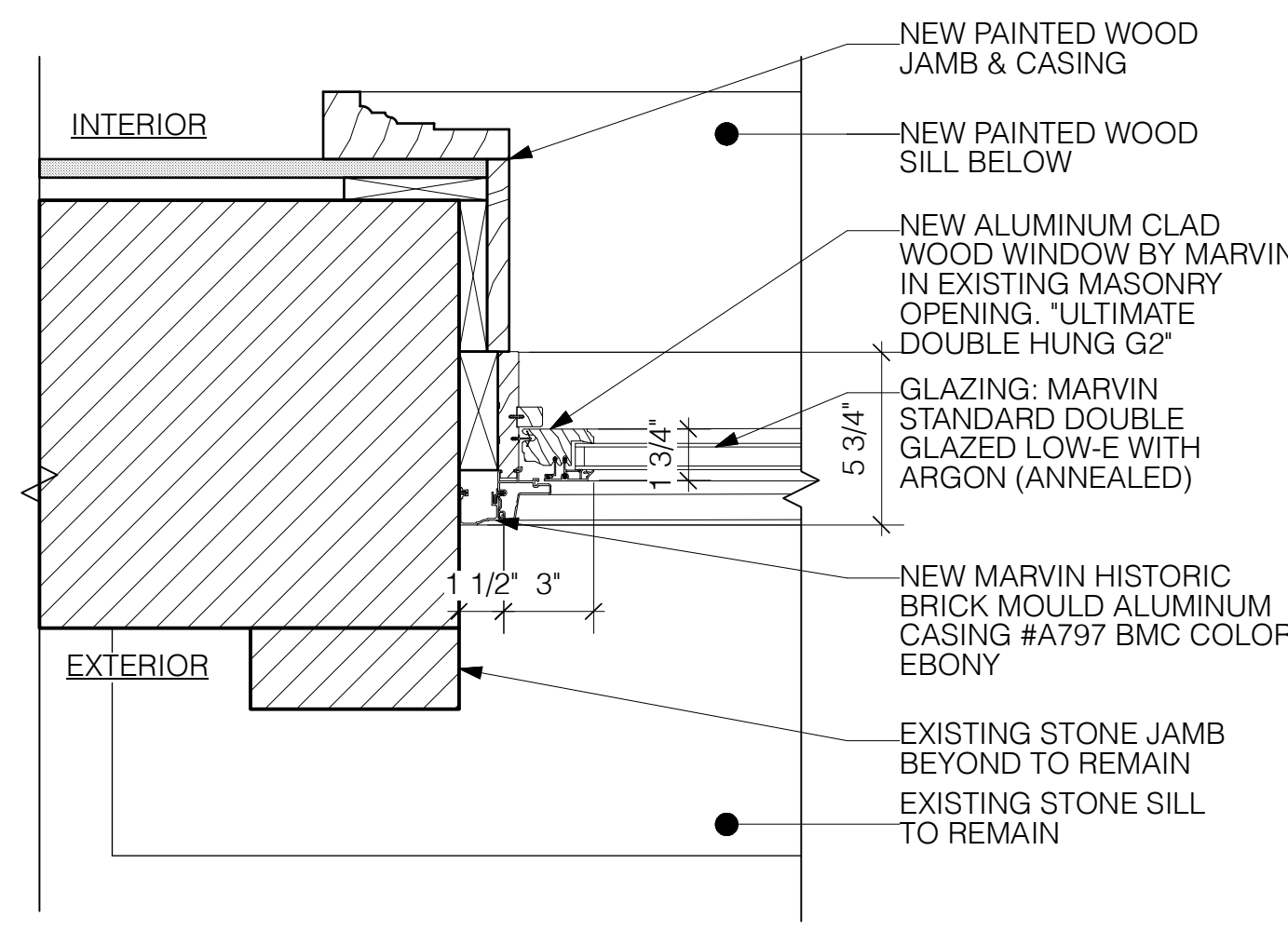


A TYP. FRONT FACADE WINDOW ELEVATION
Scale:



NOTE: EXISTING WOOD WINDOWS AND WOOD TRIM ARE NOT ORIGINAL TO THE BUILDING

2A EXISTING FRONT FACADE WINDOW JAMB DETAIL
Scale:



2B PROPOSED FRONT FACADE WINDOW JAMB DETAIL
Scale:



3 PHOTO OF TYP. EXISTING FRONT FACADE WINDOW
Scale:

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3	02 JUNE 23	2ND LPC SUBMISSION
2	06 APRIL 23	CB7 SUBMISSION
1	07 MAR 23	LPC SUBMISSION

No. Date Issue

Seal

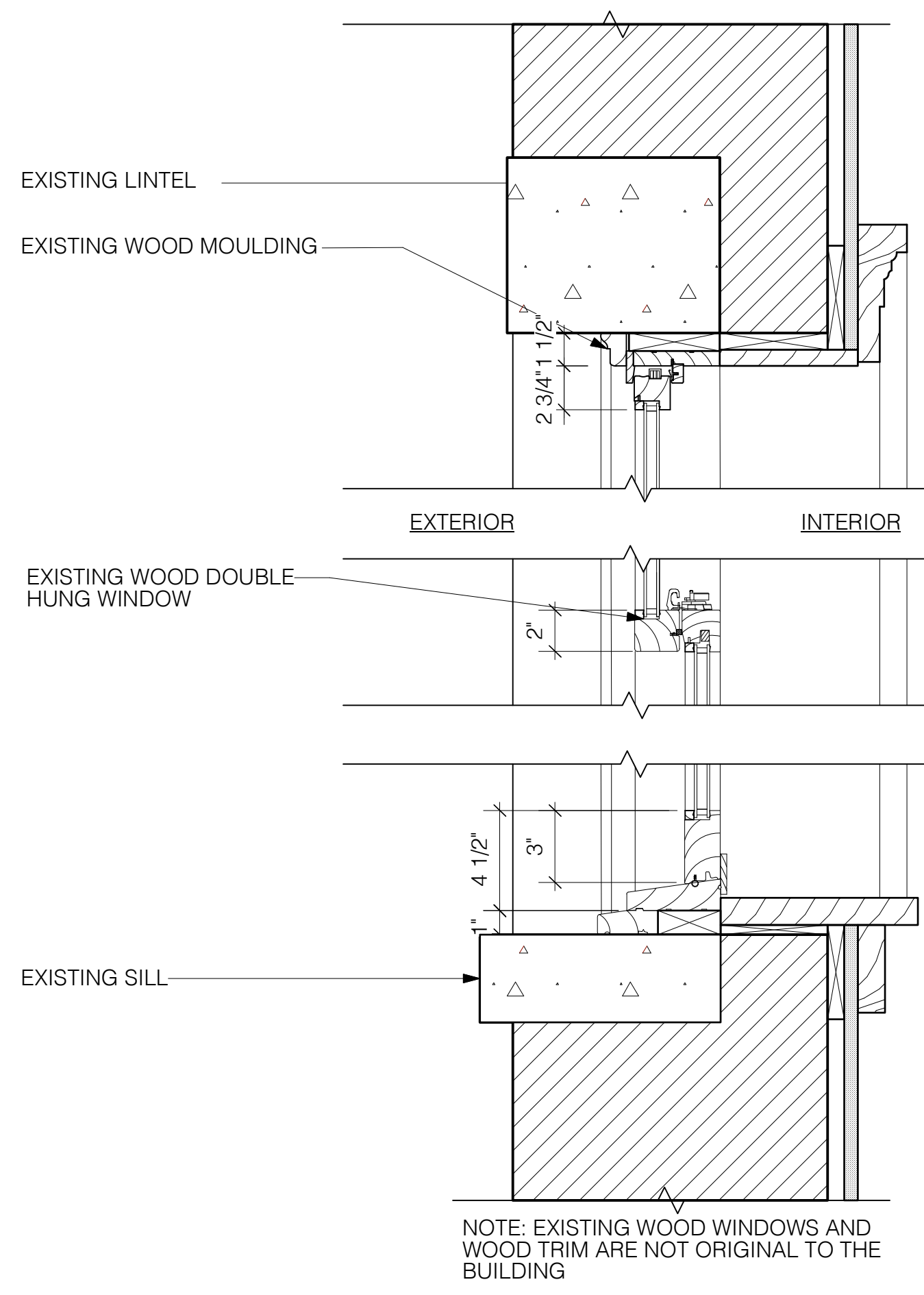
Drawing Title
Holmes Townhouse
FRONT FACADE EXISTING & PROPOSED WINDOW DETAILS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-36.00	
Drawn By	NG		
LPC DOCKET #23-08265			

