

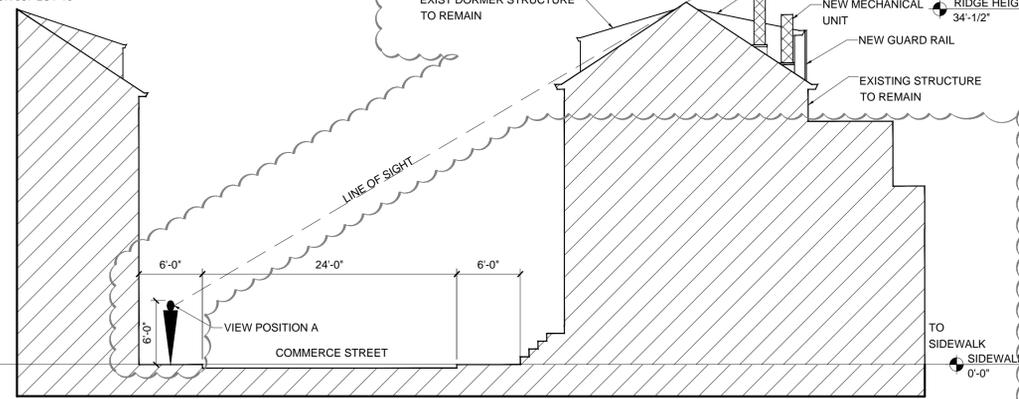


A EXISTING CONDITION

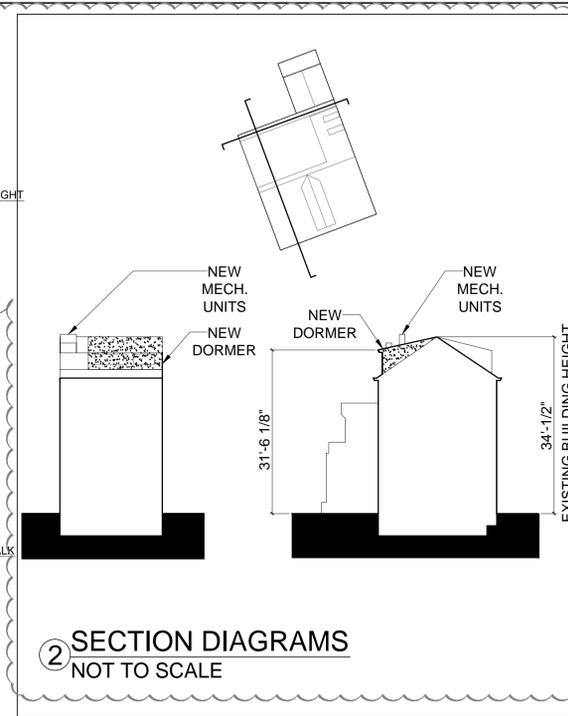


A PROPOSED

16 COMMERCE STREET
BLOCK 587 LOT 15



1 SIGHT LINE FROM 17 COMMERCE STREET
SCALE: 1/8" = 1'0"



2 SECTION DIAGRAMS
NOT TO SCALE



B EXISTING CONDITION



C EXISTING CONDITION



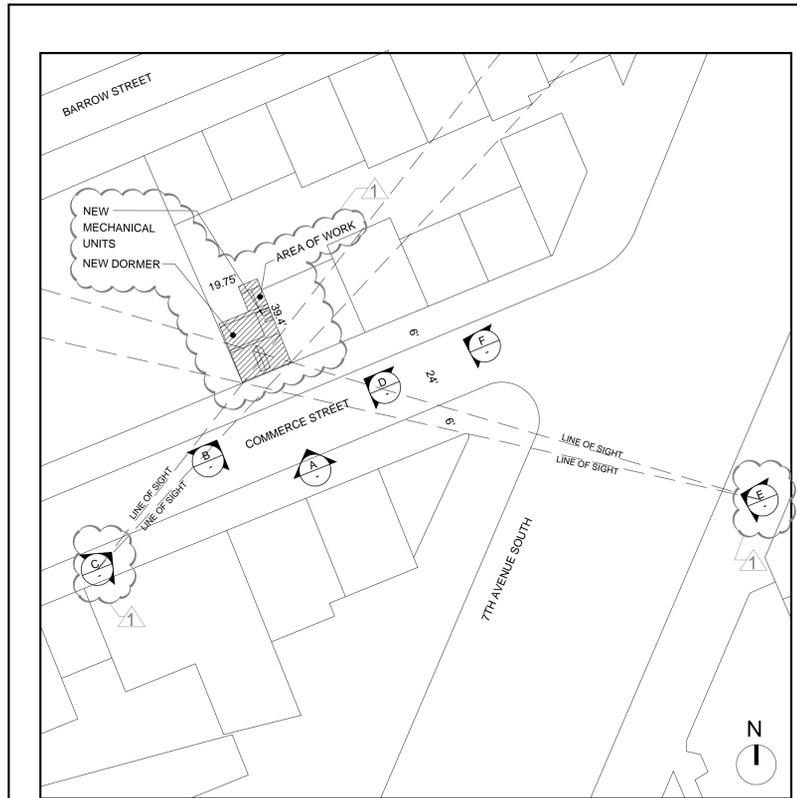
D EXISTING CONDITION



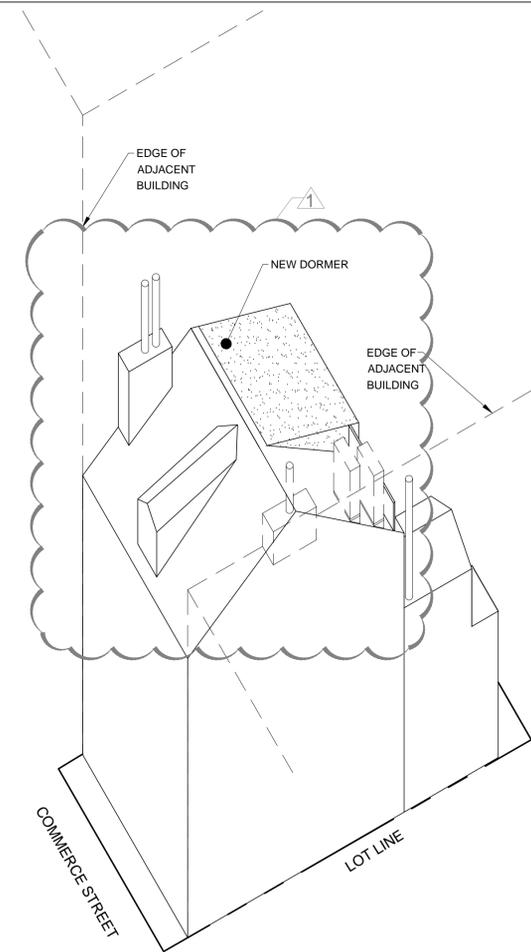
E EXISTING CONDITION



F EXISTING CONDITION



3 SITE PLAN 17 COMMERCE STREET
SCALE: 1/32"=1'-0" ON 24" X 36" SCALE: 1/64"=1'-0" ON 11" X 17"



4 AXONOMETRIC DIAGRAM
NOT TO SCALE

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09.17.15	Landmarks Revisions	▲
07.17.15	Issue to DOB	

issue / revisions

17 COMMERCE STREET
NEW YORK, NY 10014

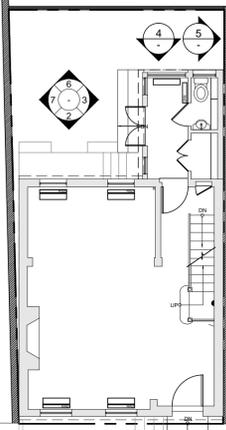
SITE PLAN
SIGHT LINE ANALYSIS

date	07/10/2015
project no.	
scale	AS NOTED
drawn by	

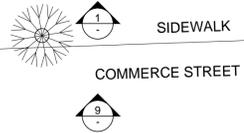
dwg. no. L101.00
01 OF 06

Blkg Dept No.