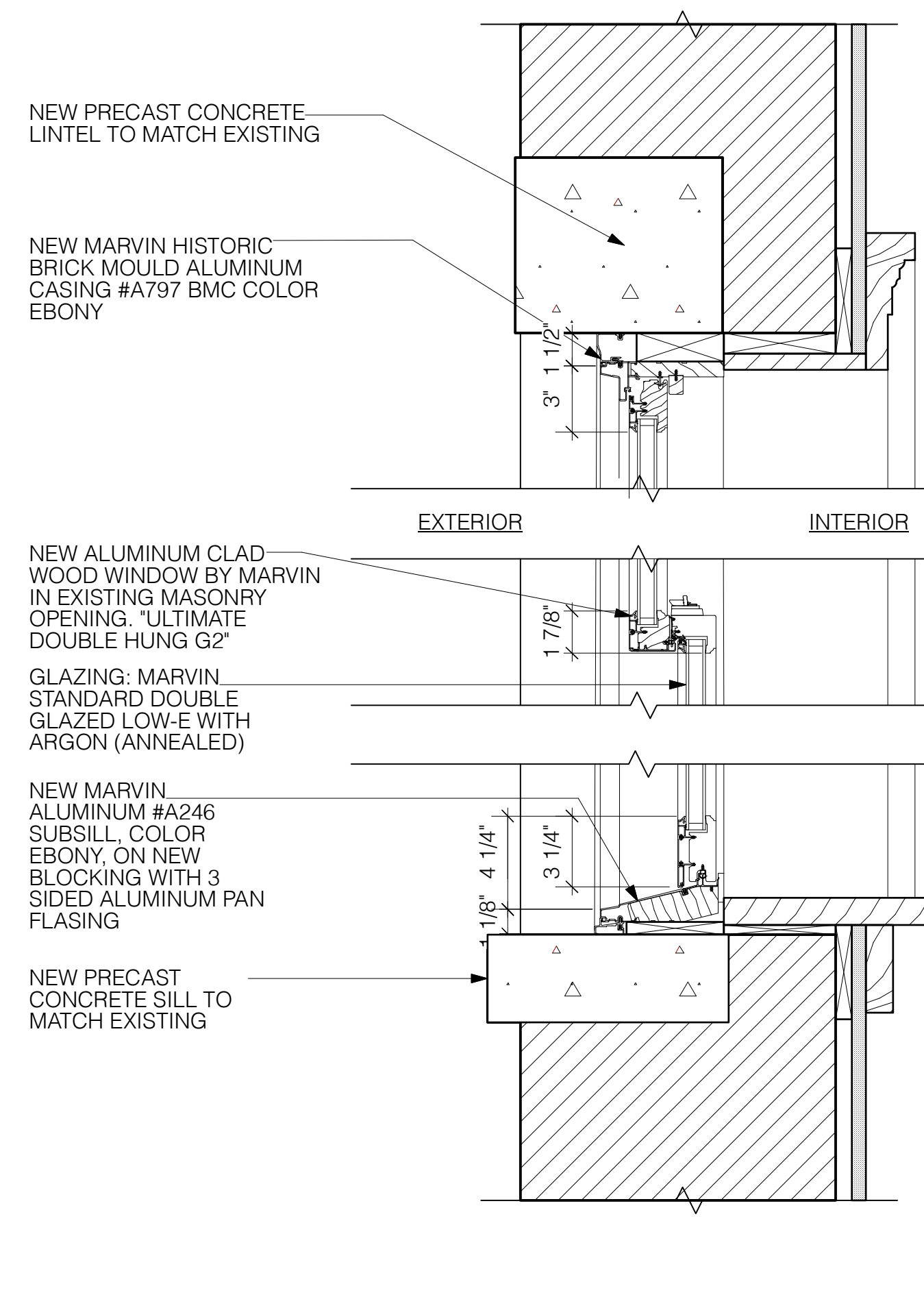
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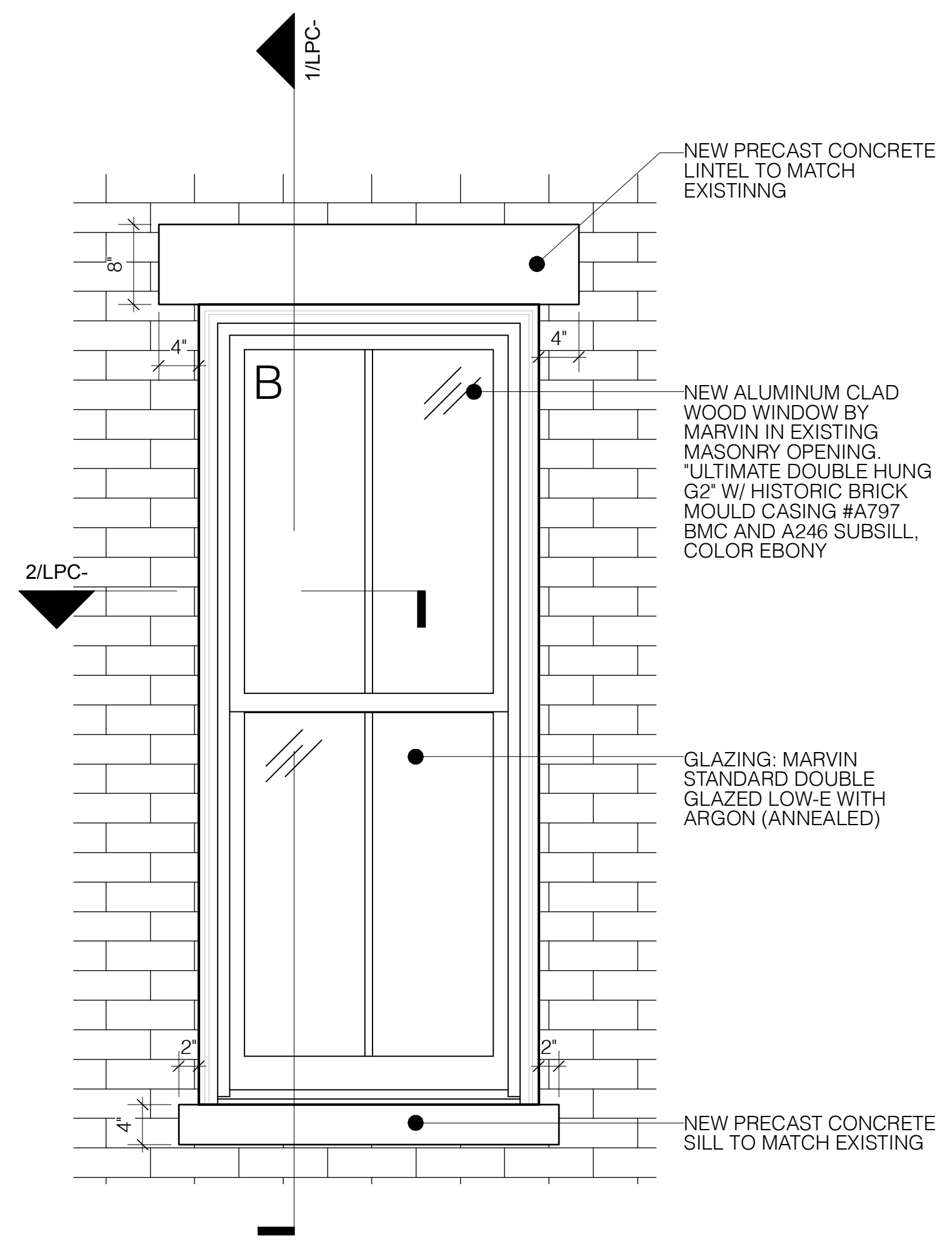

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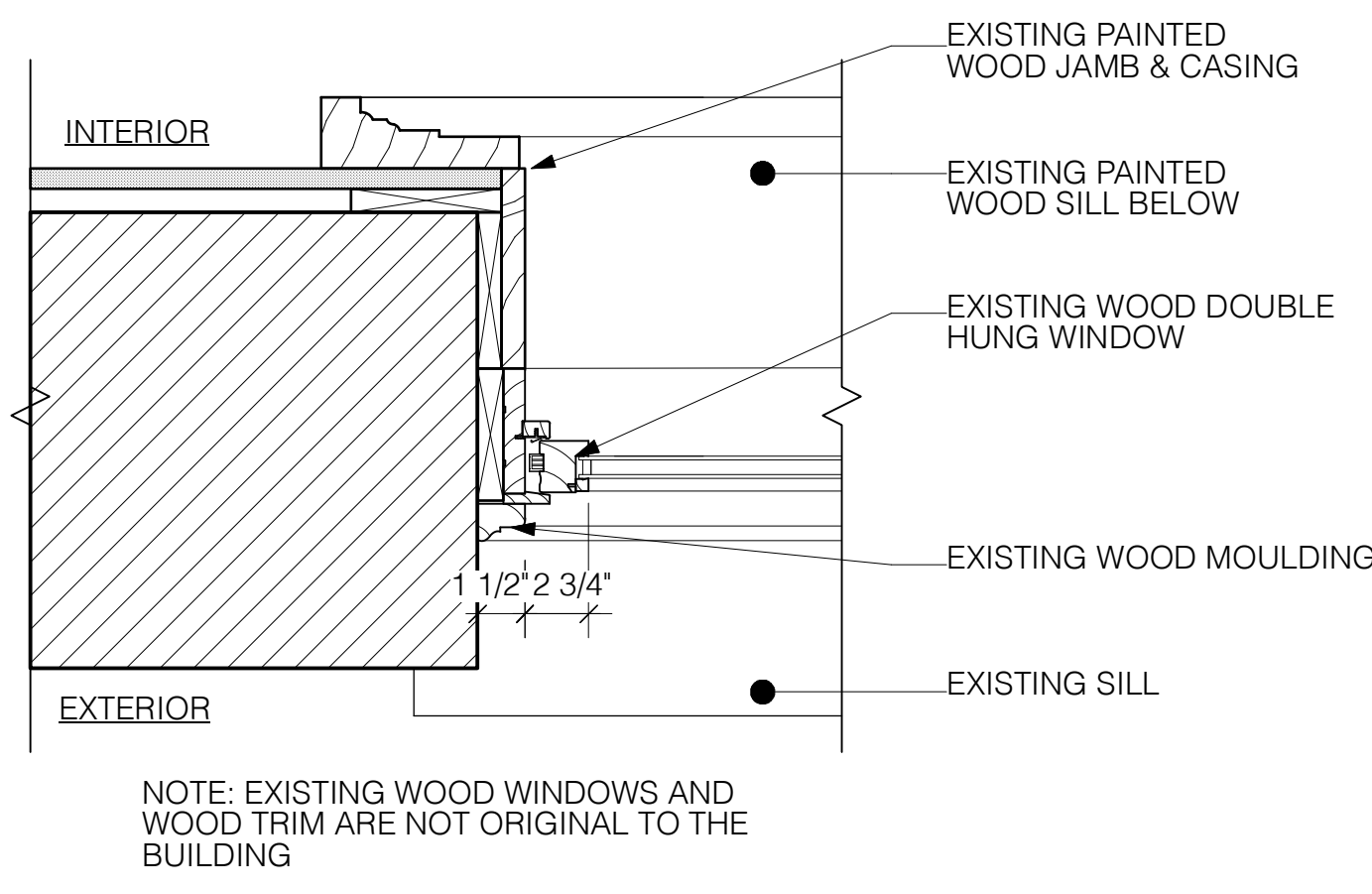
1A EXISTING REAR FACADE WINDOW SECTION
 Scale:



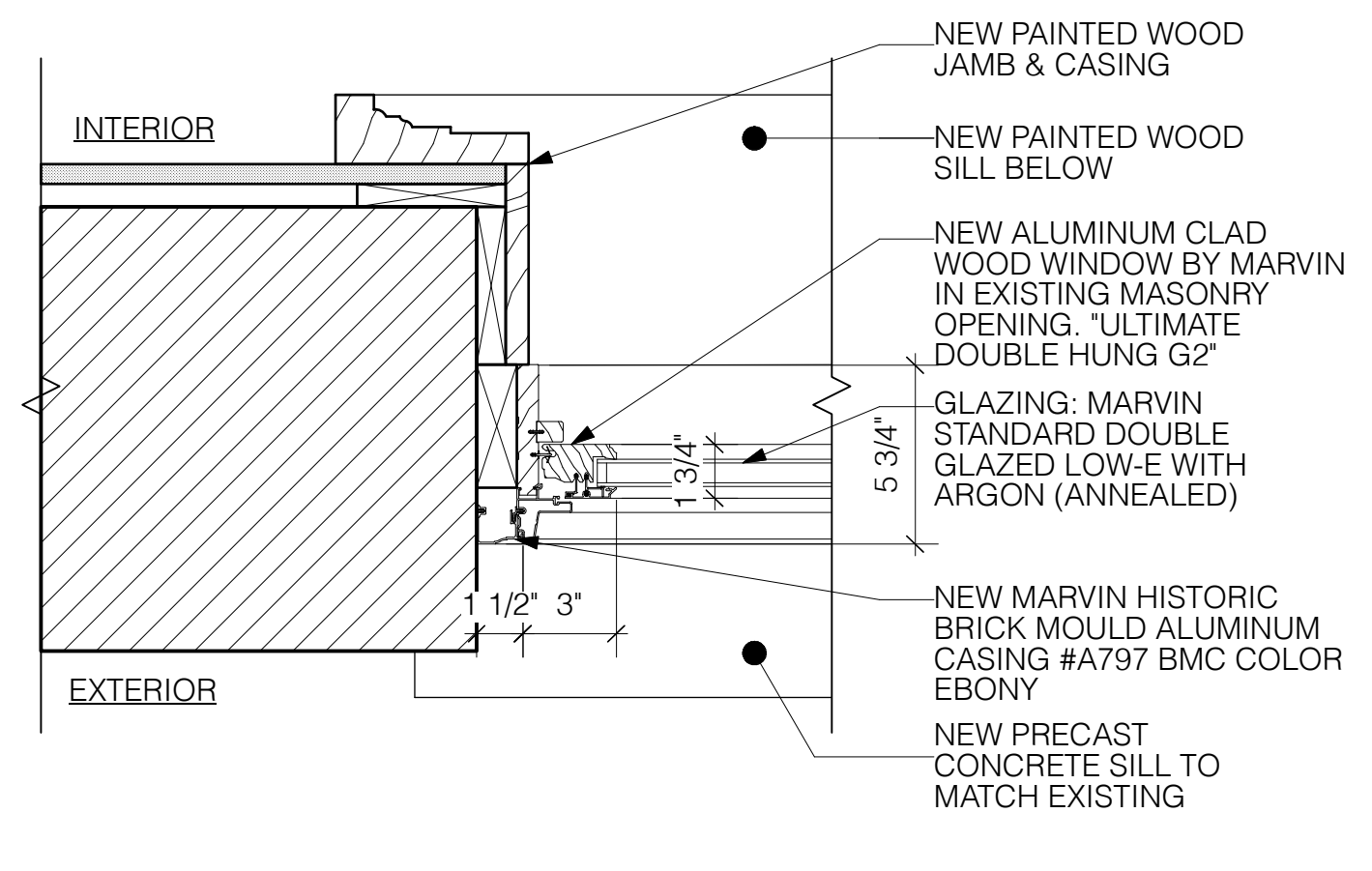
1B PROPOSED REAR FACADE WINDOW SECTION
 Scale:



A TYP. PROPOSED REAR FACADE WINDOW ELEVATION
 Scale:



2A EXISTING REAR FACADE WINDOW JAMB DETAIL
 Scale:



2B PROPOSED REAR FACADE WINDOW JAMB DETAIL
 Scale:



3 PHOTO OF TYP. EXISTING REAR FACADE WINDOW
 Scale:

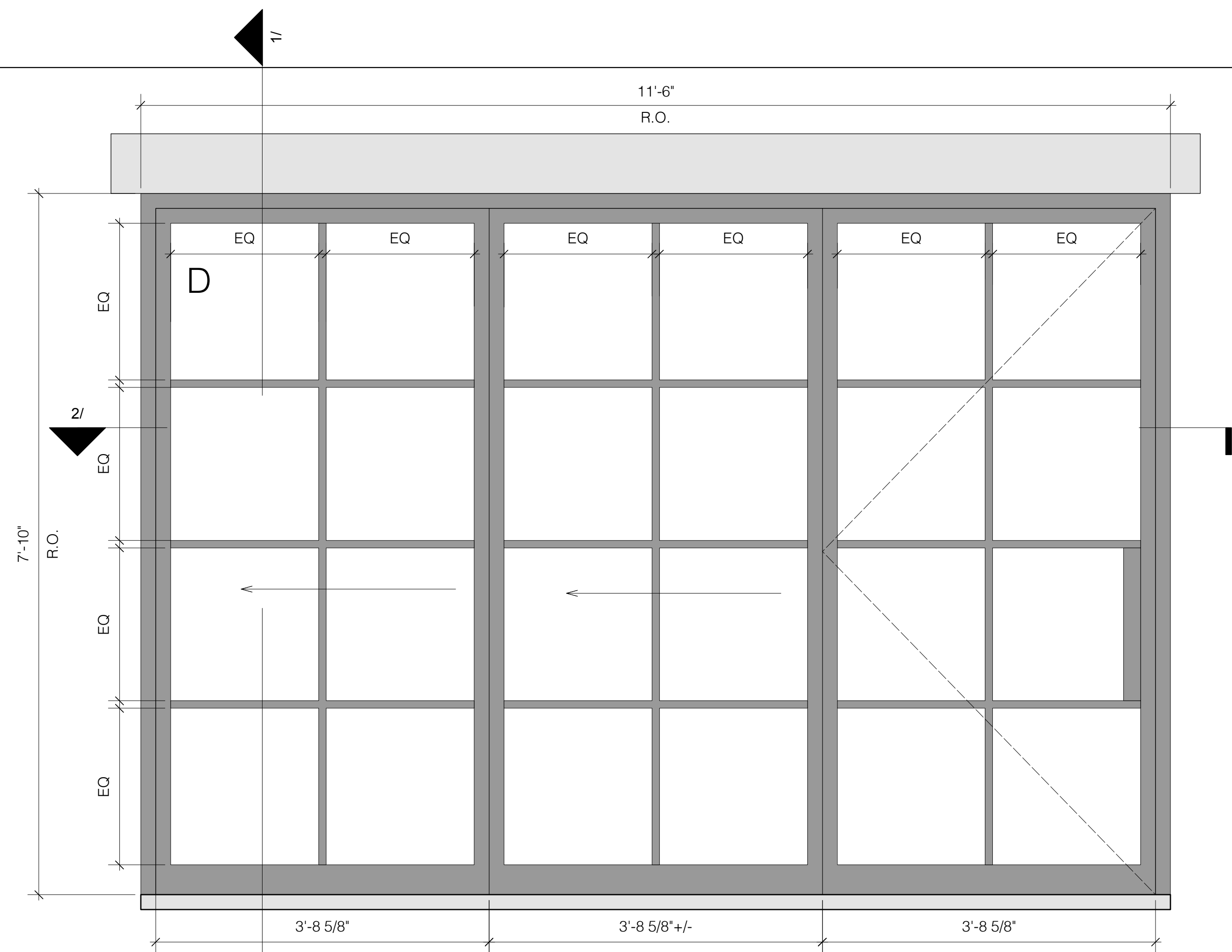
- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