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KEY PLAN
NTS



1 FRONT ELEVATION- EXISTING CONDITION
NOT TO SCALE



2 REAR ELEVATION- EXISTING CONDITION
NOT TO SCALE



3 SUNROOM ELEVATION- EXISTING CONDITION
NOT TO SCALE



4 REAR SUN ROOM ELEVATION- EXISTING CONDITION
NOT TO SCALE



5 SIDE FENCE ELEVATION- EXISTING CONDITION
NOT TO SCALE



6 REAR FENCE ELEVATION- EXISTING CONDITION
NOT TO SCALE



7 SIDE WALL ELEVATION- EXISTING CONDITION
NOT TO SCALE



8 FRONT WINDOW ELEVATION- EXISTING CONDITION
NOT TO SCALE



9 STREET FRONT- EXISTING CONDITION
NOT TO SCALE

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SITE PHOTOS

date	07/10/2015
project no.	
scale	AS NOTED
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date

07/10/2015

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1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0" ON 24" X 36" SCALE: 1/8"=1'-0" 11" X 17" 16 FEET



2 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0" ON 24" X 36" SCALE: 1/8"=1'-0" 11" X 17" 16 FEET

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BUILDING CURRENTLY UNDER CONSTRUCTION. FACADE UNKNOWN.



15 COMMERCE

17 COMMERCE

19 COMMERCE

1 EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0" ON 24" X 36" SCALE: 1/8"=1'-0" 11" X 17" 16 FEET

NEW MECHANICAL UNITS. SEE MECHANICAL DRAWINGS FOR MORE INFO.

GUARD RAIL

BUILDING CURRENTLY UNDER CONSTRUCTION. FACADE UNKNOWN.

EXIST ROOF AND ROOF TRIM TO REMAIN

NEW DOOR

NEW ARCHED WINDOWS AND DOOR TO MATCH EXISTING

REINSTALL AND/OR REPLACE EXISTING TRIM FASCIA, DECORATIVE COLUMNS WITH SOLID PINE WOOD SIDING PAINTED TO MATCH THE EXIST. AS REQUIRED