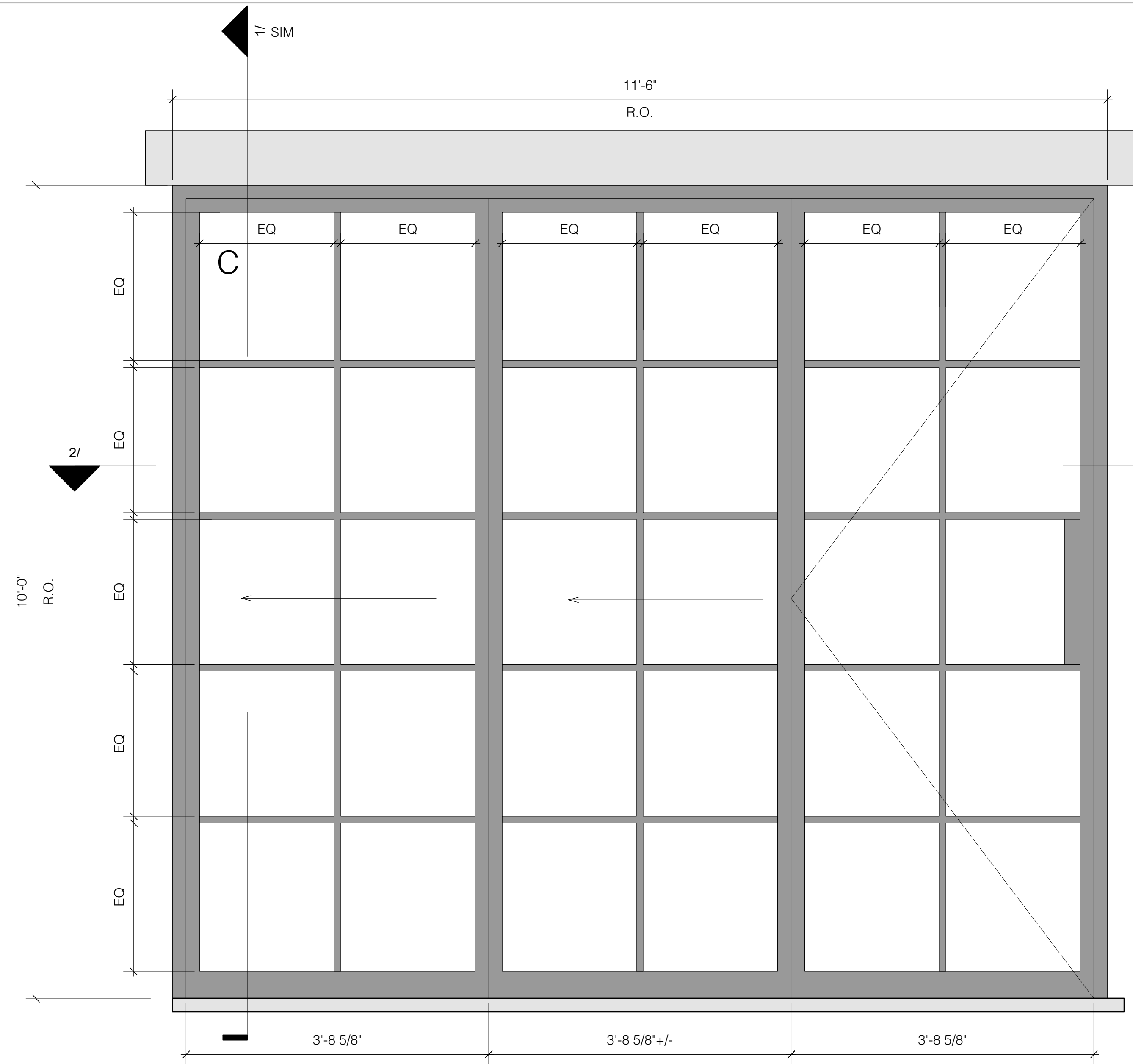
Seal

Drawing Title
 Holmes Townhouse
 REAR FACADE EXISTING & PROPOSED WINDOW DETAILS

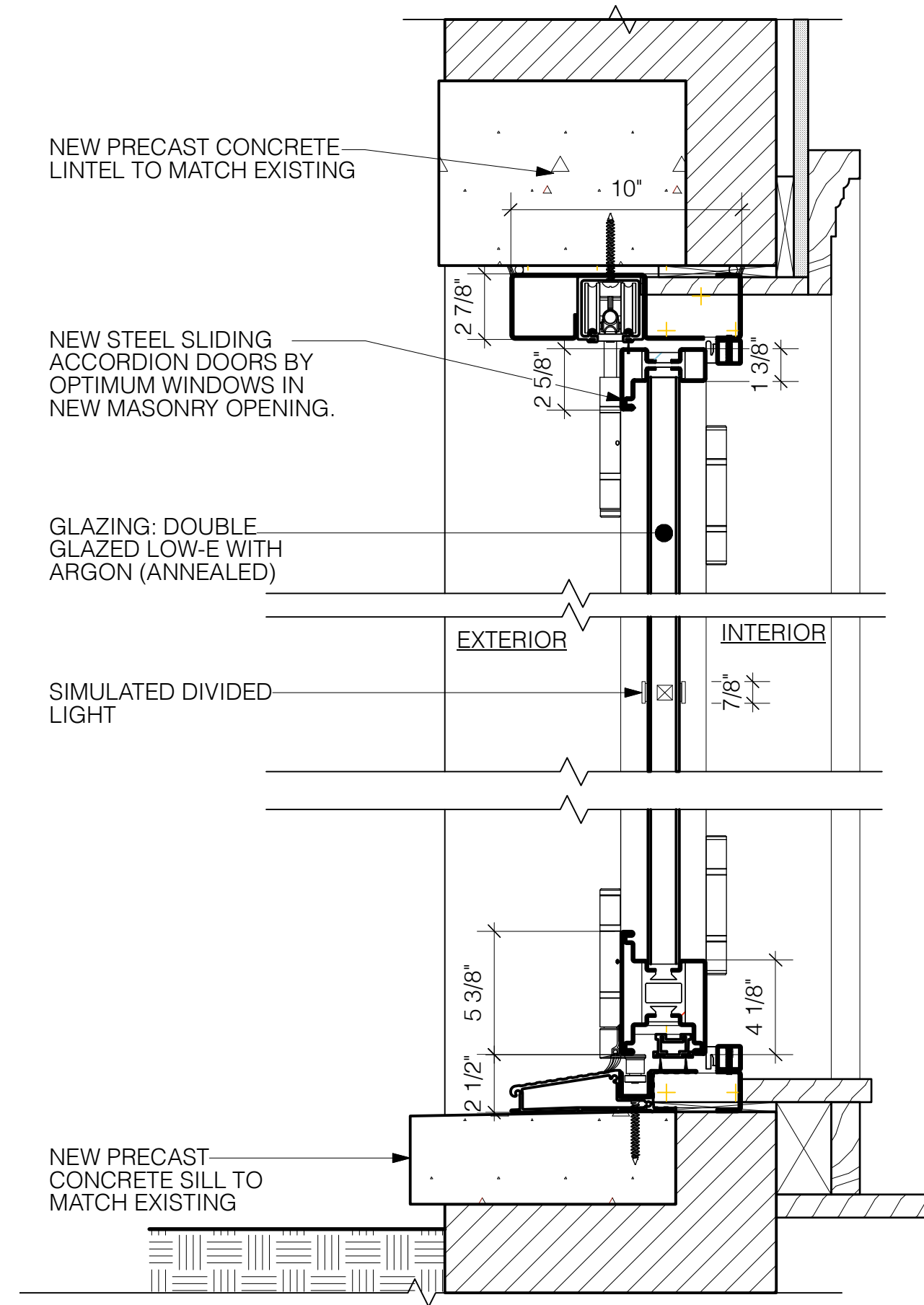
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Scale	As Indicated	LPC-37.00	
Drawn By	NG		
LPC DOCKET #23-08265			



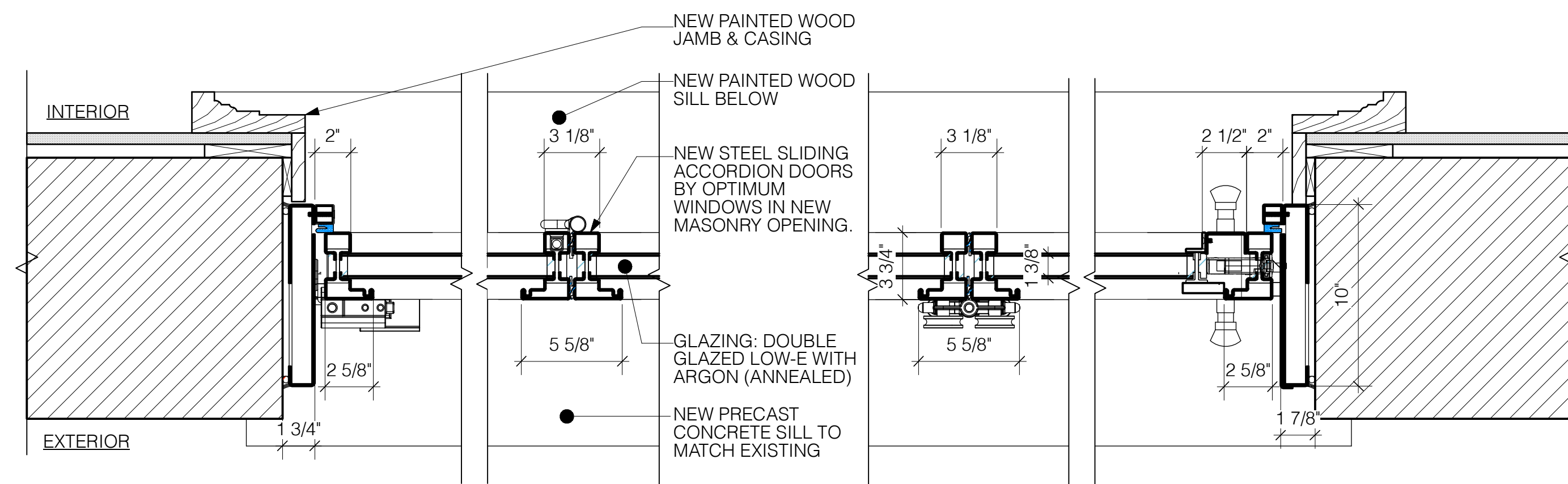
A ELEVATION OF REAR ACCORDION DOORS @ BASEMENT
Scale: 1" = 1'-0"



B ELEVATION OF REAR ACCORDION DOORS @ FIRST FLOOR
Scale: 1" = 1'-0"



1 STEEL DOOR DETAIL
Scale: 2" = 1'-0"



2 STEEL DOOR DETAIL
Scale: 2" = 1'-0"

Holmes Townhouse
154 West 73rd Street
New York, NY 10023

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- 5 25 JULY 23 LPC HEARING SET
- 4 22 JUNE 23 3RD LPC SUBMISSION
- 3 02 JUNE 23 2ND LPC SUBMISSION
- 2 06 APRIL 23 CB7 SUBMISSION
- 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title

Holmes Townhouse
REAR FACADE PROPOSED
STEEL & GLASS WINDOW &
DOOR DETAILS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-38.00	
Drawn By	NG		
LPC DOCKET #23-08265			

Holmes Townhouse

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- 5 25 JULY 23 LPC HEARING SET
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- 1 07 MAR 23 LPC SUBMISSION