NEW ASPHALT SHINGLE ROOF

NEW WOOD CLAPBOARD ON EXISTING FRONT SIDING TO MATCH EXISTING DORMER WOOD SIDING

EXISTING SOFFIT TRIMS, EAVES, AND GUTTERS TO REMAIN

NEW ROOF HATCH



15 COMMERCE

17 COMMERCE

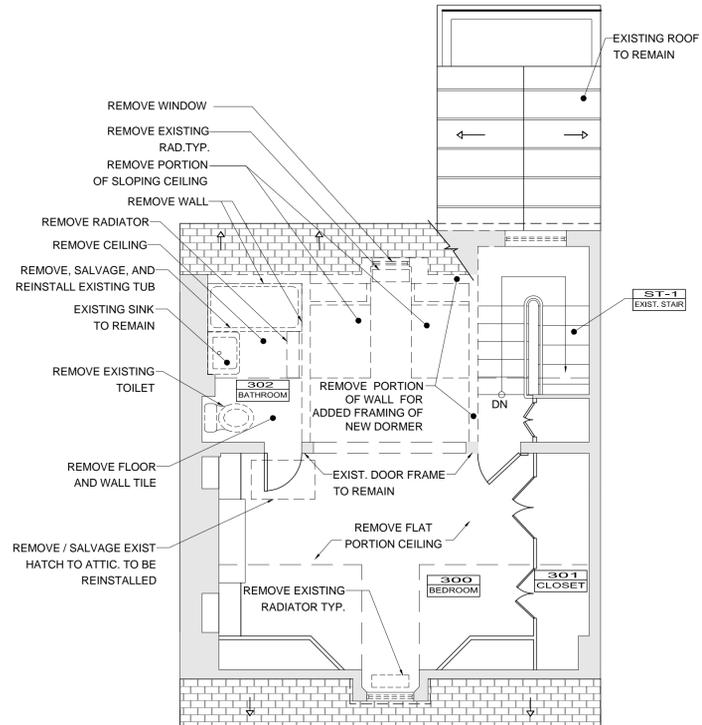
19 COMMERCE

2 PROPOSED REAR ELEVATION

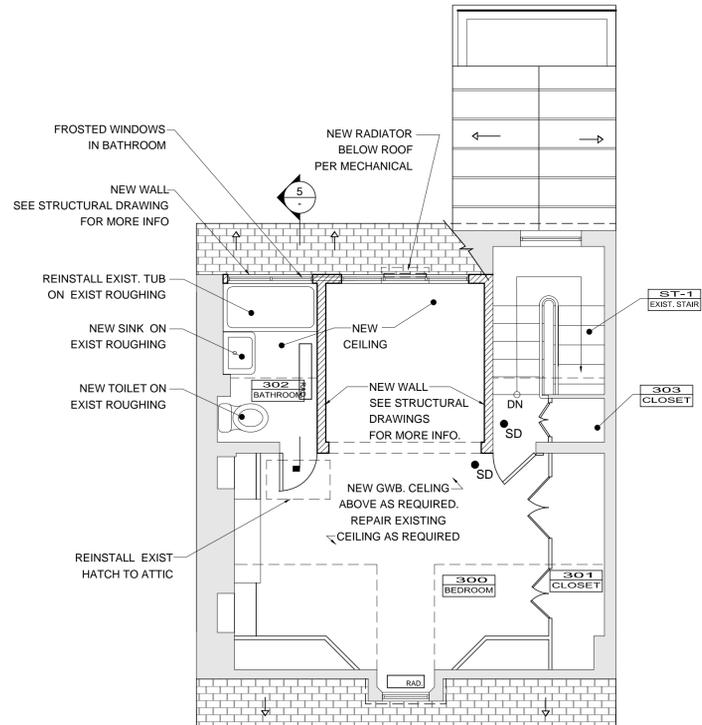
SCALE: 1/4"=1'-0" ON 24" X 36" SCALE: 1/8"=1'-0" 11" X 17" 16 FEET

NANCY HOLWELL ARCHITECT

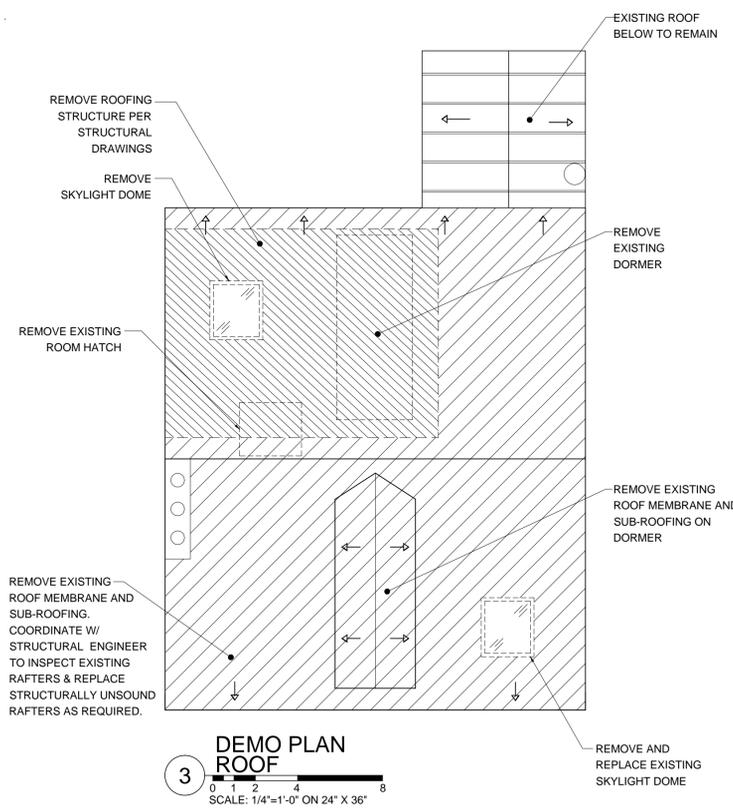
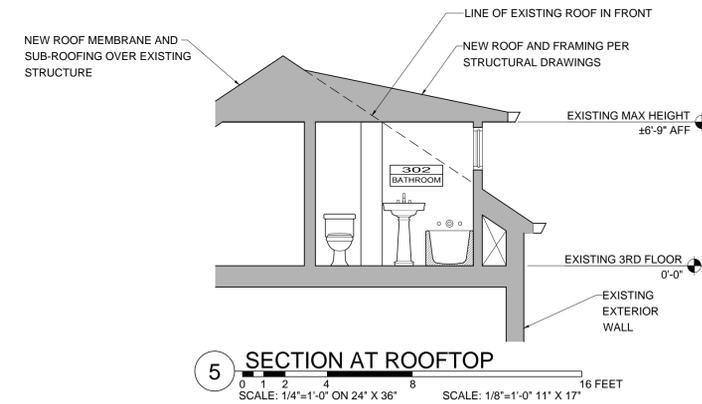
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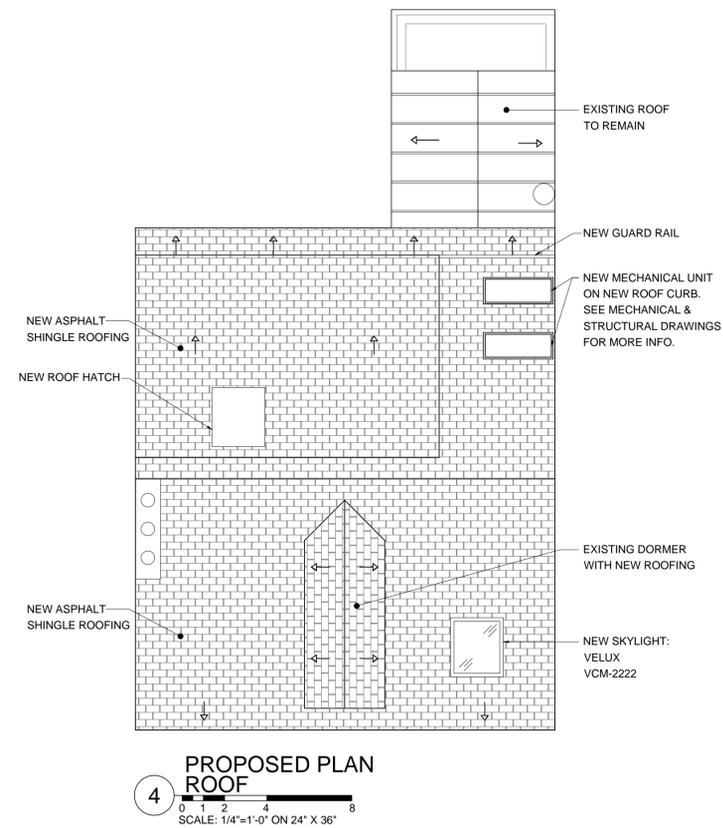
**1 DEMO PLAN
3RD FLOOR**
SCALE: 1/4"=1'-0" ON 24" X 36"



**2 PROPOSED PLAN
3RD FLOOR**
SCALE: 1/4"=1'-0" ON 24" X 36"



**3 DEMO PLAN
ROOF**
SCALE: 1/4"=1'-0" ON 24" X 36"



**4 PROPOSED PLAN
ROOF**
SCALE: 1/4"=1'-0" ON 24" X 36"

09.17.15	Landmarks Revisions	▲
07.17.15	Issue to DOB	
issue / revisions		

**17 COMMERCE STREET
NEW YORK, NY 10014**

**PROPOSED PLANS
& SECTION**

date	07/10/2015
project no.	
scale	AS NOTED
drawn by	

06 OF 06

L106.00