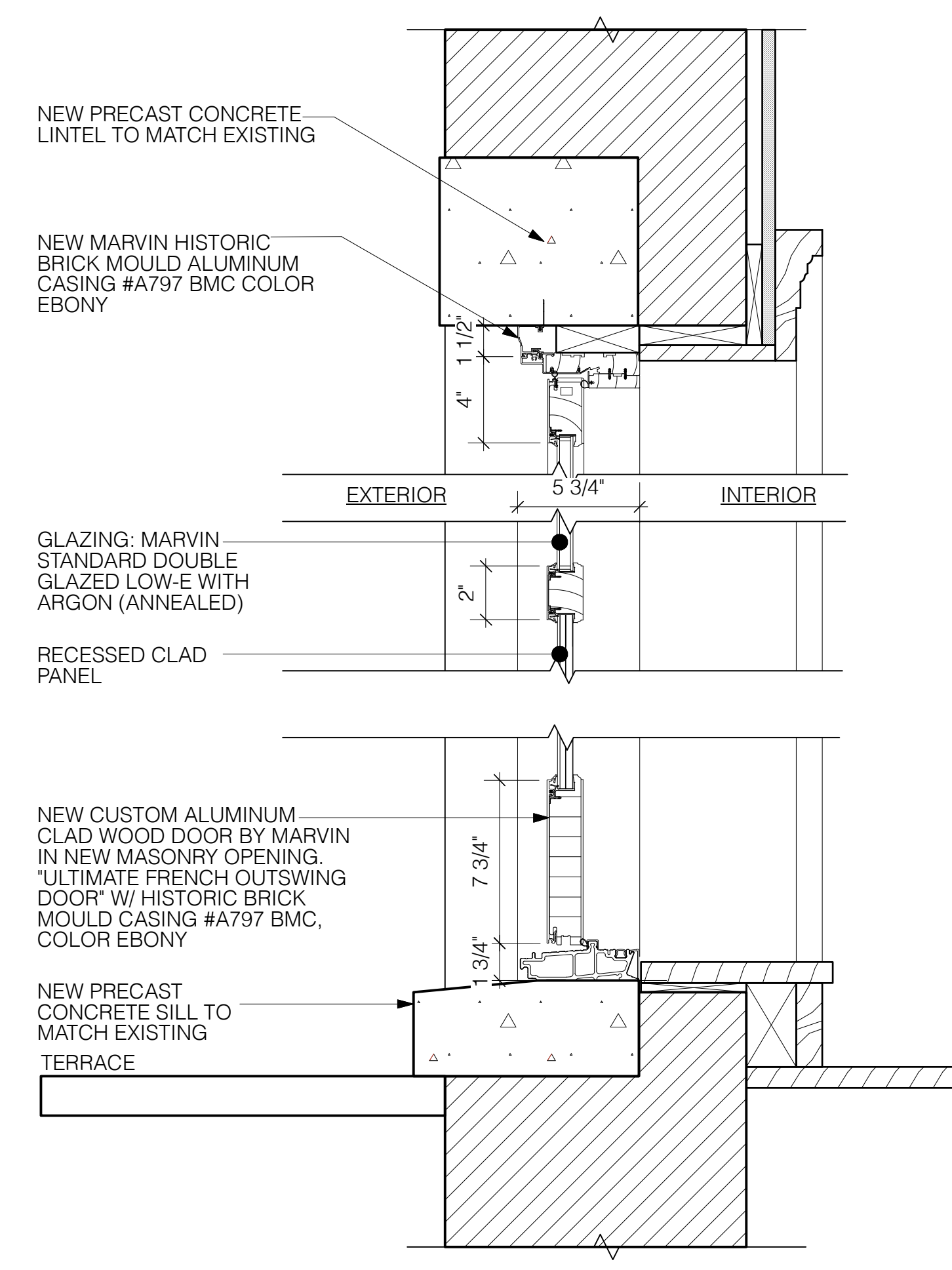
No. Date Issue

Seal

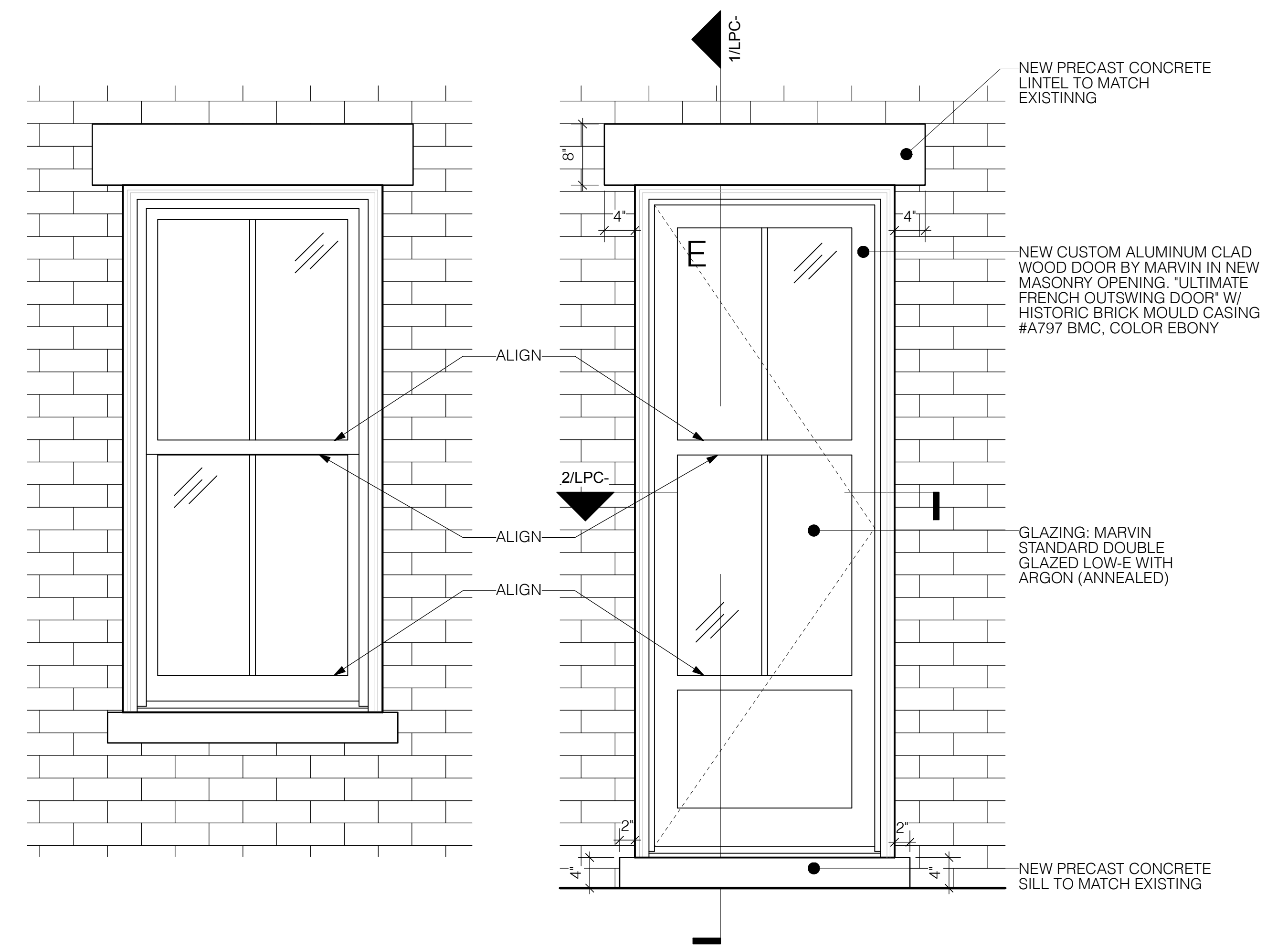
Drawing Title

Holmes Townhouse
REAR FACADE EXISTING &
PROPOSED WINDOW &
TERRACE DOOR DETAILS

Project No.	2203	Dwg No.	
Scale	As Indicated	LPC-39.00	
Drawn By	NG		
LPC DOCKET #23-08265			

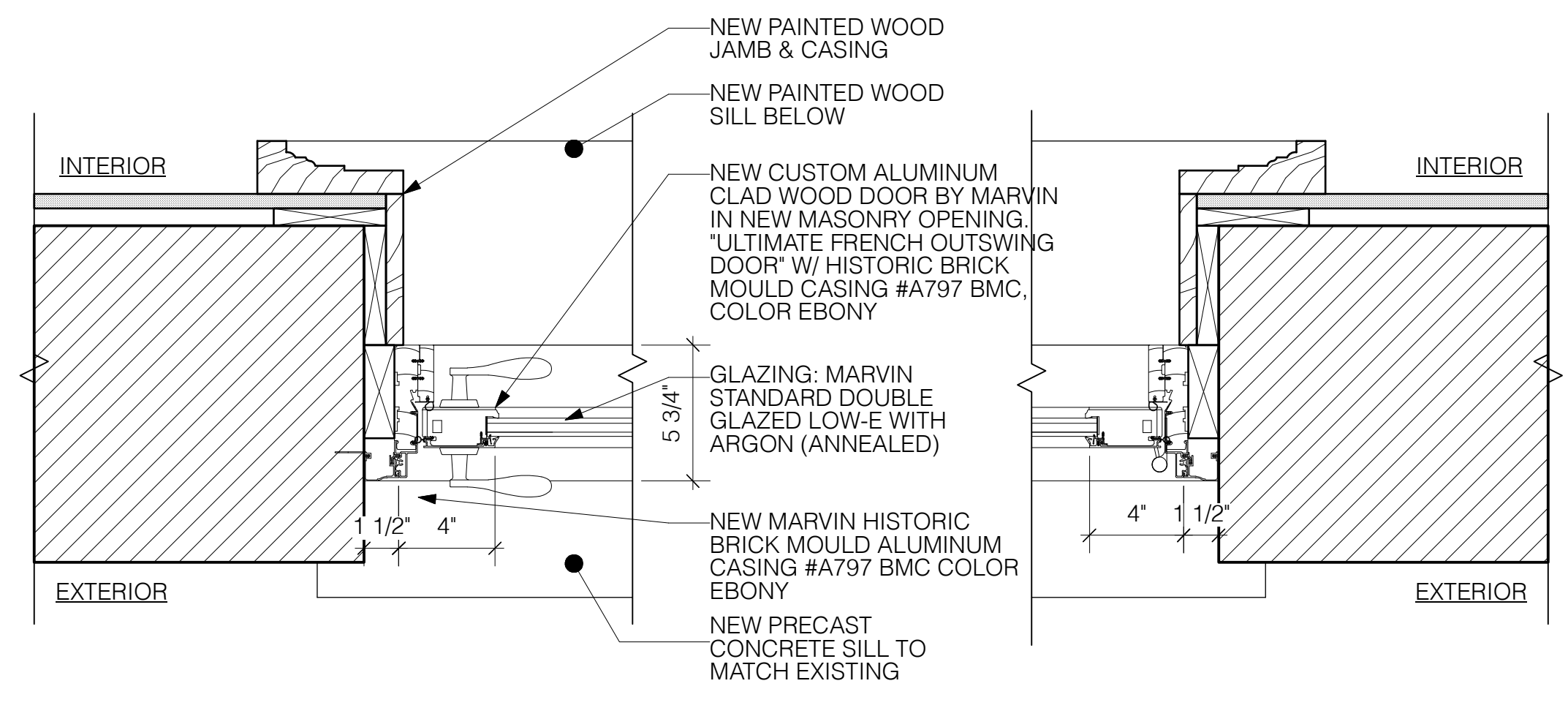


1 REAR FACADE DOOR SECTION
Scale: 2" = 1'-0"

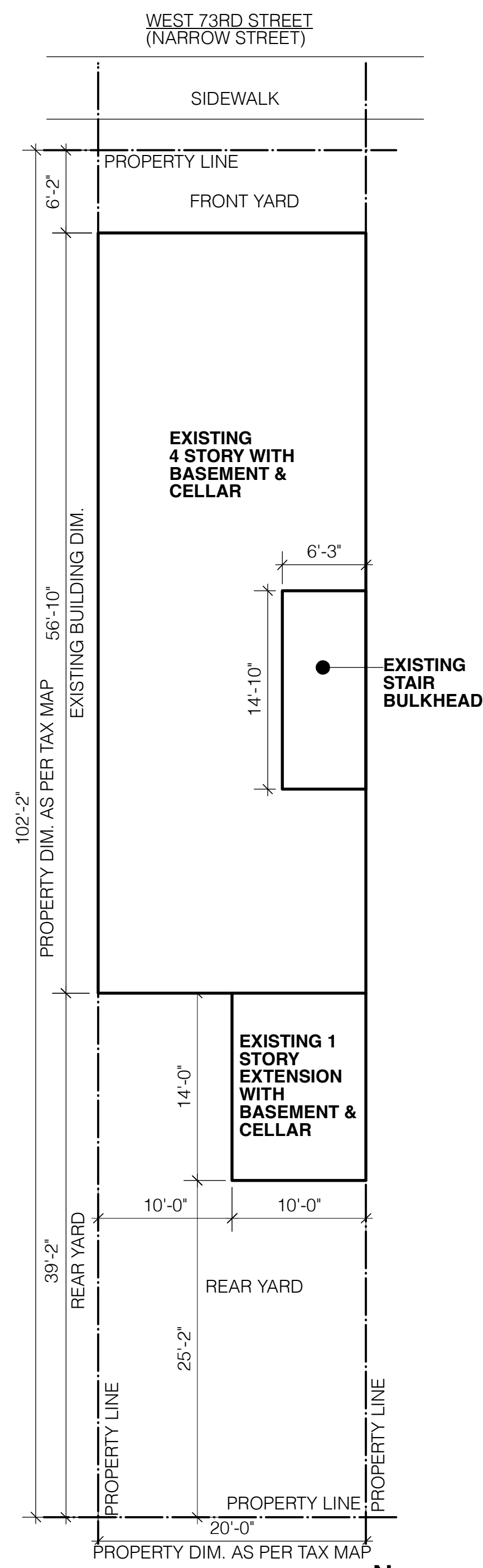


A REAR WINDOW ELEVATION FOR REFERENCE
Scale: 1" = 1'-0"

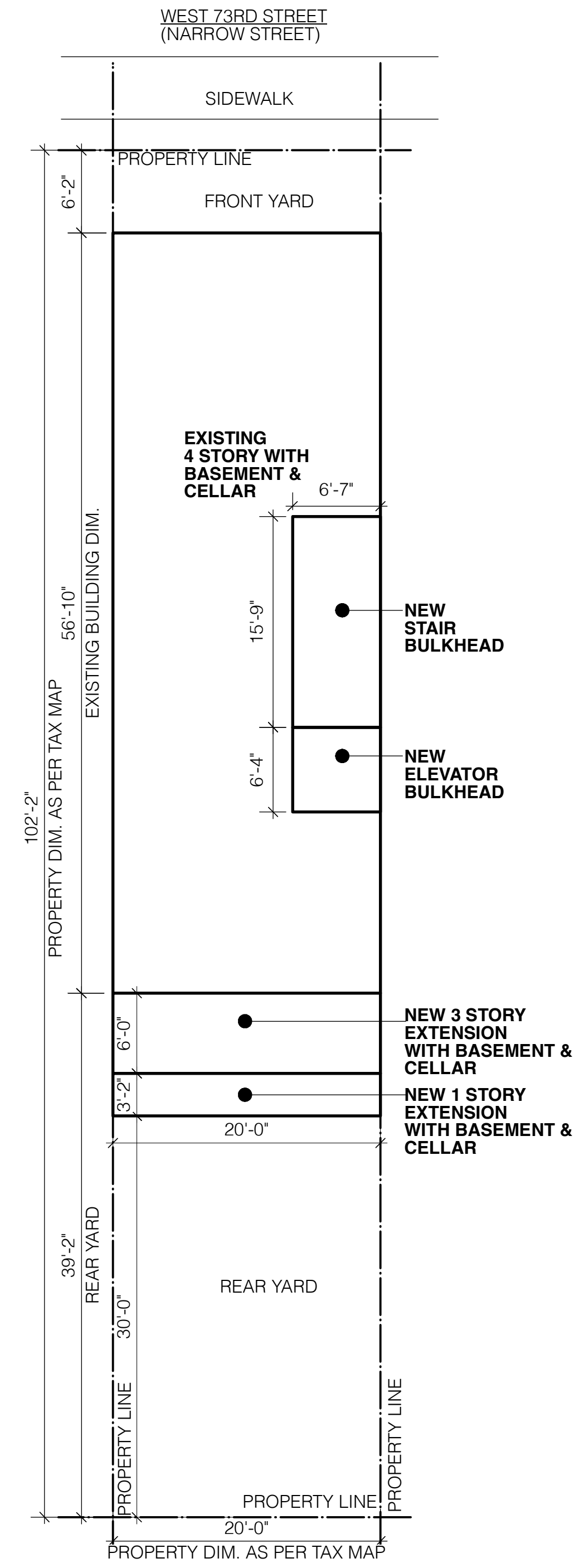
B TYP. REAR FACADE DOOR ELEVATION
Scale: 1" = 1'-0"



3 REAR FACADE DOOR JAMB DETAIL
Scale: 2" = 1'-0"

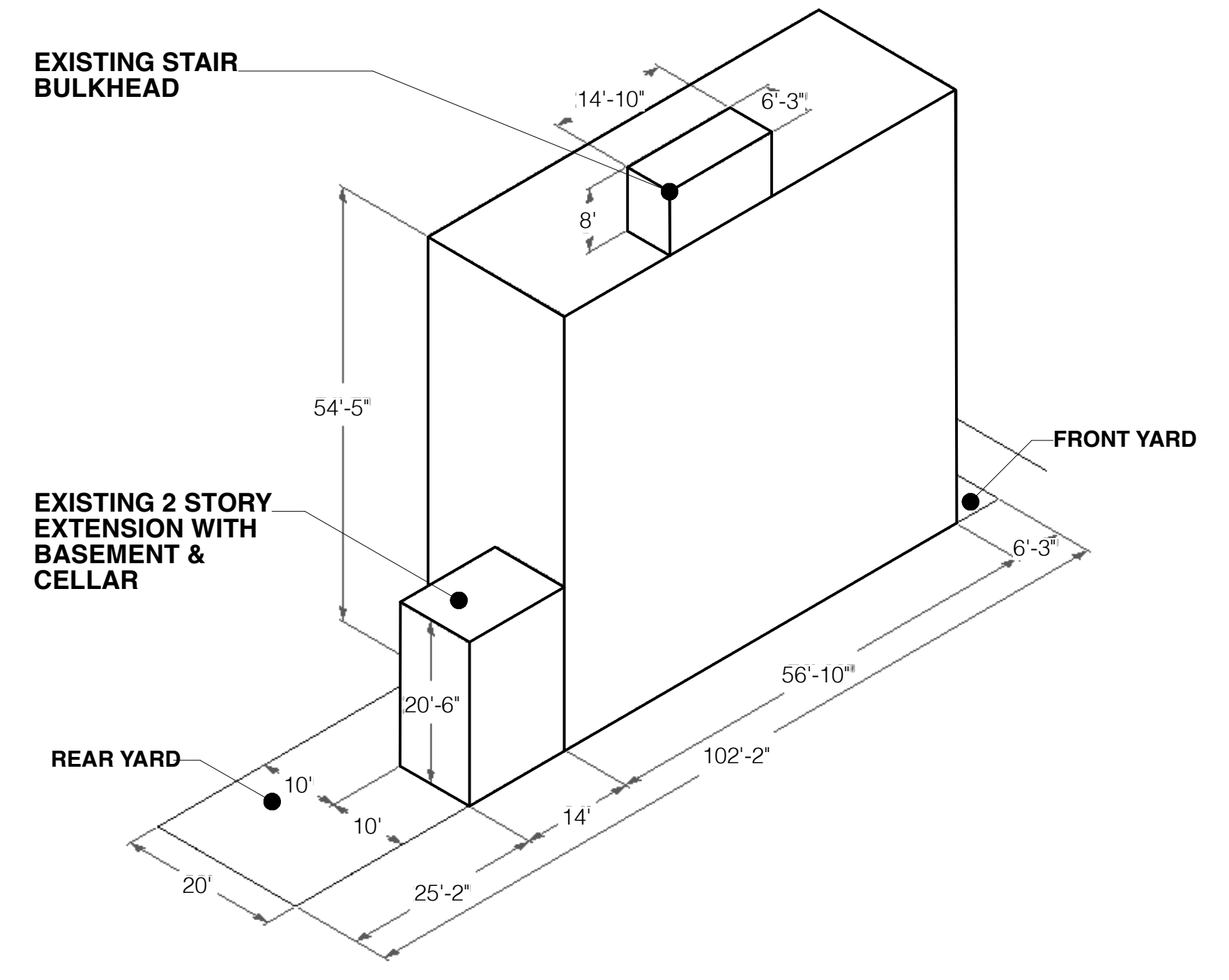


1 EXISTING PLAN
Scale: NTS

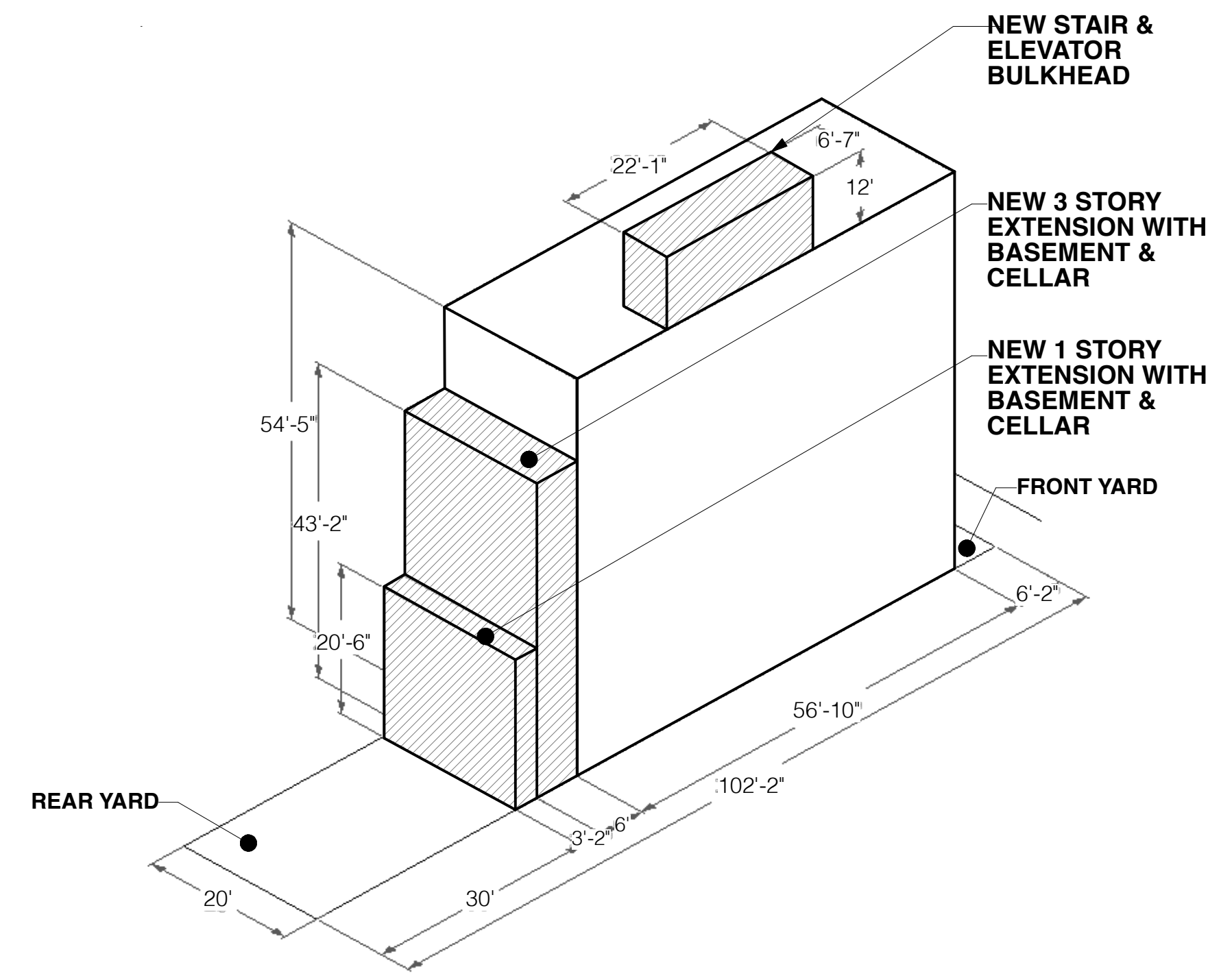


2 PROPOSED PLAN
Scale: NTS

154 West 73rd Street Zoning Analysis			
R8b Zoning District allows FAR of 4			
Lot Area	102.17' x 20' =	2,043 SF	
Maximum Amount of Lot Coverage	70% of Lot Area =	1,430 SF	
Lot Coverage	66' x 20' =	1,320 SF	Less Than 1,430 SF
Minimum Amount of Open Space	2,043 SF - 1430 SF =	613 SF	
Rear Yard Open Space	30' x 20' =	600 SF	
Front Yard Open Space	6.2' x 20' =	120 SF	
Total Open Space	600 SF + 120 SF =	720 SF	Greater than 613 SF
FAR (4)	2,043 SF x 4 =	8,172 SF	
Proposed Square Feet	56'-10" x 1 Stories =	1136 SF	
	62'-10" x 2 Stories =	2512 SF	
	66'-0" x 1 Story & Basement =	2640 SF	
		6288 TOTAL	Less than 8,172 SF



3 EXISTING MASSING MODEL
Scale: NTS



4 PROPOSED MASSING MODEL
Scale: NTS

SETBACKS
 FRONT: 6'-2" AS PER ZR23-45
 REAR YARD 30' AS PER ZR23-47
 SIDE YARD 0' AS PER ZR23-462

MAXIMUM BASE HEIGHT 65'-0"
 AS PER ZR 23-662

MAXIMUM BUILDING HEIGHT 75'-0"
 AS PER ZR 23-662

MINIMUM BASE HEIGHT 55'-0"
 AS PER ZR 23-662

SKY EXPOSURE 2.7 TO 1
 AS PER ZR 23-641

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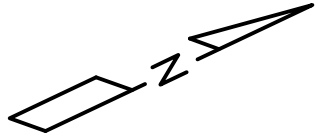
2 06 APRIL 23 CB7 SUBMISSION
 1 07 MAR 23 LPC SUBMISSION

No. Date Issue

Seal

Drawing Title
 Holmes Townhouse
 ZONING DIAGRAMS

Project No. 2203 **Dwg No.**
Scale As Indicated **ZD-1**
Drawn By NG

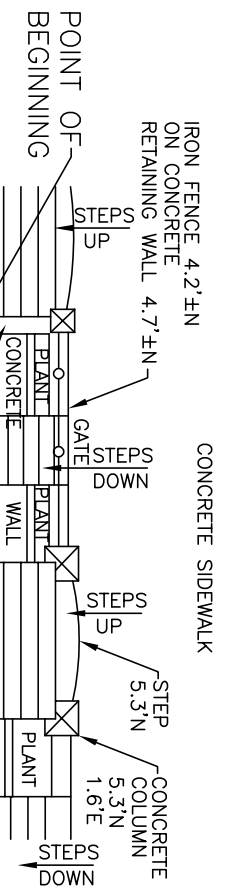


WEST 73rd (60' WIDE) STREET



6.77.51
6.77.43
6.77.84
TC.77.48
TC.77.70

CONCRETE SIDEWALK



AMSTERDAM (100' WIDE) AVENUE
(FORMERLY TENTH AVENUE)



250.00'

102.17'
PARALLEL WITH AMSTERDAM AVENUE

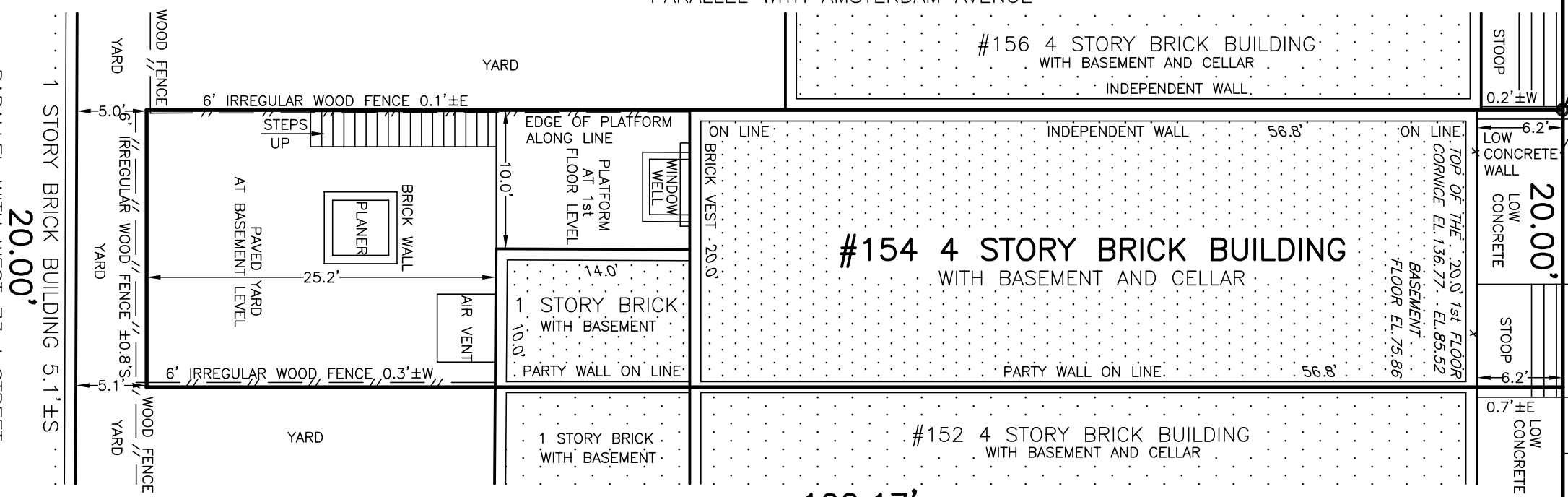
#156 4 STORY BRICK BUILDING
WITH BASEMENT AND CELLAR
INDEPENDENT WALL.

#154 4 STORY BRICK BUILDING
WITH BASEMENT AND CELLAR
PARTY WALL ON LINE.

#152 4 STORY BRICK BUILDING
WITH BASEMENT AND CELLAR

102.17'
PARALLEL WITH AMSTERDAM AVENUE

- NOTES:
1. THIS SURVEY WAS PREPARED FOR OMNI TITLE AGENCY AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL.
 2. SURVEYED AS IN POSSESSION.
 3. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN SO DIRECTED BY THE CLIENT, WHO HAS FURNISHED TO THE SURVEYOR A DESCRIPTIVE DEED FOR SUCH EASEMENT.
 4. ARCHITECT MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
 5. THE OFFSETS OF DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC TITLE PURPOSES ONLY AND ARE NOT TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITION TO BUILDINGS AND/OR ANY OTHER CONSTRUCTION.
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WOOD FENCE
YARD
6' IRREGULAR WOOD FENCE 0.1'±E
WOOD FENCE
YARD
6' IRREGULAR WOOD FENCE 0.3'±W
WOOD FENCE
YARD
5.1'±S
PARALLEL WITH WEST 73rd STREET
20.00'
LOT AREA - 2043.4 SQUARE FEET

CERTIFIED TO:

JOHN HOLMES
MORGAN STANLEY PRIVATE BANK,
NATIONAL ASSOCIATION, IASOA/ATIMA
OMNI TITLE AGENCY
FIRST AMERICAN TITLE INSURANCE COMPANY

DATE SURVEYED: JUNE 2, 2022

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS
172-59 HENLEY ROAD, JAMAICA, NY 11432
TELEPHONE: 718-321-1231/929-380-5679
EMAIL: info@gtobuckley.com

TITLE No. 2201-2974910

TAX MAP
SECTION 1144
BLOCK 54
LOT 54

BOROUGH OF MANHATTAN
COUNTY OF NEW YORK
STATE OF NEW YORK

DRAFTED BY G.S.

Gerald T. O'Buckley

GERALD T. O'BUCKLEY, P.L.S.
NEW YORK LICENSE 039834